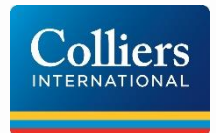




Somerset Public Schools

Facilities Conditions Assessment: Elementary Schools
Summary of Findings

February 11, 2019



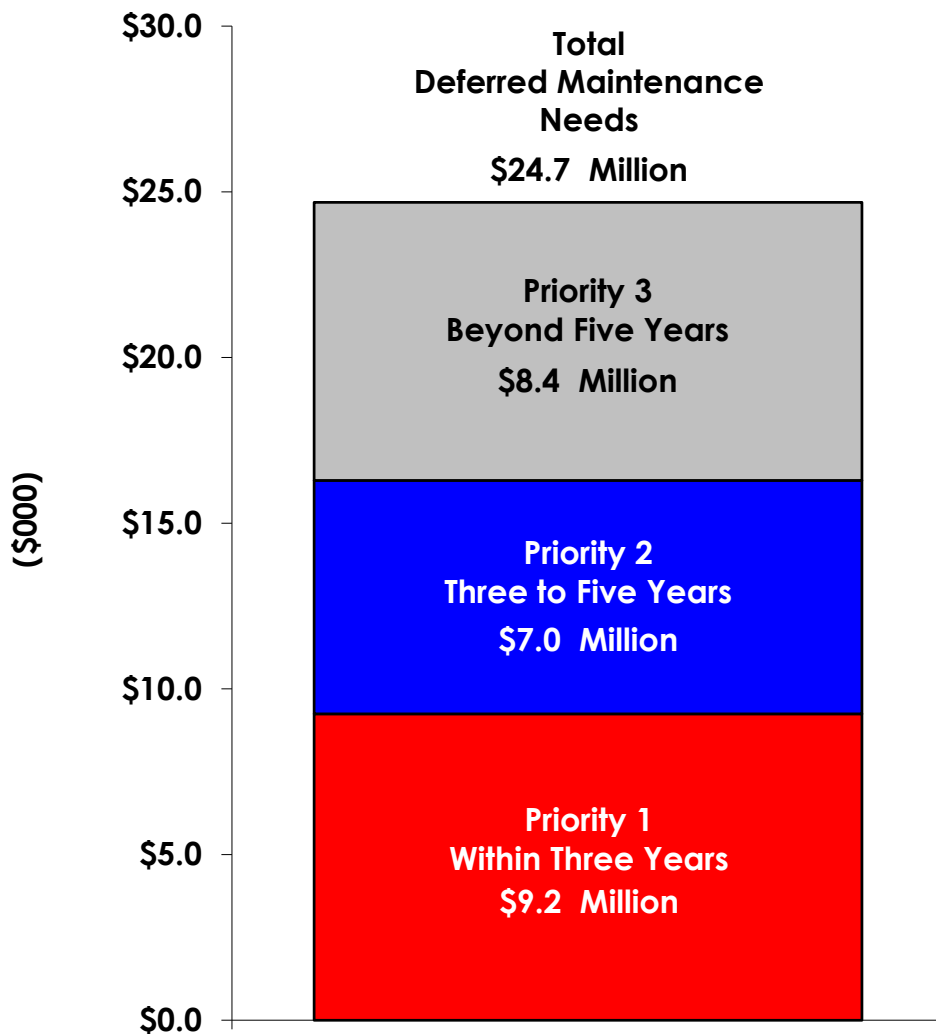


Assessment Process Overview

- › Analysis of Existing Conditions of the three Elementary Schools
- › Project Identification Process
 - › Inspections occurred in November and December
 - › Disciplines included architectural, HVAC, electrical, plumbing, site, and code
 - › Focused on deferred maintenance capital needs
- › Reviewed findings with Central Office Administration and School Principals
- › Identification of Over 200 Individual Projects



Summary of Identified Need



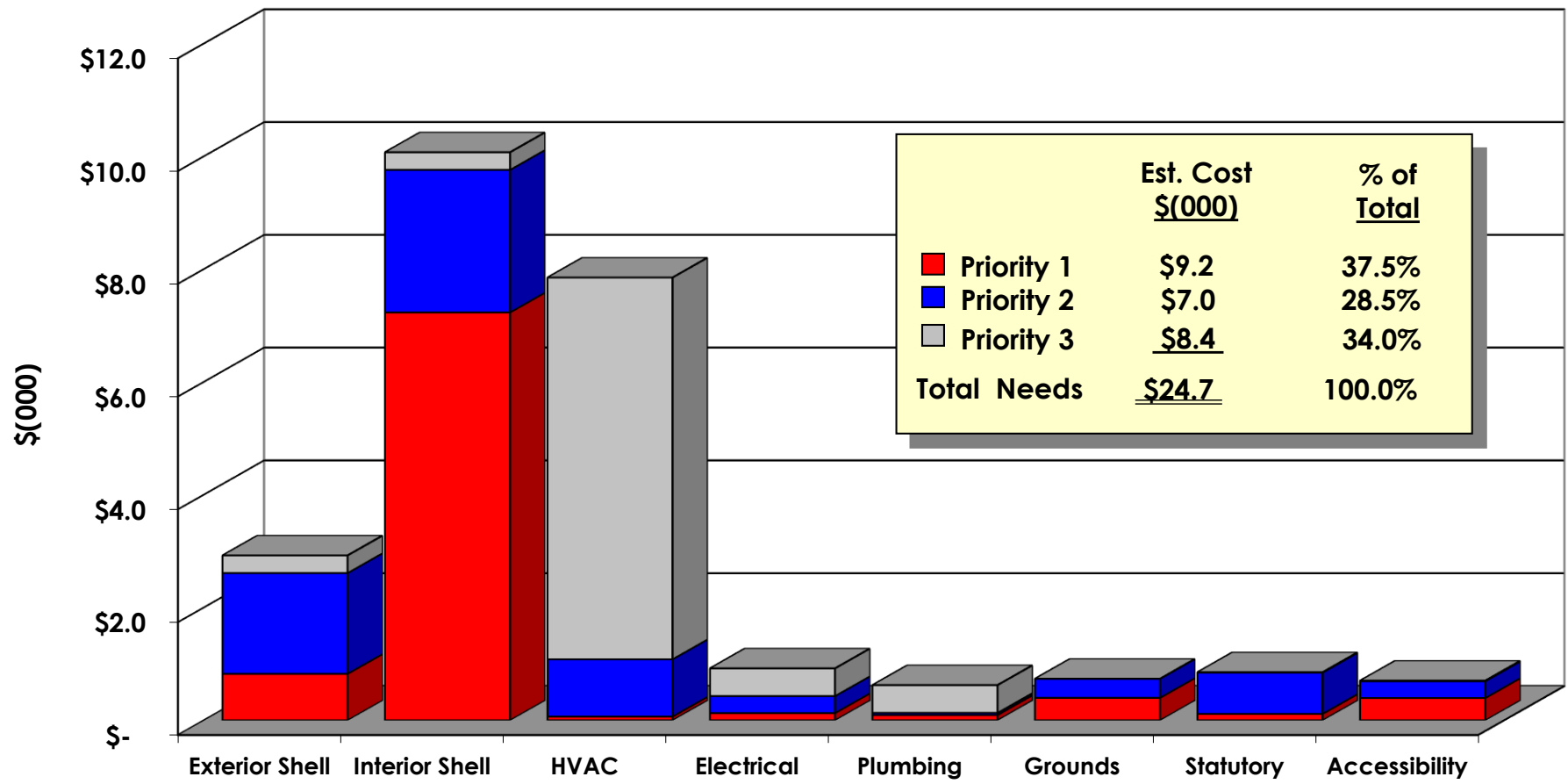
Priority 3 - Deferrable - Projects recognized for the impending nature of their existence. However, at this time, these issues can be deferred until a later date.

