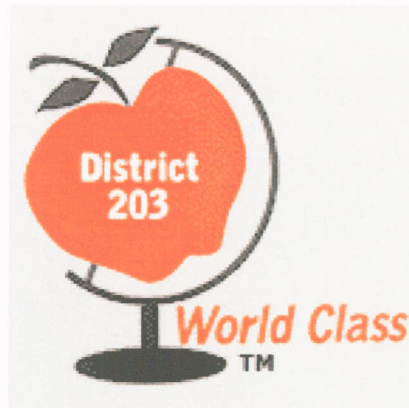


District Wide Physical Facilities Survey

Volume 1 of 22

Summary Report



Naperville Community Unit School District 203
Naperville, DuPage County, Illinois

Final Draft – November 9, 2005

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Summary Report

INTRODUCTION

In February of 2005 the NCUSD 203 Board of Education authorized a comprehensive evaluation of the physical condition of all of the Educational Facilities in the district. Healy | Bender and Associates, Inc. of Naperville, Illinois was charged with performing the study.

The objective of the evaluation is to provide the Naperville Community Unit School District 203 community a thorough understanding of the current physical condition of all of its educational facilities. The study provides a “snapshot” in time of the condition of the over 2.2 million square feet of building space within the school district.

The following information represents a summary of the results of the study, and the methods employed.

Summary Report

APPROACH

Parameters

The Physical Facility Survey is the result of on-site observations by licensed architects, engineers, specialists, and professional staff, as well as input from the School District's Buildings and Grounds Department and Custodial Staff. The survey identifies building systems and components that may need maintenance and/or replacement, prioritizes the needs, and recommends a timeline for implementation of the corrections.

Twenty-one educational facilities are included in this study. They consist of two high schools, five junior high schools, and fourteen elementary schools. The areas of the facilities total approximately 2,234,000 square feet. This study included only permanent structures. There are also temporary classroom units at five schools, and a variety of small storage sheds and outbuildings at several locations. These were excluded from this study.

This survey should not be confused with a 10 Year Life Safety Resurvey, which incorporates a detailed building code review, and has its own requirements and format as mandated by the State of Illinois.

General comments have been made in the study regarding certain portions of buildings and how they relate handicap accessibility standards and codes. However, the buildings have not been reviewed for their full compliance with accessibility codes.

This report also does not evaluate the use of space, building organization, or the functional performance of the facilities. Those items are being addressed in a separate study evaluating each facility as they relate to the delivery of the educational curriculum.

Existing Data

Site Plans, Floor Plans, and Roof plans were compiled for each facility in electronic format (CAD). Drawings were created from existing construction drawings, reference plans, and recent renovation projects. Each school reviewed copies of these drawings to verify current numbering and use of each space.

Existing Life Safety Surveys, Life Safety Survey Amendment information, and a list of recent known renovations and improvements was assembled to aid in the identification of the age of building components and systems.

Summaries were assembled of asbestos management information, air quality reports, and miscellaneous surveys and reports. This information was reviewed to help develop a more comprehensive understanding of each facility.



Summary Report

Field Surveys

Architects and professional staff from Healy | Bender and Associates surveyed each facility observing the condition of the site, and general construction portions of the buildings.

A masonry specialist from Masonry Technologies, Inc. assisted in the survey of the exterior masonry walls. A detailed report was prepared for this area identifying areas in need of various types of masonry repair.

Roofing specialists from Tremco Roofing assisted in the preparation of detailed information regarding roofing systems. Roofs were measured and photographed. Warranty information was reviewed. A small section or “core cut” was taken from nearly area roof area of every building in the district to determine the type of roof membrane and condition of the underlying systems that may have been covered during re-roofing.

Engineers from Mechanical Services, Inc. surveyed the mechanical, electrical and plumbing systems at each building. HVAC systems, electrical devices, and equipment were identified, catalogued, and evaluated for condition.

Due to the specialized construction of swimming pool facilities, Innovative Aquatic Design, LLC, a swimming pool design specialist, was called in to evaluate the swimming pools and associated equipment at both high schools. They assisted in the survey to provide a more detailed analysis of these crucial areas.

