

District Office

Area detail:

First Floor Plan	8,613
Second Floor Plan	343
Total	8,956
Site (sq. acres)	29.8

District 113 Life Safety items (not from FGM)

Item	Location	Description of Problem	Corrective Measure	Notes	Code	Status	Cost
							Summary

Life Safety Items Subtotal: \$ -

Maintenance- Site

Item	Location	Description of Problem	Corrective Measure	Notes	QTY	Unit Cost	Cost Summary
3S	Site	Asphalt Pavement has numerous cracks.	Repair cracks and seal asphalt surface. Re-stripe as required.	SF	100,450	\$ 5.90	\$ 592,655.00
5S	Site	Striping of parking stalls is deteriorating or missing.	Restripe parking stalls including accessible parking stalls.	SF	2,350	\$ 1.50	\$ 3,525.00
15S	Site	Light pole base cover is rusted/loose.	Replace light pole base cover.	EA	2	\$ 75.00	\$ 150.00
16S	Site	Column paint at dugout is chipping or fading.	Paint column.	SF	40	\$ 5.00	\$ 200.00
17S	Site	Concrete apron is cracking.	Replace concrete apron.	SF	2,100	\$ 15.00	\$ 31,500.00

Site Items Subtotals: \$ 628,030.00

Maintenance- Exterior

Item	Location	Description of Problem	Corrective Measure	Notes	QTY	Unit Cost	Cost Summary
1X	Exterior	Concrete foundation wall is cracking and spalling.	Patch damaged concrete.	LF, 22	3	\$ 27.05	\$ 81.15
57X	Exterior	Concrete foundation wall could use finish or paint.	Repaint exposed concrete foundation wall.	SF	15	\$ 15.00	\$ 225.00
107X	Exterior	Wood fascia is damaged.	Replace damaged wood fascia with new.	SF	12	\$ 60.00	\$ 720.00
108X	Exterior	Plaster stucco wall has open crack.	Repair wall crack; repaint entire wall facade.	LF	8	\$ 50.00	\$ 400.00
109X	Exterior	Wood framed window paint is worn and chipping.	Scrape, prime and paint existing wood window.	SF	400	\$ 5.00	\$ 2,000.00
110X	Exterior	Horizontal wood mullion is damaged.	Repair wood mullion.	LF	5	\$ 50.00	\$ 250.00
111X	Exterior	Taped covering condition below window.	Existing louver is allowing cold air to infiltrate interior during winter. Further investigation needed.	SF	120	\$ 50.00	\$ 6,000.00
112X	Exterior	Wood soffit paint is worn.	Repaint wood soffit typical.	SF	725	\$ 7.50	\$ 5,437.50
113X	Exterior	Exterior plaster stucco wall control joint sealant is deteriorating.	Remove and provide new continuous sealant and backer rod at vertical control wall joint.	LF	10	\$ 65.00	\$ 650.00
114X	Exterior	Caulking around penetrations in wall is missing.	Provide sealant around pipe penetration in wall.	SF	2	\$ 50.00	\$ 100.00
125X	Exterior	Stucco chimney is cracking.	Repair stucco surface all around.	SF	20	\$ 50.00	\$ 1,000.00

Exterior Items Subtotals: \$ 16,863.65

Maintenance- Roofing

Item	Location	Description of Problem	Corrective Measure	Notes	QTY	Unit Cost	Cost Summary
NA	Roof	Roof areas are in need of replacement in the very near future; refer to roof report.				\$ -	\$ -

