

DISTRICT SUMMARY OF RECOMMENDATIONS

DESCRIPTION	Priority				Total
	A 2 Years 2020 - 2021	B 2 Years 2022 - 2023	C 2 Years 2024 - 2025	Long Range 2026- 2029	
1.0 BUILDING INTERIOR					
Fairview Elementary School	\$326,600	\$70,000	\$76,000	\$0	
Lions Park Elementary School	\$312,200	\$113,000	\$70,000	\$16,300	
Lincoln Middle School	\$1,357,220	\$214,000	\$94,000	\$252,000	
Westbrook School for Young Learners	\$390,500	\$60,000	\$60,000	\$70,700	
Administration Center	\$250,500	\$0	\$0	\$100,000	
Maintenance Building	\$15,000	\$0	\$0	\$0	
Subtotal:	\$2,652,020	\$457,000	\$300,000	\$439,000	
2.0 BUILDING EXTERIOR AND SITE					
Fairview Elementary School	\$1,100,000	\$440,000	\$0	\$0	
Lions Park Elementary School	\$701,500	\$100,000	\$0	\$0	
Lincoln Middle School	\$36,200	\$440,000	\$1,000,000	\$1,700,000	
Westbrook School for Young Learners	\$133,000	\$25,000	\$0	\$630,000	
Administration Center	\$310,000	\$4,000	\$0	\$0	
Maintenance Building	\$0	\$0	\$0	\$0	
Subtotal:	\$2,280,700	\$1,009,000	\$1,000,000	\$2,330,000	
3.0 HEATING, VENTILATION AND AIR CONDITIONING					
Fairview Elementary School	\$3,300	\$572,000	\$90,000	\$536,000	
Lions Park Elementary School	\$65,500	\$572,000	\$90,000	\$536,000	
Lincoln Middle School	\$473,500	\$269,000	\$0	\$880,000	
Westbrook School for Young Learners	\$5,500	\$280,000	\$0	\$0	
Administration Center	\$40,000	\$20,000	\$0	\$0	
Maintenance Building	\$0	\$20,000	\$0	\$0	
Subtotal:	\$587,800	\$1,733,000	\$180,000	\$1,952,000	
4.0 PLUMBING					
Fairview Elementary School	\$26,400	\$15,400	\$0	\$12,000	
Lions Park Elementary School	\$29,750	\$15,000	\$8,000	\$12,000	
Lincoln Middle School	\$12,000	\$65,500	\$6,850	\$20,000	
Westbrook School for Young Learners	\$1,500	\$6,000	\$0	\$9,000	
Administration Center	\$0	\$45,000	\$0	\$0	
Maintenance Building	\$0	\$0	\$35,000	\$0	
Subtotal:	\$69,650	\$146,900	\$49,850	\$53,000	
5.0 POWER					
Fairview Elementary School	\$20,000	\$0	\$15,000	\$25,000	
Lions Park Elementary School	\$20,000	\$0	\$15,000	\$25,000	
Lincoln Middle School	\$48,500	\$14,750	\$40,000	\$0	
Westbrook School for Young Learners	\$0	\$0	\$35,000	\$30,000	
Administration Center	\$1,500	\$20,000	\$8,500	\$0	
Maintenance Building	\$5,000	\$0	\$0	\$0	
Subtotal:	\$95,000	\$34,750	\$113,500	\$80,000	
6.0 LIGHTING					
Fairview Elementary School	\$0	\$15,000	\$60,000	\$400,000	
Lions Park Elementary School	\$0	\$15,000	\$60,000	\$400,000	
Lincoln Middle School	\$750	\$35,000	\$26,500	\$650,000	
Westbrook School for Young Learners	\$0	\$0	\$58,000	\$360,000	
Administration Center	\$0	\$55,000	\$6,000	\$0	
Maintenance Building	\$0	\$0	\$0	\$0	
Subtotal:	\$750	\$120,000	\$210,500	\$1,810,000	

DISTRICT SUMMARY OF RECOMMENDATIONS

DESCRIPTION	Priority				Total
	A 2 Years 2020 - 2021	B 2 Years 2022 - 2023	C 2 Years 2024 - 2025	Long Range 2026- 2029	
7.0 SYSTEMS					
Fairview Elementary School	\$305,525	\$300,000	\$301,000	\$895,000	
Lions Park Elementary School	\$304,750	\$300,000	\$301,000	\$870,000	
Lincoln Middle School	\$835,000	\$500,000	\$500,000	\$1,000,000	
Westbrook School for Young Learners	\$337,900	\$300,000	\$365,000	\$800,000	
Administration Center	\$100,000	\$120,000	\$100,000	\$200,000	
Maintenance Building	\$0	\$0	\$0	\$0	
Subtotal:	\$1,883,175	\$1,520,000	\$1,567,000	\$3,765,000	
8.0 ANNUAL INSPECTIONS/MISC					
Fairview Elementary School	\$80,000	\$80,000	\$80,000	\$168,000	
Lions Park Elementary School	\$80,000	\$80,000	\$80,000	\$168,000	
Lincoln Middle School	\$100,000	\$100,000	\$100,000	\$211,000	
Westbrook School for Young Learners	\$80,000	\$80,000	\$80,000	\$168,000	
Administration Center	\$15,000	\$15,000	\$15,000	\$30,000	
Maintenance Building	\$0	\$0	\$0	\$0	
Subtotal:	\$355,000	\$355,000	\$355,000	\$745,000	
Costs in 2019 Dollars:	\$7,924,095	\$5,375,650	\$3,775,850	\$11,174,000	\$28,249,595
130% for Soft Costs Fees & Contingencies:	\$10,301,324	\$6,988,345	\$4,908,605	\$14,526,200	\$36,724,474
Total including 6% escalation per each 2 year increment	\$10,301,324	\$7,407,646	\$5,515,309	\$18,593,536	\$41,817,814

Security upgrades not included

Summary of Potential Options - Construction Budgets not included in costs above:

Lions Park general and PE storage	\$600,000	
Lincoln Flex PE/Cafeteria range of options	\$900,000	\$1,685,000
Lincoln new bldg.	\$58,800,000	
Westbrook classroom and gym addition	\$6,600,000	
Administration addition or new bldg. range of options	\$1,430,000	\$7,150,000

Fairview Elementary School

Compl. Work	2020 Planned work	Priority			Long Range (Summers 2026 to 2029)	ITEM DESCRIPTION
		A FY 21 - 22 (Summers 2020 and 2021)	B FY 23-24 (Summers 2022 and 2023)	C FY 25-26 (Summers 2024 and 2025)		
						1.0 BUILDING INTERIOR
√		\$5,000		X		1.1 Add Room 138 sink and cabinet
-						1.2 Addition for general, gym and riser storage
		\$70,000	\$70,000	\$70,000		1.3 Provide iron pipe support for stage lighting
		\$40,000				1.4 Furniture upgrade allowance
		D				1.5 Sound attenuation panels in gym and MPR
		D				1.6 Color palette established for paint
		\$4,000				1.7 Add a card reader at SE door
						1.8 Remaining A and B life safety items
√				\$6,000		1.9 Remaining C life safety items
		\$59,600				1.10 Expansion of MPR for enrollment
		\$20,000				1.11 Flooring replacement Commons, corridors
		\$128,000				1.12 Flooring replacement art, music
						1.13 Flooring replacement with 1/3 LVT and 2/3 carpet tile in Classrooms
\$0	\$0	\$326,600	\$70,000	\$76,000	\$0	Subtotal**
						2.0 BUILDING EXTERIOR AND SITE
		\$1,100,000				2.1 Bus south entry loops asphalt replacement and Asphalt replacement north lot with new sign for Admin and FV entry
			\$350,000			2.2 Replace playground equipment, tables allowance
√			\$30,000			2.3 Gutter heat trace installed to melt ice
						2.4 Exterior doors and frames rusting, replace with aluminum system, 13, 19
√			\$60,000			2.5 Replace remaining exterior doors
						2.6 Investigate effluorescence on gym west wall
\$0	\$0	\$1,100,000	\$440,000	\$0	\$0	Subtotal**
						3.0 HEATING, VENTILATION, AND AIR CONDITIONING
√			\$3,000			3.1 Provide exhaust fan in IDF 159B to remove heat from servers
			\$2,000			3.2 Provide A/C in gymnasium
		\$300				3.3 Replace heater at kitchen service door
						3.4 Provide guards on thermostats in Corridors 002, 005, Gymnasium 175
				\$90,000		3.5 Separate administration area from building chiller for independent cooling
			\$300,000			3.6 Provide Pelican controls on all existing HVAC equipment
			\$35,000			3.7 Replace 24 year old Liebert indoor cooling unit and associated outdoor condensing unit serving Technology 132

"X" indicates further study or design required.

** Estimated cost is 2019 pricing.

Fairview Elementary School

Compl. Work	2020 Planned work	Priority			Long Range (Summers 2026 to 2029)	ITEM DESCRIPTION
		A FY 21 - 22 (Summers 2020 and 2021)	B FY 23-24 (Summers 2022 and 2023)	C FY 25-26 (Summers 2024 and 2025)		
			\$30,000			3.8 Replace 24 year old Trane air cooled condensing unit serving unit ventilator in former computer classroom
			\$190,000			3.9 Replace 24 year old Trane air cooled water chiller
			\$12,000			3.10 Revise MPR HVAC unit to be VAV and add CO ₂ outside air sensor
		\$3,000			\$ 476,000	3.11 Inspect condition of boiler refractory
					\$ 60,000	3.12 Replace 34 classroom unit ventilators in the next 8-10 years
					D	3.13 Replace 20 VAV boxes in the next 8-10 years
						3.14 Confirm function of exhaust fan at staff restrooms
\$0	\$0	\$3,300	\$572,000	\$90,000	\$536,000	Subtotal**
4.0 PLUMBING						
√			\$400	X		4.1 Replace kitchen sink fittings
			\$15,000			4.2 Replace and standardize drinking fountains, EWC at gym
		\$400				4.3 Life cycle - Repair or replace water heater
		\$500				4.4 Remove Y fittings at all mop sink faucets
		\$2,000				4.5 Provide insulation kit at lavatory p-traps
		\$2,500				4.6 Provide solids interceptors at Art Room sink
		\$16,000				4.7 Rebuild faucets in Art Room
		\$5,000				4.8 Provide thermostatic mixing valves at classroom sinks, lavatories and kitchen hand sink
√		X				4.9 Rebuild faucets at lavatories
√		X			\$12,000	4.10 Relocate sprinkler heads away from electrical equipment
						4.11 Relocate sprinkler heads away from stage curtain
						4.12 Replace DDC with a Reduced Pressure Zone backflow preventer assembly (RPDA)
√		X				4.13 Replace all remaining dry sprinkler mains in attic
\$0	\$0	\$26,400	\$15,400	\$0	\$12,000	Subtotal**