Priority 2 - Important - Projects improve the quality of the school environment.

Priority 1 - High Priority - Projects address issues of asset protection, quality of space, physical environments or regulatory concerns.



Identified Needs Profile by Major Maintenance System

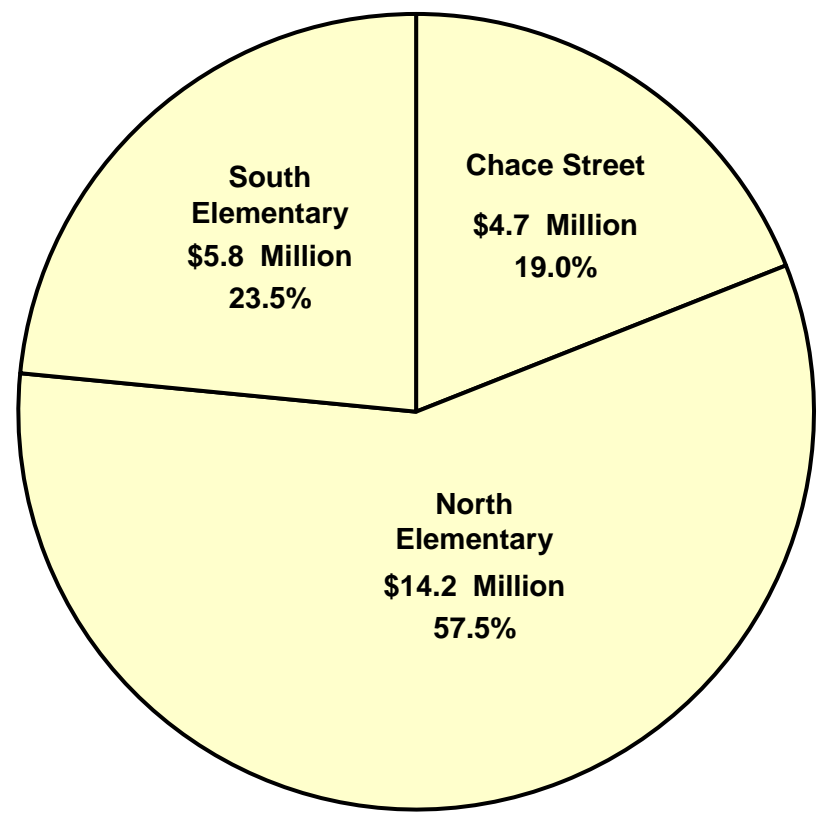
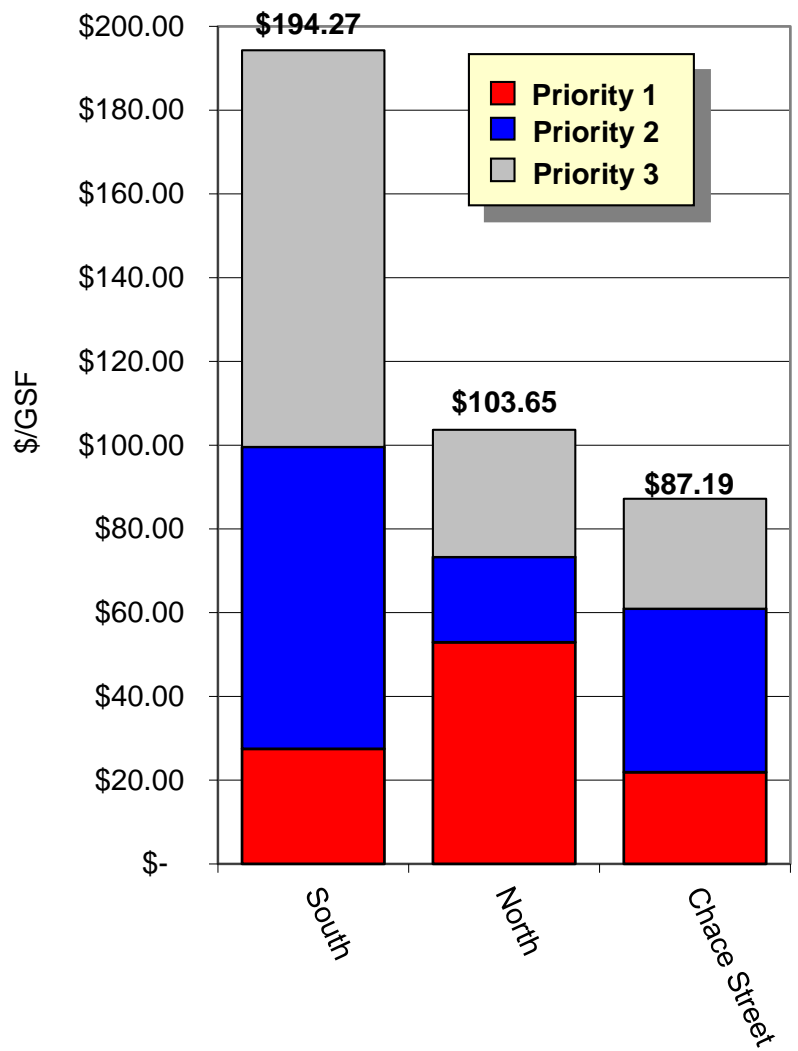


	Exterior Shell	Interior Shell	HVAC	Electrical	Plumbing	Grounds	Statutory	Accessibility
Priority 1	\$0.8	\$7.2	\$0.1	\$0.1	\$0.1	\$0.4	\$0.1	\$0.4
Total Need	\$2.9	\$10.1	\$7.9	\$0.9	\$0.6	\$0.7	\$0.9	\$0.7
% of Total	11.8%	40.8%	31.8%	3.7%	2.5%	3.0%	3.5%	2.8%



