

Facility Assessment & Long Term Maintenance Plan

School: Lindop School
 District: Lindop School District 92
 Date: September 29, 2021



Legend:	Maintenance Items	Recommendations & Best Practice Items
	Owner Items	Life Safety Items

	Locations, Room No.	Issue	Recommendation	Size/ Qty	Cost	Year
Site Items						
S1	Perimeter Fencing	Owner has expressed an interest to replace all of the existing chain link fencing to improve security and aesthetics.	Remove and replace existing chain link fencing at south and east sides of the site with new more private and secure fencing.	950 LF	\$100,000	
S2	Green area between Parking Lot and Asphalt playground	Exterior storage is extremely limited	Construct new garage/storage building with access from both the north and south sides.	1500 SF	\$300,000	
S3	Concrete Sidewalks, concrete ramps, & metal flashing	The existing concrete sidewalks at the front entrance, and misc locations around the school are cracking, spalling, or in generally in poor condition. Also, the existing concrete is spalling and railings are starting to rust at bottom of posts	Replace concrete sidewalks. Lower sidewalks one inch along front wall of school and trim metal flashing. Also, repair or replace the existing spalled concrete and handrails at ramps.	10,000 SF	\$150,000	
S4	Concrete Ramps at Pre-K and Kindergarten classrooms	Existing concrete is spalling and railings are starting to rust at bottom of posts	Repair or replace the existing spalled concrete after repairing or repalcing the existing stair posts	LS	\$15,000	
Architectural Items						
A1	Basement	No bathroom at Fitness Center	Renovate storage room west of fitness center and create new bathroom and updated laundry room	162 SF	\$75,000	
A2	All Bathrooms	Ceramic Tile flooring is old and outdated	Replace ceramic tile in all existing bathrooms with new porcelain tile or epoxy resin type flooring.	30	\$70,000	
A3	Library	Existing library is outdated and needs to be brought up to current educational standards.	Remodel entire library and adjacent literacy lab and central corridor to create a bright, engaging 21st Century learning environment for students. Also, consider creating a new STEM lab in conjunction with the library	4000 SF	\$1,200,000	
A4	Throughout School	Room numbering is inconsistent and unclear.	Provide new signage throughout.	LS	\$60,000	
A5	Throughout School	Existing drinking fountains throughout the school and in many classrooms are old, in disrepair, and currently not being used due to COVID.	Replace all existing drinking fountains with new electric water coolers with automatic bottle filler function	20	\$50,000	
A6	Gymnasium	Existing lay-in ceiling tiles are constantly getting knocked loose by balls and this is not a good ceiling system for a gymnasium.	Remove existing ceiling system and paint structure and deck (older ceiling may be asbestos). Also, consider providing some sound attenuation panels, maybe as an alternate bid.	7000 SF	\$105,000	

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A7	Original Building - Corridor areas outside CR's 203, 204, and 205.	VCT flooring is cracking and the condition of floor structure is questionable	Replace floor structure in corridor areas outside rooms 203, 204, and 205. Replace flooring materials in entire north corridor.	600 SF	\$100,000	
A8	North Corridor	Structural glazed facing tile in north corridor is not aesthetically pleasing	Paint existing SGFT in entire north corridor area, with epoxy paint and primer.	1500 SF	\$15,000	
A9	Classrooms 102, 104, 113, 114, 202, 204, 205, 206, 207 & TWR 1	The classroom doorways are not accessible	If it is determined that these classrooms provide unique functions, provide accessibility by installing an automatic operator on the door.	10	\$25,000	
A10	Stage	Ductwork at stage is only 62" above the floor and presents a danger to students and staff.	Install a railing system that will prevent students and staff from walking below the duct and injuring their head. Also, provide protection around existign srpinkler piping.	LS	\$10,000	
A11	All Stairs	These existing stairs have no tactile warning at the top of the stairs or the landings for the blind.	Furnish and install rubber flooring as tactile warning at top of all stairs, and other adjacent locations as required.	14	\$14,000	
A12	Stair 3 and Stair 4,	Existing fire rated door is being held open with wire or a wood door stop.	Provide and install new magnetic hold opens and tie into fire alarm system.	2	\$10,000	
A13	Front Entrance	The door from the front vestibule to the office does not lock providing no security once a visitor is allowed to enter the exterior doors.	Provide new hardware & electric stirke at reception door. Consider extending all aiphone and door controls to the security station in the font lobby. Also, consider providing a pass through 'slot' at the existing inner vestibule doors. This would require a visitor to hand his license to the security agent to be scanned into the raptor system, and provide an additional layer of security for students and staff.	LS	\$20,000	
A14	Classroom 307 and adjacent corridor	Consider creating a new 21st century learning environment here. This can also serve as an area for staff & board meetings in the evenings.	Remodel classroom 307 and at least half of the adjacent corridor C2, and provide a new movable glass wall between the two. This will not only create a bright, engaging 21st Century learning environment for students, convert an existing cication space into an additional exciting learning environment.	1500 SF	\$450,000	
A15	Reading Room 123	The square footage of this room is much larger than what is required for the functions currently occuring within it, causing the room to be underutilized	Consider subdividing this reading classroom into multiple office spaces, phone room, and support space for students.	968 SF	\$200,000	
A16	Girls & Boys Locker Rooms	Rooms are being used for storage	Doors into storage rooms like these need to be fire rated per the building code. Either replace these doors, or discontinue using these rooms for storage.	2	\$10,000	

