



JANUARY 10, 2024

LONG-RANGE CAPITAL MAINTENANCE PLAN

ARROWHEAD UNION HIGH SCHOOL DISTRICT

2025 - 2035





LONG-RANGE CAPITAL MAINTENANCE PLAN

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COMPONENT LIFE EXPECTANCY



COMPONENT LIFE EXPECTANCY GUIDELINES

Estimated service life is based on industry standards. These standards are taken from trade organizations, material manufacturers, and certified installer recommendations. With proper maintenance, life expectancy can be greater than anticipated, but service life can also be reduced depending on many factors. For this maintenance plan, the recommended service life is used for costing and planning purposes.

BUILDING ENVELOPE	
COMPONENT	APPROX. SERVICE LIFE*
Brick Masonry	100
Window/Storefront - Aluminum	40
Membrane	12-25
Sheet Metal Flashing	20-50
BUILDING FINISHES	
COMPONENT	APPROX. SERVICE LIFE*
Doors - Wood	30
Tile (Wall and Floor)	50
Carpet	11-25
Vinyl Composition Tile	40
Acoustic Ceiling Tiles	30
SITE	
COMPONENT	APPROX. SERVICE LIFE*
Asphalt Paving	25
Fencing	20
Tennis Courts	7
Track Coating	15
Synthetic Turf	10

BUILDING SYSTEMS	
HVAC COMPONENT	APPROX. SERVICE LIFE*
Boiler	30-35
Air Handling Unit	30-35
Package Rooftop Unit	15-20
System Pumps	20-25
Ductwork	25-40
Exhaust Fans	5-15
ELECTRICAL COMPONENT	
COMPONENT	APPROX. SERVICE LIFE*
Service and Distribution	30
Lighting and Branch Wiring	20
PLUMBING COMPONENT	
COMPONENT	APPROX. SERVICE LIFE*
Piping	15-40
Fixtures	15-25
BUILDING FURNITURE	
COMPONENT	APPROX. SERVICE LIFE*
Classroom Furniture	25
Office Furniture	10

**Approximate service life when properly maintained.*

EXECUTIVE SUMMARY



North Campus	Building Finishes	Building Envelope	Building Furnishings	Building Systems	Security /Safety	Total
Year 1 (2025-2026)	\$ 406,947	\$ 2,630,082	\$ 131,666	\$ 4,187,094	\$ 27,472	\$ 7,383,261
Year 2 (2026-2027)	\$ 314,268	\$ 55,862	\$ 136,079	\$ 1,699,588	\$ 28,393	\$ 2,234,190
Year 3 (2027-2028)	\$ 413,272	\$ 1,491,669	\$ 140,642	\$ 3,209,722	\$ 29,345	\$ 5,284,650
Year 4 (2028-2029)	\$ 291,834	\$ 59,675	\$ 145,368	\$ 1,509,935	\$ 36,298	\$ 2,043,110
Year 5 (2029-2030)	\$ 300,285	\$ 1,376,710	\$ 150,265	\$ 3,220,120	\$ 31,353	\$ 5,078,733
Year 6 (2030-2031)	\$ 309,030	\$ 63,765	\$ 155,332	\$ 344,101	\$ 32,410	\$ 904,638
Year 7 (2031-2032)	\$ 318,070	\$ 65,915	\$ 160,569	\$ 258,150	\$ 33,503	\$ 836,207
Year 8 (2032-2033)	\$ 327,425	\$ 68,140	\$ 165,989	\$ 328,190	\$ 34,633	\$ 924,377
Year 9 (2033-2034)	\$ 337,117	\$ 70,445	\$ 171,604	\$ 198,401	\$ 35,805	\$ 813,372
Year 10 (2034-2035)	\$ 347,145	\$ 72,830	\$ 177,413	\$ 336,212	\$ 37,017	\$ 970,617
Total	\$ 3,365,393	\$ 5,955,093	\$ 1,534,927	\$ 15,291,513	\$ 326,229	\$ 26,473,155

South Campus	Building Finishes	Building Envelope	Building Furnishings	Building Systems	Security/Safety	Total
Year 1 (2025-2026)	\$ 456,908	\$ 1,984,941	\$ 141,806	\$ 3,943,964	\$ 60,646	\$ 6,588,265
Year 2 (2026-2027)	\$ 270,627	\$ 217,891	\$ 146,558	\$ 234,551	\$ 24,134	\$ 893,761
Year 3 (2027-2028)	\$ 411,551	\$ 440,837	\$ 151,474	\$ 1,165,600	\$ 24,943	\$ 2,194,405
Year 4 (2028-2029)	\$ 290,685	\$ 59,675	\$ 156,563	\$ 155,083	\$ 25,781	\$ 687,787
Year 5 (2029-2030)	\$ 299,103	\$ 1,627,714	\$ 161,837	\$ 485,695	\$ 26,650	\$ 2,600,999
Year 6 (2030-2031)	\$ 307,815	\$ 63,765	\$ 167,294	\$ 527,898	\$ 27,548	\$ 1,094,320
Year 7 (2031-2032)	\$ 316,819	\$ 65,915	\$ 172,935	\$ 204,258	\$ 28,477	\$ 788,404
Year 8 (2032-2033)	\$ 326,137	\$ 68,140	\$ 178,770	\$ 326,990	\$ 29,438	\$ 929,475
Year 9 (2033-2034)	\$ 335,791	\$ 70,445	\$ 184,820	\$ 197,161	\$ 30,435	\$ 818,652
Year 10 (2034-2035)	\$ 409,782	\$ 72,830	\$ 191,077	\$ 334,931	\$ 31,465	\$ 1,040,085
Total	\$ 3,425,218	\$ 4,672,153	\$ 1,653,134	\$ 7,576,131	\$ 309,517	\$ 17,636,153