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Fairview Elementary School

Compl. Work	2020 Planned work	Priority			Long Range (Summers 2026 to 2029)	ITEM DESCRIPTION
		A FY 21 - 22 (Summers 2020 and 2021)	B FY 23-24 (Summers 2022 and 2023)	C FY 25-26 (Summers 2024 and 2025)		
				\$15,000		5.0 POWER
		\$20,000			\$25,000	5.1 There are minimal spare circuit breakers in the building, provide (3) additional panelboards for future loads 5.2 Recommend emergency generator 5.3 Corridor receptacles for charging stations
\$0	\$0	\$20,000	\$0	\$15,000	\$25,000	Subtotal**
				\$60,000		6.0 LIGHTING
			\$15,000		\$400,000	6.1 Add occupancy sensors to control lighting 6.2 Replace metal halide in Gymnasium with LED 6.3 Replace other lighting with LED
\$0	\$0	\$0	\$15,000	\$60,000	\$400,000	Subtotal**
√				\$1,000		7.0 SYSTEMS
		\$300,000 \$5,525	\$300,000	\$300,000	\$600,000	7.1 Additional microphone jack in MPR 7.2 Technology 7.3 Remaining priority 'c' electrical life safety recommendations
					\$225,000	7.4 Replace fire alarm system with new voice evacuation system in the next 5-10 years
					\$70,000	7.5 Replace intercom system in the next 10 years
\$0	\$0	\$305,525	\$300,000	\$301,000	\$895,000	Subtotal**
						8.0 INSPECTION, MISC ALLOWANCE
√						8.1 Pavement sealcoating 8.2 Playground inspection 8.3 Gym flooring refinishing 8.4 Fire extinguisher inspection 8.5 Intercom/clock system 8.6 Roof inspection 8.7 Stage curtain removed 8.8 Boiler inspection 8.9 Fire alarm testing 8.10 Temperature control maintenance 8.11 Air and water quality testing 8.12 Backflow preventor inspection 8.13 Life Safety 10 yr.
\$0	\$0	\$80,000	\$80,000	\$80,000	\$168,000	Subtotal**
\$0	\$0	\$1,861,825	\$1,492,400	\$622,000	\$2,036,000	Building Subtotal**
\$0	\$0	\$2,420,373	\$1,940,120	\$808,600	\$2,646,800	130% for Soft Costs and Contingencies

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Lions Park Elementary School

Compl. Work	2020 Planned work	Priority			Long Range (Summers 2026 to 2029)	ITEM DESCRIPTION
		A FY 21-22 (Summers 2020 and 2021)	B FY 23-24 (Summers 2022 and 2023)	C FY 25-26 (Summers 2024 and 2025)		
		\$5,000	X			1.0 BUILDING INTERIOR
√		\$70,000	\$70,000	\$70,000		1.1 Add Room 138 sink and cabinet
			\$3,000			1.2 Addition for general, gym and riser storage \$600,000
			\$40,000			1.3 Furniture upgrade allowance
		D			\$16,300	1.4 Remaining A and B life safety items
		D				1.5 Provide iron pipe support for stage lighting
		\$59,600				1.6 Sound attenuation panels in gym & MPR
		\$22,400				1.7 Color palette established for paint
		\$27,200				1.8 Remaining C life safety items
		\$128,000				1.9 Paint library
						1.10 Flooring replacement Commons, corridors
						1.11 Flooring replacement art, music
						1.12 Flooring replacement MPR
						1.13 Flooring replacement with 1/3 LVT and 2/3 carpet tile in Classrooms
\$0	\$0	\$312,200	\$113,000	\$70,000	\$16,300	Subtotal**
√		\$701,500				2.0 BUILDING EXTERIOR AND SITE
			\$30,000			2.1 Improve site drainage from downspouts and paved areas in courtyard
√			\$70,000			2.2 Asphalt replacement and expanding staff parking lot with purchased property and asphalt replacement South Street loop
						2.3 Gutter heat trace installed to melt ice
						2.4 Exterior doors and frames rusting, replace with aluminum system, 8, 9
						2.5 Replace remaining exterior doors
\$0	\$0	\$701,500	\$100,000	\$0	\$0	Subtotal**
			\$3,000			3.0 HEATING, VENTILATION, AND AIR CONDITIONING
	\$50,000	\$50,000				3.1 Provide exhaust fan in Tech 159B to remove heat from servers
			\$2,000			3.2 Provide A/C in gymnasium as bid Alternate
		\$300				3.3 Replace/repair heater at kitchen service door
				\$90,000		3.4 Provide guards on thermostats in Corridors 002, 005
			\$300,000			3.5 Separate administration area from building chiller for independent cooling
			\$35,000			3.6 Provide Pelican controls on all existing HVAC equipment
						3.7 Replace 24 year old Liebert indoor cooling unit and associated outdoor condensing unit serving Technology 132

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Lions Park Elementary School

Compl. Work	2020 Planned work	Priority			Long Range (Summers 2026 to 2029)	ITEM DESCRIPTION
		A FY 21-22 (Summers 2020 and 2021)	B FY 23-24 (Summers 2022 and 2023)	C FY 25-26 (Summers 2024 and 2025)		
			\$30,000			3.8 Replace 24 year old Trane air cooled condensing unit serving unit ventilator in former computer classroom
			\$190,000			3.9 Replace 24 year old Trane air cooled water chiller
			\$12,000			3.10 Revise MPR HVAC unit to be VAV and add CO ₂ outside air sensor
		\$3,000			\$476,000	3.11 Inspect condition of boiler refractory
					\$60,000	3.12 Replace 34 classroom unit ventilators in the next 8-10 years
		\$12,000				3.13 Replace 20 VAV boxes in the next 8-10 years
						3.14 Revise gym HVAC unit to be VAV and add CO ₂ outside air sensor, commissioning
		\$200				3.15 Seal pipe floor penetrations
\$0	\$50,000	\$65,500	\$572,000	\$90,000	\$536,000	Subtotal**
				\$8,000		4.0 PLUMBING
			\$15,000			4.1 Replace and standardize drinking fountains, EWC at gym
		\$400				4.2 Life cycle - replace water heater and leaking storage tank with a gas-fired, high-efficiency water heater
		\$500				4.3 Remove Y fittings at all mop sink faucets
		\$1,500				4.4 Provide insulation kit at lavatory p-traps
		\$2,000				4.5 Provide hand sink in kitchen
		\$2,500				4.6 Provide solids interceptors at Art Room sink
		\$15,600				4.7 Rebuild faucets in Art Room
		\$5,000				4.8 Provide thermostatic mixing valves at classroom sinks and lavatories
		\$750				4.9 Rebuild faucets at lavatories
		\$1,500				4.10 Relocate sprinkler heads away from electrical equipment
					\$12,000	4.11 Relocate sprinkler heads away from stage curtain
						4.12 Replace DDC with a Reduced Pressure Zone backflow preventer assembly (RPDA)
√		X				4.13 Replace all dry sprinkler mains in attic and add Nitrogen Generator
\$0	\$0	\$29,750	\$15,000	\$8,000	\$12,000	Subtotal**