Roof Items Subtotals: \$ -

Architectural, M,E,P, Building Program and Maintenance Items

Item	Location	Description of Problem	Corrective Measure	Notes	QTY	Unit Cost	Cost Summary
6A	Office 134, Reception 101	Vertical cracking at gypsum board wall.	Repair crack in wall to match adjacent surfaces; repaint wall.	LF	2	\$ 90.00	\$ 180.00
11A	Data Processing 129	Gypsum board wall is damaged, cracked, or has a hole.	Repair surface of gypsum board wall and repaint.	SF, 22	2	\$ 11.15	\$ 22.30
12A	Conference 128	Paint at gypsum board wall is scuffed, worn, and dirty.	Repaint wall.	SF	1	\$ 500.00	\$ 500.00
19A	Office 122, 134, Community Room 102, Accounting 132	Acoustic ceiling tile is water stained.	Remove and replace ceiling tile. Investigate source of leak and repair.	SF	52	\$ 10.00	\$ 520.00
20A	Office 115, 118, Workroom 113, Open Office 108, Superintendent Support 110	Acoustic ceiling tile is sagging or damaged throughout the entire room.	Remove and replace ceiling tile and grid. Investigate any sources of leaks and repair.	SF	1,205	\$ 11.10	\$ 13,375.50
21A	Office 126, Assist. Superintendent 112, Community Room 102, Conference 128	Acoustic ceiling tile is damaged, cracked, or has a hole.	Remove and replace ceiling tile.	SF	72	\$ 6.10	\$ 439.20
24A	Office 126	Gypsum ceiling board has holes or is dirty, cracking, or damaged.	Patch drywall ceiling and repaint.	SF	1	\$ 750.00	\$ 750.00
27A	Kitchen 105, Data Processing 129, Open Office 108	Carpet is worn, unraveling, stained or damaged.	Remove damaged carpeting. Replace with new carpet tile.	SF	49	\$ 10.00	\$ 490.00
29A	Storage 130	9" x 9" floor tile.	Existing floor tile is intact. No action required. Suspect ACM.	EA	200		\$ -
31A	Vault 131	VCT tile is cracked/damaged or missing.	Replace damaged flooring.	SF	1	\$ 50.00	\$ 50.00
37A	Vestibule 100	Ceramic tiles are old, broken or missing. Grout is old, stained or missing entirely.	Remove and replace ceramic tiles. Tooth in new floor tiles to match existing. Add new grout.	SF	6	\$ 65.00	\$ 390.00
59A	Storage 130	Missing or out of date fire extinguisher.	Provide annual inspection.	EA	1	\$ 250.00	\$ 250.00
67A	Storage 103, Mechanical 123	Smoke detector covered or not found in room.	Provide detector in room	EA	2	\$ 500.00	\$ 1,000.00
68A	Office 115, 129A, Data Processing 129	Wall base is damaged and/or cracking.	Replace damaged wall base.	LF	35	\$ 5.00	\$ 175.00
69A	Data Processing 129	Wall base is missing or damaged at casework.	Provide wall base to match existing.	LF	3	\$ 5.00	\$ 15.00
70A	Office 118, Vault 131	Wall base is missing.	Provide wall base to match existing.	LF	9	\$ 5.00	\$ 45.00
72A	Office 129A	Light fixture is missing lens cover or it is damaged.	Provide new light fixture lens.	EA	1	\$ 50.00	\$ 50.00
84A	Workroom 113	Gap between plastic laminate counter, backsplash, adjacent wall, and/or sill.	Provide new sealant at wall/backsplash.	LF	3	\$ 15.00	\$ 45.00
88A	Assist. Superintendent 112	Window screen damaged or has holes.	Replace insect screening.	EA	1	\$ 250.00	\$ 250.00
94A	Superintendent 109	Caulk between plastic laminate and wall, sill, or backsplash is cracking.	Provide new sealant at wall/backsplash.	LF	2	\$ 15.00	\$ 30.00
100A	Storage 130	Paint at door and/or frame is chipping.	Repaint door and/or frame.	SF	7	\$ 250.00	\$ 1,750.00
104A	Vault 131	Door threshold missing or damaged.	Provide new door threshold.	LF	3	\$ 150.00	\$ 450.00
118A	Accounting 132	Electrical fixture or box is damaged or is missing a cap/cover.	Provide new cover.	EA	1	\$ 50.00	\$ 50.00
129A	Toilet 125	Caulk around counter/sink/toilet/locker is cracking or missing.	Remove existing sealant and provide new sealant.	LF	2	\$ 50.00	\$ 100.00
138A	Kitchen 105, Workroom 113	Sink, counter, and casework is old.	Recommend replacement of counter and casework.	EA	35	\$ 300.00	\$ 10,500.00
146A	Office 115	Brick is cracking or has holes.	Remove and replace cracked brick.	SF	1	\$ 250.00	\$ 250.00