Analysis

The recommendations outlined are based on professional judgment. A rating system was developed to maintain a high level of consistency in the evaluations. The information is intended to be used as a planning tool for potential expenditures related to maintenance of, and improvements to, the existing facilities over the next ten years. This approach identifies solutions to keep the district’s facilities comfortable and functioning properly in their current configuration without significant enhancements. It also identifies deficiencies where enhancements are recommended, but not required. Other possible improvements are identified that are primarily discretionary. They may or may not be chosen to be implemented based on the desires and goals of the school district.

Summary Report

EVALUATION METHODOLOGY

Categorization

Each facility was evaluated based on four primary categories, Site, Building Envelope, Building Interior, and Building Systems. Components of each primary category were surveyed by visual inspection to determine their current condition. A judgment was made as to the approximate time when replacement of each component may be required. The primary categories and each building component are listed below:

Site

- Bituminous Paving
- Concrete Curbs
- Concrete Walks
- Specialty Paving
- Fencing
- Stairs/Ramps
- Handrails/Guardrails
- Athletic Fields
- Specialty Construction

Building Envelope

- Windows
- Exterior Doors
- Exterior Non-Masonry Walls
- Exterior Masonry Walls
- Structure
- Roofs

Building Interior

- Interior Doors, Frames and Hardware
- Interior Framing and Glazing
- Flooring, Wall, and Ceiling Finishes
- Fixed Casework and Equipment
- Writing/Display Boards
- Specialty Equipment

Building Systems

- Plumbing Systems
- Fire Protection Systems
- HVAC Systems
- Electrical Systems
- Fire Alarm Systems

Excluded Items: Detailed structural analyses, Detailed building code review
Landscaping, Loose furniture, shelving and equipment, Paint finishes, Food service
equipment, temporary classroom facilities, storage sheds, telecommunication and data
systems.

Summary Report

Component Rating

Each component of each facility being evaluated was given a condition rating between 1 and 10 based on the condition of the component at the time of the visual observation. The ratings and associated condition criteria are described in general below.

1. The building component is in such a state that, if not corrected, may pose safety concerns.
2. The condition of the building component is damaged and/or not functional. The condition negatively impacts the intended use of the facility, system, or component of the facility.
3. The building component is damaged, but operating adequately, and does not severely impact the intended use of the facility, system or component of the facility. The condition of the item is deteriorating, and is likely to fail in the near future. The component is old and/or obsolete making repairs difficult.
4. The building component is deteriorating, but not significantly damaged. It is beyond the normal life cycle and/or showings signs that failure is approaching. The condition still allows normal use of the facility, but the item should be monitored closely. The component detracts from the energy efficiency of the building.
5. The building component shows significant wear. It is approaching the end of its normal life cycle and/or usefulness.
6. The building component is early in its life cycle and/or is showing light wear. The wear is expected to continue until it affects the performance of the component.
7. The building component shows very minimal wear. It may have been installed, repaired, or replaced within a few years. Regardless of age, the item is not damaged or compromised, and continues to function as intended, and is likely to do so for several years.
8. The building component was recently installed or replaced, and shows no signs of wear.

Rated items were then sorted into groups based on the recommended timeline to correct the identified deficiency.

Summary Report

Prioritization

Groups were developed using the above condition rating system. The groups are broken into three year blocks of time. Each group was then compiled to determine the most urgent needs on a District wide basis, by facility type (high schools, middle schools and elementary schools), and by individual building. Budgetary costs were developed based on estimated unit costs including inflation considerations. Photographs and detailed analyses for each facility can be found in subsequent volumes of this report.

- Group A:** Items with rating 1 and 2
Action recommended prior to 2009.
- Group B:** Items with rating 3 and 4
Action recommended between 2010 and 2012.
- Group C:** Items with rating 5 and 6
Action recommended between 2013 and 2015.
- Group D:** Items with rating 7 and 8
No action recommended; items are likely to function beyond 2015.

Cost Data

Budgetary costs were developed for each recommendation. Costs were developed using a variety of sources including published unit cost information, product manufacturers' information, input from area contractors, and historical cost data from past construction projects. Using this information, units costs were developed that represented the high end of an estimated cost range. Budgetary costs represent construction costs including demolition, and contractors' overhead and profit, fees and contingencies. Costs have been escalated allowing for inflation at 4% per year applied through the latest year in each group. Asbestos abatement costs have not been included.