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Lions Park Elementary School

Compl. Work	2020 Planned work	Priority			Long Range (Summers 2026 to 2029)	ITEM DESCRIPTION
		A FY 21-22 (Summers 2020 and 2021)	B FY 23-24 (Summers 2022 and 2023)	C FY 25-26 (Summers 2024 and 2025)		
				\$15,000	\$25,000	5.0 POWER 5.1 Recommend emergency generator 5.2 There are minimal spare circuit breakers in the building, provide (3) additional panelboards for future loads 5.3 Corridor receptacles for charging stations
\$0	\$0	\$20,000	\$0	\$15,000	\$25,000	Subtotal**
			\$15,000	\$60,000	\$400,000	6.0 LIGHTING 6.1 Add occupancy sensors to control lighting 6.2 Replace metal halide in Gymnasium with LED 6.3 Replace other lighting with LED
\$0	\$0	\$0	\$15,000	\$60,000	\$400,000	Subtotal**
		\$300,000 \$4,750	\$300,000	\$1,000 \$300,000	\$600,000 \$200,000 \$70,000	7.0 SYSTEMS 7.1 Additional microphone jack in MPR 7.2 Technology 7.3 Remaining priority 'c' electrical life safety recommendations 7.4 Replace fire alarm system with new voice evacuation system in the next 5-10 years 7.5 Replace intercom system in the next 10 years
\$0	\$0	\$304,750	\$300,000	\$301,000	\$870,000	Subtotal**
					X	8.0 INSPECTION, MISC ALLOWANCE 8.1 Pavement sealcoating 8.2 Gym flooring refinishing 8.3 Fire extinguisher inspection 8.4 Intercom/clock system 8.5 Roof inspection 8.6 Stage curtain inspection 8.7 Boiler inspection 8.8 Fire alarm system testing 8.9 Temperature control maintenance 8.10 Air and water quality testing 8.11 Backflow preventor inspection 8.12 Life Safety 10 yr
\$0	\$0	\$80,000	\$80,000	\$80,000	\$168,000	Subtotal**
\$0	\$50,000	\$1,513,700	\$1,195,000	\$624,000	\$2,027,300	Building Subtotal**
\$0	\$65,000	\$1,967,810	\$1,553,500	\$811,200	\$2,635,490	130% for Soft Costs and Contingencies

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Lincoln Middle School

Compl. Work	2020 Planned work	Priority			Long Range (Summers 2026 to 2029)	ITEM DESCRIPTION
		A FY 21 - 22 (Summers 2020 and 2021)	B FY 23-24 (Summers 2022 and 2023)	C FY 25-26 (Summers 2024 and 2025)		
		\$281,820				1.0 BUILDING INTERIOR
		D				1.1 770 Corridor lockers: Electrostatically paint \$75 or replace \$365 ea.
		D				1.2 Remaining A and B life safety items are by District
		\$94,000	\$94,000	\$94,000	\$47,000	1.3 Add fabric tackboards in 100/200 corr and LRC
		\$30,000				1.4 Selective furniture upgrade allowance
		D				1.5 Replace all locker room countertops
			\$15,000			1.6 Signage coordinated throughout the building
		D				1.7 500 Wing staff restroom renovation
				X		1.8 Color palette established for paint
			\$30,000			1.9 Add additional PE Flex space Budget \$900,000
		\$25,000				1.10 Convert shower rooms to storage rooms
						1.11 Provide new crawl space door. Review condition of door #24 rusted frame and bottom gap
					X	1.12 Enlarge stairway at 300/400 wing to Commons. Budget \$550,000
				X		1.13 Add larger lunch/MPR on first floor & convert existing to storage or fitness OR add mech, storage and stairs to gym level and expand cafeteria. Budget \$1,680,000 new cafeteria
		D				1.14 Phase in elec hand dryers for all student restrooms
		\$200,000				1.15 Locker room lockers need painting, servicing, need more or replace. Update finishes.
√			\$75,000			1.16 Investigate utilization of sewing area, create new conference. Update: used for SE classroom
		\$109,600				1.17 Redesign school office circulation, furniture, casework
		\$36,800				1.18 Flooring replacement Commons, corridors
		\$475,000				1.19 Replace Cafeteria flooring
		\$105,000				1.20 Flooring replacement 1/3 LVT 2/3 carpet tile
					\$205,000	1.21 Flooring replacement art, sci, music
				X		1.22 Remaining C life safety items
						1.23 Replacement Middle School, Budget cost \$58,800,000 with maintenance dept, demolition, and sitework
\$0	\$0	\$1,357,220	\$214,000	\$94,000	\$252,000	Subtotal**