Identified Needs Profile by Elementary School

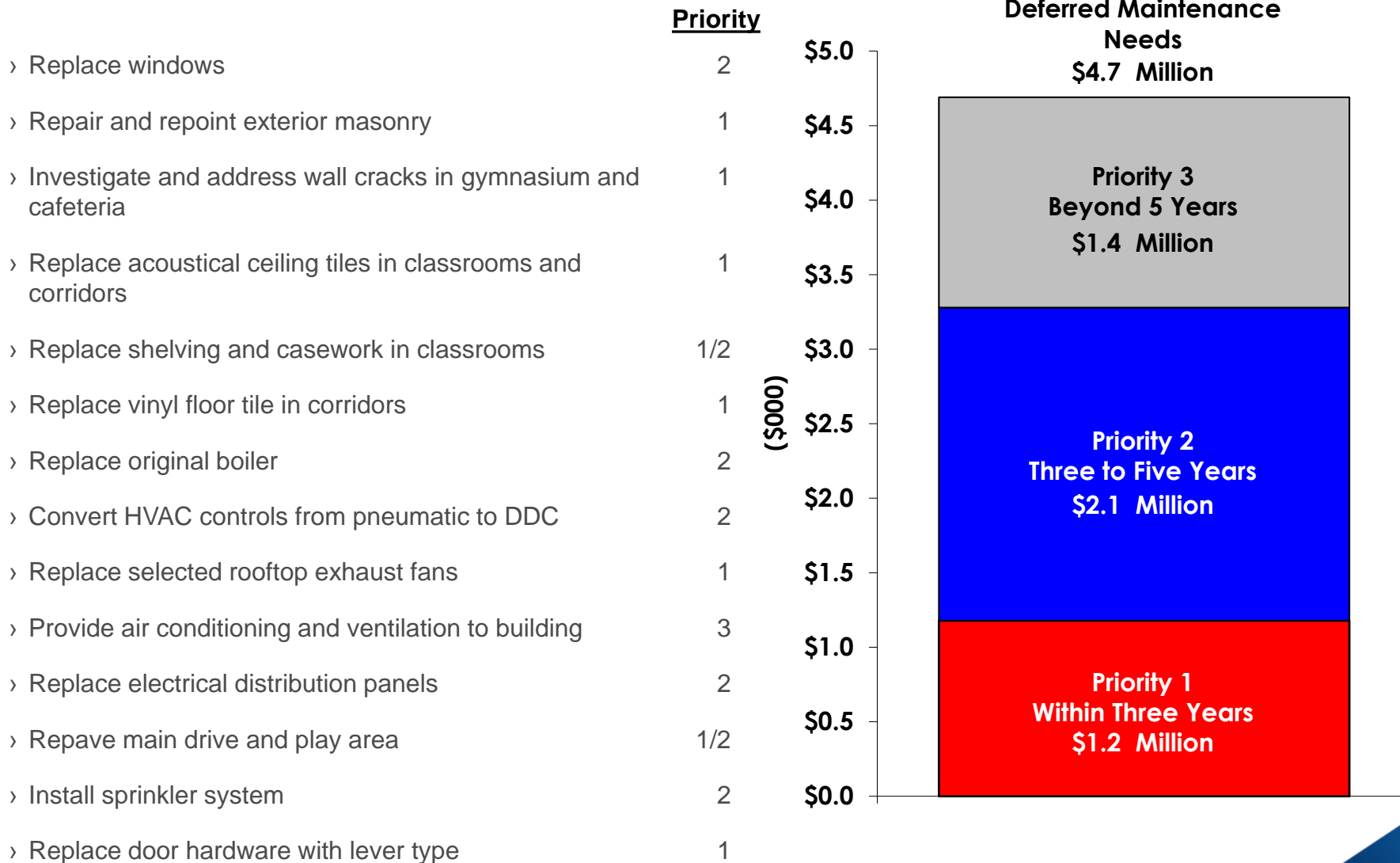
Relative Cost per Gross Square Foot (\$/GSF)