Summary Report

FINDINGS

The design life of a building component is the time span in which the component functions as intended. When the end of its design life is reached, repairs are either too frequent or can no longer be made to keep the component in operation. Generally, masonry construction is estimated to have a design life of 75 years; aluminum windows and glazing 30 to 50 years; vinyl tile 18 to 25 years; acoustical Ceilings 20 to 30 years; a wood door may last up to 40 years; and door hardware 30 years. Although various building materials have design lives of varying lengths, they all eventually wear out over time with normal use. Maintenance and repair needs surface year after year.

The building area in District 203 totals just over 2.2 million square feet. Based on original construction dates, over 141,000 square feet is over 50 years old, over 680,000 square feet is between 37 and 50 years old, over 760,000 square feet is between 20 and 37 years old, and approximately 652,000 square feet is 20 years old or less.

In ten years nearly 1.5 million square feet, or 65% of the total building area in District 203 will be over 37 years old. The facilities are not in a state of disrepair. In general, major systems are functioning, and the buildings are in good condition, but the facilities are aging.

Although maintenance and repair needs surface year after year, in public school districts it is common that sufficient funds are not always available to address every deficiency every year. The result is an accumulation of needs over the years. This appears to be the case in District 203. However, in District 203 countless needs have been addressed over the years, through upgrades and renovation projects. It is evident that available funds have been allocated to address the most serious needs before significant problems resulted, but with the vast majority of the facilities between 38 and 50 years old, many components of these facilities are aging to the point that replacement will likely be needed in the near future

In every district facility exterior and interior walls are constructed primarily of masonry, and the structure is steel and concrete. These are long lasting durable materials. Visible signs of structural deficiencies were not encountered. There are isolated areas where it appears that settlement of walls and floor slabs has occurred. There are also many areas where cracks in masonry have developed. These areas should be monitored over a period of time to determine if movement is occurring. If continued movement is detected a detailed structural review should be performed at that area. However, the buildings appear structurally adequate and should last many more years with proper care.



Summary Report

The following are general overviews of each surveyed component:

Site

The sites at each facility generally have normal problems associated with wear and tear of paving and sidewalks. Normal repair and maintenance of these items are required on an ongoing basis, and appear to have been performed fairly regularly. Some specialty areas such as athletic tracks and grandstands require more attention, but are functioning adequately.

Building Envelope

Of critical importance is the ability of exterior envelope (walls, windows, doors, and roofs) to keep water from infiltrating the building and causing damage. The integrity of exterior walls, windows and roofs are key factors to this task. Windows and doors and exterior walls are in fair condition throughout the District, and have been periodically repaired and/or replaced over the years. There are however, some large issues looming in the near future. Several hundred thousand square feet of roofing will be in need of replacement within five years. Aggregate panels at Naperville North are failing, allowing water to enter and damage exterior walls. Replacement of these panels is critical to the future of the building.

Energy costs are always a significant issue with school buildings. There are some buildings in the District such as Elmwood, Lincoln, and Naper with large areas of windows that are glazed with a single pane of glass. Savings in energy costs will result if these systems are replaced with new energy efficient systems with insulating glass. Payback for this work may be realized within a few years. As energy costs rise the payback period will shorten.

Interior

Architectural items on a building's interior (floor, wall, and ceiling finishes, doors, casework, and equipment) are far less crucial to its integrity, and the well-being of its occupants than the building envelope or mechanical, electrical and plumbing systems. On the interior of the building the most crucial issue is safe egress. Building components related to this are doors, corridors, and stairways.

Doors and door hardware will need to be replaced as they begin to wear beyond the point of easy operation. Hardware is constantly being replaced throughout the district. During this survey nearly every door in every building was opened and closed. Based on the operation, a judgment was made as to when each door and hardware set may need replacement in the next ten years. Doors in major egress paths have a higher priority.