Site & Athletic Facilities	Paving	Fencing	Site Structures	Site Lighting	Athletics	Total
Year 1 (2025-2026)	\$ 901,228	\$ 24,971	\$ 99,976	\$ 2,703	\$ 1,199,380	\$ 2,228,258
Year 2 (2026-2027)	\$ 1,806	\$ 25,808	\$ 32,912	\$ 2,793		\$ 63,319
Year 3 (2027-2028)	\$ 37,887	\$ 26,674	\$ 53,490	\$ 2,887	\$ 17,321	\$ 138,259
Year 4 (2028-2029)	\$ 141,720	\$ 27,570	\$ 9,548	\$ 2,984		\$ 181,822
Year 5 (2029-2030)	\$ 1,063,314	\$ 28,498	\$ 6,169	\$ 3,084	\$ 26,901	\$ 1,127,966
Year 6 (2030-2031)	\$ 8,982	\$ 29,459		\$ 3,188	\$ 1,815,170	\$ 1,856,799
Year 7 (2031-2032)	\$ 10,287	\$ 30,453	\$ 16,017	\$ 3,296		\$ 60,053
Year 8 (2032-2033)	\$ 1,281,095	\$ 31,481		\$ 3,407	\$ 820,427	\$ 2,136,410
Year 9 (2033-2034)	\$ 211,200	\$ 32,546		\$ 3,522		\$ 247,268
Year 10 (2034-2035)	\$ 90,110	\$ 33,647	\$ 81,570	\$ 3,641		\$ 208,968
Total	\$ 3,747,629	\$ 291,107	\$ 299,682	\$ 31,505	\$ 3,879,199	\$ 8,249,122

Maintenance Vehicles/Equipm	Total
Year 1 (2025-2026)	\$ 50,807
Year 2 (2026-2027)	\$ 52,510
Year 3 (2027-2028)	\$ 54,270
Year 4 (2028-2029)	\$ 56,095
Year 5 (2029-2030)	\$ 57,984
Year 6 (2030-2031)	\$ 59,939
Year 7 (2031-2032)	\$ 61,960
Year 8 (2032-2033)	\$ 64,052
Year 9 (2033-2034)	\$ 66,218
Year 10 (2034-2035)	\$ 68,460
Total	\$ 592,295

Definitions:
Building Finishes (paint, ceilings, flooring, casework, window treatments)
Building Envelope (exterior walls, glazing and roofing)
Building Furnishings (desks, chairs, tables)
Building Systems (pool, kitchen equipment, HVAC, electrical/tech systems, plumbing)
Security/ Safety (door replacement, cameras, secure entry, keys/locks, glass (shatterproof) film, etc.)
Maintenance Vehicles/Equipment (lifts, tractors, lawn equipment, forklift, golf carts, etc.)
Site (paving, fencing, site lighting, toilet & concessions building)
Athletics (athletic fields, tennis courts, dugouts, soccer locker room, press boxes, bleachers, track)

Total for North & South Campus	
Year 1 (2025-2026)	\$ 13,971,526
Year 2 (2026-2027)	\$ 3,127,951
Year 3 (2027-2028)	\$ 7,479,055
Year 4 (2028-2029)	\$ 2,730,897
Year 5 (2029-2030)	\$ 7,679,732
Year 6 (2030-2031)	\$ 1,998,958
Year 7 (2031-2032)	\$ 1,624,611
Year 8 (2032-2033)	\$ 1,853,852
Year 9 (2033-2034)	\$ 1,632,024
Year 10 (2034-2035)	\$ 2,010,702
Total	\$ 44,109,308

Total for North, South, Site/Athletic Facilities, Maintenance/Equip.	
Year 1 (2025-2026)	\$ 16,250,591
Year 2 (2026-2027)	\$ 3,243,780
Year 3 (2027-2028)	\$ 7,671,584
Year 4 (2028-2029)	\$ 2,968,814
Year 5 (2029-2030)	\$ 8,865,682
Year 6 (2030-2031)	\$ 3,915,696
Year 7 (2031-2032)	\$ 1,746,624
Year 8 (2032-2033)	\$ 4,054,314
Year 9 (2033-2034)	\$ 1,945,510
Year 10 (2034-2035)	\$ 2,288,130
Total	\$ 52,950,725



What DOES this Long-Range Capital Maintenance Plan include?

1. Replaces items that are past their life expectancy including:
 - a. Roofing
 - b. Air handling units (HVAC)
 - c. Electrical buss duct, light fixtures and panels
 - d. Pool equipment
 - e. Kitchen equipment
 - f. Theater equipment/seating
 - g. Technology
 - h. Parking lots
 - i. Track and tennis courts
2. Replaces/updates building finishes including:
 - a. Paint
 - b. Flooring
 - c. Ceilings
 - d. Casework
 - e. Locker painting

What DOESN'T this Long-Range Capital Maintenance Plan include?

1. Solving duplication of educational spaces.
2. Addressing over and under-utilized classrooms.
3. Increasing daylight for instructional spaces.
4. Providing secure entries.
5. Creating adequately sized auditorium and fine arts spaces.
6. Addressing the lack of breakout or collaborative spaces.
7. Providing safe and appropriately sized special education spaces.
8. Solving pick up and drop off concerns.
9. Creating large meeting spaces.
10. Increasing areas of privacy for students and parents for nursing and counseling.
11. Solving the inefficiencies of students traveling between two buildings.