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A17	Stair 1, Stair 5, Classrooms 305 (Band), 306, 309, 310, Stor Room in Corr C8, Vestibules 6 & 8, and exterior door numbers I, M, Q and S.	At several locations, doors do not operate properly, restricting egress or do not provide proper security. Also, the existing hollow metal doors are in need of paint	Replace door hardware. Also, paint these doors and frames as well as all hollow metal doors within the school.	LS	\$30,000	
A18	Library, Literacy Lab 122, Reading 123, Classroom 102, and three offices at far north side of school.	The existing carpet materials are worn and need replacement.	Provide & Install new carpet and/or luxury vinyl tile.	6500 SF	\$91,000	
A19	Exterior door numbers C, O, and N	The existing hollow metal frames are rusting and will reach the end of their useful life within five years.	Remove and replace existing hollow metal doors & frames with new galvanized hollow metal doors & frames.	3	\$21,000	
A20	Interior doors at rooms 304, 306, S3, stage, and doors between Corridors C10 and C11.	Existing doors are either missing, broken, or not functioning properly	Replace existing doors with new. Replace existing hollow metal frames if necessary.	6	\$36,000	
A21	Main Entry Vest and Reception Area	The glass at the front doors and reception is not security type.	Provide security film over the existing glass at doors and windows.	LS	\$10,000	

Roofing / Wall / Masonry Items

R1	Roof Area 18.0	No coping cap cover plates originally installed	Provide cover plates over metal coping cap joints (x40)	40	\$5,000	
R2	Roof Area 21.0	Potential location for new exterior roof access ladder	Install new roof ladder	1	\$3,000	
R3	Roof Areas 1.1, 1.2, 1.3	Isolated areas of the roof membrane require attention.	Make necessary repairs to the roof membrane.		\$3,500	
R4	Roof Area 1.2	Gutter is full of water and not properly draining. Standing water is not good and could provide a breeding ground for mosquitos.	Reslope sections of gutter and add downspouts.		\$3,500	
R5	Roof Areas 1.1, 1.2, 1.3, 5.1, 5.2, 5.3 and 23.0	Roof areas will be reaching their life expectancy.	Plan to replace in 2-5 years (Priority 2)	19,020	\$650,000	
R6	Roof Areas 7.0, 14.0, 15.0, 16.0, 17.0, 18.0, 19.0, 20.0, 21.0 and 22.0	Roof areas will be reaching their life expectancy.	Plan to replace within 6-10 years (Priority 3)	26,500	\$910,000	
W1	North wall at Roof Area 1.3, North and east walls at Roof Area 2.0, North wall at Roof Area 6.0, contiguous with Roof Areas 7.0, 8.1, 8.2, and 9.0	Open mortar joints and deterioration of the masonry wall.	Grind and tuckpoint masonry wall (sq.ft.)	1,100	\$31,000	

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W2	Chimney on Roof Area 9.0	Open mortar joints and deterioration of the masonry chimney, deteriorated brick, deteriorated cap stone	Grind and tuckpoint chimney, replace deteriorated brick, provide metal cap to cover cap stone (sq.ft.)	600	\$16,400	
W3	West Elevation below Roof Areas 1.2, 1.3, 3.0, 6.0, and 9.0	Open mortar joints and deterioration of the masonry wall.	Grind and tuckpoint masonry wall (sq.ft.)	8500	\$205,000	2023

