

District: Sample School District
Bldg. No: 01
Building: Washington Elementary School
Area: 50,000sf **Yr Built:** 1960 **Floors:** 1

Use Types:
 100% Education

Massa Multimedia Architecture
 mma-architects.com

Building Component	CRV of System		% of System CRV Needed for Repair:				Component Notes and Deficiencies
	%	\$	0-1 Year	1-5 Years	6-10 Years	11+ Years	
HVAC System	15	\$1,500,000	0	0	5	95	Description: -(3) Trane air handling units on Rooftop - one for classrooms, one for cafeteria/kitchen, and one for gymnasium newly installed in 2017 -Full retrofit installation from pneumatic to DDC controls performed in 2017 with renovations. -Plenum air return above acoustic ceiling -Unit heaters in each classroom of original 1960's building. Hot water convectors at window walls in 1990 addition. 0-1 Year Issues: -None observed / reported. 1-5 Year Issues: -None observed / reported. 6-10 Year Issues: -Routine maintenance and repair. 11+ Year Issues: -Long-term maintenance, repair, and eventual replacement.

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Power / Data / Lighting	15	\$1,500,000	0	20	15	65	Description: -No emergency generator -Recessed 2' x 4' fluorescent light fixtures with T8 lamps throughout most spaces. Some T-12 fixtures in original building. -Main power distribution added in 1990's addition. Adequately sized. -Each classroom has sufficient data drops -Security cameras at main entrance only. 0-1 Year Issues: -None observed / reported. 1-5 Year Issues: -Original 1960's wireless service is lacking. Add more access points. -Replace old T-12 fixtures with new LED fixtures 6-10 Year Issues: -Add security cameras at secondary entrances -Routine maintenance and repair. 11+ Year Issues: -Long-term maintenance, repair, and replacement.

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Plumbing / Fixtures	10	\$1,000,000	10	5	5	80	<p>Description:</p> <ul style="list-style-type: none"> -New water main replaced when water main failed at street in 2017. -Wall hung flush valve toilets and lavatories throughout. -New 80 gallon high efficiency electric water heater installed in 2017. -Stainless steel sinks and bubblers in all classrooms. <p>0-1 Year Issues:</p> <ul style="list-style-type: none"> -Exterior hose bibbs are not the non-freeze type and should be replaced with non-freeze types to avoid possible pipe burst. -Original sink in art room is in poor condition and in need of replacement with new sediment trap. <p>1-5 Year Issues:</p> <ul style="list-style-type: none"> -Routine maintenance and repair. <p>6-10 Year Issues:</p> <ul style="list-style-type: none"> -Routine maintenance and repair. <p>11+ Year Issues:</p> <ul style="list-style-type: none"> -Long-term maintenance, repair, and replacement.
Superstructure	10	\$1,000,000	0	0	2	98	<p>Description:</p> <ul style="list-style-type: none"> -Structural steel columns and beams. -Concrete slabs on metal deck. -Tube steel columns and beams at front entry canopy. <p>0-1 Year Issues:</p> <ul style="list-style-type: none"> -None observed / reported. <p>1-5 Year Issues:</p> <ul style="list-style-type: none"> -None observed / reported. <p>6-10 Year Issues:</p> <ul style="list-style-type: none"> -Routine maintenance and repair. <p>11+ Year Issues:</p> <ul style="list-style-type: none"> -Long-term maintenance, repair, and eventual replacement.

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Foundations	8	\$800,000	0	0	2	98	Description: -Bare cast-in-place concrete foundation walls at basement level. -Original drawings indicate multiple concrete strap beams at north side. -Isolated concrete footings at interior columns. 0-1 Year Issues: -None observed / reported. 1-5 Year Issues: -None observed / reported. 6-10 Year Issues: -Routine maintenance and repair. 11+ Year Issues: -Long-term maintenance, repair, and eventual replacement.