CATEGORIES FOR LONG RANGE CAPITAL MAINTENANCE PLAN:

1. Building Finishes (paint, ceilings, flooring, casework, window treatments)
2. Building Envelope (exterior walls, glazing and roofing)
3. Building Furnishings (desks, chairs, tables)
4. Building Systems (pool, kitchen equipment, HVAC, electrical/tech systems, plumbing)
5. Security/Safety (door replacement, cameras, secure entry, keys/locks, glass (shatterproof) film, etc.)
6. Maintenance Vehicles/Equipment (lifts, tractors, lawn equipment, forklift, golf carts, etc.)
7. Site (paving, fencing, site lighting, toilet & concessions building)
8. Athletics (athletic fields, tennis courts, dugouts, soccer locker room, press boxes, bleachers, track)



CLARIFICATIONS:

1. Replacement of building finishes, excluding window treatments, are included at 4% of the gross quantity of each item per year.
2. Inflation is included at 3.5% compounding annually.
3. A contingency of \$850,000 is included for unforeseen or unallocated items that relate to the scope of work described herein.
4. Fees for design, engineering, and consulting services are included.
5. Construction Management insurance, fee and bond are included for the work in years 1, 3 and 5. Estimates are based on the district bidding and managing the work for the remaining years
6. Costs/budgets are derived from historical cost information and key subcontractor feedback. These are not final construction bids, they are estimates to be used for budgetary and planning purposes.
7. All investigations were non-invasive and non-destructive. Any unforeseen work is intended to be covered by the contingency.
8. These estimates and scopes have been treated as a one for one replacement for the scope of work.
9. Asphalt paving repair is based on Kapur PASER testing report.

EXCLUSIONS:

1. Items that are included in the typical yearly maintenance such as waxing floors, cleaning, classroom equipment etc.
2. 2020-2025 Maintenance referendum scope unless noted.
3. Architectural and engineering fees except for as noted above.
4. Hazardous material abatement unless noted above.
5. Main entry drive to North and Parking Lot E reconstruction is not included, as this is part of previous referendum funding.
6. At North and South campus, the estimate does not include replacing any ceramic tile, toilet partitions, toilet accessories, markerboards/tackboards, glazing, aluminum storefront, masonry.
7. Does not include any work at the Mullet ice arena (including paving) and maintenance building.

REFERENCES:

1. Exhibit A - Insite Envelope Report
2. Exhibit B - Food Service Equipment Report
3. Exhibit C - HVAC table of equipment provided by MSA.
4. Exhibit D - Theater Evaluation Report
5. Exhibit E - Ramaker Pool Report
6. Exhibit F - Kapur site review documents
7. Exhibit G - Asphalt paving area schedule
8. Exhibit F – Sewer
9. EUA Facility Assessment (document not included in report)
10. Matterport building scans (document not included in report)