Total Identified Need = \$24.7 Million

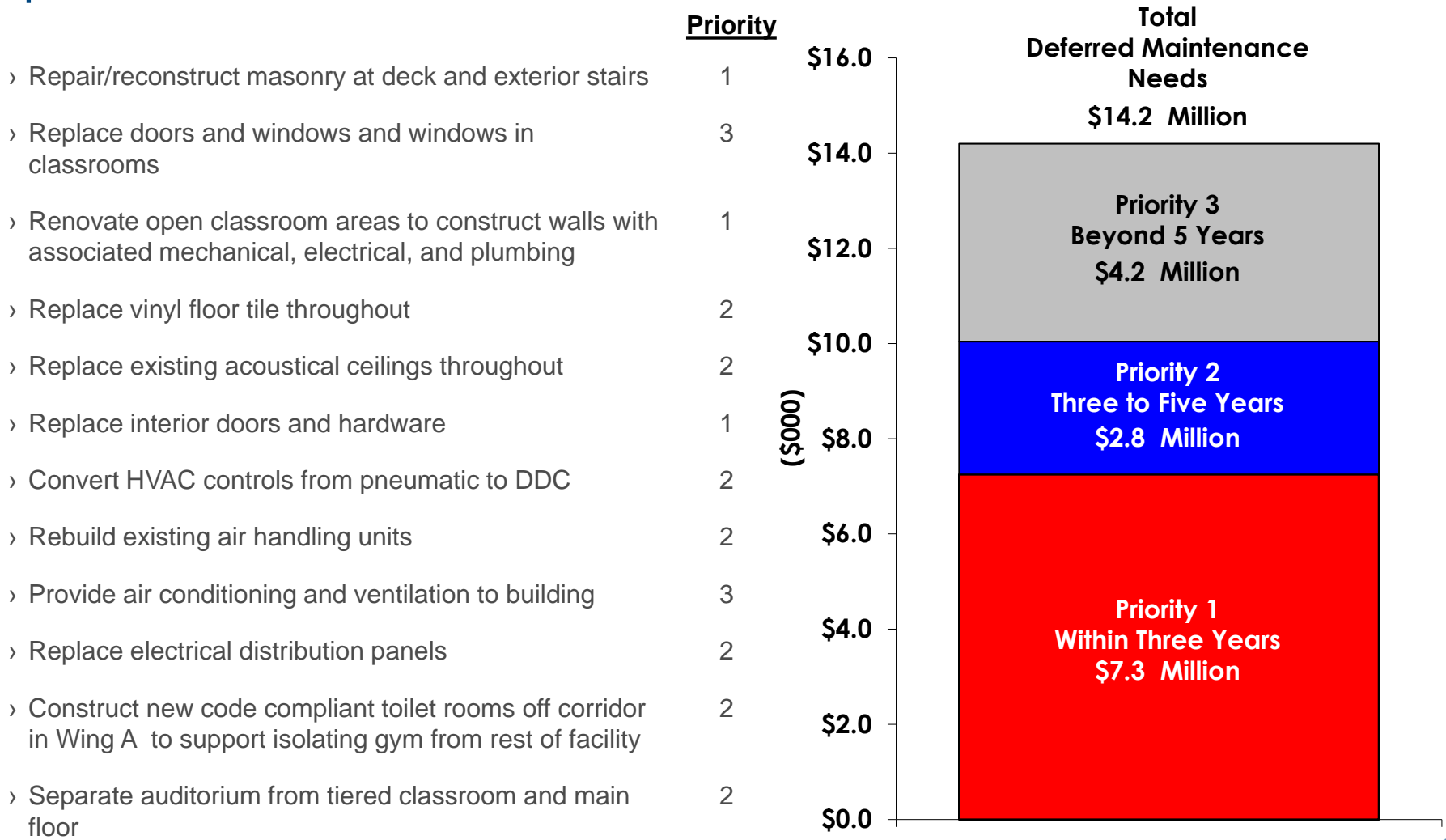


Summary of Identified Need: Chace Street



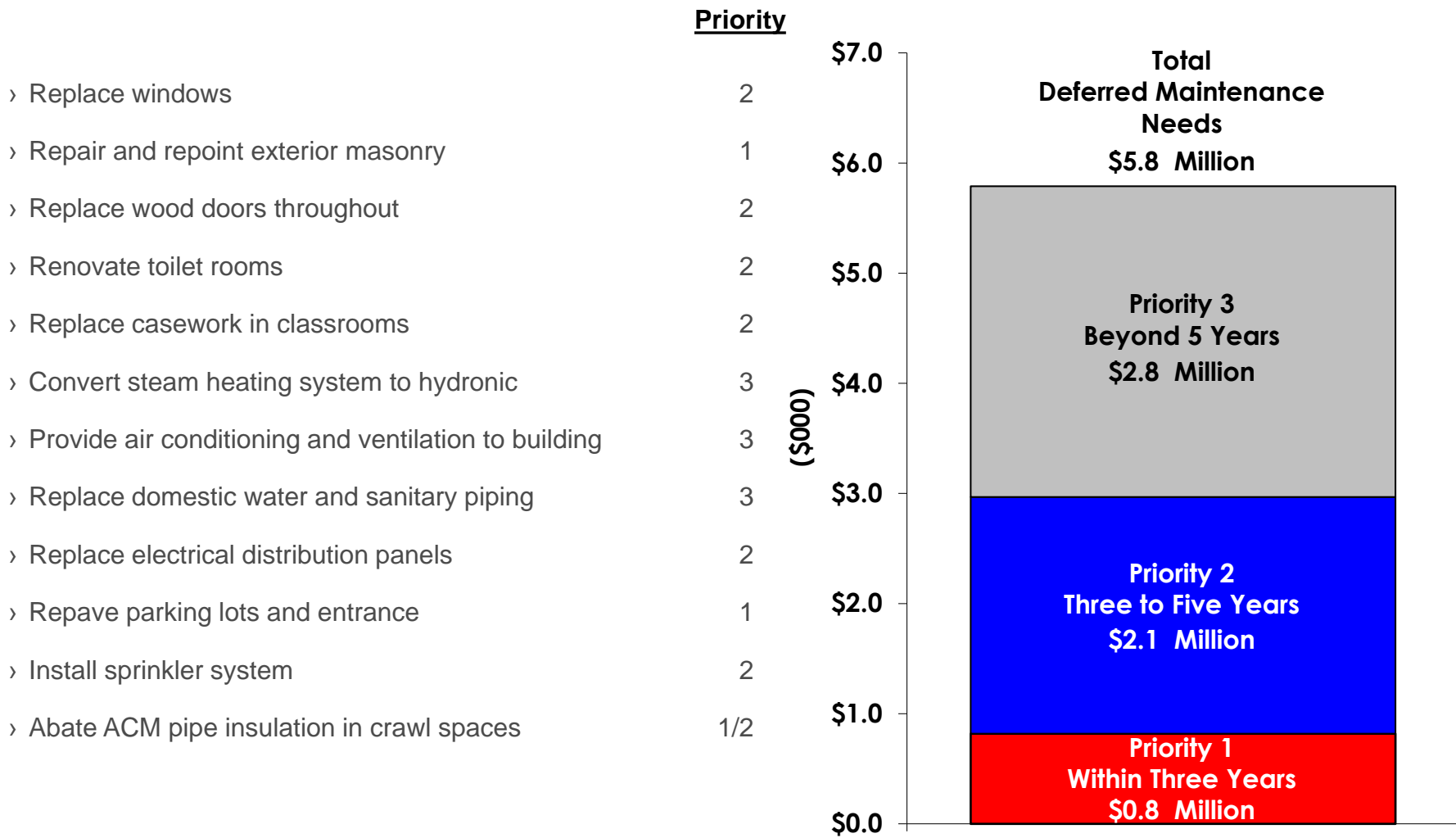


Summary of Identified Need: North Elementary





Summary of Identified Need: South Elementary





Summary of Projects by Building and System

Total Need

Building	GSF	Maintenance System \$(000)								Grand Total	\$/GSF
		Exterior Shell	Interior Shell	HVAC	Electrical	Plumbing	Grounds	Statutory	Accessibility		
Chace Street Elementary	53,800	\$961.1	\$1,055.7	\$1,603.0	\$175.0	\$38.4	\$217.5	\$383.6	\$256.7	\$ 4,690.8	\$87.19
North Elementary	137,000	\$907.9	\$8,100.7	\$3,767.5	\$540.7	\$115.0	\$278.5	\$228.8	\$261.3	\$ 14,200.3	\$103.65
South Elementary	29,800	\$1,054.0	\$915.7	\$2,479.9	\$205.0	\$470.4	\$240.0	\$239.8	\$184.5	\$ 5,789.3	\$194.27
Grand Total		\$2,923.0	\$10,072.1	\$7,850.4	\$920.7	\$623.8	\$736.0	\$852.1	\$702.4	\$ 24,680.5	\$111.88

Priority 1

Building	GSF	Maintenance System \$(000)								Grand Total	\$/GSF
		Exterior Shell	Interior Shell	HVAC	Electrical	Plumbing	Grounds	Statutory	Accessibility		
Chace Street Elementary	53,800	\$160.9	\$783.8	\$28.0			\$126.0	\$1.6	\$77.7	\$ 1,178.0	\$21.90
North Elementary	137,000	\$532.4	\$6,314.4	\$20.0		\$55.0	\$76.9	\$110.3	\$141.3	\$ 7,250.2	\$52.92
South Elementary	29,800	\$129.7	\$133.2	\$17.5	\$127.5	\$38.4	\$194.5	\$1.8	\$176.0	\$ 818.6	\$27.47
Grand Total		\$823.0	\$7,231.4	\$65.5	\$127.5	\$93.4	\$397.5	\$113.7	\$394.9	\$ 9,246.8	\$41.92

Priority 2

Building	GSF	Maintenance System \$(000)								Grand Total	\$/GSF
		Exterior Shell	Interior Shell	HVAC	Electrical	Plumbing	Grounds	Statutory	Accessibility		
Chace Street Elementary	53,800	\$800.2	\$250.3	\$267.5	\$97.5	\$38.4	\$91.4	\$382.0	\$174.0	\$ 2,101.2	\$39.06
North Elementary	137,000	\$63.0	\$1,496.3	\$662.5	\$129.6		\$201.6	\$118.5	\$120.0	\$ 2,791.5	\$20.38
South Elementary	29,800	\$924.3	\$782.6	\$86.4	\$75.0		\$45.5	\$232.0	\$3.5	\$ 2,149.2	\$72.12
Grand Total		\$1,787.5	\$2,529.1	\$1,016.4	\$302.1	\$38.4	\$338.5	\$732.5	\$297.5	\$ 7,042.0	\$31.92

Priority 3

Building	GSF	Maintenance System \$(000)								Grand Total	\$/GSF
		Exterior Shell	Interior Shell	HVAC	Electrical	Plumbing	Grounds	Statutory	Accessibility		
Chace Street Elementary	53,800		\$21.6	\$1,307.5	\$77.5				\$5.0	\$ 1,411.6	\$26.24
North Elementary	137,000	\$312.5	\$290.0	\$3,085.0	\$411.1	\$60.0				\$ 4,158.6	\$30.35
South Elementary	29,800			\$2,376.0	\$2.5	\$432.0		\$6.0	\$5.0	\$ 2,821.5	\$94.68
Grand Total		\$312.5	\$311.6	\$6,768.5	\$491.1	\$492.0		\$6.0	\$10.0	\$ 8,391.7	\$38.04



Facilities Conditions Assessment

Detailed Project Inventory by Building and System

Somerset Public Schools
Facilities Conditions Assessment
Detailed Project Inventory by Building and System