Issues related to floor, wall, and ceiling finishes are generally aesthetic. Flooring wears out under the continual use to which it is subjected. It is periodically replaced as a matter of preference, and becomes a need only when its condition is such that it impedes safe travel in and egress from a building. There are few instances of that condition.

Summary Report

Wall and ceiling finishes are generally aesthetic as well, unless there is deterioration to the point that pieces are crumbling and becoming dislodged. There were no visible observations of that condition. A number of the elementary schools were open plan buildings that have had partitions installed in them intermittently. The partitions themselves are in fair condition, but in some cases they have had a poor aesthetic effect. The paint finish is primarily aesthetic, and is typically not addressed in this study.

Suspended tile ceilings begin to sag over time. When most of the tile in a room is sagging, replacement is recommended. When only a small number are sagging, replacing only the poor tiles makes sense.

It is important to note that many spaces throughout the district that seem unattractive would appear brighter and more pleasant with updated flooring, wall, and ceiling finishes.

There is a large quantity of operable partitions in the district. Many do not operate, or are never opened. Based on the fact that these partitions do not operate as intended, they have been identified as needing replacement. This may also be a matter of user preference. If their lack of operation has no impact on the educational use of the space, then replacement may not be necessary.

Condition of built-in casework and specialty equipment in school buildings can affect the educational use of a space. If equipment that is used for science, P.E. or art classes is in such a state that it cannot function for its intended purpose, replacement may be considered a pressing need. There are isolated areas where casework is damaged to this point.

Several components are identified as specialty equipment. Toilet partitions are in this category and are replaced on an ongoing basis as they deteriorate over time.

Most athletic equipment is in good condition. Several buildings have bleachers in their gymnasiums. Most are adequate needing typical repairs. Repairs are becoming increasingly difficult at the bleachers in the Naperville Central contest gym, and are in need of replacement.

The elevator at Naperville Central is also in need of replacement due to mechanical deficiencies.

Auditorium seating at Naperville North is problematic. As the old seats break, repair parts are no longer available. Many seats have been removed because they could not be repaired.

The most significant issue with specialty equipment is the swimming pool at Naperville North. The issue lies primarily with its depth. It does not meet IHSA minimum depth requirements for starting blocks. That issue coupled with other equipment issues makes this pool a candidate for replacement.

Summary Report

Systems

Electrical, ventilation, fire protection and plumbing systems are identified in this category. These systems are crucial to the well-being of a building's occupants.

Electrical - Electrical systems include service, distribution, fire alarms, lighting, intercoms, and clocks.

The electrical systems serving the facilities throughout the District are generally in good condition but are aging and subject to difficulty in obtaining replacement parts. This has made maintenance and repair difficult as the District maintenance staff has had to replace and retrofit systems and components that are affected by obsolescence.

The power and distribution panels and associated wiring throughout the District installed prior to 1960 are identified as recommended for replacement due to age related failures.

Interior lighting throughout the District is in the process of being retrofitted by the District maintenance staff to reduce energy consumption while providing increased quality of light in the learning environments. These lighting upgrades are categorized as recommended enhancements to the facilities. The spreadsheets indicate the continuation of this process.

Fire alarm, public address systems and clock systems are in the process of being retrofitted and replaced where unacceptable conditions exist. This process is nearing 75% District wide completion. The spreadsheets indicate the continuation of this process.

Upgrades and/or replacement of emergency power and exit lighting throughout the District are recommended to improve egress lighting effectiveness, reduce maintenance costs and lower energy consumption.

All site and parking lighting is in good operational condition and effectively illuminates the sites.

HVAC - The facilities, District wide, are in good condition with major retrofit and system replacement projects at many of the schools having been accomplished in the past fifteen years. The facilities have been air conditioned with the exception of gyms and other isolated areas within some of the buildings. There are, however, several buildings that require extensive system work to bring them within a recommended standard for operation and space requirements.

Several classroom additions have been added to the original high school buildings. Each addition is served by its original mechanical system. The mechanical systems are aging and require major expenditures for service and energy savings. The attached spreadsheets outline areas within these buildings requiring repair, replacement or improvement.

There are two junior high schools that are operating on original building systems which are providing unacceptable indoor space conditions with high energy consumption costs.

