

PARCHMENT SCHOOL DISTRICT

2023 FACILITIES ASSESSMENT

September 1, 2023



SUBMITTED TO:
Parchment School District
520 N. Orient Street
Parchment, MI 49004

CONSTRUCTION MANAGER
Owen-Ames-Kimball
161 E. Michigan Ave, Suite 102
Kalamazoo, MI 49007

ARCHITECT
TowerPinkster
242 E Kalamazoo Ave
Kalamazoo, MI 49007





<u>BUILDING BUDGET & SUMMARY</u>	<u>3</u>
<u>PARCHMENT INNOVATION CENTER</u>	<u>7</u>
<u>NORTHWOOD ELEMENTARY SCHOOL</u>	<u>25</u>
<u>NORTH ELEMENTARY SCHOOL</u>	<u>45</u>
<u>CENTRAL ELEMENTARY SCHOOL</u>	<u>62</u>
<u>PARCHMENT MIDDLE SCHOOL</u>	<u>80</u>
<u>PARCHMENT HIGH SCHOOL</u>	<u>101</u>

SUMMARY

This facility assessment attempts to identify all deficiencies between existing conditions and “like new” facility conditions based on a visual assessment. Not all conditions are suggested work and some identified issues require further conversation to identify the right solution for the district. The following summary shows total identified budgets for all “fair” and “poor” categories.

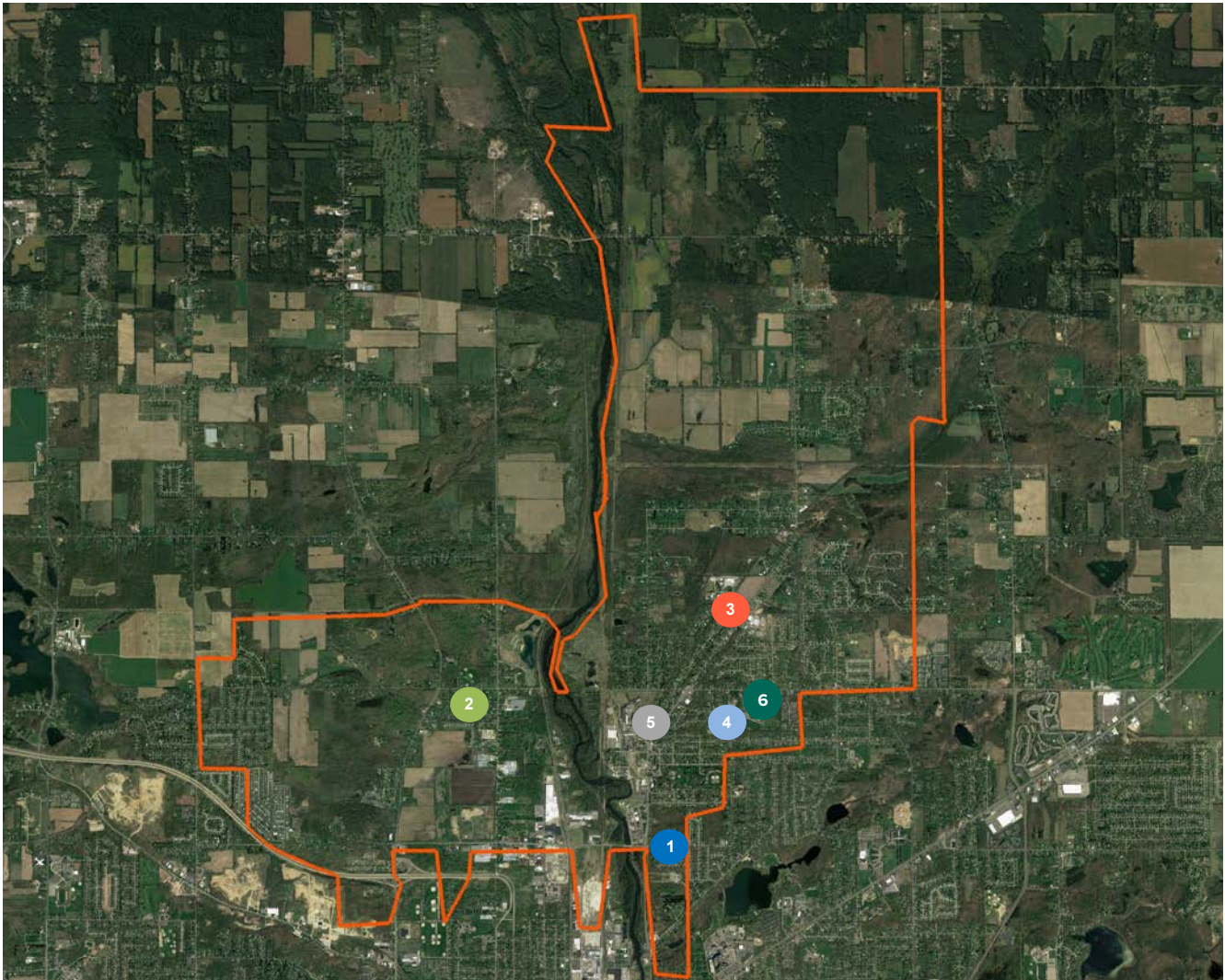
	Building Size	Poor	Fair
1 Innovation Center	16,000 sf	5,969,117	5,343,615
2 Northwood Elementary	49,000 sf	4,675,125	9,543,942
3 North Elementary	46,000 sf	2,600,161	12,808,007
4 Central Elementary	42,500 sf	2,602,324	14,652,754
5 Parchment Middle School	90,850 sf	22,067,427	14,730,066
6 Parchment High School	145,000 sf	5,761,981	22,982,628

Based on 2023 construction costs

All budgets include “soft costs” necessary to implement a project of this size including design, management, contingency (10%), bond issuance costs, and are based on year 2023 implementation.

Realize that some programmatic items do not currently have budgets associated and require further discussion.

DISTRICT MAP



- 1 Parchment Innovation Center
- 2 Northwood Elementary School
- 3 North Elementary School
- 4 Central Elementary School
- 5 Parchment Middle School
- 6 Parchment High School

BUILDING SUMMARY



1

Parchment Innovation Center

1125 E Mosel Avenue, Kalamazoo, MI 49004
16,000 sf



2

Northwood Elementary

600 Edison Street, Kalamazoo, MI 49004
49,000 sf



3

North Elementary

5535 Keyes Drive, Kalamazoo, MI 49004
46,000 sf



4

Central Elementary

516 N Orient Street, Parchment, MI 49004
42,500 sf



5

Parchment Middle School

307 N Riverview Drive, Kalamazoo, MI 49004
90,850 sf



6

Parchment High School

1919 E G Avenue, Parchment, MI 49004

145,000 sf

PARCHMENT INNOVATION CENTER



Site Assessment and Comments

Building:

Parchment Innovation Center

Client Representative:

Parchment Schools

Walk-Through Attendees:

Tower Pinkster Revisions

Date:

5/30/2023

Site Conditions	Excellent	Good	Fair	Poor	Comments
Drainage		X			
Asphalt Parking/ Drives				X	Asphalt deteriorated, recommend replacement.
Traffic Directions				X	No current parking signage or striping. Rework with new pavement.
Bus Loop					N/A
Adequate Parking		X			
Student Drop Off Area				X	No Drop off Area. They appear to use gravel along road with no sidewalks.
Sidewalks			X		Some poor sections - main entrance.
Playgrounds				X	Older equipment and surfaces. Basketball only at this location. Replace surface and add new basketball hoops.
Playground Fencing				X	There's no fencing, just rotted wood bollard posts.
Landscaping				X	Almost none. Bare soils along the building.
Irrigation System					N/A
Athletic Fields					N/A
Service Entrance			X		
Signage				X	Parking lot signage needed.
Dumpster Location				X	No dumpster enclosure. No Designated Area. Unsightly at main entrance
Site Lighting		X			

PARCHMENT INNOVATION CENTER



Building Shell Assessment and Comments

Building:

Parchment Innovation Center

Client Representative:

Parchment Schools

Walk-Through Attendees:

Tower Pinkster Revisions

Date:

5/30/2023

Building Shell	Excellent	Good	Fair	Poor	Comments
Exterior Shell		X	X		Some areas of tuck pointing recommended.
Brick		X			
Exterior Windows / Window wall				X	All are single pane, recommend replacement.
Exterior Doors				X	Need to be updated, handicap access is non-existent. Most exterior doors are aluminum installed in non-thermally broke aluminum frames with single pane glass. One pair of hollow metal doors.
Defined Entry				X	Need to identify to clearly define building entrance.
Vestibule Entries				X	Other than the service corridor, entries are not set up with a vestibule. Interior sets of doors should be installed at the east and west end of the main corridor.
Security System		X			
EIFS			X		EIFS is installed at soffits, perimeter of windows and insets at newer addition. Insets need to be painted and caulked.
Fascia/Soffits			X		Recommend painting.
Transite Panels					N/A
Caulk Joints			X		Many areas are missing caulk. Recommend repair/replace.
Accessibility				X	No ADA entrance. Included in Exterior Doors. Stoop at west door.
Water Stains		X			
Roof			X		Remove and Replace. No Structural upgrades included.
Positive Drainage		X			

PARCHMENT INNOVATION CENTER



Bath Assessment and Comments

Building:

Parchment Innovation Center

Client Representative:

Parchment Schools

Walk-Through Attendees:

Tower Pinkster Revisions

Date:

5/30/2023

Bathrooms	Excellent	Good	Fair	Poor	Comments
Floors				X	Mosaic tile and grout is recommended for replacement.
Walls		X			Walls are a combination of GSU and painted CMU.
Ceilings			X		Ceilings are 2X2 lay-in set in a suspended metal grid. Showing its age, recommend replacement.
ADA Accessible				X	Bathrooms are small and need to be brought up to current ADA requirements.
Adequate Size				X	Need to be brought up to current ADA requirements. Door alcoves to toilet rooms do not meet ADA clearance requirements. Included in ADA Accessibility.
Fixtures Operational			X		Older fixtures, recommend replacement within existing space. Included in ADA Accessibility.
Toilet Partitions			X		Older, not ADA compliant. Included in ADA Accessibility.
Hand Dryers					N/A
Mirrors			X		None above sinks.
Toilet Accessories		X			
Floor Drains		X			Condition of below grade piping is unknown.
Lighting			X		See Electrical.

PARCHMENT INNOVATION CENTER



Kitchen Assessment and Comments

Building:

Parchment Innovation Center

Client Representative:

Parchment Schools

Walk-Through Attendees:

Tower Pinkster Revisions

Date:

5/30/2023

Kitchen Prep/Serving Area	Excellent	Good	Fair	Poor	Comments
Floors			X		Recommend replacement.
Walls		X			
Ceilings			X		Needs to be upgraded.
Food Service Equipment				X	Kitchen has older casework and finishes, no 3 compartment sink. Recommend renovations.
Cooler		X			
Freezer		X			
Delivery Space		X			
Storage Space				X	See food service equipment.
Kitchen Hood					N/A. Food is delivered from High School.
Make-up Air					N/A
Serving Line		X			
Lighting			X		See Electrical.
Heating		X			
Secured		X			

PARCHMENT INNOVATION CENTER



Cafeteria Assessment and Comments

Building:

Parchment Innovation Center

Client Representative:

Parchment Schools

Walk-Through Attendees:

Tower Pinkster Revisions

Date:

5/30/2023

Cafeteria/Gymnasium/A	Excellent	Good	Fair	Poor	Comments
Flooring		X			Flooring is VCT
Walls		X			Walls are painted CMU
Ceilings		X			Ceiling is exposed structure and tectum roof deck.
Accessibility		X			
Seating		X			
Size		X			
Air-conditioning					N/A
Daylight		X			
Doors				X	Doors and hardware are older. Hardware does not meet current requirements. Recommend replacement. District wide re-keying program recommended.
Lighting				X	See Electrical.
Heating			X		See Mechanical.
Egress		X			
Stage					No Stage.
Furniture				X	Cafeteria furniture is a mix of individual desks and folding tables. Recommend purchase of new cafeteria furniture.

PARCHMENT INNOVATION CENTER



Offices Assessment and Comments

Building:

Parchment Innovation Center

Client Representative:

Parchment Schools

Walk-Through Attendees:

Tower Pinkster Revisions

Date:

5/30/2023

Offices	Excellent	Good	Fair	Poor	Comments
Flooring		X			
Walls		X			
Ceilings			X		Ceiling is older, recommend replacement
Secure Entrance				X	None, access doors too narrow for ADA. Office should be relocated and entrance reworked.
Visibility				X	Office is in middle of the facility. Recommend moving to a room next to entrance. Create a secure entrance which can be observed from the office.
Furniture			X		
Paging		X			
Master Clock		X			
Phone System		X			
Privacy		X			
Nurse Station					N/A
Accessibility		X			
Copy Room		X			
Work Room		X			
Coffee Break Area		X			
Bathroom(s)			X		Bathrooms are small and do not meet current ADA requirements. Recommend upgrading.
Meeting Rooms			X		Meeting room is part of the office space. Recommend creating separate meeting room.

Corridors Assessment and Comments

Building:

Parchment Innovation Center

Client Representative:

Parchment Schools

Walk-Through Attendees:

Tower Pinkster Revisions

Date:

5/30/2023

Corridors	Excellent	Good	Fair	Poor	Comments
Flooring			X		Flooring is worn and showing age. Recommend replacement with LVT.
Walls		X			
Ceiling			X		Ceiling is showing its age. Recommend replacement.
Lockers				X	N/A, would the district consider installation of lockers for student belongings? Is this a security issue?
Doors				X	Doors and hardware are older. Hardware does not meet current requirements. Recommend replacement. District wide re-keying program recommended.
Exterior Light		X			
Size of Corridor		X			
Flow of Corridor		X			
Wayfinding				X	All rooms need identification signage.
Emergency Egress			X		No ADA access.
Lights			X		See Electrical.

PARCHMENT INNOVATION CENTER



Classrooms Assessment and Comments

Building:

Parchment Innovation Center

Client Representative:

Parchment Schools

Walk-Through Attendees:

Tower Pinkster Revisions

Date:

5/30/2023

Classrooms -	Excellent	Good	Fair	Poor	Comments
Flooring				X	Flooring is showing wear and in places is missing. Recommend replacement in all classrooms. Possible ACP.
Walls		X			Walls are painted CMU.
Ceiling				X	Ceilings are showing wear. Majority of ceilings are 2X4 grid with lay in ceiling tiles. Recommend changing to 2X2 grid system and tiles.
Doors				X	Doors and hardware are older. Hardware does not meet current requirements. Doors and frames do not meet 1 hr. rating requirement at corridor. Replace with rated doors and frames.
Windows			X		See building shell.
Casework				X	All older, recommend replacement.
Marker/Chalkboards			X		
Projector / Screen			X		
Air-conditioning			X		Window shakers.
Daylight		X			
Overall size		X			
Egress			X		The northeast classroom appears to be over the threshold of 1000 net sf for having only 1 egress door. Either add a second door or consider relocating main office here for a better visibility of the main entry. Priced egress doors only.
Heating		X			
Lighting			X		See Electrical.
Furniture				X	Some classroom furniture is in good condition. Furniture is not very flexible to support a variety of classroom setups. Consider replacement.

PARCHMENT INNOVATION CENTER



Mechanical Assessment and Comments

Building:

Parchment Innovation Center

Client Representative:

Parchment Schools

Walk-Through Attendees:

Tower Pinkster Revisions

Date:

5/30/2023

Mechanical Systems	Excellent	Good	Fair	Poor	Comments
Boiler Room		X			Lots of excess material stored here.
Heating Pipes		X			
Tunnel Accessibility		X			Small.
Domestic Water Lines				X	Piping is galvanized. Recommend replacement.
Water Heaters			X		Newer - 2005. recommend providing new system tempering valve to allow for 140 F water storage.
Water Pressure		X			
Meters		X			
Boilers - 2 Ray Pak, New in 2005			X		Recommend replacing with condensing boilers, new system pumps, expansion tank, and make-up water meter.
AHU's					N/A
Fans		X			
Control System			X		Mixture of controls. Recommend upgrade to a single DDC system.
Fire Protection System				X	System was not required at the time of the original building construction. District should consider adding a system.
Chiller/ACCU					N/A

Mechanical Assessment and Comments Continued

Unit Ventilators			X		Older but in working order. Many are likely at the end of life cycle. Recommend replacement. Includes cooling.
VAV Boxes					N/A
Hangers		X			
Valves			X		Older valves on many of the pipes. Recommend replacement.
Insulation			X		Insulation is missing in areas. Recommend replacement.
Asbestos		X			No report available.
IT Room				X	It room has an older ceiling mini-split. Recommend to replace with new.
GYM				X	Gym is served with unit ventilators, recommend replacing with a heating and cooling RTU and ductwork.