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Exterior Walls	7	\$700,000	10	20	5	65	<p>Description:</p> <ul style="list-style-type: none"> -Nearly all brick masonry. -Original drawings indicate 1960's building uninsulated brick on concrete block backup. -Original drawings indicate 1990's addition has 2" insulation with air gap between brick and concrete block backup. -Some cast stone or limestone accent bands at exterior. -Precast concrete parapet wall coping caps. -Extensive vine growth at south wall. <p>0-1 Year Issues:</p> <ul style="list-style-type: none"> -Evidence of water infiltration at failed coping sealant joints. Several failed, cracked coping stones due to lack of expansion joints in original construction. Replace failed coping stones and replace all sealant joints with new. -Cut back vine growth, as it will damage the brick and mortar with time. <p>1-5 Year Issues:</p> <ul style="list-style-type: none"> -Brick repointing is needed in several locations, particularly at the west façade. -Significant crack at SW corner. Cut in new expansion joint to allow for thermal expansion without damaging brick. Brick stitch any cracked brick. Extend expansion joint up through parapet and coping. -Replace all vertical sealant joints in brick. <p>6-10 Year Issues:</p> <ul style="list-style-type: none"> -Routine maintenance and repair. Likely some new areas of repointing will be needed in the brick. <p>11+ Year Issues:</p> <ul style="list-style-type: none"> -Long-term maintenance, repair, and replacement.

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Ceilings	5	\$500,000	5	5	50	40	<p>Description:</p> <ul style="list-style-type: none"> -2' x 4' acoustic tile ceiling throughout classrooms, offices, corridors, and gang restrooms. -Drywall ceilings at individual toilet rooms and closets throughout. Some drywall soffits at classroom entrances, likely to hide ductwork and piping. -Vibrant-colored suspended "cloud" ceiling systems in cafeteria. <p>0-1 Year Issues:</p> <ul style="list-style-type: none"> -Replace and repair damaged drywall at water infiltration location around failed sealant at doors. <p>1-5 Year Issues:</p> <ul style="list-style-type: none"> -Routine maintenance and repair. <p>6-10 Year Issues:</p> <ul style="list-style-type: none"> -Consider full replacement of ACT tiles and localized repair/replacement of ceiling grids. -Routine maintenance and repair. <p>11+ Year Issues:</p> <ul style="list-style-type: none"> -Long-term maintenance, repair, and eventual replacement.

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Roof	5	\$500,000	0	95	3	2	<p>Description:</p> <ul style="list-style-type: none"> -The roof of the 1960 building was replaced when the 1990 addition was constructed. -At 30 years old, the entire roof is past it useful life. -At some areas, the insulation has been cut out by maintenance staff to pitch water to drain. -Maintenance staff indicate a few repairs needed over the last 5 years, but no current active failures with roofing. <p>0-1 Year Issues:</p> <ul style="list-style-type: none"> -No immediate urgent need to replace roof. <p>1-5 Year Issues:</p> <ul style="list-style-type: none"> -Replace roof in its entirety, full building. <p>6-10 Year Issues:</p> <ul style="list-style-type: none"> -Routine maintenance and repair. <p>11+ Year Issues:</p> <ul style="list-style-type: none"> -Long-term maintenance, repair, and replacement.

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Glazing	4	\$400,000	5	95	0	0	<p>Description:</p> <ul style="list-style-type: none"> -When 1990 addition was constructed, all the original 1960's windows were replaced to match. -All windows throughout are the same double-hung aluminum-frame (with no thermal break) singled glazed windows from 1990 with polycarbonate. Some panes are set loosely, missing gaskets or sealant. -Perimeter sealant is in poor condition in many locations. <p>0-1 Year Issues:</p> <ul style="list-style-type: none"> -Repair and replace local failures in perimeter sealant to avoid water infiltration into wall cavity and building. <p>1-5 Year Issues:</p> <ul style="list-style-type: none"> -Full window replacement is needed. <p>6-10 Year Issues:</p> <ul style="list-style-type: none"> -Routine maintenance and repair. <p>11+ Year Issues:</p> <ul style="list-style-type: none"> -Long-term maintenance, repair, and eventual replacement.