BUILDING FINISHES

North Campus						
Year	Item Number	Description	Quantity	Unit	Unit Cost	Total Cost
Building Finishes						\$ 3,365,393
Year 01 (2025-2026)	09 51 0.0030	Acoustical Ceiling Tile, 2'X2'. Includes Removal; Grid Remains	7,793	SQFT	\$ 6	\$ 44,736
Year 02 (2026-2027)	09 51 0.0030	Acoustical Ceiling Tile, 2'X2'. Includes Removal; Grid Remains	7,793	SQFT	\$ 6	\$ 46,006
Year 03 (2027-2028)	09 51 0.0030	Acoustical Ceiling Tile, 2'X2'. Includes Removal; Grid Remains	7,793	SQFT	\$ 6	\$ 47,320
Year 04 (2028-2029)	09 51 0.0030	Acoustical Ceiling Tile, 2'X2'. Includes Removal; Grid Remains	7,793	SQFT	\$ 6	\$ 48,681
Year 05 (2029-2030)	09 51 0.0030	Acoustical Ceiling Tile, 2'X2'. Includes Removal; Grid Remains	7,793	SQFT	\$ 6	\$ 50,091
Year 06 (2030-2031)	09 51 0.0030	Acoustical Ceiling Tile, 2'X2'. Includes Removal; Grid Remains	7,793	SQFT	\$ 7	\$ 51,550
Year 07 (2031-2032)	09 51 0.0030	Acoustical Ceiling Tile, 2'X2'. Includes Removal; Grid Remains	7,793	SQFT	\$ 7	\$ 53,058
Year 08 (2032-2033)	09 51 0.0030	Acoustical Ceiling Tile, 2'X2'. Includes Removal; Grid Remains	7,793	SQFT	\$ 7	\$ 54,618
Year 09 (2033-2034)	09 51 0.0030	Acoustical Ceiling Tile, 2'X2'. Includes Removal; Grid Remains	7,793	SQFT	\$ 7	\$ 56,235
Year 10 (2034-2035)	09 51 0.0030	Acoustical Ceiling Tile, 2'X2'. Includes Removal; Grid Remains	7,793	SQFT	\$ 7	\$ 57,908
Year 03 (2027-2028)	09 61 0.0020	Concrete Floor Polishing	3,065	SQFT	\$ 13	\$ 39,290
Year 01 (2025-2026)	09 61 0.0020	Concrete Floor Polishing	3,065	SQFT	\$ 12	\$ 37,144
Year 05 (2029-2030)	09 61 0.0020	Concrete Floor Polishing	3,065	SQFT	\$ 14	\$ 41,591
Year 04 (2028-2029)	09 61 0.0020	Concrete Floor Polishing	3,065	SQFT	\$ 13	\$ 40,420
Year 07 (2031-2032)	09 61 0.0020	Concrete Floor Polishing	3,065	SQFT	\$ 14	\$ 44,054
Year 02 (2026-2027)	09 61 0.0020	Concrete Floor Polishing	3,065	SQFT	\$ 12	\$ 38,199
Year 06 (2030-2031)	09 61 0.0020	Concrete Floor Polishing	3,065	SQFT	\$ 14	\$ 42,802
Year 09 (2033-2034)	09 61 0.0020	Concrete Floor Polishing	3,065	SQFT	\$ 15	\$ 46,692
Year 10 (2034-2035)	09 61 0.0020	Concrete Floor Polishing	3,065	SQFT	\$ 16	\$ 48,081
Year 08 (2032-2033)	09 61 0.0020	Concrete Floor Polishing	3,065	SQFT	\$ 15	\$ 45,350
Year 03 (2027-2028)	10 51 0.0040	Electrostatic Paint Lockers	1	LSUM	\$ 107,950	\$ 107,950
Year 01 (2025-2026)	09 91 0.0010	Paint Exposed Ceiling Structure	2,101	SQFT	\$ 2	\$ 4,020
Year 02 (2026-2027)	09 91 0.0010	Paint Exposed Ceiling Structure	2,101	SQFT	\$ 2	\$ 4,134
Year 03 (2027-2028)	09 91 0.0010	Paint Exposed Ceiling Structure	2,101	SQFT	\$ 2	\$ 4,253
Year 04 (2028-2029)	09 91 0.0010	Paint Exposed Ceiling Structure	2,101	SQFT	\$ 2	\$ 4,375
Year 05 (2029-2030)	09 91 0.0010	Paint Exposed Ceiling Structure	2,101	SQFT	\$ 2	\$ 4,502
Year 06 (2030-2031)	09 91 0.0010	Paint Exposed Ceiling Structure	2,101	SQFT	\$ 2	\$ 4,633
Year 07 (2031-2032)	09 91 0.0010	Paint Exposed Ceiling Structure	2,101	SQFT	\$ 2	\$ 4,768
Year 08 (2032-2033)	09 91 0.0010	Paint Exposed Ceiling Structure	2,101	SQFT	\$ 2	\$ 4,908
Year 09 (2033-2034)	09 91 0.0010	Paint Exposed Ceiling Structure	2,101	SQFT	\$ 2	\$ 5,054
Year 10 (2034-2035)	09 91 0.0010	Paint Exposed Ceiling Structure	2,101	SQFT	\$ 2	\$ 5,204
Year 01 (2025-2026)	09 91 0.0020	Paint Gypsum Board Ceiling	639	SQFT	\$ 2	\$ 1,100
Year 02 (2026-2027)	09 91 0.0020	Paint Gypsum Board Ceiling	639	SQFT	\$ 2	\$ 1,132
Year 03 (2027-2028)	09 91 0.0020	Paint Gypsum Board Ceiling	639	SQFT	\$ 2	\$ 1,164
Year 04 (2028-2029)	09 91 0.0020	Paint Gypsum Board Ceiling	639	SQFT	\$ 2	\$ 1,198
Year 05 (2029-2030)	09 91 0.0020	Paint Gypsum Board Ceiling	639	SQFT	\$ 2	\$ 1,232
Year 06 (2030-2031)	09 91 0.0020	Paint Gypsum Board Ceiling	639	SQFT	\$ 2	\$ 1,268
Year 07 (2031-2032)	09 91 0.0020	Paint Gypsum Board Ceiling	639	SQFT	\$ 2	\$ 1,305
Year 08 (2032-2033)	09 91 0.0020	Paint Gypsum Board Ceiling	639	SQFT	\$ 2	\$ 1,344
Year 09 (2033-2034)	09 91 0.0020	Paint Gypsum Board Ceiling	639	SQFT	\$ 2	\$ 1,383
Year 10 (2034-2035)	09 91 0.0020	Paint Gypsum Board Ceiling	639	SQFT	\$ 2	\$ 1,425