PARCHMENT INNOVATION CENTER



Electrical Assessment and Comments

Building:

Parchment Innovation Center

Client Representative:

Parchment Schools

Walk-Through Attendees:

Tower Pinkster Revisions

Date:

5/30/2023

Electrical	Excellent	Good	Fair	Poor	Comments
Transformer Size		X			600A, 208/ 120V, 3P, 4W.
Primary/Secondary Service			X		Main panel full, no new breakers can be added. No meter for capacity. Service will require upgrade for any cooling or additions.
Generator					Battery EM light fixtures, recommend centralized inverter or generator.
Lights			X		Recommended LED replacement.
Lighting Control		X			No Dimming.
Panels			X		Some older panels, all panels are unlocked. Recommend replacing older panels. New panels will be required for cooling.
Outlets		X			Missing cover plate in cafeteria.
GFCI's		X			
Panel Clearance		X			Clearances are adequate. Need to have excess materials removed.
Exterior Building Lights			X		Metal halide, recommend replacement with LED.
Parking Lot Lighting				X	Metal halide flood lights at 45 degrees to neighboring properties. Recommend replacement with LED.
Frequency Drives					N/A
Occupancy Sensors			X		All work sporadically. Recommend replacement.
Fire Alarm				X	Original to the building. Issues reported. Needs to be replaced with building wide upgrade in order to do any major mechanical work or building addition.

PARCHMENT INNOVATION CENTER



Budget Summary

Building:	Parchment Innovation Center
Client Representative:	Parchment Schools
Walk-Through Attendees:	Tower Pinkster Revisions
Date:	5/30/2023

Space	Description	Comments	Qty	Unit	Unit Cost	Budget
Poor						
Site Conditions	Asphalt Parking/ Drives	Asphalt deteriorated, recommend replacement.	3,122	SY	97.58	304,660
Site Conditions	Traffic Directions	No current parking signage or striping. Rework with new pavement.	Included in paving.			
Site Conditions	Exterior Basketball Court	Older equipment and surfaces. Basketball only at this location. Replace surface and add new basketball hoops.	1	ls	39,573.30	39,573
Site Conditions	Signage	Directional Signage to indicate front entrance.	1	ls	8,131.50	8,132
Site Conditions	Student Drop Off Area	No Drop off Area. They appear to use gravel along road with no sidewalks.	1,500	sy	113.84	170,762
Site Conditions	Playground Fencing	There's no fencing, just rotted wood bollard posts.	2,000	lf	73.18	146,367
Site Conditions	Landscaping	Almost none. Bare soils along the building.	1	ls	81,315	81,315
Site Conditions	Dumpster Location	No dumpster enclosure. No Designated Area. Unsightly at main entrance	1	ls	97,578.00	97,578
Building Shell	Vestibule Entries	Other than the service corridor, entries are not set up with a vestibule. Interior sets of doors should be installed at the east and west end of the main corridor.	2	ea	48,789.00	97,578
Building Shell	Exterior Windows / Window wall	All are single pane, recommend replacement.	2,400	sf	138.24	331,765
Building Shell	Exterior Doors	Need to be updated, handicap access is non-existent. Most exterior doors are aluminum installed in non-thermally broke aluminum frames with single pane glass. One pair of hollow metal doors.	10	ea	10,570.95	105,710
Building Shell	Defined Entry	Need to identify to clearly define building entrance.	1	ls	8,131.50	8,132

PARCHMENT INNOVATION CENTER



Budget Summary Continued

Building:	Parchment Innovation Center
Client Representative:	Parchment Schools
Walk-Through Attendees:	Tower Pinkster Revisions
Date:	5/30/2023

Space	Description	Comments	Qty	Unit	Unit Cost	Budget
Building Shell	Accessibility	No ADA entrance. Included in Exterior Doors. Stoop at west door.				
Bathrooms	Floors	Mosaic tile and grout is recommended for replacement.	Included in Bathroom Renovation Below.			
Bathrooms	ADA Accessible	Bathrooms are small and need to be brought up to current ADA requirements.	145	sf	975.78	141,488
Bathrooms	Adequate Size	Need to be brought up to current ADA requirements. Door alcoves to toilet rooms do not meet ADA clearance requirements. Included in ADA Accessibility.				
Kitchen Prep/Serving Area	Food Service Equipment	Kitchen has older casework and finishes, no 3 compartment sink. Recommend renovations.	1	ls	243,945.00	243,945
Kitchen Prep/Serving Area	Storage Space	See Kitchen Prep/ Serving above				
Cafeteria/Gymnasium/Auditorium	Doors	Doors and hardware are older. Hardware does not meet current requirements. Recommend replacement. District wide re-keying program recommended.	1	ea	10,570.95	10,571
Cafeteria/Gymnasium/Auditorium	Lighting	See Electrical.				
Cafeteria/Gymnasium/Auditorium	Furniture	Cafeteria furniture is a mix of individual desks and folding tables. Recommend purchase of new cafeteria furniture.	1	ls	81,315.00	81,315
Offices	Secure Entrance	None, access doors too narrow for ADA. Office should be relocated and entrance reworked.	2,540	sf	325.26	826,160
Offices	Visibility	Office is in middle of the facility. Recommend moving to a room next to entrance. Create a secure entrance which can be observed from the office.	Included in Secure Entrance.			

PARCHMENT INNOVATION CENTER



Budget Summary Continued

Building:	Parchment Innovation Center
Client Representative:	Parchment Schools
Walk-Through Attendees:	Tower Pinkster Revisions
Date:	5/30/2023

Space	Description	Comments	Qty	Unit	Unit Cost	Budget
Corridors	Lockers	N/A, would the district consider installation of lockers for student belongings? Is this a security issue?	100	ea	406.58	40,658
Corridors	Doors	Doors and hardware are older. Hardware does not meet current requirements. Recommend replacement. District wide re-keying program recommended.	34	ea	8,131.50	276,471
Corridors	Wayfinding	All rooms need identification signage.	1	ls	13,823.55	13,824
Classrooms -	Classroom Renovation	Renovate each class room. New flooring, ceiling, cabinets, corridor walls.	8,400	sf	195.16	1,639,310
Classrooms -	Abatement		8,400	sf	13.01	109,287
Classrooms -	Doors	Doors and hardware are older. Hardware does not meet current requirements. Doors and frames do not meet 1 hr. rating requirement at corridor. Replace with rated doors and frames.	See Corridor Doors.			
Classrooms -	Furniture	Some classroom furniture is in good condition. Furniture is not very flexible to support a variety of classroom setups. Consider replacement.	9	ea	56,920.50	512,285
Mechanical Systems	Domestic Water Lines	Piping is galvanized. Recommend replacement.	16,000	sf	24.39	390,312
Mechanical Systems	Fire Protection System	System was not required at the time of the original building construction. District should consider adding a system.	16,000	sf	9.76	156,125
Electrical	Parking Lot Lighting	Metal halide flood lights at 45 degrees to neighboring properties. Recommend replacement with LED.	5	ea	8,944.65	44,723
Electrical	Fire Alarm	Original to the building. Issues reported. Needs to be replaced with building wide upgrade in order to do any major mechanical work or building addition.	16,000	sf	5.69	91,073

PARCHMENT INNOVATION CENTER



Budget Summary Continued

Building:	Parchment Innovation Center
Client Representative:	Parchment Schools
Walk-Through Attendees:	Tower Pinkster Revisions
Date:	5/30/2023

Space	Description	Comments	Qty	Unit	Unit Cost	Budget
Fair						
Site Conditions	Sidewalks	Some poor sections - main entrance.	-	ls	-	0
Building Shell	Caulk Joints	Many areas are missing caulk. Recommend repair/ replace.	1	ls	13,823.55	13,824
Building Shell	Fascia/Soffits	Recommend painting.	1	ls	65,052.00	65,052
Building Shell	Roof	Remove and Replace. No Structural upgrades included.	16,000	sf	73.18	1,170,936
Building Shell	Doors	Re-Key so all locks in district are on the same system.	25	ea	406.58	10,164
Bathrooms	Ceilings	See ADA accessibility				
Bathrooms	Fixtures Operational	See ADA accessibility				
Bathrooms	Toilet Partitions	See ADA accessibility				
Bathrooms	Mirrors	See ADA accessibility				
Bathrooms	Lighting	See Electrical.				
Kitchen Prep/Serving Area	Ceilings	See Kitchen Prep/ Serving above				
Kitchen Prep/Serving Area	Floors	See Kitchen Prep/ Serving above				
Kitchen Prep/Serving Area	Lighting	See Kitchen Prep/ Serving above				
Cafeteria/Gymnasium/Auditorium	Heating	Included in Classroom ventilators.				
Corridors	Flooring	Flooring is worn and showing age. Recommend replacement with LVT.	3,000	sf	26.02	78,062
Corridors	Ceiling	Ceiling is showing its age. Recommend replacement.	3,000	sf	19.52	58,547
Corridors	Emergency Egress	No ADA access.	Included in Building Shell			
Corridors	Lights	See Electrical.				
Classrooms -	Egress	The northeast classroom appears to be over the threshold of 1000 net sf for having only 1 egress door. Either add a second door or consider relocating main office here for a better visibility of the main entry. Priced egress doors only.	1	ls	19,515.60	19,516
Mechanical Systems	Control System	Mixture of controls. Recommend upgrade to a single DDC system.	16,000	sf	7.32	117,094

PARCHMENT INNOVATION CENTER



Budget Summary Continued

Building:	Parchment Innovation Center
Client Representative:	Parchment Schools
Walk-Through Attendees:	Tower Pinkster Revisions
Date:	5/30/2023

Space	Description	Comments	Qty	Unit	Unit Cost	Budget
Mechanical Systems	Unit Ventilators	Older but in working order. Many are likely at the end of life cycle. Recommend replacement. Includes cooling.	11	ea	97,578.00	1,073,358
Mechanical Systems	Valves	Older valves on many of the pipes. Recommend replacement.	Included in Mechanical Systems, domestic water lines.			
Mechanical Systems	Insulation	Insulation is missing in areas. Recommend replacement.	16,000	sf	8.13	130,104
Mechanical Systems	Water Heaters	Newer - 2005. recommend providing new system tempering valve to allow for 140 F water storage.	1	ea	40,657.50	40,658
Mechanical Systems	Boilers - 2 Ray Pak, New in 2005	Recommend replacing with condensing boilers, new system pumps, expansion tank, and make-up water meter.	2	ea	284,602.50	569,205
Mechanical Systems	IT Room	It room has an older ceiling mini-split. Recommend to replace with new.	1	ls	13,823.55	13,824
Mechanical Systems	GYM	Gym is served with unit ventilators, recommend replacing with a heating and cooling RTU and ductwork.	1	ls	487,890.00	487,890
Electrical	Primary/Secondary Service	Main panel full, no new breakers can be added. No meter for capacity. Service will require upgrade for any cooling or additions.	1	ls	406,575.00	406,575
Electrical	Generator	Battery EM light fixtures, recommend centralized inverter or generator.	1	ls	203,287.50	203,288
Electrical	Lights	Recommended LED replacement.	16,000	sf	32.53	520,416
Electrical	Lighting Control	No Dimming.	See Occupancy Sensors.			
Electrical	Panels	Some older panels, all panels are unlocked. Recommend replacing older panels. New panels will be required for cooling.	16,000	sf	16.26	260,208
Electrical	Exterior Building Lights	Metal halide, recommend replacement with LED.	5	ea	4,065.75	20,329
Electrical	Occupancy Sensors	All work sporadically. Recommend replacement.	16,000	sf	5.29	84,568
					Total	11,312,733

PARCHMENT INNOVATION CENTER

Photos



South Exit/Boiler Room



East Entrance



Main Entry (East)



Restroom



Typical Classroom



Cafeteria/Gym

Photos



Kitchen



Boiler Room

NORTHWOOD ELEMENTARY SCHOOL



Site Assessment and Comments

Building:

Northwood Elementary

Client Representative:

Parchment Schools

Walk-Through Attendees:

Tower Pinkster Revisions

Date:

5/30/2023

Site Conditions	Excellent	Good	Fair	Poor	Comments
Drainage			X		Road trench needs to be repaired/ replaced. Verify.
Asphalt Parking/ Drives				X	Breaking up. Recommend replacement.
Traffic Directions		X			
Bus Loop		X			Confirm site circulation.
Adequate Parking		X			Verify parking lots are adequate.
Student Drop Off Area		X			Confirm site circulation.
Sidewalks		X			
Playgrounds			X		Mix of new and old equipment. Recommend replacement.
Playground Fencing		X			Some minor areas in need of repair.
Landscaping		X			
Irrigation System		X			
Athletic Fields		X			
Service Entrance		X			
Signage		X			
Dumpster Location		X			
Site Lighting		X	X		Exterior wall packs will not shut off. See Occupancy Sensors.
Storage Building				X	Recommend demolition.

NORTHWOOD ELEMENTARY SCHOOL



Building Shell Assessment and Comments

Building:

Northwood Elementary

Client Representative:

Parchment Schools

Walk-Through Attendees:

Tower Pinkster Revisions

Date:

5/30/2023

Building Shell	Excellent	Good	Fair	Poor	Comments
Exterior Shell		X			
Brick		X			
Exterior Windows		X		X	Recommend replacement in old wing.
Exterior Doors		X			Door closures are affecting aluminum door heads at classroom doors. Reinforcement of mounting points is needed.
Defined Entry		X			
Vestibule Entries		X			
Security System		X			
EIFS			X		Many damaged areas. Recommend replacement.
Fascia/Soffits		X			
Transite Panels		X			
Caulk Joints			X		Needs maintenance.
Accessibility		X			
Water Stains		X			
Roof		X	X		Recommend replacement. Includes roofing only. No structural replacement included. Older wing only.
Positive Drainage		X			

NORTHWOOD ELEMENTARY SCHOOL



Bathrooms Assessment and Comments

Building:

Northwood Elementary

Client Representative:

Parchment Schools

Walk-Through Attendees:

Tower Pinkster Revisions

Date:

5/30/2023

Bathrooms	Excellent	Good	Fair	Poor	Comments
Floors		X			
Walls		X			
Ceilings		X			
ADA Accessible		X	X		Old wing 3 gang toilets do not meet current ADA requirements. Recommend renovating.
Adequate Size		X			
Fixtures Operational		X			
Toilet Partitions		X			
Hand Dryers		X			
Mirrors		X			
Toilet Accessories		X			
Floor Drains		X			
Lighting		X	X		See Electrical.

NORTHWOOD ELEMENTARY SCHOOL



Kitchen Assessment and Comments

Building:

Northwood Elementary

Client Representative:

Parchment Schools

Walk-Through Attendees:

Tower Pinkster Revisions

Date:

5/30/2023

Kitchen Prep/Serving Area	Excellent	Good	Fair	Poor	Comments
Floors		X			Kitchen area flooring is 12X12 porcelain pavers.
Walls		X			
Ceilings		X			
Food Service Equipment			X		Wood cabinets and plastic laminate countertops are installed. Replacement with food grade finishes is recommended.
Cooler		X			
Freezer		X			
Delivery Space		X			
Storage Space				X	Freezer for food in multiple places, stage and hallway. No good solution to this issue. Dry storage room is an old classroom with carpet and VCT flooring. Replacement of flooring is necessary. No good solution to this issue.
Kitchen Hood		X			
Make-up Air		X			
Serving Line		X			
Lighting		X			
Heating		X			
Secured		X			

NORTHWOOD ELEMENTARY SCHOOL



Cafeteria Assessment and Comments

Building:

Northwood Elementary

Client Representative:

Parchment Schools

Walk-Through Attendees:

Tower Pinkster Revisions

Date:

5/30/2023

Cafeteria/Gymnasium/A	Excellent	Good	Fair	Poor	Comments
Flooring		X			Multipurpose sports flooring is installed in the space. The stage floor is solid wood flooring.
Walls		X			
Ceilings		X			Ceilings are tectum panels set in 2X4 grid.
Accessibility		X			
Seating		X			
Size		X			
Air-conditioning			X		Gym is served with unit ventilators, recommend replacing with heating and cooling RTU and ductwork.
Daylight		X			
Doors		X			
Lighting		X			
Heating		X			
Egress		X			
Stage			X		No ADA accessibility.