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Lincoln Middle School

Compl. Work	2020 Planned work	Priority			Long Range (Summers 2026 to 2029)	ITEM DESCRIPTION
		A FY 21 - 22 (Summers 2020 and 2021)	B FY 23-24 (Summers 2022 and 2023)	C FY 25-26 (Summers 2024 and 2025)		
						2.0 BUILDING EXTERIOR AND SITE
√						2.1 Exterior door replacements 9,10,11,12,13,14,15
√			\$15,000			2.2 Improve landscaping on South side of bldg
					\$1,700,000	2.3 Rebuild ramp retaining wall plus add north wall waterproofing
		\$1,200				2.4 Life cycle - Recommend replace or re-cover entire roof in 2024-2026 Replace: \$1,700,000 Recover: \$1,400,000
		\$20,000	\$325,000			2.5 Replace missing window screen clips
						2.6 Survey and regrading of playfields
						2.7 Visually screen the chiller, misc painting incl lintels
		D				2.8 Replace glass gaskets in egress windows (26) and replace original window at gym corridor entry
			X			2.9 Repair sagging mansard roof west of main entrance OR redesign entry with new roof canopy for improved school image
		\$15,000				2.10 Gutter heat trace installed at selected downspouts
				\$1,000,000		2.11 Life cycle window replacement in 2025
			\$100,000			2.12 Remove area well handrails and replace with grating similar to west side. Review condition of area well foundation walls.
\$0	\$0	\$36,200	\$440,000	\$1,000,000	\$1,700,000	Subtotal
						3.0 HEATING, VENTILATION, AND AIR CONDITIONING
√		\$2,000				3.1 Provide fire damper in duct in Storage B03 passing through walls to B01 and B02
		\$500				3.2 Provide belt guard on return fan in Mechanical B02
			\$7,000			3.3 Exhaust the crawl space east of B03
		\$60,000				3.4 Life Cycle - Replace 62 year old West Gym air handling unit and non-functioning exhaust fans. Provide Pelican controls. Alternate: Replace unit and add A/C, Budget \$100,000.
			\$67,000			3.5 Life cycle - replace (15) 50-70 year old roof exhaust fans. Provide Pelican controls.

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Lincoln Middle School

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		A FY 21 - 22 (Summers 2020 and 2021)	B FY 23-24 (Summers 2022 and 2023)	C FY 25-26 (Summers 2024 and 2025)		
					\$130,000	3.6 Life cycle - replace (1) 27 year old air handling unit and (1) 28 year old air handling units serving the administration area and SOAR room in the next 10 years. Provide Pelican controls.
		\$60,000				3.7 Life cycle - replace 50 year old Busse Gym air handling unit heat only. Provide Pelican controls. Alternate: Replace unit and add A/C, Budget \$100,000.
		\$100,000				3.8 Life cycle - replace 50 year old Music area multizone air handling unit in north boiler room and assoc. 24 year old air cooled condensing unit. Provide Pelican controls.
					\$340,000	3.9 Life cycle - Replace 14 Trane unit ventilators currently 28 years old serving cafeteria, locker rooms, 100/200 wing classrooms, and Faculty Lounge in the next 6 years. Provide Pelican controls.
					\$410,000	3.10 Life cycle - Replace 17 McQuay unit ventilators currently 27 years old serving classrooms in the 300/400 wing in the next 9 years. Provide Pelican controls.
		\$23,000				3.11 Replace B12 air intake ductwork and insulate
			\$7,000			3.12 Add exhaust in 108 Workroom for copier, improve exhaust in 500 toilets
			\$100,000			3.13 Life cycle - replace 50-70 year old cabinet heaters throughout building
			\$35,000			3.14 Life cycle - Replace 24 year old Liebert indoor cooling unit and associated outdoor condensing unit serving MDF 531
			\$3,000			3.15 Remove incinerator in Mech 515
			\$5,000			3.16 Remove abandoned equipment B03 UV, B02 suspended unit heater
		\$50,000				3.17 Life cycle - Maintain and replace burners for (2) 37 year old Kewanee hot water boilers serving all but 500 wing. Alternate: Replace boilers and provide Pelican controls, Budget \$285,000.
√						3.18 Life cycle - Replace (1) 25 year old chiller and (1) 26 year old chiller and associated air cooled condensers serving entire building

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Lincoln Middle School

Compl. Work	2020 Planned work	Priority			Long Range (Summers 2026 to 2029)	ITEM DESCRIPTION
		A FY 21 - 22 (Summers 2020 and 2021)	B FY 23-24 (Summers 2022 and 2023)	C FY 25-26 (Summers 2024 and 2025)		
		\$105,000				3.19 Life cycle - replace (2) 50 year old air handling units serving the learning center and Classroom 542 along with assoc. 24 year old air cooled condensing units. Provide Pelican controls.
			\$20,000			3.20 Life cycle - replace 24 year old rooftop unit serving computer room adjacent to learning center. Provide Pelican controls.
		\$60,000				3.21 Life cycle - replace 50 year old Busse gym girls locker room air handling unit. Provide Pelican controls.
		\$10,000				3.22 Life cycle - replace 37 year old HW pumps in B12
			\$25,000			3.23 Provide Pelican controls at boiler plant serving 500 wing
		\$3,000				3.24 Inspect condition of refractory for 2 boilers serving 500 wing
\$0	\$0	\$473,500	\$269,000	\$0	\$880,000	Subtotal**
						4.0 PLUMBING
			\$35,000	\$6,850		4.1 Life cycle - replace water heaters in Receiving, Mech 234, Jan closets
			\$25,000			4.2 Life cycle - replace storm water pump in Mech B01
			\$5,500			4.3 Replace science lab traps, confirm w/ curriculum. Replace acid basin cover gasket.
		\$400				4.4 Remove Y fittings at all mop sink faucets
		\$3,600				4.5 Provide thermostatic mixing valves at classroom sinks and lavatories
		\$2,000				4.6 Provide solids interceptors at Art Room sink
		\$3,000				4.7 Rebuild faucets in Home Ec Classroom 103
					\$20,000	4.8 Remove unused showers and shower columns. Cap associated piping at main.
		\$3,000				4.9 Repair damaged drinking fountains. Locker Rm 222 and Corridor 400.
\$0	\$0	\$12,000	\$65,500	\$6,850	\$20,000	Subtotal**