SECTION 3

ESTIMATE



North Campus						
Building Finishes Cont.						
Year 01 (2025-2026)	09 91 0.0080	Painting Walls (includes door frames)	14,773	SQFT	\$ 1	\$ 21,672
Year 02 (2026-2027)	09 91 0.0080	Painting Walls (includes door frames)	14,773	SQFT	\$ 2	\$ 22,288
Year 03 (2027-2028)	09 91 0.0080	Painting Walls (includes door frames)	14,773	SQFT	\$ 2	\$ 22,924
Year 04 (2028-2029)	09 91 0.0080	Painting Walls (includes door frames)	14,773	SQFT	\$ 2	\$ 23,584
Year 05 (2029-2030)	09 91 0.0080	Painting Walls (includes door frames)	14,773	SQFT	\$ 2	\$ 24,267
Year 06 (2030-2031)	09 91 0.0080	Painting Walls (includes door frames)	14,773	SQFT	\$ 2	\$ 24,973
Year 07 (2031-2032)	09 91 0.0080	Painting Walls (includes door frames)	14,773	SQFT	\$ 2	\$ 25,704
Year 08 (2032-2033)	09 91 0.0080	Painting Walls (includes door frames)	14,773	SQFT	\$ 2	\$ 26,460
Year 09 (2033-2034)	09 91 0.0080	Painting Walls (includes door frames)	14,773	SQFT	\$ 2	\$ 27,243
Year 10 (2034-2035)	09 91 0.0080	Painting Walls (includes door frames)	14,773	SQFT	\$ 2	\$ 28,053
Year 02 (2026-2027)	09 29 0.9904	Remove and Reinstall Drywall Ceiling	69	SQFT	\$ 33	\$ 2,263
Year 10 (2034-2035)	06 41 0.0010	Remove and Replace Casework - Lab Classroom	1	LSUM	\$ 93,130	\$ 93,130
Year 09 (2033-2034)	06 41 0.0010	Remove and Replace Casework - Lab Classroom	1	LSUM	\$ 90,440	\$ 90,440
Year 08 (2032-2033)	06 41 0.0010	Remove and Replace Casework - Lab Classroom	1	LSUM	\$ 87,840	\$ 87,840
Year 07 (2031-2032)	06 41 0.0010	Remove and Replace Casework - Lab Classroom	1	LSUM	\$ 85,330	\$ 85,330
Year 05 (2029-2030)	06 41 0.0010	Remove and Replace Casework - Lab Classroom	1	LSUM	\$ 80,559	\$ 80,559
Year 06 (2030-2031)	06 41 0.0010	Remove and Replace Casework - Lab Classroom	1	LSUM	\$ 82,905	\$ 82,905
Year 04 (2028-2029)	06 41 0.0010	Remove and Replace Casework - Lab Classroom	1	LSUM	\$ 78,292	\$ 78,292
Year 03 (2027-2028)	06 41 0.0010	Remove and Replace Casework - Lab Classroom	1	LSUM	\$ 76,103	\$ 76,103
Year 02 (2026-2027)	06 41 0.0010	Remove and Replace Casework - Lab Classroom	1	LSUM	\$ 73,990	\$ 73,990
Year 01 (2025-2026)	06 41 0.0010	Remove and Replace Casework - Lab Classroom	1	LSUM	\$ 71,947	\$ 71,947
Year 01 (2025-2026)	06 41 0.0010	Remove and Replace Casework - Typical Classroom	1	LSUM	\$ 59,940	\$ 59,940
Year 02 (2026-2027)	06 41 0.0010	Remove and Replace Casework - Typical Classroom	1	LSUM	\$ 61,642	\$ 61,642
Year 03 (2027-2028)	06 41 0.0010	Remove and Replace Casework - Typical Classroom	1	LSUM	\$ 63,403	\$ 63,403
Year 04 (2028-2029)	06 41 0.0010	Remove and Replace Casework - Typical Classroom	1	LSUM	\$ 65,226	\$ 65,226
Year 05 (2029-2030)	06 41 0.0010	Remove and Replace Casework - Typical Classroom	1	LSUM	\$ 67,115	\$ 67,115
Year 06 (2030-2031)	06 41 0.0010	Remove and Replace Casework - Typical Classroom	1	LSUM	\$ 69,070	\$ 69,070
Year 07 (2031-2032)	06 41 0.0010	Remove and Replace Casework - Typical Classroom	1	LSUM	\$ 71,090	\$ 71,090
Year 08 (2032-2033)	06 41 0.0010	Remove and Replace Casework - Typical Classroom	1	LSUM	\$ 73,181	\$ 73,181
Year 09 (2033-2034)	06 41 0.0010	Remove and Replace Casework - Typical Classroom	1	LSUM	\$ 75,347	\$ 75,347
Year 10 (2034-2035)	06 41 0.0010	Remove and Replace Casework - Typical Classroom	1	LSUM	\$ 77,588	\$ 77,588
Year 01 (2025-2026)	09 68 0.0020	Replace Carpet Tile	2,484	SQFT	\$ 10	\$ 24,558
Year 02 (2026-2027)	09 68 0.0020	Replace Carpet Tile	2,484	SQFT	\$ 10	\$ 25,255
Year 03 (2027-2028)	09 68 0.0020	Replace Carpet Tile	2,484	SQFT	\$ 10	\$ 25,977
Year 04 (2028-2029)	09 68 0.0020	Replace Carpet Tile	2,794	SQFT	\$ 11	\$ 30,059
Year 05 (2029-2030)	09 68 0.0020	Replace Carpet Tile	2,794	SQFT	\$ 11	\$ 30,929
Year 06 (2030-2031)	09 68 0.0020	Replace Carpet Tile	2,794	SQFT	\$ 11	\$ 31,830
Year 07 (2031-2032)	09 68 0.0020	Replace Carpet Tile	2,794	SQFT	\$ 12	\$ 32,761
Year 08 (2032-2033)	09 68 0.0020	Replace Carpet Tile	2,794	SQFT	\$ 12	\$ 33,725
Year 09 (2033-2034)	09 68 0.0020	Replace Carpet Tile	2,794	SQFT	\$ 12	\$ 34,723
Year 10 (2034-2035)	09 68 0.0020	Replace Carpet Tile	2,794	SQFT	\$ 13	\$ 35,756
Year 01 (2025-2026)	09 65 0.0080	Replace Rubber Athletic Flooring	5,559	SQFT	\$ 26	\$ 141,829
Year 03 (2027-2028)	09 61 0.0020	Replace/Repair Epoxy Flooring	1,537	SQFT	\$ 16	\$ 24,888
Year 02 (2026-2027)	09 66 0.0020	Terrazzo Floor Repair	2,000	SQFT	\$ 20	\$ 39,357