NORTHWOOD ELEMENTARY SCHOOL



Offices Assessment and Comments

Building:

Northwood Elementary

Client Representative:

Parchment Schools

Walk-Through Attendees:

Tower Pinkster Revisions

Date:

5/30/2023

Offices	Excellent	Good	Fair	Poor	Comments
Flooring			X		Boardroom carpet is showing wear in the entry area of the office.
Walls		X			Walls are painted CMU and are in good condition.
Ceilings		X			Ceilings are 2X2 lay-in tile set in metal grid.
Secure Entrance			X		Needs second set of doors. Poor visibility.
Visibility		X			
Furniture		X			
Paging		X			
Master Clock		X			
Phone System		X			
Privacy		X			
Nurse Station		X			
Accessibility		X			
Copy Room		X			
Work Room		X			
Coffee Break Area		X			
Bathroom(s)		X			
Meeting Rooms		X			

NORTHWOOD ELEMENTARY SCHOOL



Corridors Assessment and Comments

Building:

Northwood Elementary

Client Representative:

Parchment Schools

Walk-Through Attendees:

Tower Pinkster Revisions

Date:

5/30/2023

Corridors	Excellent	Good	Fair	Poor	Comments
Flooring		X	X		Corridors are terrazzo flooring and in good condition. Walk off carpet in vestibules is in need of replacement.
Walls		X			Walls are CMU and GSU and are in good condition.
Ceiling		X			Ceilings are 2X2 lay-in tile set in a metal grid.
Lockers			X		Bottoms are starting to rust. Recommend replacement.
Doors		X			
Exterior Light		X			
Size of Corridor		X			
Flow of Corridor		X			
Wayfinding		X			
Emergency Egress		X			
Lights			X		See Electrical.

NORTHWOOD ELEMENTARY SCHOOL



Library Assessment and Comments

Building:

Northwood Elementary

Client Representative:

Parchment Schools

Walk-Through Attendees:

Tower Pinkster Revisions

Date:

5/30/2023

Library	Excellent	Good	Fair	Poor	Comments
Flooring		X			
Walls		X			
Ceiling		X			
Doors		X			
Windows		X			
Casework		X			
Marker/Chalkboards		X			
Projector / Screen		X			
Air-conditioning		X			
Daylight		X			
Overall size		X			
Egress		X			
Heating		X			
Lighting			X		See Electrical.

NORTHWOOD ELEMENTARY SCHOOL



Classrooms Assessment and Comments

Building:

Northwood Elementary

Client Representative:

Parchment Schools

Walk-Through Attendees:

Tower Pinkster Revisions

Date:

5/30/2023

Classrooms -	Excellent	Good	Fair	Poor	Comments
Flooring			X		Flooring is a mix of carpet and VCT. Both are in need of replacement in the near future.
Walls			X		Walls are painted CMU and are in good condition. One operable partition exists between two classrooms in the east wing. Removal of the partition and replacement with solid wall construction is recommended for better sound isolation.
Ceiling		X	X		Recommend replacement of ceilings in old wing.
Doors			X		Classroom door locks should be replaced for security reasons. The current hardware is difficult to lock in emergency situations.
Windows		X	X		Recommend new windows in old wing.
Casework		X			
Marker/Chalkboards		X			
Projector / Screen		X			
Air-conditioning		X	X		Combination of floor and window mounted in older wing. See Mechanical.
Daylight		X			
Overall size		X			
Egress		X			
Heating		X	X		See Mechanical.
Lighting		X			

NORTHWOOD ELEMENTARY SCHOOL



Mechanical Assessment and Comments

Building:

Northwood Elementary

Client Representative:

Parchment Schools

Walk-Through Attendees:

Tower Pinkster Revisions

Date:

5/30/2023

Mechanical Systems	Excellent	Good	Fair	Poor	Comments
Boiler Room		X			
Heating Pipes		X			
Tunnel Accessibility		X			Small.
Domestic Water Lines			X	X	Old galvanized pipe in tunnels in old wing only. Recommend replacement.
Water Heaters		X	X		2014 in new wing, 1996 in old wing. Replace old wing WH, add system tempering valves to both.
Water Pressure			X	X	
Meters		X			
Boilers - 3 Ray Pak Boilers - New in 2006, 2 Thermifac Boilers - New in 1999			X	X	Old Boiler Room: Replacement of boilers, pumps, compression tanks, add make-up water meter. Re-pipe heating supply/ return mains to be reverse return with separate headers, Variable volume pumps with VFD,s. New Boiler Room: Replacement of boilers, pumps, compression tanks, add make-up water meter.
AHU's					N/A
Fans		x			
Control System			X		Some newer remote wall sensors and some line voltage stats. Recommend updating and consolidating control system.
Fire Protection System					N/A
Chiller/ACCU					N/A

Mechanical Assessment and Comments Continued

Unit Ventilators		X	X		Old wing, heating only.
VAV Boxes					N/A
Hangers		X			
Valves		X			
Insulation		X			
Asbestos		X			No report available.

NORTHWOOD ELEMENTARY SCHOOL



Electrical Assessment and Comments

Building:

Northwood Elementary

Client Representative:

Parchment Schools

Walk-Through Attendees:

Tower Pinkster Revisions

Date:

5/30/2023

Electrical	Excellent	Good	Fair	Poor	Comments
Transformer Size			X		1600A, 208/120V, 3P, 4W. No entering, need to verify capacity. Not much space for new breakers.
Primary/Secondary Service			X		Might need to rework main panel breakers for major cooling or building addition.
Generator			X		Battery EM light fixtures, recommend centralized inverter or generator.
Lights			X		Recommend replace with LED.
Lighting Control			X		See Occupancy Sensors.
Panels		X			None locked.
Outlets		X			
GFCI's		X			
Panel Clearance		X	X		Materials need to be removed from in front of electrical panels.
Exterior Building Lights		X			Recommend replace with LED.
Parking Lot Lighting		X			Recommend replace with LED.
Frequency Drives					N/A
Occupancy Sensors		X	X		Exterior wall pack lighting will not turn off. Classroom sensors do not work consistently. Recommend new lighting controls.
Fire Alarm				X	Simplex 4005 FACP. Issues reported. Needs to be replaced with building wide upgrade in order to perform any major mechanical work or building additions.

NORTHWOOD ELEMENTARY SCHOOL



Budget Summary

Building:	Northwood Elementary
Client Representative:	Parchment Schools
Walk-Through Attendees:	Tower Pinkster Revisions
Date:	5/30/2023

Space	Description	Comments	Qty	Unit	Unit Cost	Budget
Poor						
Site Conditions	Asphalt Parking/ Drives	Breaking up. Recommend replacement.	4,500	sy	97.58	439,101
Site Conditions	Storage Building	Recommend demolition.	2,600	sf	19.52	50,741
Building Shell	Exterior Windows	Recommend replacement in old wing.	600	sf	138.24	82,941
Building Shell	Roof	Recommend replacement. Includes roofing only. No structural replacement included. Older wing only.	17,400	sf	73.18	1,273,393
Kitchen Prep/Serving Area	Storage Space	Freezer for food in multiple places, stage and hallway. No good solution to this issue. Dry storage room is an old classroom with carpet and VCT flooring. Replacement of flooring is necessary. No good solution to this issue.	350	sf	33	11,384
Mechanical Systems	Domestic Water Lines	Old galvanized pipe in tunnels in old wing only. Recommend replacement.	17,400	sf	24.39	424,464
Mechanical Systems	Water Pressure	Included in domestic water lines.				
Mechanical Systems	Boilers - 3 Ray Pak Boilers - New in 2006, 2 Thermific Boilers - New in 1999	Old Boiler Room: Replacement of boilers, pumps, compression tanks, add make-up water meter. Re-pipe heating supply/ return mains to be reverse return with separate headers, Variable volume pumps with VFD,s. New Boiler Room: Replacement of boilers, pumps, compression tanks, add make-up water meter.	5	ea	406,575	2,032,875

NORTHWOOD ELEMENTARY SCHOOL



Budget Summary Continued

Building:	Northwood Elementary
Client Representative:	Parchment Schools
Walk-Through Attendees:	Tower Pinkster Revisions
Date:	5/30/2023

Space	Description	Comments	Qty	Unit	Unit Cost	Budget
Mechanical Systems	Water Heaters	2014 in new wing, 1996 in old wing. Replace old wing WH, add system tempering valves to both.	2	ea	40,658	81,315
Electrical	Fire Alarm	Simplex 4005 FACP. Issues reported. Needs to be replaced with building wide upgrade in order to perform any major mechanical work or building additions.	49,000	sf	5.69	278,910
Fair						
Site Conditions	Playgrounds	Mix of new and old equipment. Recommend replacement.	2	ea	569,205	1,138,410
Site Conditions	Site Lighting	Exterior wall packs will not shut off. See Occupancy Sensors.				
Building Shell	Exterior Doors	Door closures are affecting aluminum door heads at classroom doors. Reinforcement of mounting points is needed.	36	ea	1,382	49,765
Building Shell	Doors	Re-Key so all locks in district are on the same system.	117	ea	406.58	47,569
Building Shell	EIFS	Many damaged areas. Recommend replacement.	5,730	sf	32.53	186,374
Building Shell	Caulk Joints	Needs maintenance.	1	ls	24,395	24,395
Bathrooms	ADA Accessible	Old wing 3 gang toilets do not meet current ADA requirements. Recommend renovating.	620	sf	569.21	352,907
Bathrooms	Lighting	See Electrical.				
Cafeteria/Gymnasium/Auditorium	Air-conditioning	Gym is served with unit ventilators, recommend replacing with heating and cooling RTU and ductwork.	1	ls	569,205	569,205

NORTHWOOD ELEMENTARY SCHOOL



Budget Summary Continued

Building:	Northwood Elementary
Client Representative:	Parchment Schools
Walk-Through Attendees:	Tower Pinkster Revisions
Date:	5/30/2023

Space	Description	Comments	Qty	Unit	Unit Cost	Budget
Cafeteria/Gymnasium/Auditorium	Stage	No ADA accessibility.	1	ls	162,630	162,630
Offices	Flooring	Boardroom carpet is showing wear in the entry area of the office.	260	sf	24	6,343
Offices	Secure Entrance	Needs second set of doors. Poor visibility.	1	ls	81,315	81,315
Corridors	Flooring	Corridors are terrazzo flooring and in good condition. Walk off carpet in vestibules is in need of replacement.	310	sf	24.39	7,562
Corridors	Lockers	Bottoms are starting to rust. Recommend replacement.	455	lf	406.58	184,992
Corridors	Lights	See Electrical.				
Library	Lighting	See Electrical.				
Classrooms -	Flooring	Flooring is a mix of carpet and VCT. Both are in need of replacement in the near future.	20,200	sf	32.53	657,025
Classrooms -	Walls	Walls are painted CMU and are in good condition. One operable partition exists between two classrooms in the east wing. Removal of the partition and replacement with solid wall construction is recommended for better sound isolation.	1	ea	13,010	13,010
Classrooms -	Ceiling	Recommend replacement of ceilings in old wing.	9,000	sf	19.52	175,640
Classrooms -	Windows	Included in Building Shell.				
Classrooms -	Air-conditioning	Combination of floor and window mounted in older wing. See Mechanical.				
Classrooms -	Heating	See Mechanical.				

NORTHWOOD ELEMENTARY SCHOOL



Budget Summary Continued

Building:	Northwood Elementary
Client Representative:	Parchment Schools
Walk-Through Attendees:	Tower Pinkster Revisions
Date:	5/30/2023

Space	Description	Comments	Qty	Unit	Unit Cost	Budget
Mechanical Systems	Unit Ventilators	Old wing, heating only.	11	ea	56,921	626,126
Mechanical Systems	Air Conditioning	Add air and heat units to classrooms. Vertical unit.	21	ea	97,578	2,049,138
Mechanical Systems	Control System	Some newer remote wall sensors and some line voltage stats. Recommend updating and consolidating control system.	49,000	sf	7.32	358,599
Electrical	Transformer Size	1600A, 208/120V, 3P, 4W. No entering, need to verify capacity. Not much space for new breakers.	1	ea	243,945	243,945
Electrical	Primary/Secondary Service	Might need to rework main panel breakers for major cooling or building addition.	1	ea	406,575	406,575
Electrical	Generator	Battery EM light fixtures, recommend centralized inverter or generator.	1	ea	243,945	243,945
Electrical	Lights	Recommend replace with LED.	49,000	sf	32.53	1,593,774
Electrical	Lighting Control	See Occupancy Sensors.				
Electrical	Exterior Building Lights	Recommend replace with LED.	10	ea	4,066	40,658
Electrical	Parking Lot Lighting	Recommend replace with LED.	8	ea	8,132	65,052
Electrical	Occupancy Sensors	Exterior wall pack lighting will not turn off. Classroom sensors do not work consistently. Recommend new lighting controls.	49,000	sf	5.29	258,988

Total	14,219,066
--------------	-------------------

NORTHWOOD ELEMENTARY SCHOOL

Photos



Entry



Sidewalk



Drop Off Loop



Exterior EIFS (peeling)



Playground



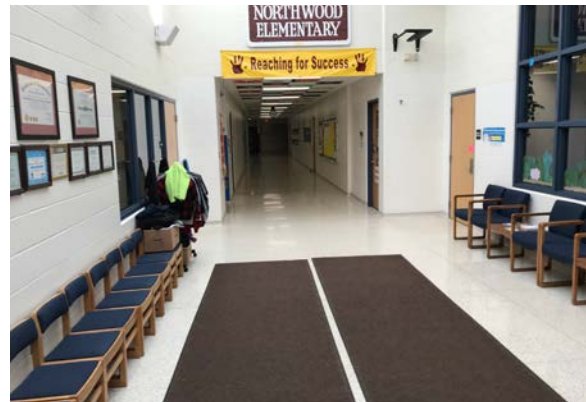
Storage Building

NORTHWOOD ELEMENTARY SCHOOL

Photos



Entry Doors



Entry Hall



Office



Library



Classroom



Restroom

NORTHWOOD ELEMENTARY SCHOOL

Photos



Lockers



Cafeteria/Gym



Kitchen



Hallway



Hallway



Fire Extinguisher Cabinet

Photos



Fire Hose Cabinet



Electrical Panel



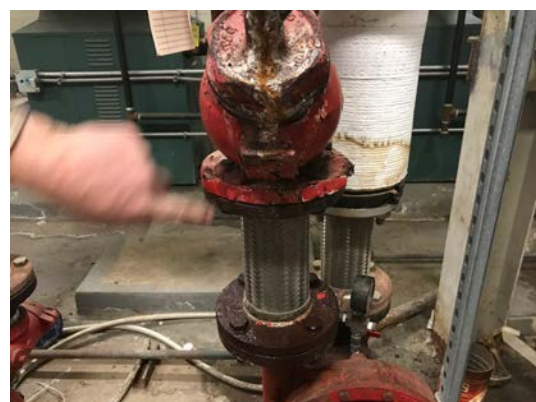
Exposed Junction Box (Stage)



Boiler Room



Boiler Room



Leaking Gasket

NORTH ELEMENTARY SCHOOL



Site Assessment and Comments

Building:

North Elementary

Client Representative:

Parchment Schools

Walk-Through Attendees:

Tower Pinkster Revisions

Date:

5/30/2023

Site Conditions	Excellent	Good	Fair	Poor	Comments
Drainage		X			
Asphalt Parking/ Drives				X	In poor shape, recommend replacement.
Traffic Directions		X			IS circulation good?
Bus Loop		X			
Adequate Parking		X			
Student Drop Off Area			X		Sidewalks are not provided along entire drop off area.
Sidewalks		X			Some minor cracking.
Playgrounds			X		Mix of new and old equipment. No accessibility to play equipment. Recommend replacement.
Playground Fencing			X		Rusted and bent in areas.
Landscaping		X			
Irrigation System		X			
Athletic Fields			X		Basketball court needs resurfacing, new equipment.
Service Entrance			X		Too narrow for truck. They drive off pavement edge.
Signage				X	No signage along Riverview.
Dumpster Location		X			No dumpster enclosure. Located in front of parking spaces.
Site Lighting		X			
Storage Building				X	Recommend demolition.