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Lincoln Middle School

Compl. Work	2020 Planned work	Priority			Long Range (Summers 2026 to 2029)	ITEM DESCRIPTION
		A FY 21 - 22 (Summers 2020 and 2021)	B FY 23-24 (Summers 2022 and 2023)	C FY 25-26 (Summers 2024 and 2025)		
						5.0 POWER
		\$5,000				5.1 Replace or cap former Home Ec floor receptacles in poor condition
		\$35,000				5.2 Recommend an emergency generator
		\$6,000				5.3 Replace elec panel in Gym 560 near office. Door does not close and parts are not available. Replace panel on Stage 561
√				\$40,000		5.4 Life cycle - replace original electric panels
√		\$500				5.5 Provide permanent wiring solution for cords through ceiling for TV in Lobby
√		\$500				5.6 Lounge 405: Add outlet for copier to eliminate extension cord
		\$1,500				5.7 Storage B03: Add new Fire Alarm notification device for space
			\$14,750			5.8 Remaining priority 'c' electrical life safety recommendations
\$0	\$0	\$48,500	\$14,750	\$40,000	\$0	Subtotal**
						6.0 LIGHTING
			\$15,000			6.1 Provide new exit signs LED type with self contained 90-minute battery back-up and connected to the unswitched portion of the lighting circuit in room
				\$8,000		6.2 Replace (2) exterior parking lot pole lights with new
				\$8,500		6.3 Provide lighting in crawl space east of B03
				\$10,000		6.4 Replace all incandescent lamps in storage and mech rooms
			\$20,000			6.5 Life cycle - replace emergency battery lights to hold charge for code required 1-1/2 hour
√		\$750				6.6 Replace exterior flood light outside Mechanical Room 515
					\$650,000	6.7 Replace lighting with LED
\$0	\$0	\$750	\$35,000	\$26,500	\$650,000	Subtotal**
						7.0 SYSTEMS
		\$335,000				7.1 Replace existing Simplex fire alarm system with new voice evacuation control panel and initiating devices
√						7.2 Replace school intercom system with new. Update: on phone system
		\$500,000	\$500,000	\$500,000	\$1,000,000	7.3 Technology
\$0	\$0	\$835,000	\$500,000	\$500,000	\$1,000,000	Subtotal**

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Lincoln Middle School

Compl. Work	2020 Planned work	Priority			Long Range (Summers 2026 to 2029)	ITEM DESCRIPTION
		A FY 21 - 22 (Summers 2020 and 2021)	B FY 23-24 (Summers 2022 and 2023)	C FY 25-26 (Summers 2024 and 2025)		
						8.0 INSPECTION, MISC ALLOWANCE
						8.1 Pavement sealcoating
						8.2 Gym flooring refinishing
						8.3 Bleacher inspection
						8.4 Fire extinguisher inspection
						8.5 Finishes maintenance
						8.6 Elevator and chair lift inspection
						8.7 Roof inspection
						8.8 Stage curtain inspection
						8.9 Boiler inspection
						8.10 Mechanical system maintenance
						8.11 Temperature control maintenance
						8.12 Air and water quality testing
						8.13 Backflow preventor inspection
						8.14 Fire alarm system testing
				X		8.15 Intercom/clock system
						8.16 Life Safety 10 yr
\$0	\$0	\$100,000	\$100,000	\$100,000	\$211,000	Subtotal**
\$0	\$0	\$2,863,170	\$1,638,250	\$1,767,350	\$4,713,000	Building Subtotal**
\$0	\$0	\$3,722,121	\$2,129,725	\$2,297,555	\$6,126,900	130% for Soft Costs and Contingencies

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Westbrook School for Young Learners

Compl. Work	2020 Planned work	Priority			Long Range (Summers 2026 to 2029)	ITEM DESCRIPTION
		A FY 21-22 (Summers 2020 and 2021)	B FY 23-24 (Summers 2022 and 2023)	C FY 25-26 (Summers 2024 and 2025)		
		\$3,500				1.0 FACILITY INTERIOR
√		D			\$10,700 \$60,000	1.1 MPR stage front padding
		D				1.2 Color palette for paint
						1.3 Interior directional and room signage coordinated
						1.4 Remaining A and B life safety items
						1.5 Remain C life safety items
		\$60,000	\$60,000	\$60,000		1.6 Selective furniture upgrade allowance \$8000/room
		\$200,000				1.7 Modular bldg. purchase and upgrades Allowance
		\$64,000				1.8 Flooring replacement Commons, corridors
		\$63,000				1.9 Flooring replacement with 1/3 LVT and 2/3 carpet tile in Classrooms
			X		1.10 Need for small group instruction rooms	
			X		1.11 Need for staff workroom and a lounge	
			X		1.12 Need for a music room	
			X		1.13 Need for a large conference room	
			X		1.14 Need for grade level storage room	
			X		1.15 Provide adequately sized art room	
			X		1.16 Need for a separate gym	
			X		1.17 Potential need for additional classrooms dependent upon enrollment, and associated stairs, mech, storage	
			X		1.18 Addition Budget Cost: \$6,600,000	
\$0	\$0	\$390,500	\$60,000	\$60,000	\$70,700	Subtotal**
		\$31,000				2.0 FACILITY EXTERIOR
√					\$630,000	2.1 Masonry wall tuckpointing, sealants
		\$15,000				2.2 Replace boiler room exit doors, frame and panels
		\$30,000				2.3 Repair Chimney tuckpointing, remove metal lettering and repair holes
		\$15,000	\$25,000			2.4 Lighted street sign
						2.5 Repair condition of loading dock wall
		\$42,000				2.6 Misc. roofing maintenance, coating
					2.7 Life cycle - Recommend replace or recover entire roof in 2024-2026. Replace: \$930,000; Recover: \$500,000	
					2.8 Replace basketball playground asphalt	
\$0	\$30,000	\$133,000	\$25,000	\$0	\$630,000	Subtotal**

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Westbrook School for Young Learners