Mechanical Items

M1	Admin Area	Replace air cooled condensing unit serving admin area	Replace unit and piping	1	\$70,000	
M2	Kitchen	Replace Kitchen Hook make-up Unit	Replace unit and Controls	1	\$30,000	
M3	Rooftop - Air Cooled Water Chiller Enclosure	Air cooled water chiller will need replacement within 5 to 10 years	Remove and replace chiller and provide insulation at piping as needed.	1	\$300,000	
M4	Storage S8, MDF, IDF	Duct free split systems serving IDF and MDF rooms will need replacing within 5 years	Schedule duct free split systems for replacement in 5-10 years.	LS	\$18,000	
M5	Mech 2, Roof, JC 3	Abandoned gas piping with shut-off valves without caps	Remove abandoned gas piping, or provide valve/cap at main so there is no chance of gas entering the piping.	LS	\$3,000	
M6	Corridors 6, 7	Cabinet unit heater fan is running, but hot water heating system is not in operation	Provide aquastat on hot water supply main (not branch serving CUH) to keep fan off unless hot water heating system is in operation.	LS	\$3,000	
M7	Office 10	Condensate pump or outside air damper serving fan coil unit located above ceiling appears to be wired to the switch leg serving the light fixtures.	Rewire unit so that it is powered independent of the lighting.	1	\$1,000	
M8	Mech 1	Chilled water piping is not insulated at system bypass and piping is rusting.	Provide insulation with vapor barrier for all exposed parts of chilled water system.	LS	\$6,000	
M9	Storage 4	Abandoned convector and piping remain.	Remove abandoned convector and associated piping.	LS	\$4,000	
M10	Classroom 201	No relief provided for outside air entering room through unit ventilator	Provide relief to building exterior from classroom.	LS	\$5,000	
M11	Storage S10, Stair ST6, Stair ST5	No heating source for space	Provide heat to space.	LS	\$10,000	
M12	Stage	Gravity shutter damper on south wall is stuck open	If damper is part of current HVAC system, replace it and provide a thermal break motorized damper to open/close whenever HVAC system is in operation. If damper is not part of current HVAC system, remove damper and provide insulated panel blank-off of louver.	LS	\$7,000	

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M13	Office OFF11	Exhaust fan serving Boy's Locker Room should be providing removal of the air serving the office, but is not connected to the space	Provide connection of exhaust duct, or some other means of relieving the air introduced into the room.	LS	\$5,000	
M14	Boiler B1	Atmospheric domestic hot water heater flue discharges into old boiler chimney which is too large to create a proper draft resulting in backdraft and condensation inside of chimney.	Provide chimney cap, and extend flue pipe through chimney to discharge out cap. Add barometric damper if required to maintain a proper draft through flue pipe.	LS	\$15,000	
Electrical Items						
E1	Rooftop at Southern half of Lindop School, and it is intended that this work be completed in conjunction with the roof replacement project. (See roofing items)	SOLAR PV System - Community wishes to support green energy initiatives.	Install photovoltaic system on approximately 40,000 square feet of rooftop. System would tie into building's electrical service and provide local electrical power and back-feed to utility distribution grid depending upon local building demand. System would provide (on best days) approximately 500kw of electrical power. Estimated payback is 35 years. Cost estimate and paynack excludes roof modifications, supports, and long term maintenance. Electrical system only.	40,000 SF	\$2,250,000	
E2	Boiler Room	Existing service is a 1600A, 480/277V system. The switchboard is in a very tight location with a minimum amount of expansion space available. Tie breakers to support photovoltaic systems can't be supported with the space available.	Install new exterior mounted switchboard and service. Switchboard would be NEMA 3R with complete locking cover. Space to be provided for new and future circuits. Existing to remain switchboard to be backfed from new and modified to eliminate CT.	LS	\$ 120,000	
E3	Entire School	The existing critical building systems are not protected by an electrical power generator	Provide 350 KW natural gas powered electrical generator. System would be engineered to support entire building (minus air conditioning) through motorized main and tie breaker operation.	LS	\$ 300,000	
E4	Entire School	Existing Simplex intercom system is nearing the end of it's useful life, and does not meet the current code.	Replace intercom master clock system (head end, wiring and devices) only with new. New clock system would be wirelessly corrected and powered by batteries.	LS	\$ 200,000	
E5	Entire School	Integrated mass notification/intercom system can serve both funtions in buidlings only requiring one-way and zoned communciation. This is typical in buidlings with classroom phones installed.	Replace existing addressable fire alarm and hardwired intercom system with combined system. Traditional intercom functions (class change tones and schedules) would be a head end input to mass notification speaker system.	LS - Cost shown here is in addition to the cost shown in item E4 above	\$ 200,000	

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Totals for the Solar Initiative	Items R5, R6, E1 and E2	\$3,930,000
	10% Design Contingency	393,000
	10% Construction Contingency	393,000
	8% A/E Fees	<u>314,400</u>
	TOTAL	\$5,030,400

Totals for everything else	All Items except R5, R6, E1 and E2	\$4,611,400
	10% Design Contingency	461,140
	10% Construction Contingency	461,140
	8% A/E Fees	<u>368,912</u>
	TOTAL	\$5,902,592