SECTION 3

ESTIMATE



South Campus						
Year	Item Number	Description	Quantity	Unit	Unit Cost	Total Cost
Building Finishes						\$ 3,425,218
Year 01 (2025-2026)	09 51 0.0030	Acoustical Ceiling Tile, 2'X2'. Includes Removal; Grid Remains	7,216	SQFT	\$ 7	\$ 50,629
Year 02 (2026-2027)	09 51 0.0030	Acoustical Ceiling Tile, 2'X2'. Includes Removal; Grid Remains	7,216	SQFT	\$ 7	\$ 52,067
Year 03 (2027-2028)	09 51 0.0030	Acoustical Ceiling Tile, 2'X2'. Includes Removal; Grid Remains	7,216	SQFT	\$ 7	\$ 53,554
Year 04 (2028-2029)	09 51 0.0030	Acoustical Ceiling Tile, 2'X2'. Includes Removal; Grid Remains	7,216	SQFT	\$ 8	\$ 55,094
Year 05 (2029-2030)	09 51 0.0030	Acoustical Ceiling Tile, 2'X2'. Includes Removal; Grid Remains	7,216	SQFT	\$ 8	\$ 56,689
Year 06 (2030-2031)	09 51 0.0030	Acoustical Ceiling Tile, 2'X2'. Includes Removal; Grid Remains	7,216	SQFT	\$ 8	\$ 58,340
Year 07 (2031-2032)	09 51 0.0030	Acoustical Ceiling Tile, 2'X2'. Includes Removal; Grid Remains	7,216	SQFT	\$ 8	\$ 60,047
Year 08 (2032-2033)	09 51 0.0030	Acoustical Ceiling Tile, 2'X2'. Includes Removal; Grid Remains	7,216	SQFT	\$ 9	\$ 61,813
Year 09 (2033-2034)	09 51 0.0030	Acoustical Ceiling Tile, 2'X2'. Includes Removal; Grid Remains	7,216	SQFT	\$ 9	\$ 63,643
Year 10 (2034-2035)	09 51 0.0030	Acoustical Ceiling Tile, 2'X2'. Includes Removal; Grid Remains	7,216	SQFT	\$ 9	\$ 65,536
Year 01 (2025-2026)	09 61 0.0020	Concrete Floor Polishing	3,315	SQFT	\$ 12	\$ 40,174
Year 02 (2026-2027)	09 61 0.0020	Concrete Floor Polishing	3,315	SQFT	\$ 12	\$ 41,315
Year 03 (2027-2028)	09 61 0.0020	Concrete Floor Polishing	3,315	SQFT	\$ 13	\$ 42,495
Year 04 (2028-2029)	09 61 0.0020	Concrete Floor Polishing	3,315	SQFT	\$ 13	\$ 43,717
Year 05 (2029-2030)	09 61 0.0020	Concrete Floor Polishing	3,315	SQFT	\$ 14	\$ 44,983
Year 06 (2030-2031)	09 61 0.0020	Concrete Floor Polishing	3,315	SQFT	\$ 14	\$ 46,293
Year 07 (2031-2032)	09 61 0.0020	Concrete Floor Polishing	3,315	SQFT	\$ 14	\$ 47,647
Year 08 (2032-2033)	09 61 0.0020	Concrete Floor Polishing	3,315	SQFT	\$ 15	\$ 49,049
Year 09 (2033-2034)	09 61 0.0020	Concrete Floor Polishing	3,315	SQFT	\$ 15	\$ 50,500
Year 10 (2034-2035)	09 61 0.0020	Concrete Floor Polishing	3,315	SQFT	\$ 16	\$ 52,003
Year 03 (2027-2028)	10 51 0.0040	Electrostatic Paint Lockers	1	LSUM	\$ 107,950	\$ 107,950
Year 01 (2025-2026)	09 91 0.0010	Paint Exposed Ceiling Structure	1,242	SQFT	\$ 3	\$ 3,169
Year 02 (2026-2027)	09 91 0.0010	Paint Exposed Ceiling Structure	1,242	SQFT	\$ 3	\$ 3,259
Year 03 (2027-2028)	09 91 0.0010	Paint Exposed Ceiling Structure	1,242	SQFT	\$ 3	\$ 3,352
Year 04 (2028-2029)	09 91 0.0010	Paint Exposed Ceiling Structure	1,242	SQFT	\$ 3	\$ 3,448
Year 05 (2029-2030)	09 91 0.0010	Paint Exposed Ceiling Structure	1,242	SQFT	\$ 3	\$ 3,548
Year 06 (2030-2031)	09 91 0.0010	Paint Exposed Ceiling Structure	1,242	SQFT	\$ 3	\$ 3,651
Year 07 (2031-2032)	09 91 0.0010	Paint Exposed Ceiling Structure	1,242	SQFT	\$ 3	\$ 3,758
Year 08 (2032-2033)	09 91 0.0010	Paint Exposed Ceiling Structure	1,242	SQFT	\$ 3	\$ 3,869
Year 09 (2033-2034)	09 91 0.0010	Paint Exposed Ceiling Structure	1,242	SQFT	\$ 3	\$ 3,983
Year 10 (2034-2035)	09 91 0.0010	Paint Exposed Ceiling Structure	1,242	SQFT	\$ 3	\$ 4,102
Year 01 (2025-2026)	09 91 0.0020	Paint Gypsum Board Ceiling	207	SQFT	\$ 2	\$ 396
Year 02 (2026-2027)	09 91 0.0020	Paint Gypsum Board Ceiling	207	SQFT	\$ 2	\$ 407
Year 03 (2027-2028)	09 91 0.0020	Paint Gypsum Board Ceiling	207	SQFT	\$ 2	\$ 419
Year 04 (2028-2029)	09 91 0.0020	Paint Gypsum Board Ceiling	207	SQFT	\$ 2	\$ 431
Year 05 (2029-2030)	09 91 0.0020	Paint Gypsum Board Ceiling	207	SQFT	\$ 2	\$ 444
Year 06 (2030-2031)	09 91 0.0020	Paint Gypsum Board Ceiling	207	SQFT	\$ 2	\$ 456
Year 07 (2031-2032)	09 91 0.0020	Paint Gypsum Board Ceiling	207	SQFT	\$ 2	\$ 470
Year 08 (2032-2033)	09 91 0.0020	Paint Gypsum Board Ceiling	207	SQFT	\$ 2	\$ 484
Year 09 (2033-2034)	09 91 0.0020	Paint Gypsum Board Ceiling	207	SQFT	\$ 2	\$ 498
Year 10 (2034-2035)	09 91 0.0020	Paint Gypsum Board Ceiling	207	SQFT	\$ 2	\$ 513