NORTH ELEMENTARY SCHOOL



Building Shell Assessment and Comments

Building:

North Elementary

Client Representative:

Parchment Schools

Walk-Through Attendees:

Tower Pinkster Revisions

Date:

5/30/2023

Building Shell	Excellent	Good	Fair	Poor	Comments
Exterior Shell			X		Tuck pointing required in several areas.
Brick		X			One area in back shows significant damage at overflow drain. Recommend checking roof drains for flow.
Exterior Windows			X		A wing only.
Exterior Doors		X			Pair in A wing with a pass code lock is restricts egress. This needs to be change to meet code requirements.
Defined Entry		X			
Vestibule Entries		X			
Security System		X			
EIFS				X	Area A needs repairs.
Fascia/Soffits			X		Areas of wood soffit and fascia should be repaired or covered with low maintenance metal.
Transite Panels		X			
Caulk Joints			X		Requires maintenance.
Accessibility		X			
Water Stains		X			
Roof			X		Out of warranty, recommend replacement. Includes roofing only. No structural replacement included.
Positive Drainage		X			

NORTH ELEMENTARY SCHOOL



Bathrooms Assessment and Comments

Building:

North Elementary

Client Representative:

Parchment Schools

Walk-Through Attendees:

Tower Pinkster Revisions

Date:

5/30/2023

Bathrooms	Excellent	Good	Fair	Poor	Comments
Floors		X			
Walls		X			
Ceilings		X			
ADA Accessible		X			
Adequate Size		X			
Fixtures Operational		X			
Toilet Partitions		X			
Hand Dryers		X			
Mirrors		X			
Toilet Accessories		X			
Floor Drains		X			
Lighting		X			

NORTH ELEMENTARY SCHOOL



Kitchen Assessment and Comments

Building:

North Elementary

Client Representative:

Parchment Schools

Walk-Through Attendees:

Tower Pinkster Revisions

Date:

5/30/2023

Kitchen Prep/Serving Area	Excellent	Good	Fair	Poor	Comments
Floors		X			
Walls		X			
Ceilings		X			
Food Service Equipment		X			
Cooler		X			
Freezer		X			
Delivery Space		X			
Storage Space		X			
Kitchen Hood					N/A
Make-up Air					N/A
Serving Line		X			
Lighting		X			
Heating		X			
Secured		X			

NORTH ELEMENTARY SCHOOL



Cafeteria Assessment and Comments

Building:

North Elementary

Client Representative:

Parchment Schools

Walk-Through Attendees:

Tower Pinkster Revisions

Date:

5/30/2023

Cafeteria/Gymnasium/A	Excellent	Good	Fair	Poor	Comments
Flooring		X			Multipurpose sports flooring is installed in the space. The stage is solid wood flooring.
Walls		X			Walls are CMU and GSU and are in good condition.
Ceilings		X			Ceilings are tectum panels set in 2X4 grid.
Accessibility		X			
Seating		X			
Size		X			
Air-conditioning			X		Gym is served with unit ventilators, recommend replacing with heat and cooling RTU and duct work.
Daylight		X			Daylighting in the space is adequate. Window blinds should be replaced with motorized roller shades.
Doors		X			
Lighting			X		See Electrical.
Heating		X			
Egress		X			
Stage			X		Not ADA compliant.

NORTH ELEMENTARY SCHOOL



Offices Assessment and Comments

Building:

North Elementary

Client Representative:

Parchment Schools

Walk-Through Attendees:

Tower Pinkster Revisions

Date:

5/30/2023

Offices	Excellent	Good	Fair	Poor	Comments
Flooring			X		Carpet is showing signs of wear and should be considered for replacement.
Walls		X			Walls are painted CMU and are in good condition.
Ceilings		X			Ceilings are lay-in 2X2 tile set in grid.
Secure Entrance				X	Needs second entrance near/ visible from office area.
Visibility		X			See above.
Furniture		X			
Paging		X			
Master Clock		X			
Phone System		X			
Privacy		X			
Nurse Station		X			
Accessibility		X			
Copy Room		X			
Work Room		X			
Coffee Break Area		X			
Bathroom(s)		X			
Meeting Rooms		X			

NORTH ELEMENTARY SCHOOL



Corridors Assessment and Comments

Building:

North Elementary

Client Representative:

Parchment Schools

Walk-Through Attendees:

Tower Pinkster Revisions

Date:

5/30/2023

Corridors	Excellent	Good	Fair	Poor	Comments
Flooring			X		Corridor terrazzo is in good condition. Walk-off carpet at vestibule is in need of replacement.
Walls		X			Walls are painted CMU and are in good condition.
Ceiling		X			Ceilings are lay-in 2X2 tile set in grid.
Lockers			X		Rusting, recommend replacement. In A wing recommend replacing coat hooks.
Doors		X			
Exterior Light		X			
Size of Corridor		X			
Flow of Corridor		X			
Wayfinding		X			
Emergency Egress		X			
Lights		X			

NORTH ELEMENTARY SCHOOL



Library Assessment and Comments

Building:

North Elementary

Client Representative:

Parchment Schools

Walk-Through Attendees:

Tower Pinkster Revisions

Date:

5/30/2023

Library	Excellent	Good	Fair	Poor	Comments
Flooring		X			
Walls		X			
Ceiling		X			
Doors		X			
Windows		X			
Casework		X			
Marker/Chalkboards		X			
Projector / Screen		X			
Air-conditioning		X			
Daylight		X			
Overall size		X			
Egress		X			
Heating		X			
Lighting			X		See Electrical.

Classrooms Assessment and Comments

Building:

North Elementary

Client Representative:

Parchment Schools

Walk-Through Attendees:

Tower Pinkster Revisions

Date:

5/30/2023

Classrooms -	Excellent	Good	Fair	Poor	Comments
Flooring			X	X	Replacement of carpet and sheet goods is needed in the classrooms.
Walls		X			
Ceiling				X	Older and in need of replacement.
Doors				X	Older with hardware that is out of compliance. Recommend replacement.
Windows				X	Old single pane in A wing only. Recommend replacement.
Casework				X	Needs replacement.
Marker/Chalkboards				X	Recommend replacement in A wing.
Projector / Screen				X	Recommend replacement in A wing.
Air-conditioning				X	Window shakers in A wing.
Daylight		X			
Overall size		X			
Egress		X			
Heating		X	X		Recommend replacement in A wing.
Lighting			X		See Electrical.
Furniture			X		Replace all classroom furniture.

NORTH ELEMENTARY SCHOOL



Mechanical Assessment and Comments

Building:

North Elementary

Client Representative:

Parchment Schools

Walk-Through Attendees:

Tower Pinkster Revisions

Date:

5/30/2023

Mechanical Systems	Excellent	Good	Fair	Poor	Comments
Boiler Room			X		Add insulation to boiler flue, new compression tank, and add new water meter to the make up water line.
Heating Pipes		X			
Tunnel Accessibility		X			
Domestic Water Lines			X		Galvanized piping in A wing. Recommend replacement.
Water Heaters			X		A system mixing valve is recommended to allow for 140 degree F water storage. Add system tempering valve to allow for 140 degree F water storage.
Water Pressure		X			
Meters		X			
Boilers - 2 Hydrothermal		X			New 2015. 10 years of service remaining, should replace in Bond but a lower priority phase.
AHU's					
Fans		X			
Control System			X		Controls are a mixture of sensors. Recommend replacement.
Fire Protection System					N/A
Chiller/ACCU					N/A
Unit Ventilators			X		Recommend replacement of all unit ventilators with package DX unit ventilators.
VAV Boxes					N/A
Hangers		X			
Valves		X			
Insulation		X			
Asbestos		X			No report available.

Electrical Assessment and Comments

Building:

North Elementary

Client Representative:

Parchment Schools

Walk-Through Attendees:

Tower Pinkster Revisions

Date:

5/30/2023

Electrical	Excellent	Good	Fair	Poor	Comments
Transformer Size		X			2000A, 208/120V, 3P, 4W. No metering, need to verify capacity. Not much space for new breakers.
Primary/Secondary Service		X			Might need to rework main panel breakers for major mechanical cooling or building addition.
Generator			X		Battery EM light fixtures, recommend centralized inverter or generator.
Lights			X		Recommend replacement with LED.
Lighting Control			X		No Dimming
Panels		X			Many are not locked.
Outlets		X			
GFCI's		X			
Panel Clearance		X			Need excess materials removed.
Exterior Building Lights			X		Recommend replacement with LED.
Parking Lot Lighting			X		Recommend replacement with LED.
Frequency Drives					N/A
Occupancy Sensors			X		All work sporadically. Recommend replacement.

NORTH ELEMENTARY SCHOOL



Budget Summary

Building:	North Elementary
Client Representative:	Parchment Schools
Walk-Through Attendees:	Tower Pinkster Revisions
Date:	5/30/2023

Space	Description	Comments	Qty	Unit	Unit Cost	Budget
Poor						
Site Conditions	Asphalt Parking/ Drives	In poor shape, recommend replacement.	6,207	sy	97.58	605,667
Site Conditions	Playgrounds	Mix of new and old equipment. No accessibility to play equipment. Recommend replacement.	2	ea	569,205	1,138,410
Site Conditions	Playground Fencing	Rusted and bent in areas.	500	lf	65.05	32,526
Site Conditions	Signage	No signage along Riverview.	1	ls	97,578	97,578
Classrooms -	A Wing Classrooms	Recommend complete renovation to these rooms.	3,720	sf	195.16	725,980
Fair						
Site Conditions	Exterior Basketball Court	Basketball court needs resurfacing, new equipment.	1	ls	37,405	37,405
Site Conditions	Student Drop Off Area	Sidewalks are not provided along entire drop off area.	500	sf	24	12,197
Building Shell	Exterior Windows	A wing only.	250	sf	138.24	34,559
Building Shell	Roof	Out of warranty, recommend replacement. Includes roofing only. No structural replacement included.	46,000	sf	73.18	3,366,441
Building Shell	Exterior Shell	Tuck pointing required in several areas.	1	ls	16,263	16,263
Building Shell	EIFS	Area A needs repairs.	3,500	sf	32.53	113,841
Building Shell	Fascia/Soffits	Soffit replacement A wing.	735	sf	65.05	47,813
Building Shell	Caulk Joints	Requires maintenance.	1	ls	13,824	13,824

NORTH ELEMENTARY SCHOOL



Budget Summary Continued

Building:	North Elementary
Client Representative:	Parchment Schools
Walk-Through Attendees:	Tower Pinkster Revisions
Date:	5/30/2023

Space	Description	Comments	Qty	Unit	Unit Cost	Budget
Building Shell	Doors	Re-Key so all locks in district are on the same system.	84	ea	406.58	34,152
Cafeteria/Gymnasium/Auditorium	Daylight	Daylighting in the space is adequate. Window blinds should be replaced with motorized roller shades.	20	ea	4,065.75	81,315
Cafeteria/Gymnasium/Auditorium	Lighting	See Electrical.				
Cafeteria/Gymnasium/Auditorium	Stage	Not ADA compliant.	1	ls	32,526	32,526
Offices	Secure Entrance	Needs second entrance near/ visible from office area.	200	sf	650.52	130,104
Offices	Flooring	Carpet is showing signs of wear and should be considered for replacement.	1200	sf	19.52	23,418.72
Corridors	Lockers	Rusting, recommend replacement. In A wing recommend replacing coat hooks.	510	lf	406.58	207,353
Library	Lighting	See Electrical.				
Classrooms -	Lighting	See Electrical.				
Classrooms -	Furniture	Replace all classroom furniture.	20	ea	56,921	1,138,410
Classrooms -	Classroom renovations.	Renovate all classrooms.	8,300	sf	195.16	1,619,795
Mechanical Systems	Boiler Room	Add insulation to boiler flue, new compression tank, and add new water meter to the make up water line.	1	ls	24,395	24,395
Mechanical Systems	Water Heaters	A system mixing valve is recommended to allow for 140 degree F water storage. Add system tempering valve to allow for 140 degree F water storage.	1	ls	16,263	16,263

NORTH ELEMENTARY SCHOOL



Budget Summary Continued

Building:	North Elementary
Client Representative:	Parchment Schools
Walk-Through Attendees:	Tower Pinkster Revisions
Date:	5/30/2023

Space	Description	Comments	Qty	Unit	Unit Cost	Budget
Mechanical Systems	Cafeteria/Gymnasium/Auditorium	Gym is served with unit ventilators, recommend replacing with heat and cooling RTU and duct work.	1	ls	569,205	569,205
Mechanical Systems	Domestic Water Lines	Galvanized piping in A wing. Recommend replacement.	3,700	sf	24.39	90,260
Mechanical Systems	Unit Ventilators	Recommend replacement of all unit ventilators with package DX unit ventilators.	20	ea	97,578	1,951,560
Mechanical Systems	Control System	Controls are a mixture of sensors. Recommend replacement.	46,000	sf	7.32	336,644
Electrical	Transformer Size	2000A, 208/120V, 3P, 4W. No metering, need to verify capacity. Not much space for new breakers.	1	ea	243,945	243,945
Electrical	Primary/Secondary Service	Might need to rework main panel breakers for major mechanical cooling or building addition.	1	ea	406,575	406,575
Electrical	Generator	Battery EM light fixtures, recommend centralized inverter or generator.	1	ea	406,575	406,575
Electrical	Exterior Building Lights	Recommend replacement with LED.	8	ea	4,065.75	32,526
Electrical	Parking Lot Lighting	Recommend replacement with LED.	10	ea	8,131.50	81,315
Electrical	Occupancy Sensors	All work sporadically. Recommend replacement.	46,000	sf	5.29	243,132
Electrical	Lights	Recommend replacement with LED.	46,000	sf	32.53	1,496,196

Total	15,408,168
--------------	-------------------

Photos



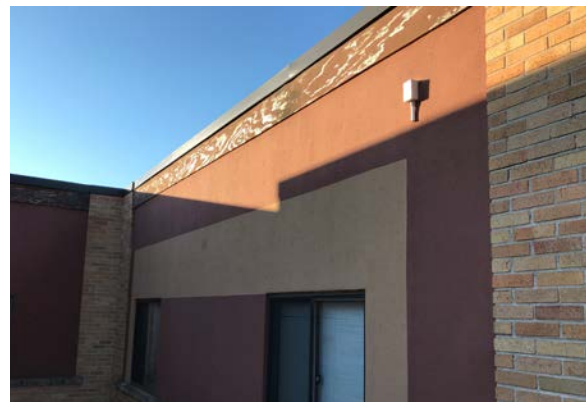
Entry



Brick (cracking)



Brick (water damage)



EIFS / Peeling Fascia (NW Elevation)



EIFS (peeling)



Parking Lot / Drive

NORTH ELEMENTARY SCHOOL

Photos



Playground



Entry



Office



Cafeteria / Gym



Stage Steps



Classroom (195x wing)

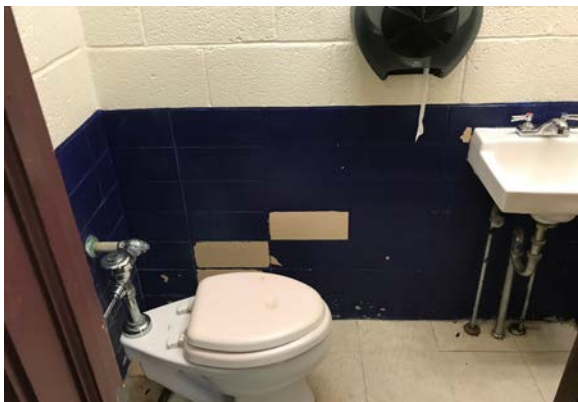
Photos



Classroom (Area A)



Bathroom (Area A)



Bathroom (Area A)



Boiler Room

CENTRAL ELEMENTARY SCHOOL



Site Assessment and Comments

Building:

Central Elementary

Client Representative:

Tower Pinkster

Walk-Through Attendees:

Tower Pinkster Revisions

Date:

5/30/2023

Site Conditions	Excellent	Good	Fair	Poor	Comments
Drainage		X			
Asphalt Parking/ Drives				X	Asphalt is cracked and worn. Recommend replacement.
Traffic Directions		X			Verify circulation.
Bus Loop		X			
Adequate Parking		X			North lot is single loaded, Appeared full during site visit.
Student Drop Off Area		X			Verify circulation.
Sidewalks			X		Some areas of settling. Odd step down along front with worn lawn areas.
Playgrounds			X		Mix of new and old equipment. Recommend replacement.
Playground Fencing			X		Poor fencing along west property line. Rusted bent metal chain link.
Landscaping				X	Landscaping is none existent. Worn lawn areas. No accessible benches, replace flag pole, replace very poor bike racks.
Irrigation System					N/A
Athletic Fields			X		Basketball area is aged and cracking. Recommend resurfacing and new equipment.
Service Entrance		X			
Signage			X		Building and Admin entrances not well defined. Recommend building directional signage.
Dumpster Location		X			
Site Lighting		X			

CENTRAL ELEMENTARY SCHOOL



Building Shell Assessment and Comments

Building:

Central Elementary

Client Representative:

Tower Pinkster

Walk-Through Attendees:

Tower Pinkster Revisions

Date:

5/30/2023

Building Shell	Excellent	Good	Fair	Poor	Comments
Exterior Shell		X			
Brick		X	X		Chimney needs to be repaired/tuck pointed. Consider reducing chimney height if able to.
Exterior Windows			X		With exception of newer wing, all are older. Recommend replacement.
Exterior Doors			X		Doors and hardware are older. Hardware does not meet current requirements. Recommend replacement. District wide re-keying program recommended.
Defined Entry		X			
Vestibule Entries		X			
Security System				X	Needs further review.
EIFS			X		EIFS is installed at soffits, perimeter of windows and insets at newer addition. Insets need to be painted and caulked.
Fascia/Soffits		X			
Transite Panels					N/A
Caulk Joints			X		Masonry control caulk joint is in need of replacement in multiple locations.
Accessibility		X			Odd stoop/ step going to east playground. See site.
Water Stains		X			
Roof		X			
Positive Drainage		X			

Bath Assessment and Comments

Building:

Central Elementary

Client Representative:

Tower Pinkster

Walk-Through Attendees:

Tower Pinkster Revisions

Date:

5/30/2023

Bathrooms	Excellent	Good	Fair	Poor	Comments
Floors		X			Floors are mosaic tile.
Walls		X			Walls are painted CMU.
Ceilings		X			
ADA Accessible				X	Doors in alcoves to toilet rooms do not meet ADA clearance requirements.
Adequate Size		X			
Fixtures Operational			X		Sinks are older. Recommend replacement.
Toilet Partitions			X		Toilet partitions are older . Recommend replacement.
Hand Dryers					N/A
Mirrors		X			
Toilet Accessories		X			
Floor Drains		X			
Lighting			X		See Electrical.