Summary Report

Washington and Madison Junior High Schools are high on the list of schools requiring overall mechanical upgrades.

There are other systems that have been identified as recommended enhancements to the facilities. These include: replacement of building temperature control systems with state of the art digital controls allowing the District to better manage its energy consumption, maintenance personnel and space conditions; addition of secondary back up boilers in many buildings that will provide emergency protection in case of primary equipment failures.

The facility summary spreadsheets identify items for the District to consider in providing continued space comfort, usefulness and long term effective operation of the systems serving the buildings.

Fire Protection Systems - There are few facilities within the District that have fire sprinkler protection. The facilities that do have protection are equipped with systems that are operating properly.

Plumbing Systems - The plumbing systems serving the facilities within the District are original to the main facility or addition (per school). These systems have been properly maintained and are in fair condition; however, there are critical problems within many facilities due to the age of the equipment and component failures.

The domestic water piping systems within most buildings were installed at a time when galvanized piping was routinely used to convey water to the individual fixtures. This piping, over time, corrodes from the minerals in the water and becomes either thin walled or built up with minerals from within. These conditions cause major maintenance issues.

Current standard of practice recommend plumbing fixtures to reduce water consumption. Locations have been identified where these currently do not exist. Some buildings were constructed prior to the application of these standards; therefore, some of the buildings are operating with high water consumption fixtures. Replacement of these fixtures could save the District from excessive utility charges as well as conserve natural resources.

Many facilities do not have back flow protection on the incoming main water service. This was not a requirement at the time of construction; however, the State Plumbing Code now requires this on all new or retrofit projects. This protects the facility from the possibility of cross contamination of the water source.

Piping insulation and jacket integrity throughout the District is also an area of concern identified as needing to be addressed. The cold water mains and valves are not insulated in many buildings.

The facility summary spreadsheets identify items for the District to consider in providing safe, energy and resource conservative operation.



Summary Report

Recommendations

The tables in the following chapter summarize the recommendations for the correction of deficiencies which were identified throughout the entire district. Items have been sorted by building component and prioritized into the years when their replacement is likely to be required. The priorities have been sorted to view the projected costs by the entire district, building type, and by individual building.

The priorities are based strictly on the condition rating of the component and do not represent individual renovation projects. The recommendations may be grouped in a variety of ways to accomplish implementation in the most efficient ways possible and gain economy of scale when creating renovation projects.

Items considered as essential to the current operation of the facilities have been separated from items that we as professionals recommend to enhance or improve the quality of the facilities, and from items that may be dependent upon a standard of quality that the district establishes in its master facilities plan.

It is critical to note that the recommendations outlined in this survey do not constitute a plan of implementation, but rather are a planning tool. All, or a portion of, these recommendations are intended to be incorporated into, and/or coordinated with, a district wide master facilities plan. To help with that coordination, site plans and floor plans have been prepared for each facility for a graphic representation of the general location and cost of the identified needs.

There a variety of strategies to accomplish corrections of the identified deficiencies. For instance, repair programs may be utilized to extend the lives of areas of roofing to space out roof replacements to coordinate better with district operations and maintenance budgets. Replacing casework may not be seen as a high priority instead, funds may be allocated for other needs. Replacement of components in non-crucial categories may be deferred several years at the discretion of the School District due to funding constraints or other planning goals.

As NCUSD 203 develops the vision for the future of its facilities, the items identified in this survey should be compared closely to that vision. As the District balances its short term needs with its long range vision, this planning tool will help critical needs from being overlooked and avoid significant investment in portions of facilities that may conflict with any master-planned changes to those facilities.

ALL NCUSD 203 SCHOOLS SUMMARY

Necessary Projects*

2006 - 2009.....	\$ 6,646,000
2010 - 2012.....	\$ 30,817,000
2013 - 2015.....	\$ 19,450,000
Total.....	\$ 56,913,000

Potential expenditures over the next 10 years \$ 5,691,300

Approximation of expenditures with work deferred to occur over the next 15 years \$ 4,000,000

* Includes:

Items essential the integrity of the building envelope and major systems to maintain existing facilities in current level of quality.