SECTION 3

ESTIMATE



South Campus						
Building Finishes Cont.						
Year 01 (2025-2026)	09 91 0.0080	Painting Walls (includes door frames)	13,694	SQFT	\$ 1	\$ 20,089
Year 02 (2026-2027)	09 91 0.0080	Painting Walls (includes door frames)	13,694	SQFT	\$ 2	\$ 20,660
Year 03 (2027-2028)	09 91 0.0080	Painting Walls (includes door frames)	13,694	SQFT	\$ 2	\$ 21,250
Year 04 (2028-2029)	09 91 0.0080	Painting Walls (includes door frames)	13,694	SQFT	\$ 2	\$ 21,861
Year 05 (2029-2030)	09 91 0.0080	Painting Walls (includes door frames)	13,694	SQFT	\$ 2	\$ 22,494
Year 06 (2030-2031)	09 91 0.0080	Painting Walls (includes door frames)	13,694	SQFT	\$ 2	\$ 23,149
Year 07 (2031-2032)	09 91 0.0080	Painting Walls (includes door frames)	13,694	SQFT	\$ 2	\$ 23,826
Year 08 (2032-2033)	09 91 0.0080	Painting Walls (includes door frames)	13,694	SQFT	\$ 2	\$ 24,527
Year 09 (2033-2034)	09 91 0.0080	Painting Walls (includes door frames)	13,694	SQFT	\$ 2	\$ 25,253
Year 10 (2034-2035)	09 91 0.0080	Painting Walls (includes door frames)	13,694	SQFT	\$ 2	\$ 26,004
Year 01 (2025-2026)	09 29 0.9904	Remove and Reinstall Drywall Ceiling	4,297	SQFT	\$ 28	\$ 120,594
Year 10 (2034-2035)	06 41 0.0010	Remove and Replace Casework - Lab Classroom	1	LSUM	\$ 93,130	\$ 93,130
Year 09 (2033-2034)	06 41 0.0010	Remove and Replace Casework - Lab Classroom	1	LSUM	\$ 90,440	\$ 90,440
Year 08 (2032-2033)	06 41 0.0010	Remove and Replace Casework - Lab Classroom	1	LSUM	\$ 87,840	\$ 87,840
Year 07 (2031-2032)	06 41 0.0010	Remove and Replace Casework - Lab Classroom	1	LSUM	\$ 85,330	\$ 85,330
Year 05 (2029-2030)	06 41 0.0010	Remove and Replace Casework - Lab Classroom	1	LSUM	\$ 80,559	\$ 80,559
Year 06 (2030-2031)	06 41 0.0010	Remove and Replace Casework - Lab Classroom	1	LSUM	\$ 82,905	\$ 82,905
Year 04 (2028-2029)	06 41 0.0010	Remove and Replace Casework - Lab Classroom	1	LSUM	\$ 78,292	\$ 78,292
Year 03 (2027-2028)	06 41 0.0010	Remove and Replace Casework - Lab Classroom	1	LSUM	\$ 76,103	\$ 76,103
Year 02 (2026-2027)	06 41 0.0010	Remove and Replace Casework - Lab Classroom	1	LSUM	\$ 73,990	\$ 73,990
Year 01 (2025-2026)	06 41 0.0010	Remove and Replace Casework - Lab Classroom	1	LSUM	\$ 71,947	\$ 71,947
Year 01 (2025-2026)	06 41 0.0010	Remove and Replace Casework - Typical Classroom	1	LSUM	\$ 44,955	\$ 44,955
Year 02 (2026-2027)	06 41 0.0010	Remove and Replace Casework - Typical Classroom	1	LSUM	\$ 46,231	\$ 46,231
Year 03 (2027-2028)	06 41 0.0010	Remove and Replace Casework - Typical Classroom	1	LSUM	\$ 47,552	\$ 47,552
Year 04 (2028-2029)	06 41 0.0010	Remove and Replace Casework - Typical Classroom	1	LSUM	\$ 48,919	\$ 48,919
Year 05 (2029-2030)	06 41 0.0010	Remove and Replace Casework - Typical Classroom	1	LSUM	\$ 50,336	\$ 50,336
Year 06 (2030-2031)	06 41 0.0010	Remove and Replace Casework - Typical Classroom	1	LSUM	\$ 51,802	\$ 51,802
Year 07 (2031-2032)	06 41 0.0010	Remove and Replace Casework - Typical Classroom	1	LSUM	\$ 53,317	\$ 53,317
Year 08 (2032-2033)	06 41 0.0010	Remove and Replace Casework - Typical Classroom	1	LSUM	\$ 54,885	\$ 54,885
Year 09 (2033-2034)	06 41 0.0010	Remove and Replace Casework - Typical Classroom	1	LSUM	\$ 56,510	\$ 56,510
Year 10 (2034-2035)	06 41 0.0010	Remove and Replace Casework - Typical Classroom	1	LSUM	\$ 58,191	\$ 58,191
Year 01 (2025-2026)	12 61 0.0020	Repair Bleacher Seats	65	SEAT	\$ 191	\$ 12,438
Year 01 (2025-2026)	09 68 0.0020	Replace Carpet Tile	3,216	SQFT	\$ 10	\$ 31,795
Year 02 (2026-2027)	09 68 0.0020	Replace Carpet Tile	3,216	SQFT	\$ 10	\$ 32,698
Year 03 (2027-2028)	09 68 0.0020	Replace Carpet Tile	3,216	SQFT	\$ 10	\$ 33,632
Year 04 (2028-2029)	09 68 0.0020	Replace Carpet Tile	3,618	SQFT	\$ 11	\$ 38,924
Year 05 (2029-2030)	09 68 0.0020	Replace Carpet Tile	3,618	SQFT	\$ 11	\$ 40,051
Year 06 (2030-2031)	09 68 0.0020	Replace Carpet Tile	3,618	SQFT	\$ 11	\$ 41,217
Year 07 (2031-2032)	09 68 0.0020	Replace Carpet Tile	3,618	SQFT	\$ 12	\$ 42,423
Year 08 (2032-2033)	09 68 0.0020	Replace Carpet Tile	3,618	SQFT	\$ 12	\$ 43,671
Year 09 (2033-2034)	09 68 0.0020	Replace Carpet Tile	3,618	SQFT	\$ 12	\$ 44,963
Year 10 (2034-2035)	09 68 0.0020	Replace Carpet Tile	3,618	SQFT	\$ 13	\$ 46,301
Year 01 (2025-2026)	10 51 0.0030	Replace Lockers	85	LSUM	\$ 714	\$ 60,722
Year 03 (2027-2028)	09 61 0.0020	Replace/Repair Epoxy Flooring	1,559	SQFT	\$ 16	\$ 25,244
Year 10 (2034-2035)	09 64 0.0020	Wood Gym Floor Sanding/Refinish	9,690	SQFT	\$ 7	\$ 64,003