CENTRAL ELEMENTARY SCHOOL



Kitchen Assessment and Comments

Building:

Central Elementary

Client Representative:

Tower Pinkster

Walk-Through Attendees:

Tower Pinkster Revisions

Date:

5/30/2023

Kitchen Prep/Serving Area	Excellent	Good	Fair	Poor	Comments
Floors		X			
Walls		X			
Ceilings		X			
Food Service Equipment					N/A, Food brought over from High School.
Cooler					N/A, Food brought over from High School.
Freezer					N/A, Food brought over from High School.
Delivery Space				X	No good solution for this issue. Room is also used for storage of cafeteria tables. No additional space seem to be available.
Storage Space				X	Casework in serving area is older. Recommend replacement.
Kitchen Hood					N/A
Make-up Air					N/A
Serving Line		X			
Lighting			X		See Electrical.
Heating		X			
Secured		X			

CENTRAL ELEMENTARY SCHOOL



Cafeteria Assessment and Comments

Building:

Central Elementary

Client Representative:

Tower Pinkster

Walk-Through Attendees:

Tower Pinkster Revisions

Date:

5/30/2023

Cafeteria/Gymnasium/A	Excellent	Good	Fair	Poor	Comments
Flooring				X	Gym and Office possibly ACM. Recommend replacement. No ACM report available. Replace with new LVT.
Walls		X			
Ceilings		X			
Accessibility		X			
Seating			X		New backboards and motors are needed in the space.
Size		X			
Air-conditioning					N/A
Daylight			X		Daylighting is provided by two south facing single pane windows. Curtains have been placed at each window. Replace windows with fiberglass insulated panels to reduce glare and solar heat gain.
Doors			X		Doors and hardware are older. Hardware does not meet current requirements. Recommend replacement. District wide re-keying program recommended.
Lighting			X		See Electrical.
Heating			X		See Mechanical.
Egress		X			
Stage		X			Functionally used for storage.

CENTRAL ELEMENTARY SCHOOL



Offices Assessment and Comments

Building:

Central Elementary

Client Representative:

Tower Pinkster

Walk-Through Attendees:

Tower Pinkster Revisions

Date:

5/30/2023

Offices	Excellent	Good	Fair	Poor	Comments
Flooring			X		Main office carpeting is showing wear patterns. Consider replacement in the near future.
Walls		X			
Ceilings			X		Insufficient room for laying ceiling.
Secure Entrance				X	Entrance is not a double entry system and is not within view of the office. Recommend relocating to Kindergarten room, office area becomes classroom.
Visibility				X	Included in Security Entrance.
Furniture		X			
Paging		X			
Master Clock		X			
Phone System		X			
Privacy		X			
Nurse Station		X			
Accessibility		X			
Copy Room			X		The work/copy room is equipped with wood cabinets and PLAM counters.
Work Room		X			
Coffee Break Area		X			
Bathroom(s)			X		Due to door width and size of toilet rooms, they do not meet current ADA requirement. Recommend upgrading.
Meeting Rooms		X			

CENTRAL ELEMENTARY SCHOOL



Corridors Assessment and Comments

Building:

Central Elementary

Client Representative:

Tower Pinkster

Walk-Through Attendees:

Tower Pinkster Revisions

Date:

5/30/2023

Corridors	Excellent	Good	Fair	Poor	Comments
Flooring		X			Corridors are terrazzo. Consideration should be given to polishing the terrazzo in the near future.
Walls		X			Walls are painted CMU and are in good condition.
Ceiling		X			Ceilings in the original portion of the building are exposed metal roof decks. Ceiling height is limited in the original portion.
Lockers			X		Showing signs of rust. Recommend replacement.
Doors			X		Doors and hardware are older. Hardware does not meet current requirements. Recommend replacement. District wide re-keying program recommended.
Exterior Light			X		Long stretch's of corridor exist with no daylighting or views.
Size of Corridor		X			
Flow of Corridor		X			
Wayfinding			X		New Signage.
Emergency Egress		X			
Lights			X		See Electrical.

CENTRAL ELEMENTARY SCHOOL



Library Assessment and Comments

Building:

Central Elementary

Client Representative:

Tower Pinkster

Walk-Through Attendees:

Tower Pinkster Revisions

Date:

5/30/2023

Library	Excellent	Good	Fair	Poor	Comments
Flooring			X		Carpet is showing signs of wear and should be considered for replacement in the near future.
Walls		X			Walls are painted brick and CMU and are in good condition.
Ceiling		X			Ceilings are 2X4 lay-in ceilings.
Doors			X		Doors and hardware are older. Hardware does not meet current requirements. Recommend replacement. District wide re-keying program recommended.
Windows			X		See Building Shell.
Casework		X			
Marker/Chalkboards					N/A
Projector / Screen					N/A
Air-conditioning			X		See Mechanical.
Daylight			X		The room has ample access to natural light. Windows are single pane and should be replaced. Motorized shades should be added for better control of light into the space.
Overall size		X			
Egress		X			
Heating			X		See Mechanical.
Lighting			X		See Electrical.

CENTRAL ELEMENTARY SCHOOL



Classrooms Assessment and Comments

Building:

Central Elementary

Client Representative:

Tower Pinkster

Walk-Through Attendees:

Tower Pinkster Revisions

Date:

5/30/2023

Classrooms -	Excellent	Good	Fair	Poor	Comments
Flooring			X		Showing signs of wear. Some rooms possible ACM. Recommend replacement.
Walls			X		Several rooms have dividers they don't use. Removal of divider walls and replacement with solid walls will provide better sound separation between classrooms.
Ceiling			X	X	No cost effective solution to rework.
Doors			X		Doors and hardware are older. Hardware does not meet current requirements. Recommend replacement. District wide re-keying program recommended.
Windows			X		See Building Shell.
Casework			X		Mix of new and old, coat storage could use cubbies.
Marker/Chalkboards			X		Some are good, some are single with a smart board covering. Recommend replacement.
Projector / Screen			X		Smart board covering marker board, projector on desk.
Air-conditioning			X		Window shaker, see mechanical.
Daylight		X			
Overall size			X		Single stall bathroom small, do not meet ADA. Recommend upgrade.
Egress		X			
Heating			X		In Mechanical.
Lighting			X		In Electrical.
Furniture			X		Furniture is not flexible to support a variety of classroom setups. Consider replacement. Some stools have been provided for seating variety and student movement.

CENTRAL ELEMENTARY SCHOOL



Mechanical Assessment and Comments

Building:

Central Elementary

Client Representative:

Tower Pinkster

Walk-Through Attendees:

Tower Pinkster Revisions

Date:

5/30/2023

Mechanical Systems	Excellent	Good	Fair	Poor	Comments
Boiler Room		X			
Heating Pipes		X			
Tunnel Accessibility		X			Small.
Domestic Water Lines		X			
Water Heaters			X		New in 11/2021. A system mixing valve is recommended to allow for 140 degree F water storage.
Water Pressure		X			
Meters		X			
Boilers - 3 Patterson Kelly - New in 1999			X		Low water indicator is always on. Boilers are near the end of their life cycle. Recommend replacement.
AHU's			X		RTU's are older units, recommend replacement.
Fans		X			
Control System				X	Mixture of sensors, recommend replacement.
Fire Protection System					Building is not equipped with an automatic sprinkler system. Consider adding for improved occupancy safety.
Chiller/ACCU					N/A
Unit Ventilators			X		Older units at the end of their life cycles. Recommend like for like replacement, with split DX.
VAV Boxes		X			
Hangers		X			
Valves		X			
Insulation		X			
Asbestos		X			No report available.

CENTRAL ELEMENTARY SCHOOL



Electrical Assessment and Comments

Building:

Central Elementary

Client Representative:

Tower Pinkster

Walk-Through Attendees:

Tower Pinkster Revisions

Date:

5/30/2023

Electrical	Excellent	Good	Fair	Poor	Comments
Transformer Size		X			1200A 208/120V, 3P, 4W. No metering or space for new breakers. 4 spaces for new breakers. Need to meter or get utility bills for demand.
Primary/Secondary Service		X			Service upgrade may be required for major cooling or building addition projects.
Generator					Batter EM lighting fixtures. Recommend centralized inverter or generator.
Lights			X		Replace lighting in entire building. Replace with LED.
Lighting Control			X		See Occupancy Sensors.
Panels		X			Mixture of new, old none are locked.
Outlets		X			
GFCI's		X			
Panel Clearance		X			Need debris removed from area.
Exterior Building Lights		X	X		Wall packs, some are older, some are missing. Recommend replacement.
Parking Lot Lighting		X			Mixture of new and old. Recommend upgrade.
Frequency Drives					N/A
Occupancy Sensors			X		All work sporadically. Recommend replacement.
Fire Alarm			X		Simplex 4005 FACP. Issues reported. Needs to be replaced with building wide upgrade in order to do any major mechanical work or building addition.

CENTRAL ELEMENTARY SCHOOL



Budget Summary

Building:	Central Elementary
Client Representative:	Tower Pinkster
Walk-Through Attendees:	Tower Pinkster Revisions
Date:	5/30/2023

Space	Description	Comments	Qty	Unit	Unit Cost	Budget
Poor						
Site	Asphalt Parking/ Drives	Asphalt is cracked and worn. Recommend replacement.	9,100	sy	97.58	887,960
Bathrooms	ADA Accessible	Doors in alcoves to toilet rooms do not meet ADA clearance requirements.	300	sf	569.21	170,762
Cafeteria/Gymnasium/Auditorium	Flooring	Gym and Office possibly ACM. Recommend replacement. No ACM report available. Replace with new LVT.	2,800	sf	32.53	91,073
Cafeteria/Gymnasium/Auditorium	Abatement	Flooring abatement.	2,800	sf	13.01	36,429
Kitchen Prep/Serving Area	Delivery Space	No good solution for this issue. Room is also used for storage of cafeteria tables. No additional space seem to be available.				
Kitchen Prep/Serving Area	Storage Space	Casework in serving area is older. Recommend replacement.	30	lf	1,057.10	31,713
Offices	Secure Entrance	Entrance is not a double entry system and is not within view of the office. Recommend relocating to Kindergarten room, office area becomes classroom.	3,300	sf	325.26	1,073,358
Offices	Visibility	Included in Security Entrance.				
Mechanical Systems	Control System	Mixture of sensors, recommend replacement.	42,500	sf	7.32	311,030
Shell	Security System	Needs further review.				
Fair						
Site Conditions	Sidewalks	Some areas of settling. Odd step down along front with worn lawn areas.	1	ls	16,263	16,263
Site Conditions	Playgrounds	Mix of new and old equipment. Recommend replacement.	2	ea	569,205	1,138,410
Site Conditions	Playground Fencing	Poor fencing along west property line. Rusted bent metal chain link.	1	ls	8,132	8,132

CENTRAL ELEMENTARY SCHOOL



Budget Summary Continued

Building:	Central Elementary
Client Representative:	Tower Pinkster
Walk-Through Attendees:	Tower Pinkster Revisions
Date:	5/30/2023

Space	Description	Comments	Qty	Unit	Unit Cost	Budget
Site Conditions	Landscaping	Landscaping	1	ls	81,315	81,315
Site Conditions	Landscaping	Flag Pole	1	ls	19,516	19,516
Site Conditions	Landscaping	Bike Racks	2	ea	8,132	16,263
Site Conditions	Exterior Basketball Court	Basketball area is aged and cracking. Recommend resurfacing and new equipment.	1	ls	37,643	37,643
Site Conditions	Signage	Building and Admin entrances not well defined. Recommend building directional signage.	1	ls	8,131.50	8,132
Building Shell	Exterior Windows	With exception of newer wing, all are older. Recommend replacement.	2,300	sf	138.24	317,942
Building Shell	Exterior Doors	Doors and hardware are older. Hardware does not meet current requirements. Recommend replacement. District wide re-keying program recommended.	21	ea	10,570.95	221,990
Building Shell	Doors	Re-Key so all locks in district are on the same system.	98	ea	406.58	39,844
Building Shell	Brick	Chimney needs to be repaired/tuck pointed. Consider reducing chimney height if able to.	1	ls	24,394.50	24,395
Building Shell	EIFS	EIFS is installed at soffits, perimeter of windows and insets at newer addition. Insets need to be painted and caulked.	900	sf	8.13	7,318
Building Shell	Caulk Joints	Masonry control caulk joint is in need of replacement in multiple locations.	1	ls	16,263.00	16,263
Bathrooms	Fixtures Operational	Sinks are older. Recommend replacement.	4	ea	4,065.75	16,263
Bathrooms	Toilet Partitions	Toilet partitions are older. Recommend replacement.	4	ea	2,764.71	11,059
Bathrooms	Lighting	See Electrical.				

CENTRAL ELEMENTARY SCHOOL



Budget Summary Continued

Building:	Central Elementary
Client Representative:	Tower Pinkster
Walk-Through Attendees:	Tower Pinkster Revisions
Date:	5/30/2023

Space	Description	Comments	Qty	Unit	Unit Cost	Budget
Kitchen Prep/Serving Area	Lighting	See Electrical.				
Cafeteria/Gymnasium/Auditorium	Seating	New backboards and motors are needed in the space.	2	ea	13,823.55	27,647
Cafeteria/Gymnasium/Auditorium	Daylight	Daylighting is provided by two south facing single pane windows. Curtains have been placed at each window. Replace windows with fiberglass insulated panels to reduce glare and solar heat gain.	300	sf	195.16	58,547
Cafeteria/Gymnasium/Auditorium	Doors	Doors and hardware are older. Hardware does not meet current requirements. Recommend replacement. District wide re-keying program recommended.	5	ea	8,131.50	40,658
Cafeteria/Gymnasium/Auditorium	Lighting	See Electrical.				
Cafeteria/Gymnasium/Auditorium	Heating	See Mechanical.				
Offices	Flooring	Main office carpeting is showing wear patterns. Consider replacement in the near future.	2,200	sf	24.39	53,668
Offices	Ceilings	Insufficient room for laying ceiling.				
Offices	Copy Room	The work/copy room is equipped with wood cabinets and PLAM counters.	20	lf	1,057.10	21,142
Offices	Bathroom(s)	Due to door width and size of toilet rooms, they do not meet current ADA requirement. Recommend upgrading.	55	sf	1,057.10	58,140
Corridors	Flooring	Polish terrazzo.	5,000	sf	8.13	40,658

CENTRAL ELEMENTARY SCHOOL



Budget Summary Continued

Building: Central Elementary
Client Representative: Tower Pinkster
Walk-Through Attendees: Tower Pinkster Revisions
Date: 5/30/2023

Space	Description	Comments	Qty	Unit	Unit Cost	Budget
Corridors	Lockers	Showing signs of rust. Recommend replacement.	360	lf	406.58	146,367
Corridors	Doors	Doors and hardware are older. Hardware does not meet current requirements. Recommend replacement. District wide re-keying program recommended.	11	ea	8,131.50	89,447
Corridors	Wayfinding	New Signage.	1	ls	16,263.00	16,263
Corridors	Lights	See Electrical.				
Library	Flooring	Carpet is showing signs of wear and should be considered for replacement in the near future.	2,300	sf	24.39	56,107
Library	Doors	See Classrooms.				
Library	Windows	See Building Shell.				
Library	Air-conditioning	See Mechanical.				
Library	Heating	See Mechanical.				
Library	Lighting	See Electrical.				
Classrooms -	Walls	Several rooms have dividers they don't use. Removal of divider walls and replacement with solid walls will provide better sound separation between classrooms.	1,200		40.66	48,789
Classrooms -	Flooring	Showing signs of wear. Some rooms possible ACM. Recommend replacement.	14,600	sf	32.53	474,880
Classrooms -	Flooring	Flooring abatement.	14,600	sf	13.01	189,952
Classrooms -	Ceiling	No cost effective solution to rework.				
Classrooms -	Doors	Doors and hardware are older. Hardware does not meet current requirements. Recommend replacement. District wide re-keying program recommended.	46	EA	8,131.50	374,049

CENTRAL ELEMENTARY SCHOOL



Budget Summary Continued

Building:	Central Elementary
Client Representative:	Tower Pinkster
Walk-Through Attendees:	Tower Pinkster Revisions
Date:	5/30/2023