Compl. Work	2020 Planned work	Priority			Long Range (Summers 2026 to 2029)	ITEM DESCRIPTION
		A FY 21-22 (Summers 2020 and 2021)	B FY 23-24 (Summers 2022 and 2023)	C FY 25-26 (Summers 2024 and 2025)		
						3.0 HEATING, VENTILATION, AND AIR CONDITIONING
			\$180,000			3.1 Provide Pelican controls for all HVAC equipment in building
			\$85,000			3.2 Life cycle - Replace (17) 57-59 year old cabinet unit heaters in vestibules and stairs
		\$2,500				3.3 Provide return air path back to unit ventilator from 209B, 212, and 216
			\$15,000			3.4 Life cycle - Replace 23 year old air cooled condensing unit serving east unit ventilator in LRC, very noisy
		\$3,000				3.5 Inspect refractory for 2 boilers
\$0	\$0	\$5,500	\$280,000	\$0	\$0	Subtotal**
						4.0 PLUMBING
		D				4.1 Change preschool faucets to goosenecks for filling buckets
		\$500				4.2 Remove Y fittings at all mop sink faucets
		\$500				4.3 Patch wall at cleanout in Toilet Room 287
			\$6,000			4.4 Life Cycle - Replace water heater. Boiler Room 107
		\$400				4.5 Provide thermostatic mixing valve at Lavatory in Cust. Toilet Room 112
		\$100			\$9,000	4.6 Replace exterior wall hydrants.
						4.7 Remove Y fittings at exterior wall hydrants.
\$0	\$0	\$1,500	\$6,000	\$0	\$9,000	Subtotal**
						5.0 POWER
		X			\$30,000	5.1 Recommend emergency generator
						5.2 Additional power and network connections for lower level classrooms - monitor the need
				\$35,000		5.3 Replace Boiler Room electrical switchboard with new
\$0	\$0	\$0	\$0	\$35,000	\$30,000	Subtotal**
						6.0 LIGHTING
				\$40,000		6.1 Add occupancy sensors to control lighting
				\$18,000		6.2 Recommend replacement of existing inefficient lights with new LED
					\$360,000	6.3 Replace all lighting with LED
\$0	\$0	\$0	\$0	\$58,000	\$360,000	Subtotal**

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Westbrook School for Young Learners

Compl. Work	2020 Planned work	Priority			Long Range (Summers 2026 to 2029)	ITEM DESCRIPTION
		A FY 21-22 (Summers 2020 and 2021)	B FY 23-24 (Summers 2022 and 2023)	C FY 25-26 (Summers 2024 and 2025)		
						7.0 SYSTEMS
					\$200,000	7.1 Replace existing Simplex fire alarm system with new voice evacuation control panel and initiating devices
				\$65,000		7.2 Replace existing intercom system with new
		\$300,000	\$300,000	\$300,000	\$600,000	7.3 Technology
		\$37,900				7.4 Remaining priority 'c' electrical life safety recommendations
\$0	\$0	\$337,900	\$300,000	\$365,000	\$800,000	Subtotal**
						8.0 INSPECTION, MISC ALLOWANCE
						8.1 Pavement sealcoating
						8.2 Fire extinguisher inspection
						8.3 Finishes maintenance
						8.4 Elevator and chair lift inspection
						8.5 Roof inspection
						8.6 Stage curtain inspection
						8.7 Boiler inspection
						8.8 Mechanical system maintenance
						8.9 Temperature control maintenance
						8.10 Air and water quality testing
						8.11 Backflow preventor inspection
						8.12 Fire alarm system testing
						8.13 Intercom/clock system
					X	8.14 Life safety 10 yr
\$0	\$0	\$80,000	\$80,000	\$80,000	\$168,000	Subtotal**
\$0	\$30,000	\$948,400	\$751,000	\$598,000	\$2,067,700	Building Subtotal**
\$0	\$39,000	\$1,232,920	\$976,300	\$777,400	\$2,688,010	130% for Soft Costs and Contingencies

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Administration Building

Compl. Work	2020 Planned work	Priority			Long Range (Summers 2026 to 2029)	ITEM DESCRIPTION
		A FY 21-22 (Summers 2020 and 2021)	B FY 23-24 (Summers 2022 and 2023)	C FY 25-26 (Summers 2024 and 2025)		
						1.0 BUILDING INTERIOR
		D				1.1 Check height of fire extinguishers and toilet accessories for ADA
		\$2,000				1.2 Tackboards for offices
√		D				1.3 Move furniture away from ventilation grilles in lobby, bookkeeping, workroom
		\$3,500				1.4 Need for additional workcounter in work room
√						1.5 Staff kitchen and restrooms need updating
		\$25,000				1.6 Paint and improve work areas in lower level
		\$90,000				1.7 Replace upper level ceilings, lighting, diffusers following abatement
√						1.8 Replace maintenance workbench cabinets
√						1.9 Selective furniture replacement allowance
√						1.10 Repair pipe cleanout and wall in lobby, repaint
		\$120,000				1.11 Enclose receiving room to minimize temperature fluctuations and separate from food storage, office functions
√						1.12 Replace worn wood doors and hardware
		\$10,000				1.13 Stair railings are not code compliant
√		D				1.14 Update to District paint color palette to phase in as rooms are painted
					\$100,000	1.15 Abatement allowance
						A building addition is needed to accomplish the following corrections at the Administration Center:
			X			1.16 Public and staff spaces are not handicapped accessible, add elevator
			X			1.17 Need for conference space
			X			1.18 Enlarge offices that are minimally sized
			X			1.19 Corridor width of 40" is less than required for wheelchair bound visitors to negotiate. Stair width is 37".
			X			1.20 Rest room facilities are not handicapped accessible
			X			1.21 Budget Costs: \$1,430,000 addition or \$7,150,000 new bldg.
\$0	\$0	\$250,500	\$0	\$0	\$100,000	Subtotal**

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** Estimated cost is 2019 pricing