Building: Chace Street Elementary

<i>System</i>	<i>Subsystem</i>	<i>Sub-Subsystem</i>	<i>Location</i>	<i>Description</i>	<i>Estimated Cost</i>	<i>Priority</i>
<u>Exterior Shell</u>						
32	Arch Features	Porches	Exterior	Paint ceilings in building entry by custodian office	\$0.4	1
27	Openings	Exterior Doors	Exterior	Recaulk door and window frames at masonry openings	\$48.0	1
207	Openings	Exterior Doors	Courtyard	Replace hollow metal frames (retrim new doors) @ courtyard	\$2.0	1
24	Openings	Exterior Doors	Exterior	Replace frame and doors at corridor entrances at preschool addition and corridor by gym	\$7.5	1
25	Openings	Exterior Doors	Compressor Room	Replace frame and door at compressor room	\$2.0	1
26	Openings	Exterior Doors	Kitchen	Replace frame and door to kitchen	\$2.5	2
30	Openings	Windows	Exterior	Replace classroom windows	\$649.5	2
29	Openings	Windows	Exterior	Replace clerestory windows at kindergarten	\$28.5	2
28	Openings	Windows	Exterior	Replace clerestory windows at cafeteria	\$34.2	2
31	Openings	Windows	Exterior	Replace remaining windows	\$85.5	2
211	Walls	Exterior Masonry	Exterior	Repair and repoint exterior masonry in selected locations	\$95.0	1
22	Walls	Exterior Masonry	Exterior	Replace caulk at control joints	\$6.0	1
Exterior Shell Subtotal					\$961.1	
<u>Interior Shell</u>						
13	Ceilings	Acoustical	Kitchen	Remove glued-on acoustical ceiling tiles and install suspended washable acoustical tile ceilings	\$12.0	1
10	Ceilings	Acoustical	Classrooms	Replace acoustical tile ceilings in classrooms	\$156.8	1
11	Ceilings	Acoustical	Corridors	Replace acoustical tile ceilings in corridors	\$51.5	1
12	Ceilings	Acoustical	Support space	Replace acoustical tile ceiling in corridors	\$1.8	2
7	Ceilings	Ceiling Painting	Cafeteria	Paint tectum deck and steel structure in cafeteria	\$12.0	1
18	Floor	Ceramic Tile	Kitchen	Repair tile floor in kitchen and staff toilet room	\$3.0	1
15	Floor	Vinyl	Storage Rooms	Replace floor tile with vinyl tile in kitchen storage room and janitor closets and other storage rooms	\$18.6	1
16	Floor	Vinyl	Corridors	Replace vinyl floor tile in corridors	\$66.2	1
14	Floor	Vinyl	Selected Areas	Replace floor tile with vinyl tile in classroom #3 and teacher conference room	\$19.8	1
17	Floor	Vinyl	Cafeteria	Replace vinyl floor tile in cafeteria	\$21.6	3
5	Furnishings	Acad. Furniture	Classrooms	Refurbish pull-down closet doors in classrooms	\$34.5	1
4	Furnishings	Acad. Furniture	Classrooms	Refurbish shelving at exterior walls in classrooms	\$75.0	1
3	Furnishings	Acad. Furniture	Classrooms	Replace shelving at exterior wall in classrooms	\$187.5	2
2	Furnishings	Acad. Furniture	Classrooms	Replace sink base cabinets and shelving in classrooms	\$40.0	2

Somerset Public Schools
Facilities Conditions Assessment
Detailed Project Inventory by Building and System

Building: Chace Street Elementary

<i>System</i>	<i>Subsystem</i>	<i>Sub-Subsystem</i>	<i>Location</i>	<i>Description</i>	<i>Estimated Cost</i>	<i>Priority</i>
1	Other Interior	Bathrooms	Toilet Rooms	Replace toilet partitions	\$24.0	1
9	Other Interior	Kitchens	Kitchen	Replace sanitary piping and disposal for 3-bowl sinks	\$8.0	1*
8	Other Interior	Other Interior	Cafeteria	Remove basketball backboards in cafeteria	\$2.5	1
21	Walls & Partitions	Masonry	Gymnasium/Cafeteria	Conduct engineering study of movement in structural masonry in gymnasium and cafeteria and implement recommendations	\$240.0	1
19	Walls & Partitions	Plaster/Wallboard	General	Repair and refinish plaster walls at windows and other locations	\$60.0	1
20	Walls & Partitions	Plaster/Wallboard	Selected Classrooms	Replace movable partitions between Rooms 16 & 17 and 24 & 25 with permanent walls	\$21.0	2
Interior Shell Subtotal					\$1,055.7	
<u>HVAC</u>						
159	Building End Use	Fans	Roof	Replace select roof exhaust fans	\$28.0	1
160	Controls	Pneumatics	General	Convert pneumatic controls to DDC	\$217.5	2
162	Distribution	AHU	General	Provide air conditioning and ventilation to building	\$1,305.0	3
161	Distribution	Distribution Piping	Boiler room	Remove abandoned expansion tanks in boiler room	\$2.5	3
158	Generation	Boilers	Boiler room	Replace original boiler	\$50.0	2
HVAC Subtotal					\$1,603.0	
<u>Electrical</u>						
166	Electrical Service	Hi/Med Voltage Gear	Main electrical room	Upgrade service to building in support of future air conditioning project	\$75.0	3
168	Power	Panels	General	Replace existing electrical distribution panels throughout and provide additional panels	\$97.5	2
167	Specialty Systems	Emerg. Generator/AT	Mechanical Room	Remove abandoned generator	\$2.5	3
Electrical Subtotal					\$175.0	
<u>Plumbing</u>						
163	Fixtures	Bathroom	Bathrooms	Replace selected existing toilets	\$12.6	2
164	Fixtures	Bathroom	Bathrooms	Replace selected existing urinals	\$10.8	2
165	Fixtures	Bathroom	Bathrooms	Replace selected existing sinks and faucets	\$15.0	2
Plumbing Subtotal					\$38.4	
<u>Grounds</u>						
46	Athletics	Other Athletics	Playground	Repave play area	\$91.4	2

Somerset Public Schools
Facilities Conditions Assessment
Detailed Project Inventory by Building and System