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Interior & Exterior Doors	4	\$400,000	5	0	2	93	<p>Description:</p> <ul style="list-style-type: none"> -Interior doors are wood installed on hollow metal frames. Some with glazing lites. -Hardware in overall good condition. -Exterior doors are painted hollow metal with narrow glazing lites. -Front entrance is aluminum storefront in good condition. -Sealants failing throughout. <p>0-1 Year Issues:</p> <ul style="list-style-type: none"> -Replace sealant at exterior door frames and storefront. <p>1-5 Year Issues:</p> <ul style="list-style-type: none"> -Routine maintenance and repair. <p>6-10 Year Issues:</p> <ul style="list-style-type: none"> -Routine maintenance and repair. <p>11+ Year Issues:</p> <ul style="list-style-type: none"> -Long-term maintenance, repair, and eventual replacement.
Site	4	\$400,000	0	0	5	95	<p>Description:</p> <ul style="list-style-type: none"> -Landscaped front entry planters at either side of main entrance walkway. -Concrete sidewalks in good condition - many portions were replaced in 2015. -Memorial garden, statue, and flag pole in good condition. <p>0-1 Year Issues:</p> <ul style="list-style-type: none"> -None observed / reported. <p>1-5 Year Issues:</p> <ul style="list-style-type: none"> -None observed / reported. <p>6-10 Year Issues:</p> <ul style="list-style-type: none"> -Routine maintenance and repair. <p>11+ Year Issues:</p> <ul style="list-style-type: none"> -Long-term maintenance, repair, and eventual replacement.

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Interior Walls	4	\$400,000	0	5	10	85	Description: -Typically exposed painted CMU walls throughout classrooms, corridors, cafeteria, and gym. -Some metal stud and drywall walls at offices and smaller spaces. -Ceramic wall tile floor-to-ceiling in gang bathrooms. -Ceramic wall tile wainscot up to 7' in smaller bathrooms. 0-1 Year Issues: -None observed / reported. 1-5 Year Issues: -Routine maintenance and repair. 6-10 Year Issues: -Routine maintenance and repair. -Many locations will require a new coat of paint. 11+ Year Issues: -Long-term maintenance, repair, and eventual replacement.

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Code, ADA, Elevators	3	\$300,000	0	5	25	70	Description: -Full fire alarm and smoke detection installed, in good working order. -Both original building and addition are fully sprinklered. -Room signage is not ADA accessible - it does not have braille and is mounted too high. -No elevator to Basement, but not required for Programmatic Accessibility. -No wheelchair access to auditorium stage. 0-1 Year Issues: -None observed / reported. 1-5 Year Issues: -Replace room signage throughout with ADA accessible signage. 6-10 Year Issues: -Consider adding incline lift to stage for ADA accessibility. 11+ Year Issues: -Long-term maintenance, repair, and replacement.

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Floors	3	\$300,000	40	5	5	50	<p>Description: -Some areas of 1960's flooring is brittle and breaking up. 9" x 9" tile is suspected to be asbestos. -VCT floors throughout the rest of the building are in decent shape. -Ceramic floor tile at bathrooms in good shape.</p> <p>0-1 Year Issues: -Have damaged tile tested for asbestos and abated if necessary. If not asbestos, replacement still recommended.</p> <p>1-5 Year Issues: -Routine maintenance and repair.</p> <p>6-10 Year Issues: -Routine maintenance and repair.</p> <p>11+ Year Issues: -Long-term maintenance, repair, and replacement.</p>
Stairs	3	\$300,000	30	5	5	60	<p>Description: -Interior stairs to basement in good condition. Steel pan with precast concrete treads. -Exterior side entry granite stairs and stoop are failing. Treads are sinking in, creating large gaps and tripping hazards.</p> <p>0-1 Year Issues: -Replace dangerous side entry granite stairs with new concrete stairs.</p> <p>1-5 Year Issues: -Routine maintenance and repair.</p> <p>6-10 Year Issues: -Routine maintenance and repair.</p> <p>11+ Year Issues: -Long-term maintenance, repair, and replacement.</p>

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CRV Totals: \$10,000,000 \$445,000 \$1,435,000 \$859,000 \$7,261,000

BUILDING STATS		ONE YEAR CONDITION				FIVE YEAR CONDITION			
\$10,000,000	\$200,000	\$445,000	\$0	4.5%	GOOD	\$1,880,000	\$1,380,000	18.8%	POOR
CRV	\$/YR	DMB	EXCESS	FCI	RATING	DMB	EXCESS	FCI	RATING