Recommended Enhancements**

Total	\$ 9,234,000
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** Includes:

Window replacements primarily for energy savings.
 Interior lighting upgrades for energy efficiency and quality of light.
 New back-up boilers to provide redundancy in case of break-downs.
 Replacement of outdated temperature controls with new electronic controls.

Possible Improvements Based on District Preferences***

Total	\$ 24,650,000
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*** Includes:

Items such as interior floor, wall and ceiling finishes, casework, equipment and interior doors not critical to egress. Upgrades of these items may be considered only when they fall below a level of quality established by the School district.

ALL DISTRICT SCHOOLS

Summary of Recommendations

Group A- 2006 through 2009					
	Component Description	Remarks	Necessary Projects Budgetary Cost	Recommended Enhancements Budgetary Cost	Possible Improvements Budgetary Cost
Site			\$ 65,000		
Envelope	Roofing	Assumed complete removal and replacement of roofing	\$ 592,000		
	Exterior Masonry Walls	NNHS deteriorating panels most significant issue	\$ 525,000		
	Exterior Non-Masonry Walls		\$ 11,100		
	Exterior Windows		\$ 42,900		
	Exterior Doors		\$ 106,400		
Interior	Interior Doors		\$ 87,900		
	Flooring		\$ 202,300		
	Interior Walls		\$ -		
	Ceilings		\$ 4,300		
	Built-in Casework		\$ 3,400		
	Writing Display Boards		\$ -		
	Specialty Equipment		\$ 174,100		
Systems	Electrical		\$ 977,600		
	Fire Protection		\$ 12,200		
	HVAC		\$ 3,130,200		
	Plumbing		\$ 711,300		
Total			\$ 6,645,700	\$ -	\$ -

ALL DISTRICT SCHOOLS

Summary of Recommendations

Group B- 2010 through 2012						
Component Description	Remarks	Necessary Projects Budgetary Cost	Recommended Enhancements Budgetary Cost	Possible Improvements Budgetary Cost		
Site		\$ 598,300				
Envelope	Roofing	\$ 11,973,300				
	Exterior Masonry Walls	\$ 763,950				
	Exterior Non-Masonry Walls	\$ 58,900				
	Exterior Windows	\$ -	\$ 2,939,600			
	Exterior Doors	\$ 270,100				
Interior	Interior Doors	\$ 196,180			\$ 784,720	
	Flooring	\$ -			\$ 252,300	
	Interior Walls	\$ -			\$ -	
	Ceilings	\$ -			\$ 373,100	
	Built-in Casework	\$ -			\$ 1,235,700	
	Writing Display Boards	\$ -			\$ 11,280	
	Specialty Equipment	Includes NNHS swimming pool replacement in place to meet IHSA standards	\$ -			\$ 1,488,500
Systems	Electrical	\$ 5,880,200	\$ 3,220,000			
	Fire Protection	\$ -				
	HVAC	\$ 8,040,400	\$ 3,070,000			
	Plumbing	\$ 3,035,800				
Total		\$ 30,817,130	\$ 9,229,600		\$ 4,145,600	

ALL DISTRICT SCHOOLS

Summary of Recommendations

Group C- 2013 through 2015		Remarks	Necessary Projects		Recommended Enhancements		Possible Improvements	
Component Description	Budgetary Cost		Budgetary Cost	Budgetary Cost	Budgetary Cost	Budgetary Cost		
Site			\$ 520,900	\$ 4,000	\$ 4,000		\$ 4,000	
Envelope	Roofing	Assumed complete removal & replacement of roofing	\$ 8,032,000					
	Exterior Masonry Walls		\$ 232,200					
	Exterior Non-Masonry Walls		\$ 96,400					
	Exterior Windows		\$ 1,195,500					
	Exterior Doors		\$ 1,036,300					
Interior	Interior Doors		\$ 1,461,940				\$ 5,847,760	
	Flooring		\$ -				\$ 4,309,700	
	Interior Walls		\$ -				\$ 174,300	
	Ceilings		\$ -				\$ 2,934,300	
	Built-in Casework		\$ -				\$ 5,919,300	
	Writing Display Boards		\$ -				\$ 62,000	
	Specialty Equipment		\$ -				\$ 1,252,600	
Systems	Electrical		\$ 278,300					
	Fire Protection		\$ -					
	HVAC	Recommended enhancements: Temp.control upgrades	\$ 5,662,300					
	Plumbing		\$ 933,700					
Total			\$ 19,449,540	\$ 4,000	\$ 4,000		\$ 20,503,960	