Building: Chace Street Elementary

<i>System</i>	<i>Subsystem</i>	<i>Sub-Subsystem</i>	<i>Location</i>	<i>Description</i>	<i>Estimated Cost</i>	<i>Priority</i>
45	Roads & Paths	Roadways	Main drive	Repave main drive	\$113.4	1
47	Roads & Paths	Sidewalks	Sidewalks	Repave sidewalk from Chase Street to school	\$8.6	1
48	Site Utilities	Storm Water	Storm drain	Repair storm drain at east end of parking area on south side of building	\$4.0	1
Grounds Subtotal					\$217.5	
<u>Statutory</u>						
210	Building Safety	Other Safety	Classrooms	Install shades on corridor door windows at classrooms and related spaces	\$3.8	2
43	Egress	Exit Signs	General	Install exit sign at east end of courtyard and in boiler room	\$1.6	1
42	Fire Protection	Sprinklers	General	Install code compliant sprinkler system throughout	\$371.0	2
44	Fire Safety	Fire Doors/Closers	Cafeteria	Install latching hardware with magnetic hold open devices at cafeteria doors to corridor	\$7.2	2
Statutory Subtotal					\$383.6	
<u>Accessibility</u>						
34	Bldg. Circulation	ADA Hardware	Non-Classrooms	Replace door hardware with lever-type in non-classroom doors	\$26.8	1
35	Bldg. Circulation	ADA Hardware	Classrooms	Replace door hardware with lever-type with security functions	\$22.4	1
41	Bldg. Circulation	Elevator/Lift	Cafeteria	Install wheelchair lift to stage	\$5.0	3
37	Bldg. Circulation	Interior Doors	Classrooms	Modify classroom entry door opening for ADA conformance (new door and hardware included)	\$162.0	2
36	Bldg. Circulation	Ramps	Ramps	Replace concrete ramp and rail with ADA-conforming ramp at main entry	\$3.0	1
33	Public Services	Signage	General	Install ADA-conforming signage throughout	\$10.5	1
40	Public Services	Water Fountain	Corridors	Replace water fountains with ADA-conforming units	\$15.0	1
38	Restroom Facility	Floor Clearance	Toilet rooms	Modify toilet rooms near gym to meet ADA standards	\$6.0	2
39	Restroom Facility	Floor Clearance	Toilet rooms	Modify toilet room in teachers room to meet ADA standards	\$6.0	2
Accessibility Subtotal					\$256.7	
Chace Street Elementary Subtotal					\$4,690.8	

Somerset Public Schools
Facilities Conditions Assessment
Detailed Project Inventory by Building and System

Building: North Elementary

<i>System</i>	<i>Subsystem</i>	<i>Sub-Subsystem</i>	<i>Location</i>	<i>Description</i>	<i>Estimated Cost</i>	<i>Priority</i>
<u>Exterior Shell</u>						
110	Arch Features	Porches	Deck and stairs	Replace "traffic" coat membrane on stairs and deck and repair concrete walk/landings	\$129.0	1
117	Arch Features	Porches	Exterior	Replace ceiling tiles under balcony	\$14.0	2
121	Openings	Exterior Doors	Locker Rooms	Refurbish door to boys and girls locker rooms	\$1.4	1
119	Openings	Exterior Doors	Southwest Entrance	Replace set doors at southwest entry	\$4.0	2
115	Openings	Exterior Doors	Exterior	Replace sliding doors with fixed glass and operating windows	\$45.0	2
116	Openings	Exterior Doors	Classrooms	Replace doors and windows in classroom	\$312.5	3
120	Openings	Hardware	Kitchen	Install panic hardware and reconfigure interior screen in kitchen	\$1.0	1
114	Openings	Windows	Skylights	Replace cracked panels in skylight above upper floor level	\$2.0	1
113	Walls	Exterior Masonry	Exterior	Recaulk all exterior control joints and around louvers and skylights	\$45.0	1
111	Walls	Exterior Masonry	Exterior	Repair/rebuild masonry at deck and lower level covered area at east side and various other locations	\$350.0	1
118	Walls	Exterior Masonry	Penthouse	Repair precast wall panels at penthouse	\$4.0	1
Exterior Shell Subtotal					\$907.9	
<u>Interior Shell</u>						
127	Ceilings	Acoustical	Kitchen	Replace acoustical ceiling tiles and grid and install washable tile ceiling	\$22.4	1
128	Ceilings	Acoustical	General	Replace existing acoustical tile ceilings throughout	\$497.7	2
133	Doors	Wood Doors	Non-renovated areas	Replace doors and hardware in non-renovated areas; note: does not include ADA door replacement	\$46.0	1
131	Floor	Ceramic Tile	Kitchen	Repair tile floor in kitchen	\$6.0	1
137	Floor	Ceramic Tile	General	Remove ceramic tile floor at pedestals and install vinyl floor tile	\$11.0	2
132	Floor	Vinyl	General	Replace vinyl floor tile throughout	\$780.0	2
130	Floor	Wood	Gymnasium	Refinish gym floor	\$22.0	2
134	Furnishings	Acad. Furniture	Cafeteria	Replace folding tables	\$40.0	1
136	Furnishings	Acad. Furniture	Wing B	Remove (8) pedestal instructional stands in Wing B and repair tile floor	\$9.6	2
124	Furnishings	Acad. Furniture	Storage Area	Repair and relocate compact shelving	\$10.0	2
135	Furnishings	Acad. Furniture	Classrooms	Replace base cabinets in classrooms and work room	\$60.0	2
125	Furnishings	Acad. Furniture	Storage Area	Replace and relocate compact shelving	\$45.0	3
129	Furnishings	Specialty Furniture	Gymnasium	Remove folding partition and install curtain	\$6.0	2
123	Other Interior	Bathrooms	Toilet room	Construct new code compliant toilet rooms off corridor in Wing A to support isolating gym from rest of facility	\$100.0	2

Somerset Public Schools
Facilities Conditions Assessment
Detailed Project Inventory by Building and System

Building: North Elementary

<i>System</i>	<i>Subsystem</i>	<i>Sub-Subsystem</i>	<i>Location</i>	<i>Description</i>	<i>Estimated Cost</i>	<i>Priority</i>
126	Other Interior	Bathrooms	Student toilet room	Refurbish all student toilet rooms	\$245.0	3
122	Walls & Partitions	Plaster/Wallboard	Main level	Renovate open instructional areas on main level to create separate classrooms	\$6,200.0	1
Interior Shell Subtotal					\$8,100.7	
<u>HVAC</u>						
177	Building End Use	AHU/A.C.	New Pre-K Area	Replace/repair inoperable air conditioning compressor in new Pre-K area	\$5.0	1*
176	Controls	Dampers	Mechanical Room	Replace outside air damper and actuator on AHU-N	\$3.5	1*
169	Controls	DDC	General	Convert pneumatic controls to DDC	\$342.5	2
173	Controls	Other Controls	Boiler room	Implement hot water pump control sequence utilizing variable frequency drives on pump motors	\$5.0	1
174	Distribution	AHU	Maintenance garage	Install general exhaust system in maintenance garage area	\$3.5	1
171	Distribution	AHU	Roof	Replace two original rooftop air handling units	\$50.0	2
170	Distribution	AHU	General	Rebuild existing AHUs including motors, bearings, coils, dampers, valves, etc.	\$195.0	2
179	Distribution	AHU	General	Provide air conditioning and ventilation to building	\$3,082.5	3
178	Distribution	Distribution Piping	Boiler room	Remove abandoned expansion tanks in boiler room	\$2.5	3
172	Distribution	Insulation	Boiler room	Replace pipe insulation fittings in boiler room	\$3.0	1
175	Mechanical	Kitchen Equipment	Kitchen	Replace select kitchen cooking equipment	\$75.0	2
HVAC Subtotal					\$3,767.5	
<u>Electrical</u>						
192	Electrical Service	Hi/Med Voltage Gear	Main electrical room	Upgrade service to building in support of future air conditioning project	\$112.5	3
190	Lighting	Light Fixtures	Maintenance garage	Replace existing light fixtures in maintenance garage	\$2.1	2
189	Lighting	Light Fixtures	Boiler room	Replace existing lights in boiler room	\$2.1	3
187	Lighting	Light Fixtures	Shops	Replace existing light fixtures with LED in shops/maintenance/storage/garage	\$31.5	3
193	Power	Panels	General	Replace existing electrical panels throughout and provide additional	\$127.5	2
188	Specialty Systems	Emerg. Generator/AT	MER	Remove abandoned generator	\$2.5	3
191	Specialty Systems	Other Electrical	General	Replace central clock system	\$262.5	3
Electrical Subtotal					\$540.7	
<u>Plumbing</u>						
181	Fixtures	Bathroom	Bathrooms	Replace select existing toilets	\$21.0	1
182	Fixtures	Bathroom	Bathrooms	Replace select existing urinals	\$9.0	1