155A	Assist. Superintendent 111, 112, Superintendent Support 110	Wood framed windows are old or damaged.	Recommend replacement of wood windows.	SF	345	\$ 100.00	\$ 34,500.00
171A	Open office 108	Wiremold is damaged or missing.	Replace damaged wire mold.	LF	20	\$ 25.00	\$ 500.00
180A	Community Room 102	Door does not meet accessibility requirements.	Recommend relocating door to meet code requirement.	EA	2	\$ 2,500.00	\$ 5,000.00
181A	Reception 101	Wallpaper is old.	Replace existing with new wallpaper.	SF	320	\$ 20.00	\$ 6,400.00
182A	Workroom 113	Abandoned mechanical duct is coming out of the ceiling.	Remove abandoned exhaust duct.	EA	1	\$ 100.00	\$ 100.00
183A	Vault 131	Wiring is exposed.	Correct/cover exposed wiring	LF	2	\$ 250.00	\$ 500.00
184A	Toilet 125	Push clearance for accessible toilet room door is deficient.	Provide push clearance to meet accessibility code.	EA	1	\$ 1,200.00	\$ 1,200.00
P1	Public Lavatories and Sinks - 105, 106 (x2), 107, 125	Water temperature at public lavatories exceeds 110 degrees and/or a master mixing tempered supply system is not acceptable.	Provide point-of-use thermostatic mixing valve at all public lavatories to prevent water temperature from exceeding 110 degrees.		5	\$ 400.00	\$ 2,000.00
P2	Storage 130	Domestic water service does not have a water meter & reduce pressure zone backflow preventer.	Provide water meter & reduce pressure zone backflow preventer.		1	\$ 12,000.00	\$ 12,000.00
P3	Storage 124	Soap/chemical dispenser does not have separate water supply, ball valve, and RPZ.	Provide separate water supply line, ball valves, check valves and RPZ.		1	\$ 2,000.00	\$ 2,000.00
P4	Mechanical Penthouse	Domestic water heater does not have an expansion tank to absorb water expansion when heated.	Provide thermal expansion tank.		1	\$ 1,500.00	\$ 1,500.00
P5	Mechanical Penthouse	Domestic water heaters relief valve discharge piping does not discharge to proper indirect waste.	Provide new floor drain or hub drain.		1	\$ 3,500.00	\$ 3,500.00
P6	Mechanical Penthouse	Water heater missing vacuum relief valve on water heater.	Vacuum relief valve on water heater.		1	\$ 500.00	\$ 500.00
P7	Building Exterior	Exterior wall hydrants do not have vacuum breaker/no freeze proof.	Provide new wall hydrant with integral vacuum breaker and frost-proof.		1	\$ 2,000.00	\$ 2,000.00
P8	Toilet Rooms 106 & 107	Public toilet rooms do not have floor drains.	Provide floor drains.		1	\$ 4,500.00	\$ 4,500.00
P9	Mechanical Penthouse	Suspended domestic water supply piping is missing insulation.	Insulate existing suspended domestic water supply piping.		1	\$ 3,000.00	\$ 3,000.00
E1	Existing Light Poles	Inefficient lamp source in light fixtures and/or have yellowing lenses and signs of rust.	Replace light poles with new LED		2	\$ 3,500.00	\$ 7,000.00
E2	Building Entrance - Bollards & Canopy light fixtures	Inefficient lamp source in light fixtures and/or have yellowing lenses and signs of rust.	Replace lighting fixtures with new LED and new lighting controls.		6	\$ 750.00	\$ 4,500.00
E3	Exterior - Back and Side of the Building	Missing exterior light fixtures and EM lights by the exit doors	Provide new exterior LED light fixtures to meet the code requirements		5	\$ 800.00	\$ 4,000.00
E5	Entire Building	Exit signs (fluorescent/ Incandescent / Halogen)	Replace to new LED exit signs		8	\$ 250.00	\$ 2,000.00
E6	Entire Building	Emergency Battery Units (fluorescent/ Incandescent / Halogen)	Replace to new LED Emergency Battery units		10	\$ 500.00	\$ 5,000.00
E7	Kitchen Counter	Missing receptacles	Add new GFI Receptacles above counter		2	\$ 200.00	\$ 400.00
E8	Distribution panel in main Electrical Room	Existing 400A-120/208V, 3Phase, 4W Distribution panel with old Pullout handle circuits	Replace with new 400A-120/208V, 3Phase, 4w and new circuit breakers		1	\$ 6,000.00	\$ 6,000.00
E9	Entire Building	Fire alarm System is obsolete, the estimated Date of Installation 1985	Provide new Fire Alarm System		1	\$ 27,000.00	\$ 27,000.00
A/M/E/P Items Subtotals:							\$ 166,777.00