HIGH SCHOOLS

Summary of Recommendations

Group A- 2006 through 2009		Budgetary Cost
Component Description	Remarks	
Site		\$ 8,700
Envelope		
Roofing		\$ 125,000
Exterior Masonry Walls		\$ 500,000
Exterior Non-Masonry Walls		\$ 300
Exterior Windows		\$ 15,900
Exterior Doors		\$ 41,600
Interior		
Interior Doors		\$ 48,100
Flooring		\$ 185,700
Interior Walls		\$ -
Ceilings		\$ 4,300
Built-in Casework		\$ 2,200
Writing Display Boards		\$ -
Specialty Equipment		\$ 174,100
Systems		
Electrical		\$ 529,500
Fire Protection		\$ -
HVAC		\$ 307,900
Plumbing		\$ 437,900
Total		\$ 2,381,200

HIGH SCHOOLS

Summary of Recommendations

Group B- 2010 through 2012

Component Description	Remarks	Budgetary Cost
Site		\$ 373,600
Envelope		
Roofing		\$ 3,699,000
Exterior Masonry Walls		\$ 135,800
Exterior Non-Masonry Walls		\$ 7,900
Exterior Windows		\$ 538,000
Exterior Doors		\$ 68,200
Interior		
Interior Doors		\$ 671,200
Flooring		\$ 107,600
Interior Walls		\$ -
Ceilings		\$ 228,800
Built-in Casework		\$ 1,227,000
Writing Display Boards		\$ 10,700
Specialty Equipment		\$ 1,437,800
Systems		
Electrical		\$ 3,818,100
Fire Protection		\$ -
HVAC		\$ 5,078,000
Plumbing		\$ 1,169,600
Total		\$ 18,571,300

HIGH SCHOOLS

Summary of Recommendations

Group C- 2013 through 2015		
Component Description	Remarks	Budgetary Cost
Site		\$ 249,100
Envelope		\$ 2,384,000
Roofing		\$ 77,000
Exterior Masonry Walls		\$ 47,400
Exterior Non-Masonry Walls		\$ 587,400
Exterior Windows		\$ 355,900
Exterior Doors		
Interior		\$ 2,319,000
Interior Doors		\$ 2,349,900
Flooring		\$ 115,900
Interior Walls		\$ 1,298,800
Ceilings		\$ 1,916,600
Built-in Casework		\$ 48,200
Writing Display Boards		\$ 867,800
Specialty Equipment		
Systems		\$ 193,900
Electrical		\$ -
Fire Protection		\$ 1,690,900
HVAC		\$ 376,700
Plumbing		
Total		\$ 14,878,500



JUNIOR HIGH SCHOOLS

Summary of Recommendations

Group A- 2006 through 2009

	Component Description	Remarks	Budgetary Cost
Site			\$ 46,900
Envelope	Roofing		\$ 138,000
	Exterior Masonry Walls		\$ -
	Exterior Non-Masonry Walls		\$ 10,400
	Exterior Windows		\$ -
	Exterior Doors		\$ 5,200
Interior	Interior Doors		\$ 21,100
	Flooring		\$ 11,400
	Interior Walls		\$ -
	Ceilings		\$ -
	Built-in Casework		\$ 1,200
	Writing Display Boards		\$ -
	Specialty Equipment		\$ -
Systems	Electrical		\$ 335,300
	Fire Protection		\$ 11,000
	HVAC		\$ 2,487,000
	Plumbing		\$ 40,000
Total			\$ 3,107,500