Somerset Public Schools
Facilities Conditions Assessment
Detailed Project Inventory by Building and System

Building: North Elementary

<i>System</i>	<i>Subsystem</i>	<i>Sub-Subsystem</i>	<i>Location</i>	<i>Description</i>	<i>Estimated Cost</i>	<i>Priority</i>
180	Fixtures	Bathroom	Bathrooms	Replace select existing sinks and faucets	\$25.0	1
183	Fixtures	Bathroom	Bathrooms	Replace select existing sinks and faucets	\$25.0	3
185	Fixtures	Bathroom	bathrooms	Replace select existing urinals	\$9.0	3
184	Fixtures	Bathroom	Bathrooms	Replace select existing toilets	\$21.0	3
186	Specialty Plumbin	Fuel Oil Systems	Outside	Install diesel fuel tank for equipment dispensing	\$5.0	3
Plumbing Subtotal					\$115.0	

Grounds

108	Roads & Paths	Sidewalks	Sidewalks	Replace 25% of concrete walks	\$20.0	1
107	Roads & Paths	Sidewalks	Sidewalks	Replace walkways from parking area to Wing A entrance and regrade for positive drainage	\$42.0	1
104	Roads & Paths	Sidewalks	Sidewalks	Patch and seal cracks in walkways	\$6.2	1
106	Roads & Paths	Sidewalks	Sidewalks	Patch and seal cracks in play area paving	\$7.2	1
109	Roads & Paths	Sidewalks	Sidewalks	Replace concrete walk in front of Wing A entrance to eliminate tripping hazard	\$1.5	1*
105	Roads & Paths	Sidewalks	Sidewalks	Replace asphalt play area paving north of gym	\$108.0	2
103	Roads & Paths	Sidewalks	Sidewalks	Replace asphalt walkways around building	\$93.6	2
Grounds Subtotal					\$278.5	

Statutory

112	Building Safety	Railings	Deck/stairs	Repair/modify and refinish handrail system to meet present code standards; repair concrete curbs to support railings	\$90.0	1
150	Building Safety	Railings	Boiler room	Replace removable hand rail at exit stair in boiler room	\$1.5	1
151	Building Safety	Railings	Stairs	Replace all interior stair handrails for compliance with current codes	\$60.0	2
149	Egress	Exit Signs	General	Install exit signs in boiler room and corridors to clarify paths of egress	\$4.3	1
194	Environment	Exhaust Air	Maintenance garage	Vent existing chemical safety cabinet to outside in maintenance garage	\$1.0	1
156	Fire Safety	Fire Doors/Closers	Lower level	Replace corridor doors at south end of corridor next to elevator to swing in opposing directions; install magnetic hold open devices	\$3.5	1
157	Fire Safety	Fire Doors/Closers	Kitchen	Replace doors from kitchen and serving area to corridor and cafeteria; install magnetic hold open devices	\$9.0	1
154	Fire Safety	Fire Doors/Closers	Auditorium	Separate stepped classroom from auditorium with corridor to stair and add doors to classroom	\$30.0	2
155	Fire Safety	Fire Separation	Boiler room	Fire stop wall and floor penetrations in boiler room	\$1.0	1

Somerset Public Schools
Facilities Conditions Assessment
Detailed Project Inventory by Building and System

Building: North Elementary

<i>System</i>	<i>Subsystem</i>	<i>Sub-Subsystem</i>	<i>Location</i>	<i>Description</i>	<i>Estimated Cost</i>	<i>Priority</i>
152	Fire Safety	Fire Separation	Auditorium	Replace open grill separating auditorium level from library below with solid partition with doors at top of stairs	\$28.5	2
Statutory Subtotal					\$228.8	
Accessibility						
144	Bldg. Circulation	Elevator/Lift	Elevator	Upgrade elevator controls and renovate cab interior	\$12.0	1
138	Bldg. Circulation	Interior Doors	Interior doors	Replace interior doors and hardware	\$106.0	1
139	Bldg. Circulation	Interior Doors	Interior doors	Replace interior doors and hardware and enlarge opening for compliance	\$80.0	2
147	Bldg. Circulation	Ramps	Wing A ramp	Replace hand rails with code compliant railing	\$2.0	2
145	Public Services	Signage	Interior signage	Install code compliant ADA signage	\$13.8	1
146	Public Services	Water Fountain	Water fountain	Replace water fountain in C Wing with accessible unit	\$2.5	1
143	Restroom Facility	Fixtures	Classrooms 2 and 3	Renovate one toilet room in classrooms 2 and 3 to meet present code	\$10.0	2
141	Restroom Facility	Floor Clearance	Health office	Renovate one toilet room to meet ADA code	\$7.0	1
140	Restroom Facility	Floor Clearance	Toilet rooms	Reconfigure toilet partitions in accessible toilets for code distance compliance	\$12.0	2
142	Restroom Facility	Toilets	Single sex	Convert student toilet rooms to unisex toilet	\$16.0	2
Accessibility Subtotal					\$261.3	
North Elementary Subtotal					\$14,200.3	

Somerset Public Schools
Facilities Conditions Assessment
Detailed Project Inventory by Building and System