Administration Building

Compl. Work	2020 Planned work	Priority			Long Range (Summers 2026 to 2029)	ITEM DESCRIPTION
		A FY 21-22 (Summers 2020 and 2021)	B FY 23-24 (Summers 2022 and 2023)	C FY 25-26 (Summers 2024 and 2025)		
√		\$10,000	X			2.0 BUILDING EXTERIOR AND SITE 2.1 Replace fence at loading dock 2.2 Scrape and paint exterior stairs. New awning canopy to cover stairs 2.3 Public entrance is not handicapped accessible without an addition to the building with an elevator and new lobby. District has a stair climber. 2.4 Window system is single glazed and should be replaced with thermal glass and system. System panels are damaged and rusting. Abatement of caulking. Replace vertical window shades. 2.5 Life cycle roof replacement in 2028 2.6 Replace south entry canopy
\$0	\$0	\$310,000	\$4,000	\$0	\$0	Subtotal**
√		\$10,000	\$20,000			3.0 HEATING, VENTILATION, AND AIR CONDITIONING 3.1 Life cycle - replace HVAC system serving upper level including boiler, chiller, AHU 3.2 Provide Variable Volume/Temperature controls for lower level 3.3 Life cycle - replace grade mounted rooftop unit serving lower level 3.4 Remove 3 abandoned unit ventilators and repair finishes 3.5 Remove boiler 3.6 Provide Variable Volume/Temperature Controls for upper level 3.7 Replace upper level ceiling diffusers when lighting and ceilings are replaced.
√		\$5,000 \$20,000 \$5,000				
\$0	\$0	\$40,000	\$20,000	\$0	\$0	Subtotal**
			\$40,000			4.0 PLUMBING 4.1 Life cycle - replace galvanized piping and upgrade fixtures 4.2 Life cycle - replace water heater
			\$5,000			
\$0	\$0	\$0	\$45,000	\$0	\$0	Subtotal**

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** Estimated cost is 2019 pricing

Administration Building

Compl. Work	2020 Planned work	Priority			Long Range (Summers 2026 to 2029)	ITEM DESCRIPTION
		A FY 21-22 (Summers 2020 and 2021)	B FY 23-24 (Summers 2022 and 2023)	C FY 25-26 (Summers 2024 and 2025)		
				\$8,500		5.0 POWER
		\$1,500				5.1 Install surge protective device (SPD) at the main service panel
			\$20,000			5.2 Provide power for office equipment and to eliminate extension cords
						5.3 Recommend new generator
\$0	\$0	\$1,500	\$20,000	\$8,500	\$0	Subtotal**
						6.0 LIGHTING
			\$5,000			6.1 Provide new exit signs LED type with self contained 90-minute battery back-up and connected to the unswitched portion of the lighting circuit in room
				\$6,000		6.2 Life cycle - replace original service panel in boiler room
			\$50,000			6.3 Life cycle and energy - replace light fixtures with LED
\$0	\$0	\$0	\$55,000	\$6,000	\$0	Subtotal**
						7.0 SYSTEMS
						7.1 Add four (4) manual fire alarm pull station at main exit doors. \$3000
						7.2 Add visual alarm devices in restrooms and the meeting room. \$2000
						7.3 Add two (2) audio/visual fire alarm devices in lower level and one in open office area located on first floor. \$2000
						7.4 Add one (1) heat detector in storage room located on first floor. \$750
			\$20,000			7.5 Replace existing Simplex fire alarm system with new control panel and initiating devices
		\$100,000	\$100,000	\$100,000	\$200,000	7.6 Technology
\$0	\$0	\$100,000	\$120,000	\$100,000	\$200,000	Subtotal**

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Administration Building

Compl. Work	2020 Planned work	Priority			Long Range (Summers 2026 to 2029)	ITEM DESCRIPTION
		A FY 21-22 (Summers 2020 and 2021)	B FY 23-24 (Summers 2022 and 2023)	C FY 25-26 (Summers 2024 and 2025)		
						8.0 INSPECTION, MISC ALLOWANCE
						8.1 Finishes maintenance
						8.2 Roof inspection
						8.3 Boiler inspection
						8.4 Mechanical system maintenance
						8.5 Temperature control maintenance
						8.6 Air and water quality testing
						8.7 Backflow preventor inspection
						8.8 Fire alarm system testing
						8.9 Fire extinguisher inspection
\$0	\$0	\$15,000	\$15,000	\$15,000	\$30,000	Subtotal**
\$0	\$0	\$717,000	\$279,000	\$129,500	\$330,000	Building Subtotal**
\$0	\$0	\$932,100	\$362,700	\$168,350	\$429,000	130% for Soft Costs and Contingencies

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** Estimated cost is 2019 pricing

Maintenance Building

Compl. Work	2020 Planned work	Priority			Long Range (Summers 2026 to 2029)	ITEM DESCRIPTION
		A FY 21 - 22 (Summers 2020 and 2021)	B FY 23-24 (Summers 2022 and 2023)	C FY 25-26 (Summers 2024 and 2025)		
	\$15,000	\$15,000				1.0 BUILDING INTERIOR
						1.1 Epoxy flooring
\$0	\$15,000	\$15,000	\$0	\$0	\$0	Subtotal**
√						2.0 BUILDING EXTERIOR AND SITE
						2.1 Roof replacement completed
\$0	\$0	\$0	\$0	\$0	\$0	Subtotal**
						3.0 HEATING, VENTILATION, AND AIR CONDITIONING
			\$20,000			3.1 Life Cycle - replace rooftop unit
\$0	\$0	\$0	\$20,000	\$0	\$0	Subtotal**
						4.0 PLUMBING
				\$35,000		4.1 Life cycle - replace galvanized piping and upgrade fixtures
\$0	\$0	\$0	\$0	\$35,000	\$0	Subtotal**
						5.0 POWER
		\$5,000				5.1 Old panel contains breaker style that's prone to failure. Replace with new.
\$0	\$0	\$5,000	\$0	\$0	\$0	Subtotal**
√						6.0 LIGHTING
						6.1
\$0	\$0	\$0	\$0	\$0	\$0	Subtotal**
√						7.0 SYSTEMS
						7.1 Lighting replacement
\$0	\$0	\$0	\$0	\$0	\$0	Subtotal**
						8.0 INSPECTION, MISC ALLOWANCE
						8.1
\$0	\$0	\$0	\$0	\$0	\$0	Subtotal**
\$0	\$15,000	\$20,000	\$20,000	\$35,000	\$0	Building Subtotal**
\$0	\$19,500	\$26,000	\$26,000	\$45,500	\$0	130% for Soft Costs and Contingencies

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