This list is subject to change and is not inclusive of all infrastructure costs.

Major Equipment (all Priority 1):

Tag	Location	Description	Estimated Date of Installation	Approx. Life Cycle	Notes	Cost Summary
HWB	Mechanical Penthouse	Bryan CL-90W-FD	1988	25	Provide 2 Boilers at 2/3 Capacity	\$ 200,000
AHU-2	Mechanical Penthouse	Trane CCDB17BW9G	1988	25	Serves Front half of building	\$ 110,000
ACCU-2	On Grade	Trane RAUBC306AE03BD	1988	25	Serves Front Mech Room AHU	--
AHU-1	Back Mech Room	Trane MCCA006	1997	25	Serves back half of building	\$ 84,000
ACCU-1	On Grade	Trane TTA090D300AA	2012	20	Serves AHU-1	--
DFSE-1	IT Room	EMI	2006	20	Serves IT room	\$ 26,900
DFSC-1	Roof	Goodman CRT48-1	2006	20	The replacement date is beyond the 10	--
DFSE-2	Conf Room	Airdale	2013	20	The replacement date is beyond the 10	--
DFSC-2	On Grade	York YCJD18S4191HA	2013	20	The replacement date is beyond the 10	--
DFSE-3	IDF room	N/A	2011	20	The replacement date is beyond the 10	--
DFSC-3	On Grade	Friedrich inverter MR09C1H	2011	20	The replacement date is beyond the 10	--
RTU	On Roof	Trane YSC036	2001	15	Serves Boardroom	\$ 27,000
PTAC-1	Room 112	Carrier (0.75Ton)	Unknown	15	Serves Room 112	\$ 8,000
PTAC-2	Room 115	Carrier (0.75Ton)	Unknown	15	Serves Room 115	\$ 8,000
PTAC-3	Room 118	Carrier (0.75Ton)	Unknown	15	Serves Room 118	\$ 8,000
DWH-1	Mechanical Penthouse	Domestic Water Heater	2005	15		\$ 4,000.00
FCP	STORAGE RM 130	FIRE LITE SYSTEM (MINISCAN 424A)	Unknown	25	Replacement price for 2021	\$ 25,000.00
DP	STORAGE RM 130	MAIN SWITCHBOARD SQUARE D	Unknown	40	Replacement price for 2021	\$ 6,000
Major Equipment Subtotals:						\$ 506,900.00
Possible HLS Item Total						

Roofing (all Priority 1)

Tag	Material	Area (ft²)	Estimated Date of Installation	Approx. Life Cycle	Unit Cost	Cost Summary
A	EPDM Ballasted	10,000	1998	18	\$ 32.50	\$ 325,000.00
B	EPDM Ballasted	500	1998	18	\$ 32.50	\$ 16,250.00
		10,500				
Roof Replacement/Maintenance Subtotals:						\$ 341,250.00
Possible HLS Item Total						

Approximate Total Cost \$ 1,659,820.65