Building: South Elementary

<i>System</i>	<i>Subsystem</i>	<i>Sub-Subsystem</i>	<i>Location</i>	<i>Description</i>	<i>Estimated Cost</i>	<i>Priority</i>
<u>Exterior Shell</u>						
80	Arch Features	Arch Features Painting	Entrances	Paint canopy at entrances N-1, N-2, W-1, E-1, E-2, and S-1	\$3.5	1
77	Arch Features	Exterior Railings	Exterior Stairs	Modify railing at exit stairs doors E3, N2, N3 and N4 to meet current code standards	\$7.5	2
76	Arch Features	Exterior Railings	Boiler Room	Install railing at areaway stair to boiler room	\$2.0	2
75	Arch Features	Exterior Railings	Kitchen	Modify railings at stairs to kitchen to meet current code standards	\$3.5	2
74	Openings	Exterior Doors	Compressor Room	Replace doors and frames to compressor room by kitchen	\$3.5	1
208	Openings	Exterior Doors	Exterior	Replace (4) exterior doors	\$12.0	2
82	Openings	Exterior Doors	Doors	Replace entry doors and side lights	\$18.0	2
79	Openings	Louver	Exterior	Replace unit ventilator louvers	\$14.0	1
83	Openings	Windows	Library Building	Refurbish existing windows on south and west sides of library building	\$12.7	1
72	Openings	Windows	Exterior	Replace existing windows in non-classroom areas	\$558.8	2
73	Openings	Windows	Classrooms	Replace existing window walls in classrooms	\$279.0	2
84	Openings	Windows	Library Building	Replace existing windows at library building	\$43.5	2
70	Structural	Chimney	Exterior	Reconstruct upper portion of chimney	\$36.0	1
71	Walls	Exterior Masonry	Exterior	Repair/replace and repoint brick at various locations	\$45.0	1
81	Walls	Exterior Masonry	Library Building	Repair/point masonry at various locations of library building	\$4.5	1
78	Walls	Exterior Masonry	Exterior	Recaulk joints at stone sills	\$10.5	1
Exterior Shell Subtotal					\$1,054.0	
<u>Interior Shell</u>						
53	Ceilings	Acoustical	General	Replace acoustical tile ceilings throughout	\$158.9	2
64	Ceilings	Acoustical	Library Building	Replace acoustical tile ceilings throughout library building	\$10.8	2
66	Ceilings	Ceiling Painting	Auditorium	Paint tectum deck in auditorium	\$17.5	1
67	Doors	Door Painting	General	Paint hollow metal door frames throughout	\$21.3	1
68	Doors	Wood Doors	Classrooms	Install closers on all classroom doors	\$9.8	2
54	Doors	Wood Doors	General	Replace wood doors throughout (including hardware)	\$162.0	2
55	Doors	Wood Doors	Classrooms	Replace classroom coat closet doors and refurbish operating hardware	\$32.4	2
62	Floor	Vinyl	Library Building	Replace floor tile with vinyl tile in entry to library building	\$1.2	1
52	Floor	Vinyl	Auditorium	Replace vinyl floor tile in auditorium and selected areas	\$25.2	1
50	Floor	Vinyl	Corridors	Replace vinyl floor tile in corridors	\$23.4	2
63	Floor	Vinyl	Library Building	Replace vinyl floor tile in reading room, corridor and toilet room in library building	\$10.4	2

Somerset Public Schools
Facilities Conditions Assessment
Detailed Project Inventory by Building and System

Building: South Elementary

<i>System</i>	<i>Subsystem</i>	<i>Sub-Subsystem</i>	<i>Location</i>	<i>Description</i>	<i>Estimated Cost</i>	<i>Priority</i>
49	Floor	Vinyl	General	Replace floor tile with vinyl tile in teachers study, faculty meeting room, custodial work areas	\$18.0	2
51	Floor	Vinyl	Classrooms	Replace vinyl floor tile in selected classrooms	\$61.4	2
57	Furnishings	Acad. Furniture	Classrooms	Refurbish metal casework at classroom exterior walls	\$28.0	1
56	Furnishings	Acad. Furniture	Classrooms	Replace wood base cabinets in classroom	\$60.0	2
58	Furnishings	Acad. Furniture	Classrooms	Replace metal casework at classroom exterior walls	\$70.0	2
61	Furnishings	Specialty Furniture	Cafeteria	Refurbish "pull down" tables in cafeteria	\$5.5	2
59	Other Interior	Bathrooms	Toilet rooms	Replace toilet partitions in toilet rooms	\$30.0	1
60	Other Interior	Bathrooms	Toilet rooms	Renovate student toilet rooms	\$160.0	2
65	Walls & Partitions	Masonry	Kitchen	Investigate movement in kitchen wall and recommend corrective action	\$10.0	1*
Interior Shell Subtotal					\$915.7	

HVAC

199	Distribution	AHU	General	Provide air conditioning and ventilation to building	\$1,080.0	3
196	Distribution	Insulation	Crawl spaces	Perform hazardous material survey in crawl spaces	\$15.0	1*
197	Distribution	Insulation	Crawl spaces	Replace suspected ACM insulation on heating and plumbing piping in crawl spaces	\$86.4	2
195	Generation	Boilers	Boiler room	Provide chemical treatment system for steam boilers	\$2.5	1*
198	Generation	Boilers	General	Convert heating system from steam to hydronic	\$1,296.0	3
HVAC Subtotal					\$2,479.9	

Electrical

204	Electrical Service	Hi/Med Voltage Gear	General	Upgrade service to building from 400 amps in support of future air conditioning project	\$127.5	1
205	Power	Panels	General	Replace existing electric panels throughout and provide additional	\$75.0	2
206	Specialty Systems	Emerg. Generator/AT	MER	Remove abandoned generator	\$2.5	3
Electrical Subtotal					\$205.0	

Plumbing

201	Fixtures	Bathroom	Bathrooms	Replace select existing toilets	\$12.6	1
202	Fixtures	Bathroom	Bathrooms	Replace select existing urinals	\$10.8	1
203	Fixtures	Bathroom	Bathrooms	Replace select existing sinks and faucets	\$15.0	1
200	Sanitary	Sanitary Piping	General	Replace sanitary and domestic piping systems	\$432.0	3

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Plumbing Subtotal					\$470.4	
<u>Grounds</u>						
98	Roads & Paths	Parking	Parking	Repave parking areas and restripe	\$100.5	1
97	Roads & Paths	Roadways	Main drive	Repave main entrance to school	\$94.0	1
99	Roads & Paths	Sidewalks	Sidewalks	Repave asphalt walkways around building	\$45.5	2
Grounds Subtotal					\$240.0	
<u>Statutory</u>						
209	Building Safety	Other Safety	Classrooms	Install shades on corridor door windows at classrooms and related spaces	\$2.7	2
101	Egress	Exit Signs	Corridor	Install exit sign in corridor	\$0.9	1
100	Egress	Exit Signs	Boiler room	Install exit sign in boiler room	\$0.9	1
102	Fire Protection	Sprinklers	General	Install sprinkler system with fire pump and new water service to building	\$229.3	2
69	Fire Safety	Fire Separation	Corridor	Remove doors to corridor display cases from classrooms and close off openings; install operating class windows on corridor side	\$6.0	3
Statutory Subtotal					\$239.8	
<u>Accessibility</u>						
86	Bldg. Circulation	ADA Hardware	General	Replace door hardware with lever hardware with security features	\$57.6	1
89	Bldg. Circulation	Elevator/Lift	Auditorium	Install lift in auditorium to access stage	\$5.0	3
88	Bldg. Circulation	Interior Doors	Classrooms	Modify classroom doors to corridor for ADA conformance (1953 building)	\$24.0	1
87	Bldg. Circulation	Interior Doors	Classrooms	Modify classroom and program space doors to corridor for ADA conformance	\$60.0	1
96	Public Services	Signage	Library Building	Install ADA-conforming signage in Library Building	\$0.4	1
93	Public Services	Signage	General	Install ADA-conforming signage throughout	\$6.0	1
94	Public Services	Water Fountain	General	Replace drinking fountains with ADA-conforming style	\$5.0	1
92	Restroom Facility	Floor Clearance	Toilet rooms	Modify boys and girls toilet rooms in 1953 section for code compliance	\$13.0	1
90	Restroom Facility	Floor Clearance	Health room	Modify toilet room in health area for code compliance	\$4.5	1
91	Restroom Facility	Floor Clearance	Small toilet	Modify small toilet rooms in 1953 section for code compliance	\$3.5	2
95	Site Accessibility	Site Ramps	Ramp	Replace handrails at ramp to main entrance	\$3.0	1
85	Site Accessibility	Site Signage	Parking Lots	Install handicapped parking signs or symbols	\$2.5	1
Accessibility Subtotal					\$184.5	

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				South Elementary Subtotal	\$5,789.3	
				Total Project Inventory	\$24,680.5	

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