Space	Description	Comments	Qty	Unit	Unit Cost	Budget
Classrooms -	Windows	See Building Shell.			-	0
Classrooms -	Casework	Mix of new and old, coat storage could use cubbies.	600	lf	1,057.10	634,257
Classrooms -	Marker/Chalkboards	Some are good, some are single with a smart board covering. Recommend replacement.	28	ea	2,439.45	68,305
Classrooms -	Projector / Screen	Smart board covering marker board, projector on desk.	12	ea	105,709.50	1,268,514
Classrooms -	Air-conditioning	Window shaker, see mechanical.				
Classrooms -	Overall size	Single stall bathroom small, do not meet ADA. Recommend upgrade.	14	ea	81,315.00	1,138,410
Classrooms -	Heating	In Mechanical.				
Classrooms -	Lighting	In Electrical.				
Classrooms -	Furniture	Furniture is not flexible to support a variety of classroom setups. Consider replacement. Some stools have been provided for seating variety and student movement.	20	ea	56,920.50	1,138,410
Mechanical Systems	Classrooms -	Sinks are older. Recommend replacement.	20	ea	5,692.05	113,841
Mechanical Systems	AHU's	RTU's are older units, recommend replacement.	2	ea	162,630	325,260
Mechanical Systems	Unit Ventilators	Older units at the end of their life cycles. Recommend like for like replacement, with split DX.	20	ea	97,578.00	1,951,560
Mechanical Systems	Water Heaters	New in 11/2021. A system mixing valve is recommended to allow for 140 degree F water storage.	1	ls	16,263.00	16,263
Mechanical Systems	Boilers - 3 Patterson Kelly - New in 1999	Low water indicator is always on. Boilers are near the end of their life cycle. Recommend replacement.	3	ea	325,260	975,780

CENTRAL ELEMENTARY SCHOOL



Budget Summary Continued

Building:	Central Elementary
Client Representative:	Tower Pinkster
Walk-Through Attendees:	Tower Pinkster Revisions
Date:	5/30/2023

Space	Description	Comments	Qty	Unit	Unit Cost	Budget
Mechanical Systems	Fire Protection System	Building is not equipped with an automatic sprinkler system. Consider adding for improved occupancy safety.	42,500	sf	9.76	414,707
Electrical	Transformer Size	1200A 208/120V, 3P, 4W. No metering or space for new breakers. 4 spaces for new breakers. Need to meter or get utility bills for demand.	1	ea	243,945.00	243,945
Electrical	Primary/Secondary Service	Service upgrade may be required for major cooling or building addition projects.	1	ea	406,575.00	406,575
Electrical	Generator	Batter EM lighting fixtures. Recommend centralized inverter or generator.	1	ea	406,575.00	406,575
Electrical	Lights	Replace lighting in entire building. Replace with LED.	42,500	sf	32.53	1,382,355
Electrical	Lighting Control	See Occupancy Sensors.				
Electrical	Exterior Building Lights	Wall packs, some are older, some are missing. Recommend replacement.	10	ea	4,065.75	40,658
Electrical	Occupancy Sensors	All work sporadically. Recommend replacement.	42,500	sf	5.29	224,633
Electrical	Fire Alarm	Simplex 4005 FACP. Issues reported. Needs to be replaced with building wide upgrade in order to do any major mechanical work or building addition.	42,500	sf	5.69	241,912

Total	\$17,271,341
-------	--------------

Photos



Exterior doors (195x wing)

PARCHMENT MIDDLE SCHOOL



Site Assessment and Comments

Building:

Parchment Middle School

Client Representative:

Parchment Schools

Walk-Through Attendees:

Tower Pinkster Revisions

Date:

5/30/2023

Site Conditions	Excellent	Good	Fair	Poor	Comments
Drainage		X			
Asphalt Parking/ Drives				X	Back drive and loading dock, bus parking extremely poor pavement, are deteriorating, recommend replacement.
Traffic Directions		X			
Bus Loop		X			
Adequate Parking			X		Curbed concrete island has no curb cut. Barrier free spaces are not accessible.
Student Drop Off Area		X			
Sidewalks			X		Concrete sunk at top of steps. Few cracked areas. Main entrance aged concrete.
Playgrounds			X		Picnic table/ bench areas not accessible to all. Add sidewalk.
Playground Fencing			X		Some poor sections along Glenguile.
Landscaping			X		Replace aged bicycle racks.
Irrigation System		X			
Athletic Fields			X		Basketball court only. Needs new surface.
Service Entrance		X			
Signage			X		Some signs are faded blank.
Dumpster Location			X		No designated area. No concrete pads/ bollards.
Site Lighting		X	X		Replace parking lot lighting.

PARCHMENT MIDDLE SCHOOL



Building Shell Assessment and Comments

Building:

Parchment Middle School

Client Representative:

Parchment Schools

Walk-Through Attendees:

Tower Pinkster Revisions

Date:

5/30/2023

Building Shell	Excellent	Good	Fair	Poor	Comments
Exterior Shell			X		See metal panels below.
Brick			X		Recommend tuck pointing. Significant masonry cracking was observed at SE corner of the building.
Exterior Windows			X		Recommend replacement in old wings.
Exterior Doors			X		Doors and hardware are older. Hardware does not meet current requirements. Recommend replacement. District wide re-keying program recommended.
Defined Entry		X			
Vestibule Entries		X			
Security System		X			
EIFS		X			
Fascia/Soffits			X		Metal fins at Library area are rusted. Consider enclosing with insulated soffit to minimize thermal bridging.
Metal Panels			X		Many are showing signs of rust. Recommend replacement. Consider expansion of window areas for additional natural lighting.
Caulk Joints			X		Many are missing or in need of repair.
Accessibility			X		Consider installation of barrier free access buttons at buildings main entry vestibule.
Water Stains		X			
Roof				X	Roof is in poor shape. Recommend replacement of all roofs.
Positive Drainage		X			

PARCHMENT MIDDLE SCHOOL



Bath Assessment and Comments

Building:

Parchment Middle School

Client Representative:

Parchment Schools

Walk-Through Attendees:

Tower Pinkster Revisions

Date:

5/30/2023

Bathrooms	Excellent	Good	Fair	Poor	Comments
Floors				X	Mosaic tile for is outdated and in need of replacement. Consider larger format floor tile with fewer grout joints.
Walls				X	Painted CMU walls are in good condition (one instance of block face missing). Painted brick walls are difficult to clean. Recommendation for large format wall tile in space.
Ceilings				X	2X2 lay-in ceilings are in poor condition.
ADA Accessible				X	Overall space of toilet rooms provides proper movement clearances. Barrier free stalls are not present.
Adequate Size		X			
Fixtures Operational		X			
Toilet Partitions		X			
Hand Dryers		X			N/A
Mirrors		X			N/A
Toilet Accessories		X			
Floor Drains		X			
Lighting			X		See Electrical.

Kitchen Assessment and Comments

Building:

Parchment Middle School

Client Representative:

Parchment Schools

Walk-Through Attendees:

Tower Pinkster Revisions

Date:

5/30/2023

Kitchen Prep/Serving Area	Excellent	Good	Fair	Poor	Comments
Floors		X			
Walls		X			
Ceilings			X		Ceiling is in need of replacement.
Food Service Equipment		X			
Cooler		X			
Freezer		X			
Delivery Space		X			
Storage Space		X	X		Small. No good solution at this time.
Kitchen Hood		X			
Make-up Air				X	Makeup Air Unit and exhaust fan are approaching end of service life, recommend replacement.
Serving Line			X		Very tight. No good solution at this time.
Lighting			X		See Electrical.
Heating		X			
Secured		X			

Cafeteria Assessment and Comments

Building:

Parchment Middle School

Client Representative:

Parchment Schools

Walk-Through Attendees:

Tower Pinkster Revisions

Date:

5/30/2023

Cafeteria/Auditorium	Excellent	Good	Fair	Poor	Comments
Flooring		X			Multipurpose sheet flooring is newer and in good condition.
Walls		X			
Ceilings			X		Recommend replacement.
Accessibility			X		Ramps are provided for access to the multi-tiers of the space. Barrier free access to the stage is not provided from the cafeteria side of the space.
Seating		X			
Size		X			
Air-conditioning				X	Spilt chiller, condenser on roof, shell in mezzanine. Recommended replacement and resized to support all 3 AHU's in the Mezzanine.
Daylight				X	The space does not have access to natural light.
Doors			X		Doors and hardware are older. Hardware does not meet current requirements. Recommend replacement. District wide re-keying program recommended.
Lighting			X		See Electrical.
Heating				X	2 AHU's for kitchen/ cafeteria/ stage. Recommended separating stage and cafeteria/ seating area per coed and replacing AHU's to accommodate rezoning.
Egress		X			
Stage			X		Seal vents at roof. Recommend recommissioning.

PARCHMENT MIDDLE SCHOOL



Offices Assessment and Comments

Building:

Parchment Middle School

Client Representative:

Parchment Schools

Walk-Through Attendees:

Tower Pinkster Revisions

Date:

5/30/2023

Offices	Excellent	Good	Fair	Poor	Comments
Flooring		X			
Walls		X			
Ceilings		X			
Secure Entrance		X	X		Could use electric strike on door from building entrance.
Visibility			X		Very limited visibility from desk to door. Recommend addition of a borrowed light window.
Furniture		X			
Paging			X		Dated, mix of older speakers, function questionable
Master Clock		X			
Phone System		X			
Privacy		X			
Nurse Station		X			
Accessibility		X			
Copy Room		X			
Work Room		X			
Coffee Break Area		X			
Bathroom(s)			X		Does not meet current ADA requirements. Recommend renovation within existing space.
Meeting Rooms		X			
Heating			X		Office area has fin tube radiators along exterior walls and a mini-split ceiling cassettes for cooling. Recommend replacing cassettes with a VFR system.

Corridors Assessment and Comments

Building:

Parchment Middle School

Client Representative:

Parchment Schools

Walk-Through Attendees:

Tower Pinkster Revisions

Date:

5/30/2023

Corridors	Excellent	Good	Fair	Poor	Comments
Flooring			X		VCT in some areas should be replaced. Terrazzo in remaining areas should be polished.
Walls		X			
Ceiling			X		Recommend replacement. No asbestos report available. Assumed glue pods may contain asbestos.
Lockers		X	X		Many are coming out of wall. Recommend replacement.
Doors			X		Doors and hardware are older. Hardware does not meet current requirements. Recommend replacement. District wide re-keying program recommended.
Exterior Light		X			
Size of Corridor		X			
Flow of Corridor		X			
Wayfinding		X			
Emergency Egress		X			
Lights			X		See Electrical.
Heating/ Cooling			X		Corridors due not currently have any ventilation, recommend providing a ducted fan coil unit (8) with ducted outdoor air.

PARCHMENT MIDDLE SCHOOL



Library Assessment and Comments

Building:

Parchment Middle School

Client Representative:

Parchment Schools

Walk-Through Attendees:

Tower Pinkster Revisions

Date:

5/30/2023

Library	Excellent	Good	Fair	Poor	Comments
Flooring		X			
Walls		X			
Ceiling		X			
Doors		X			
Windows		X			
Casework		X			
Marker/Chalkboards					N/A
Projector / Screen					N/A
Air-conditioning		X			See Heating
Daylight		X			
Overall size		X			
Egress		X			
Heating				X	Stale air in space, poor mix and ventilation. Recommend VRF unit with ceiling cassettes for offices and new hot water/ DX RTU for I.M.C. spaces.
Lighting			X		See Electrical.
Furnishings			X		Replace all Library furnishings.

PARCHMENT MIDDLE SCHOOL



Gymnasium Assessment and Comments

Building:

Parchment Middle School

Client Representative:

Parchment Schools

Walk-Through Attendees:

Tower Pinkster Revisions

Date:

5/30/2023

Gymnasium	Excellent	Good	Fair	Poor	Comments
Flooring				X	Wood gymnasium floor is in need of replacement. Areas of water damage are evident.
Walls		X			
Ceilings				X	Ceilings are 2X4 tectum panels. Consider removal and painting exposed ceiling.
Accessibility		X			
Seating		X			
Size		X			
Air-conditioning			X		Recommend replacing chilled water plant to include gym AHU.
Daylight					N/A
Doors			X		Doors and hardware are older. Hardware does not meet current requirements. Recommend replacement. District wide re-keying program recommended.
Lighting			X		See electrical.
Heating			X		New grills/ diffusers are required. Recommend new AHU.
Egress		X			
Stage					N/A
Locker room/ Wrestling				X	Locker Room switching, wrestling room glue on walls, flooring. Recommend renovation of wrestling room.

Classrooms Assessment and Comments

Building:

Parchment Middle School

Client Representative:

Parchment Schools

Walk-Through Attendees:

Tower Pinkster Revisions

Date:

5/30/2023

Classrooms -	Excellent	Good	Fair	Poor	Comments
Flooring				X	Recommend replacement with LVT. No asbestos report available.
Walls		X			
Ceiling				X	Recommend replacement. No asbestos report available.
Doors			X		Doors and hardware are older. Hardware does not meet current requirements. Recommend replacement. District wide re-keying program recommended.
Windows				X	Recommend replacement. No asbestos report available.
Casework			X		Recommend replacement. No science casework.
Marker/Chalkboards			X		Many are damaged, recommend replacement.
Projector / Screen			X		Smart board covering marker board, projector on desk.
Air-conditioning				X	Ceiling mini-split units require constant maintenance, recommend removal, replace cooling with packaged DX VUV. Rooms with out mini-splits have window units.
Daylight		X			
Overall size		X			
Egress		X			
Heating				X	Reuse hydronic piping and replace heating only HUV with packaged DX VUV.
Lighting			X		See Electrical.
Furniture				X	Replace all classroom furniture.

PARCHMENT MIDDLE SCHOOL



Mechanical Assessment and Comments

Building:

Parchment Middle School

Client Representative:

Parchment Schools

Walk-Through Attendees:

Tower Pinkster Revisions

Date:

5/30/2023

Mechanical Systems	Excellent	Good	Fair	Poor	Comments
Boiler Room		X			
Heating Pipes		X			
Tunnel Accessibility		X			Small.
Domestic Water Lines		X			
Water Heaters			X		None condensing water boiler is nearly at end of service life. Recommend replacement and adding a system tempering valve.
Water Pressure		X			
Meters		X			
Boilers - 2 Johnston Boilers, New in 1954				X	Recommend replacement of Johnston boilers with condensing boilers, new system pumps, compression tanks, and boiler room piping.
AHU's				X	Older units. Recommend replacement. Refer to individual zones for details.
Fans		X			
Control System			X		Many different types of sensors in various rooms. Recommend upgrade of controls system.
Fire Protection System		X			
Chiller/ACCU				X	N/A - Second floor has window units. Recommend replacement.
Unit Ventilators			X		All are older and at the end of their life cycle. Recommend replacement.
VAV Boxes					N/A
Hangers		X			
Valves		X			
Insulation		X			
Asbestos		X			No report available.

PARCHMENT MIDDLE SCHOOL



Electrical Assessment and Comments

Building:

Parchment Middle School

Client Representative:

Parchment Schools

Walk-Through Attendees:

Tower Pinkster Revisions

Date:

5/30/2023

Electrical	Excellent	Good	Fair	Poor	Comments
Transformer Size		X			2000A 208/120V, 3P, 4W main fused switch board.
Primary/Secondary Service			X		Main panel has no main switch, metering, or room for new switches.
Generator			X		Battery EM lighting. Recommend centralized inverter or generator.
Lights			X		Recommend replace with LED.
Lighting Control			X		No dimming, See Occupancy Sensors.
Panels			X		Mix of new and old, none are locked. Recommend replacing old panels. New panels will be required for cooling.
Outlets		X			
GFCI's		X			
Panel Clearance		X			Many areas need to be cleaned.
Exterior Building Lights			X		Metal halide, recommend replacing with LED.
Parking Lot Lighting			X		Older fixtures, metal halide, recommended halide, recommend replacing with LED.
Frequency Drives					N/A
Occupancy Sensors				X	Do not appear to work correctly. May need to be reprogrammed or replaced.
Fire Alarm				X	Simplex 4005 FACP. Issues reported. Needs to be replaced with building wide upgrade in order to any major mechanical work or building addition.