JUNIOR HIGH SCHOOLS
 Summary of Recommendations

Group B- 2010 through 2012		Budgetary Cost
Component Description	Remarks	
Site		\$ 129,500
Envelope		\$ 3,522,000
Roofing		\$ 107,500
Exterior Masonry Walls		\$ 37,600
Exterior Non-Masonry Walls		\$ 590,000
Exterior Windows		\$ 38,600
Exterior Doors		
Interior		\$ 176,600
Interior Doors		\$ 97,200
Flooring		\$ -
Interior Walls		\$ 65,300
Ceilings		\$ -
Built-in Casework		\$ -
Writing Display Boards		\$ -
Specialty Equipment		\$ 30,700
Systems		\$ 1,761,500
Electrical		\$ -
Fire Protection		\$ 3,176,600
HVAC		\$ -
Plumbing		\$ 361,400
Total		\$ 10,094,500



JUNIOR HIGH SCHOOLS

Summary of Recommendations

Group C- 2013 through 2015

Component Description		Remarks	Budgetary Cost
Site			\$ 53,900
Envelope	Roofing		\$ 1,385,000
	Exterior Masonry Walls		\$ 87,500
	Exterior Non-Masonry Walls		\$ 18,700
	Exterior Windows		\$ 217,300
	Exterior Doors		\$ 340,000
Interior	Interior Doors		\$ 2,194,100
	Flooring		\$ 968,700
	Interior Walls		\$ 39,000
	Ceilings		\$ 651,000
	Built-in Casework		\$ 1,722,000
	Writing Display Boards		\$ 2,600
	Specialty Equipment		\$ 129,600
Systems	Electrical		\$ 8,900
	Fire Protection		\$ -
	HVAC		\$ 528,400
	Plumbing		\$ 296,000
Total			\$ 8,642,700



ELEMENTARY SCHOOLS

Summary of Recommendations

Group A- 2006 through 2009

Component Description		Remarks	Budgetary Cost
Site			\$ 9,400
Envelope	Roofing		\$ 329,000
	Exterior Masonry Walls		\$ 25,000
	Exterior Non-Masonry Walls		\$ 400
	Exterior Windows		\$ 27,000
	Exterior Doors		\$ 59,600
Interior	Interior Doors		\$ 18,700
	Flooring		\$ 5,200
	Interior Walls		\$ -
	Ceilings		\$ -
	Built-in Casework		\$ -
	Writing Display Boards		\$ -
Specialty Equipment		\$ -	
Systems	Electrical		\$ 112,800
	Fire Protection		\$ 1,200
	HVAC		\$ 335,300
	Plumbing		\$ 233,400
Total			\$ 1,157,000



ELEMENTARY SCHOOLS

Summary of Recommendations

Group B- 2010 through 2012		Budgetary Cost
Component Description	Remarks	
Site		\$ 95,200
Envelope		
Roofing		\$ 4,752,300
Exterior Masonry Walls		\$ 520,650
Exterior Non-Masonry Walls		\$ 13,400
Exterior Windows		\$ 1,811,600
Exterior Doors		\$ 163,300
Interior		
Interior Doors		\$ 133,100
Flooring		\$ 47,500
Interior Walls		\$ -
Ceilings		\$ 79,000
Built-in Casework		\$ 8,700
Writing Display Boards		\$ 580
Specialty Equipment		\$ 20,000
Systems		
Electrical		\$ 3,520,600
Fire Protection		\$ -
HVAC		\$ 2,855,800
Plumbing		\$ 1,504,800
Total		\$ 15,526,500



ELEMENTARY SCHOOLS

Summary of Recommendations

Group C- 2013 through 2015

Component Description		Remarks	Budgetary Cost
Site			\$ 225,900
Envelope	Roofing		\$ 4,263,000
	Exterior Masonry Walls		\$ 67,700
	Exterior Non-Masonry Walls		\$ 30,300
	Exterior Windows		\$ 390,800
	Exterior Doors		\$ 340,400
Interior	Interior Doors		\$ 2,796,600
	Flooring		\$ 991,100
	Interior Walls		\$ 19,400
	Ceilings		\$ 984,510
	Built-in Casework		\$ 2,280,700
	Writing Display Boards Specialty Equipment		\$ 11,200 \$ 255,190
Systems	Electrical		\$ 75,500
	Fire Protection		\$ -
	HVAC		\$ 3,443,000
	Plumbing		\$ 261,000
Total			\$ 16,436,300