PARCHMENT MIDDLE SCHOOL



Budget Summary

Building:	Parchment Middle School
Client Representative:	Parchment Schools
Walk-Through Attendees:	Tower Pinkster Revisions
Date:	5/30/2023

Space	Description	Comments	Qty	Unit	Unit Cost	Budget
Poor						
Site Conditions	Asphalt Parking/ Drives	Back drive and loading dock, bus parking extremely poor pavement, are deteriorating, recommend replacement.	6,000	sy	97.58	585,468
Building Shell	Roof	Roof is in poor shape. Recommend replacement of all roofs.	90,580	sf	73.18	6,628,961
Bathrooms	ADA Accessible	Overall space of toilet rooms provides proper movement clearances. Barrier free stalls are not present.	2,100	sf	569.21	1,195,331
Classrooms -	Flooring	Recommend replacement with LVT. No asbestos report available.	18,520	sf	32.53	602,382
Classrooms -	Ceiling	Recommend replacement. No asbestos report available.	18,520	sf	19.52	361,429
Classrooms -	Flooring	Flooring abatement	18,520	sf	13.01	240,953
Classrooms -	Ceiling	Ceiling abatement	18,520	sf	16.26	301,191
Classrooms -	Windows	See building shell.			-	0
Classrooms -	Furniture	Replace all classroom furniture.	35	ea	56,920.50	1,992,218
Gymnasium	Flooring	Wood gymnasium floor is in need of replacement. Areas of water damage are evident.	8,000	sf	32.53	260,208
Gymnasium	Locker room/ Wrestling	Locker Room switching, wrestling room glue on walls, flooring. Recommend renovation of wrestling room.	2,370	sf	162.63	385,433
Mechanical Systems	Kitchen Make-up Air	Makeup Air Unit and exhaust fan are approaching end of service life, recommend replacement.	1	ls	162,630	162,630
Mechanical Systems	Library	Stale air in space, poor mix and ventilation. Recommend VRF unit with ceiling cassettes for offices and new hot water/ DX RTU for I.M.C. spaces.	1	ls	487,890	487,890
Mechanical Systems	Unit Ventilators	All are older and at the end of their life cycle. Recommend replacement.	35	ea	65,052	2,276,820
Mechanical Systems	Air Conditioning	Add air and heat units to classrooms. Vertical unit.	35	ea	97,578	3,415,230
Mechanical Systems	Boilers - 2 Johnston Boilers, New in 1954	Recommend replacement of Johnston boilers with condensing boilers, new system pumps, compression tanks, and boiler room piping.	2	ea	569,205	1,138,410

PARCHMENT MIDDLE SCHOOL



Budget Summary Continued

Building:	Parchment Middle School
Client Representative:	Parchment Schools
Walk-Through Attendees:	Tower Pinkster Revisions
Date:	5/30/2023

Space	Description	Comments	Qty	Unit	Unit Cost	Budget
Mechanical Systems	Cafeteria	Spilt chiller, condenser on roof, shell in mezzanine. Recommended replacement and resized to support all 3 AHU's in the Mezzanine.	3	ea	406,575	1,219,725
Mechanical Systems	Cafeteria	2 AHU's for kitchen/ cafeteria/ stage. Recommended separating stage and cafeteria/ seating area per coed and replacing AHU's to accommodate rezoning.	2	ea	406,575	813,150
Fair						
Site Conditions	Asphalt Parking/ Drives	Parking area and bus loop are in fair condition. Recommend reconstruction	4,500	sy	97.58	439,101
Site Conditions	Site Lighting	Replace parking lot lighting.	4	ea	8,131.50	32,526
Site Conditions	Exterior Basketball Court	Basketball court only. Needs new surface.	600	cy	97.58	58,547
Site Conditions	Adequate Parking	Curbed concrete island has no curb cut. Barrier free spaces are not accessible.	1	ls	16,263.00	16,263
Site Conditions	Sidewalks	Concrete sunk at top of steps. Few cracked areas. Main entrance aged concrete.	1	ls	19,515.60	19,516
Site Conditions	Playgrounds	Picnic table/ bench areas not accessible to all. Add sidewalk.	1,000	sf	19.52	19,516
Site Conditions	Playground Fencing	Some poor sections along Glenguille.	1	ls	48,789.00	48,789
Site Conditions	Landscaping	Replace aged bicycle racks.	5	ea	3,252.60	16,263
Site Conditions	Signage	Some signs are faded blank.	1	ls	4,065.75	4,066
Site Conditions	Dumpster Location	No designated area. No concrete pads/ bollards.	1	ls	97,578.00	97,578
Building Shell	Exterior Shell	See metal panels below.				
Building Shell	Brick	Recommend tuck pointing. Significant masonry cracking was observed at SE corner of the building.	1	ls	65,052.00	65,052
Building Shell	Exterior Windows	Recommend replacement in old wings.	2,025	sf	138.24	279,927
Building Shell	Exterior Doors	Doors and hardware are older. Hardware does not meet current requirements. Recommend replacement. District wide re-keying program recommended.	18	ea	9,757.80	175,640

PARCHMENT MIDDLE SCHOOL



Budget Summary Continued

Building:	Parchment Middle School
Client Representative:	Parchment Schools
Walk-Through Attendees:	Tower Pinkster Revisions
Date:	5/30/2023

Space	Description	Comments	Qty	Unit	Unit Cost	Budget
Building Shell	Metal Panels	Many are showing signs of rust. Recommend replacement. Consider expansion of window areas for additional natural lighting.	6,420	sf	105.71	678,655
Building Shell	Caulk Joints	Many are missing or in need of repair.	1	ls	32,526.00	32,526
Building Shell	Fascia/Soffits	Metal fins at Library area are rusted. Consider enclosing with insulated soffit to minimize thermal bridging.	1	ls	16,263.00	16,263
Building Shell	Accessibility	Consider installation of barrier free access buttons at buildings main entry vestibule.	1	ls	16,263.00	16,263
Building Shell	Doors	Re-Key so all locks in district are on the same system.	132	ea	406.58	53,668
Bathrooms	Lighting	See Electrical.				
Kitchen Prep/Serving Area	Ceilings	Ceiling is in need of replacement.	880		24.39	21,467
Kitchen Prep/Serving Area	Storage Space	Small. No good solution at this time.				
Kitchen Prep/Serving Area	Serving Line	Very tight. No good solution at this time.				
Kitchen Prep/Serving Area	Lighting	See Electrical.				
Cafeteria/Auditorium	Accessibility	Ramps are provided for access to the multi-tiers of the space. Barrier free access to the stage is not provided from the cafeteria side of the space.	1	ls	162,630	162,630
Cafeteria/Auditorium	Daylight	The space does not have access to natural light.	TBD			
Cafeteria/Auditorium	Ceilings	Recommend replacement.	6,250	sf	24.39	152,466
Cafeteria/Auditorium	Doors	Doors and hardware are older. Hardware does not meet current requirements. Recommend replacement. District wide re-keying program recommended.	Included in Classrooms			
Cafeteria/Auditorium	Stage	Seal vents at roof. Recommend recommissioning.	1	ls	81,315.00	81,315
Cafeteria/Auditorium	Lighting	See Electrical.				
Offices	Secure Entrance	Could use electric strike on door from building entrance.	1	ls	8,131.50	8,132
Offices	Visibility	Very limited visibility from desk to door. Recommend addition of a borrowed light window.	1	ls	10,570.95	10,571

PARCHMENT MIDDLE SCHOOL



Budget Summary Continued

Building:	Parchment Middle School
Client Representative:	Parchment Schools
Walk-Through Attendees:	Tower Pinkster Revisions
Date:	5/30/2023

Space	Description	Comments	Qty	Unit	Unit Cost	Budget
Offices	Bathroom(s)	Does not meet current ADA requirements. Recommend renovation within existing space.	2	ea	48,789.00	97,578
Offices	Paging	Dated, mix of older speakers, function questionable.	90,850	sf	2.44	221,624
Corridors	Flooring	Replace VCT	16,000	sf	19.52	312,250
Corridors	Flooring	Polished Terrazzo	15,000	sf	8.13	121,973
Corridors	Ceiling	Recommend replacement. No asbestos report available. Assumed glue pods may contain asbestos.	30,610	sf	19.52	597,373
Corridors	Ceiling	Ceiling abatement	30,610	sf	16.26	497,810
Corridors	Lockers	Many are coming out of wall. Recommend replacement.	230	lf	170.76	39,275
Corridors	Doors	Doors and hardware are older. Hardware does not meet current requirements. Recommend replacement. District wide re-keying program recommended.	13	ea	8,131.50	105,710
Corridors	Lights	See Electrical.				
Library	Lighting	See Electrical.				
Library	Furnishings	Replace all Library furnishings.	1	ls	130,104	130,104
Classrooms -	Doors	Doors and hardware are older. Hardware does not meet current requirements. Recommend replacement. District wide re-keying program recommended.	147	ea	8,131.50	1,195,331
Classrooms -	Casework	Recommend replacement. No science casework.	800	lf	1,057.10	845,676
Classrooms -	Marker/Chalkboards	Many are damaged, recommend replacement.	70	ea	2,439.45	170,762
Classrooms -	Projector / Screen	Smart board covering marker board, projector on desk.	35	ea	8,131.50	284,603
Classrooms -	Lighting	See Electrical.				
Gymnasium	Ceilings	Ceilings are 2X4 tectum panels. Consider removal and painting exposed ceiling.	7,500	sf	26.02	195,156
Gymnasium	Doors	Doors and hardware are older. Hardware does not meet current requirements. Recommend replacement. District wide re-keying program recommended.	Included in Corridors			

PARCHMENT MIDDLE SCHOOL



Budget Summary Continued

Building:	Parchment Middle School
Client Representative:	Parchment Schools
Walk-Through Attendees:	Tower Pinkster Revisions
Date:	5/30/2023

Space	Description	Comments	Qty	Unit	Unit Cost	Budget
Mechanical Systems	Offices	Office area has fin tube radiators along exterior walls and a mini-split ceiling cassettes for cooling. Recommend replacing cassettes with a VFR system.	1	ea	81,315.00	81,315
Mechanical Systems	Corridors	Corridors due not currently have any ventilation, recommend providing a ducted fan coil unit (8) with ducted outdoor air.	8	ea	105,710	845,676
Mechanical Systems	GYM	Recommend replacing chilled water plant to include gym AHU.	2	ea	406,575	813,150
Mechanical Systems	Water Heaters	None condensing water boiler is nearly at end of service life. Recommend replacement and adding a system tempering valve.	1	ls	40,657.50	40,658
Mechanical Systems	Control System	Many different types of sensors in various rooms. Recommend upgrade of controls system.	90,580	sf	7.32	662,896
Electrical	Primary/Secondary Service	Main panel has no main switch, metering, or room for new switches.	1	ea	487,890	487,890
Electrical	Generator	Battery EM lighting. Recommend centralized invertor or generator.	1	ea	243,945	243,945
Electrical	Lights	Recommend replace with LED.	90,580	sf	32.53	2,946,205
Electrical	Lighting Control	No dimming, See Occupancy Sensors.	90,580	sf	4.07	368,276
Electrical	Panels	Mix of new and old, none are locked. Recommend replacing old panels. New panels will be required for cooling.	8	ea	32,526.00	260,208
Electrical	Exterior Building Lights	Metal halide, recommend replacing with LED.	15	ea	4,065.75	60,986
Electrical	Parking Lot Lighting	Older fixtures, metal halide, recommended halide, recommend replacing with LED.	10	ea	8,131.50	81,315
Electrical	Occupancy Sensors	See Lighting Control.				
Electrical	Fire Alarm	See Lighting Control.	90,580	sf	5.69	515,586

Total	36,797,493
-------	------------

PARCHMENT MIDDLE SCHOOL

Photos



Entry



Exterior



Metal Panel Corrosion



Louver (corrosion)



Metal Panel Window Covering



Lobby

Photos



Office



Hallway



Library



Typical Classroom



Classroom Flooring



Clock System

Photos



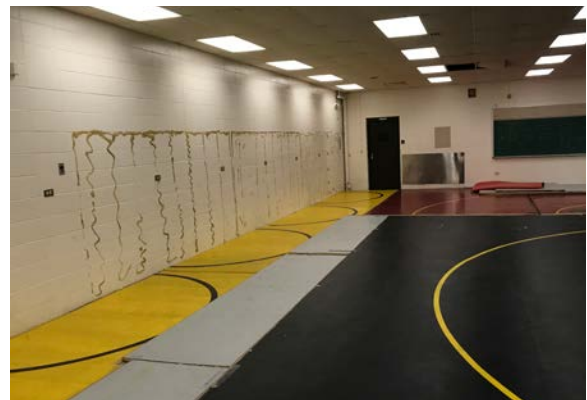
Gymnasium



Locker Room



Music



Wrestling



2nd Floor Classroom



2nd Floor Windows

Photos



Cafeteria



Electrical Panel

Site Assessment and Comments

Building:

High School

Client Representative:

Parchment Schools

Walk-Through Attendees:

Tower Pinkster Revisions

Date:

5/30/2023

Site Conditions	Excellent	Good	Fair	Poor	Comments
Drainage			X		Parking lot concrete spill has failed with deep erosion.
Asphalt Parking/ Drives			X		Main lot is need of repair. Perimeter drive around main lot is more deteriorated with pot holes. Recommend full replacement.
Traffic Directions		X			
Bus Loop		X			
Adequate Parking		X			
Student Drop Off Area			X		Curbed island does not allow for barrier free access.
Sidewalks			X		Some areas of cracking. Colored concrete has some spalling and cracking.
Playgrounds		X			
Playground Fencing		X			
Landscaping		X			
Irrigation System					N/A
Athletic Fields			X		Athletic parking lot has some severe deteriorated areas. Recommend full replacement.
Service Entrance		X			
Signage		X			
Dumpster Location		X			
Site Lighting		X			

Building Shell Assessment and Comments

Building:

High School

Client Representative:

Parchment Schools

Walk-Through Attendees:

Tower Pinkster Revisions

Date:

5/30/2023

Building Shell	Excellent	Good	Fair	Poor	Comments
Exterior Shell				X	There is a significant brick crack/ structural separation near the dust collector addition in the industrial arts wing.
Brick		X			
Exterior Windows			X		Windows and storefront are aluminum systems. Windows are a combination of awning and casement windows. Operation of windows needs to be addressed in many cases. Consider full replacement.
Exterior Doors			X		Hollow metal doors at the industrial arts wing and wood door at boiler room are in need of replacement.
Defined Entry		X			
Vestibule Entries		X			
Security System		X			
EIFS		X			
Fascia/Soffits		X			
Transite Panels		X			Many panels are fading.
Caulk Joints			X		Maintenance issue.
Accessibility		X			
Water Stains		X			
Roof -Per Report August of 2023			X		
Positive Drainage		X			

Bath Assessment and Comments

Building:

High School

Client Representative:

Parchment Schools

Walk-Through Attendees:

Tower Pinkster Revisions

Date:

5/30/2023

Bathrooms	Excellent	Good	Fair	Poor	Comments
Floors		X			
Walls		X			
Ceilings		X			
ADA Accessible		X			Staff and student Bathrooms are small. Renovate within existing space, no room for expansion.
Adequate Size		X			
Fixtures Operational		X			
Toilet Partitions		X			
Hand Dryers		X			
Mirrors		X			
Toilet Accessories		X			
Floor Drains		X			
Lighting		X			

PARCHMENT HIGH SCHOOL



Kitchen Assessment and Comments

Building:

High School

Client Representative:

Parchment Schools

Walk-Through Attendees:

Tower Pinkster Revisions

Date:

5/30/2023

Kitchen Prep/Serving Area

Excellent

Good

Fair

Poor

Comments

Floors		X			Floors in prep area are epoxy, mosaic tiles installed in serving spaces, and VCT in the kitchen offices.
Walls		X			
Ceilings			X		Lay-in ceilings over serving/ prep spaces are not scrubbable tile. Open grid ceilings over serving/ prep spaces need to be updated to provide a cleanable surface that meets health department requirements.
Food Service Equipment		X			
Cooler		X			
Freezer		X			
Delivery Space		X			
Storage Space		X			
Kitchen Hood			X		Kitchen RTU, MAU, and EF are approaching end of service life. Recommend replacement of kitchen air system.
Make-up Air			X		See Kitchen Hood.
Serving Line		X			
Lighting		X			
Heating		X			
Secured		X			

Cafeteria Assessment and Comments

Building:

High School

Client Representative:

Parchment Schools

Walk-Through Attendees:

Tower Pinkster Revisions

Date:

5/30/2023

Cafeteria/Gymnasium/A	Excellent	Good	Fair	Poor	Comments
Flooring		X			Flooring is multipurpose sports floor. The space is also used as an auxiliary gymnasium.
Walls		X			
Ceilings		X	X		Small area of ceiling does not have food grade tile. Recommend replacement.
Accessibility		X			
Seating		X			
Size		X			
Air-conditioning			X		Recommend replacing with a heating and cooling RTU and duct work.
Daylight		X			
Doors		X			
Lighting		X			
Heating			X		See air-conditioning
Egress		X			
Stage		X			

Offices Assessment and Comments

Building:

High School

Client Representative:

Parchment Schools

Walk-Through Attendees:

Tower Pinkster Revisions

Date:

5/30/2023

Offices	Excellent	Good	Fair	Poor	Comments
Flooring		X			
Walls		X			
Ceilings		X			
Secure Entrance		X			
Visibility		X			
Furniture		X			
Paging		X			
Master Clock		X			
Phone System		X			
Privacy		X			
Nurse Station		X			
Accessibility		X			
Copy Room		X			
Work Room		X			
Coffee Break Area		X			
Bathroom(s)		X			
Meeting Rooms		X			
HVAC			X		Most offices have a mini-split system ceiling cassettes, (15-20) require constant maintenance. Recommend replacement with VRF system dedicated outdoor air ducting.

Corridors Assessment and Comments

Building:

High School

Client Representative:

Parchment Schools

Walk-Through Attendees:

Tower Pinkster Revisions

Date:

5/30/2023

Corridors	Excellent	Good	Fair	Poor	Comments
Flooring		X			Flooring is a combination of porcelain pavers, (gym lobby, student commons), terrazzo in original corridors, and VCT (locker room corridor). Walk off carpet in vestibule near locker rooms needs to be replaced.
Walls		X			majority of walls are painted CMU and are in good condition.
Ceiling		X			The majority of ceilings are 2X2 lay-in ceilings and are in good condition.
Lockers		X			
Doors		X			
Exterior Light		X			
Size of Corridor		X			
Flow of Corridor		X			
Wayfinding		X			
Emergency Egress		X			
Lights		X			
HVAC			X		No ventilation in corridors. Recommend a fan coil unit with outdoor air and condensing unit.

Library Assessment and Comments

Building:

High School

Client Representative:

Parchment Schools

Walk-Through Attendees:

Tower Pinkster Revisions

Date:

5/30/2023

Library	Excellent	Good	Fair	Poor	Comments
Flooring		X			Carpet tile is in good condition. A recurring crack in the slab needs to be investigated.
Walls		X			
Ceiling		X			The ceiling is composed of tectum roof deck with suspended acoustical clouds.
Doors		X			
Windows		X			Aluminum system.
Casework		X			Solid wood library casework is installed in the space.
Marker/Chalkboards		X			
Projector / Screen		X			
Air-conditioning		X			Cooling from DX coil.
Daylight		X			
Overall size		X			
Egress		X			
Heating			X		4 Airedale VUV's, heating only. Recommend replacement with packaged DX units.
Lighting		X			

Gymnasium Assessment and Comments

Building:

High School

Client Representative:

Parchment Schools

Walk-Through Attendees:

Tower Pinkster Revisions

Date:

5/30/2023

Gymnasium	Excellent	Good	Fair	Poor	Comments
Flooring		X			Wood floor is installed in the space.
Walls		X			Walls are painted CMU and in good condition.
Ceilings		X			The ceiling is exposed metal deck and trusses.
Accessibility		X			
Seating		X			The space is equipped with motorized Interkal bleachers.
Size		X			
Air-conditioning			X		Gym units are not keeping up with cooling load. Room seems excessively pressurized, may need a path for relief air. Recommend recommissioning and/ or TAB.
Daylight		X			
Doors		X			
Lighting		X			
Heating		X			
Egress		X			
Stage		X			

Classrooms Assessment and Comments

Building:

High School

Client Representative:

Parchment Schools

Walk-Through Attendees:

Tower Pinkster Revisions

Date:

5/30/2023

Classrooms -	Excellent	Good	Fair	Poor	Comments
Flooring		X	X		Recommend replacement in 600 and 700 wings with LVT. No Abatement report available. Assumed to be asbestos containing tiles based on tile size and era of construction. Art room/ industrial wing is VCT flooring. Consider replacement with polished concrete.
Walls		X			
Ceiling		X			
Doors		X	X		600 and 700 wing need new doors and hardware. Entire units should be replaced. Frames do not meet current fire rating.
Windows		X			
Casework		X			
Marker/Chalkboards		X			
Projector / Screen		X			
Air-conditioning			X		Recommend replacement with packaged DX VUV's. Most are in good shape, can be a lower priority.
Daylight		X			
Overall size		X			
Egress		X			
Heating		X			Most are heating only. See air-conditioning.
Lighting		X			

Auditorium Assessment and Comments

Building:

High School

Client Representative:

Parchment Schools

Walk-Through Attendees:

Tower Pinkster Revisions

Date:

5/30/2023

Auditorium	Excellent	Good	Fair	Poor	Comments
Flooring		X			
Walls		X			
Ceilings		X			
Accessibility		X			
Seating		X			
Size		X			Seems small.
Air-conditioning		X			No A/C.
Daylight		X			
Doors		X			
Lighting		X			Lighting in the upper portion of the fly does not work.
Heating			X		Code requires stage and seating areas to be on separate air systems. Existing (2X) units are original, recommend replacement.
Egress		X			
Stage		X			

Mechanical Assessment and Comments

Building:

High School

Client Representative:

Parchment Schools

Walk-Through Attendees:

Tower Pinkster Revisions

Date:

5/30/2023

Mechanical Systems	Excellent	Good	Fair	Poor	Comments
Boiler Room		X			
Heating Pipes		X			
Tunnel Accessibility		X			
Domestic Water Lines		X			
Water Heaters			X		A pair of Lochinvar WH (2014), recommend replacement. A system mixing valve is also recommended to allow for 140 degree F water storage.
Water Pressure		X			
Meters		X			
Boilers - 2 Fulton Boilers, New in 2009, 2 Johnston Boilers, New in 2000			X		Fulton Pulse boilers have been discontinued. Johnston Boilers are being run for the older portion of the building. Recommend replacing all 4 boilers.
AHU's		X			
Fans		X			
Control System		X			
Fire Protection System		X			Partial, New in 2009.
Chiller/ACCU			X		Chiller for weight room is not meeting demand, recommend replacement.
Unit Ventilators		X			Plastic drain tubes don't drain properly (pointed upward). Rubber / plastic tubes are brittle / degraded.
VAV Boxes		X			
Hangers		X			
Valves		X			
Insulation		X			
Asbestos		X			No report available.

Electrical Assessment and Comments

Building:

High School

Client Representative:

Parchment Schools

Walk-Through Attendees:

Tower Pinkster Revisions

Date:

5/30/2023

Electrical	Excellent	Good	Fair	Poor	Comments
Transformer Size			X		4000A, 208/120V, 3P, 4W. No metering, no arch flash mitigation, panel most likely has capacity but no space for new breakers.
Primary/Secondary Service			X		Electrical room needs to be sealed off. Arch/ Mechanical solution to keep dust and debris off of major mechanical equipment. Too much dirt and debris can create a major arc-flash hazard.
Generator			X		Battery EM lighting fixtures. No generator. Recommend centralized inverter or generator.
Lights			X		Appear to be T8 CFL. Recommend replacement to LED.
Lighting Control			X		Digital lighting control throughout, no dimming observed.
Panels			X		Mixture of new and old in some areas. Couple appear to be junction boxes with hot wires. None are locked.
Outlets		X			
GFCI's		X			
Panel Clearance		X			
Exterior Building Lights			X		Recommend replacement to LED.
Parking Lot Lighting			X		Recommend replacement to LED.
Frequency Drives		X			
Occupancy Sensors		X			
Fire Alarm			X		Simplex 4010. Newer system but no voice evacuation. Can expand the system for major mechanical work but major building additions would require upgrade voice evacuation modules.

PARCHMENT HIGH SCHOOL



Budget Summary

Building:	High School
Client Representative:	Parchment Schools
Walk-Through Attendees:	Tower Pinkster Revisions
Date:	5/30/2023

Space	Description	Comments	Qty	Unit	Unit Cost	Budget
Poor						
Building Shell	Exterior Shell	There is a significant brick crack/ structural separation near the dust collector addition in the industrial arts wing.	Needs to be investigated further.			
Roof -Per Report August of 2023	Shell	Most areas rated at C or below. Recommend replacement with a fluid applied product. 30 year warranty.	104,000	sf	48.79	5,074,056
Roof -Per Report August of 2023	Shell	Areas list as B can be replaced in the future.	14,100	sf	48.79	687,925
Fair						
Site Conditions	Asphalt Parking/ Drives	Main lot is need of repair. Perimeter drive around main lot is more deteriorated with pot holes. Recommend full replacement.	22,300	sy	97.58	2,175,989
Site Conditions	Drainage	Parking lot concrete spill has failed with deep erosion.	1	ls	81,315.00	81,315
Site Conditions	Student Drop Off Area	Curbed island does not allow for barrier free access.	1	ls	24,394.50	24,395
Site Conditions	Sidewalks	Some areas of cracking. Colored concrete has some spalling and cracking.	1	allow	16,263.00	16,263
Building Shell	Exterior Windows	Windows and storefront are aluminum systems. Windows are a combination of awning and casement windows. Operation of windows needs to be addressed in many cases. Consider full replacement.	10,480	sf	138.24	1,448,708

PARCHMENT HIGH SCHOOL



Budget Summary Continued

Building:	High School
Client Representative:	Parchment Schools
Walk-Through Attendees:	Tower Pinkster Revisions
Date:	5/30/2023

Space	Description	Comments	Qty	Unit	Unit Cost	Budget
Building Shell	Exterior Doors	Hollow metal doors at the industrial arts wing and wood door at boiler room are in need of replacement.	5	ea	10,570.95	52,855
Building Shell	Caulk Joints	Maintenance issue.	1	ls	16,263.00	16,263
Building Shell	Doors	Re-Key so all locks in district are on the same system.	147	ea	406.58	59,767
Bathrooms	ADA Accessible	Staff and student Bathrooms are small. Renovate within existing space, no room for expansion.	1,800	sf	569.21	1,024,569
Kitchen Prep/Serving Area	Ceilings	Lay-in ceilings over serving/ prep spaces are not scrubbable tile. Open grid ceilings over serving/ prep spaces need to be updated to provide a cleanable surface that meets health department requirements.	1,660	sf	32.53	53,993
Corridors	Flooring	Flooring is a combination of porcelain pavers, (gym lobby, student commons), terrazzo in original corridors, and VCT (locker room corridor). Walk off carpet in vestibule near locker rooms needs to be replaced.	400	sf	32.53	13,010
Classrooms -	Flooring	Recommend replacement in 600 and 700 wings with LVT. No Abetment report available. Assumed to be asbestos containing tiles based on tile size and era of construction. Art room/ industrial wing is VCT flooring. Consider replacement with polished concrete.	25,600	sf	32.53	832,666

PARCHMENT HIGH SCHOOL



Budget Summary Continued

Building:	High School
Client Representative:	Parchment Schools
Walk-Through Attendees:	Tower Pinkster Revisions
Date:	5/30/2023

Space	Description	Comments	Qty	Unit	Unit Cost	Budget
Classrooms -	Flooring	Art room/ industrial wing is VCT flooring. Consider replacement with polished concrete.	4,900	sf	19.52	95,626
Classrooms -	Flooring	Abatement	25,600	sf	13.01	333,066
Classrooms -	Doors	600 and 700 wing need new doors and hardware. Entire units should be replaced. Frames do not meet current fire rating.	24	ea	8,131.50	195,156
Mechanical Systems	Kitchen	Kitchen RTU, MAU, and EF are approaching end of service life. Recommend replacement of kitchen air system.	1	ea	162,630	162,630
Mechanical Systems	Cafeteria	Recommend replacing with a heating and cooling RTU and duct work.	1	ea	731,835	731,835
Mechanical Systems	Offices	Most offices have a mini-split system ceiling cassettes, (15-20) require constant maintenance. Recommend replacement with VRF system dedicated outdoor air ducting.	20	ea	89,447	1,788,930
Mechanical Systems	Corridors	No ventilation in corridors. Recommend a fan coil unit with outdoor air and condensing unit.	15	ea	89,447	1,341,698
Mechanical Systems	Library	4 Airedale VUV's, heating only. Recommend replacement with packaged DX units.	4	ea	97,578	390,312
Mechanical Systems	Gymnasium	Gym units are not keeping up with cooling load. Room seems excessively pressurized, may need a path for relief air. Recommend recommissioning and/ or TAB.	TBD			

PARCHMENT HIGH SCHOOL



Budget Summary Continued

Building:	High School
Client Representative:	Parchment Schools
Walk-Through Attendees:	Tower Pinkster Revisions
Date:	5/30/2023

Space	Description	Comments	Qty	Unit	Unit Cost	Budget
Mechanical Systems	Auditorium	Code requires stage and seating areas to be on separate air systems. Existing (2X) units are original, recommend replacement.	2	ea	406,575	813,150
Mechanical Systems	Water Heaters	A pair of Lochinvar WH (2014), recommend replacement. A system mixing valve is also recommended to allow for 140 degree F water storage.	2	ea	48,789	97,578
Mechanical Systems	Chiller/ACCU	Chiller for weight room is not meeting demand, recommend replacement.	1	ea	243,945	243,945
Mechanical Systems	Unit Ventilators	Plastic drain tubes don't drain properly (pointed upward). Rubber / plastic tubes are brittle / degraded.	32	ea	97,578	3,122,496
Mechanical Systems	Boilers - 2 Fulton Boilers, New in 2009, 2 Johnston Boilers, New in 2000	Fulton Pulse boilers have been discontinued. Johnston Boilers are being run for the older portion of the building. Recommend replacing all 4 boilers.	4	ea	569,205	2,276,820
Electrical	Transformer Size	4000A, 208/120V, 3P, 4W. No metering, no arch flash mitigation, panel most likely has capacity but no space for new breakers.	TBD			
Electrical	Primary/Secondary Service	Electrical room needs to be sealed off. Arch/ Mechanical solution to keep dust and debris off of major mechanical equipment. Too much dirt and debris can create a major arc-flash hazard.	TBD			

PARCHMENT HIGH SCHOOL



Budget Summary Continued

Building:	High School
Client Representative:	Parchment Schools
Walk-Through Attendees:	Tower Pinkster Revisions
Date:	5/30/2023

Space	Description	Comments	Qty	Unit	Unit Cost	Budget
Electrical	Generator	Battery EM lighting fixtures. No generator. Recommend centralized inverter or generator.	TBD			
Electrical	Lights	Appear to be T8 CFL. Recommend replacement to LED.	142,000	sf	32.53	4,618,692
Electrical	Exterior Building Lights	Recommend replacement to LED.	20	ea	4,066	81,315
Electrical	Parking Lot Lighting	Recommend replacement to LED.	10	ea	8,132	81,315
Electrical	Fire Alarm	Simplex 4010. Newer system but no voice evacuation. Can expand the system for major mechanical work but major building additions would require upgrade voice evacuation modules.	142,000	sf	5.69	808,271

Total	28,744,609
-------	------------

PARCHMENT HIGH SCHOOL

Photos



Exterior



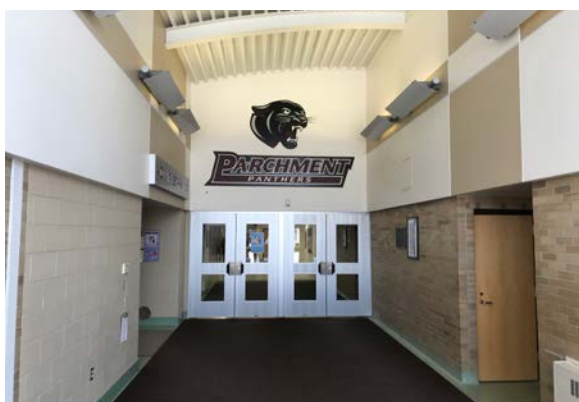
Exterior



Unit Vent Drain (typical)



Fascia (damaged)



Entry



Office

Photos



Exterior Classroom Doorbell



Classroom



Science Room



Shop

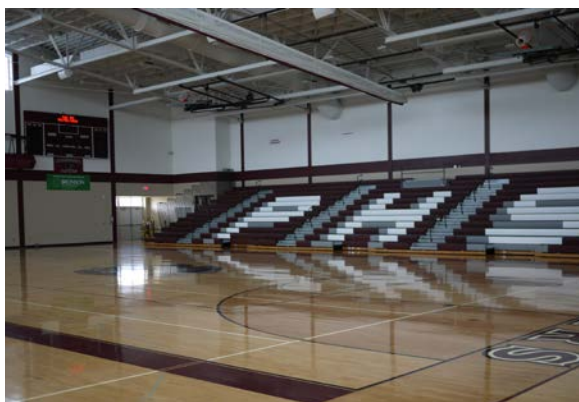


Band



Library

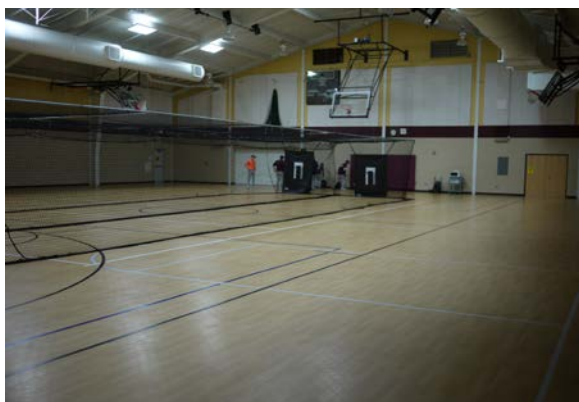
Photos



Gym



Weight Room



Cafeteria / Aux Room



Auditorium



Kitchen



Electrical Junctions

Photos



Electrical Panel