REMOVE AND REPLACE CASEWORK Scope of Work –

1. *Pricing is based on 4% replacement per year.*
2. Pricing for a typical classroom is based on 20' of plastic laminate base cabinets, solid surface countertops, plastic laminate upper cabinets and 6' of a plastic laminate tall storage cabinet.
3. Pricing for a typical Lab Classroom is based on replacing cabinets with plastic laminate cabinets with epoxy countertop.
4. Removal and disposal of existing cabinets and plumbing disconnects.

REMOVE AND REINSTALL DRYWALL CEILING Scope of Work –

1. *Pricing is based on this taking place on year one and two.*
2. Remove and reinstall drywall ceiling. Existing framing to remain.
3. Mechanical, electrical allowance for replacement if needed.
4. Primer and one coat of paint.

ACOUSTICAL CEILING TILE Scope of Work –

1. *Pricing is based on 4% replacement per year.*
2. Removal of acoustical ceiling tile.
3. Install 2' aluminum T's, 2x2 acoustical ceiling tile; white tegular tile.
4. Ceiling grid to remain.

CONCRETE FLOOR POLISHING Scope of Work –

1. *Pricing is based on 4% replacement per year.*
2. Removal of existing flooring.
3. Prep/clean all control joints and fill with 100% solids, semi rigid polyurea joint filler, grey.
4. Install polished concrete flooring system using planetary grinders, diamond tooling and high-performance vacuum systems.
5. Mechanically grind/polish including all steps to create final sheen finish of 800 grit with alt & pepper aggregate exposure.
6. Install premium-hybrid multi-silicate densifier that increases surface hardness followed by a single coat application of Stain Guard Protectant and high-speed burnish.
7. Includes asbestos abatement where required.

REPLACE/REPAIR EPOXY FLOORING Scope of Work -

1. *Pricing is based on the work taking place in year 3.*
2. Epoxy floor system to be Sherwin Williams FasTop SL23 or similar. Color may be selected from the full range of standard solid color options.
 - a. Mechanically prepare the concrete substrate surface with shot blasting/abrasive grinding to assure proper bond strength.
 - b. Prep/clean all control joints and fill with 100% solids epoxy.
 - c. Install 6" cove base.

WOOD GYM FLOOR SANDING & REFINISH Scope of Work -

1. *Pricing is based on the work taking place in year 10.*
2. At South Upper Gym, the wood gym floor will require sanding and new graphics and sealing.



3. Information provided by Prostar Surfaces, Inc.

REPLACE RUBBER ATHLETIC FLOORING Scope of Work –

1. *Pricing is based on the work taking place in year 1. Fitness Center.*
2. Remove existing flooring. Install Nora rubber athletic flooring or similar. Includes striping and logo.

TERRAZZO FLOOR REPAIR Scope of Work -

1. *Pricing is based on the work taking place in year 1.*
2. Approximately 2,000sf of the existing terrazzo floor at North needs repair. The repair would include Rapid Refloor material that is low VOC to fill/patch cracks and terrazzo strips. After we install Rapid Refloor we will grind and polish entire area to get uniform look.

REPLACE CARPET TILE Scope of Work -

1. *Pricing is based on 4% replacement per year and .5% replacement for stains/damage.*
2. Removal of existing flooring.
3. Carpet tile includes a material allowance of \$35/yard and a new 4" resilient wall base; Tarkett or similar.
4. Includes asbestos abatement where required.

PAINT EXPOSED CEILING STRUCTURE Scope of Work -

1. *Pricing is based on 4% of the painting taking place per year.*
2. Paint the existing ceiling with one coat of dryfall paint.

PAINTING WALLS Scope of Work -

1. *Pricing is based on 4% of the painting taking place per year.*
2. Paint walls with one coat of finish paint.
3. Paint existing hollow metal door frames.

REPLACE LOCKERS Scope of Work –

1. *Pricing is based on replacement in year 1.*
2. Remove existing locker room lockers and replace with a Penco locker KD Vanguard 1 tier locker 15" x 15" x 60" locker. Standard colors.

ELECTROSTATIC PAINT LOCKERS Scope of Work -

1. *Pricing is based on painting taking place in year 1.*
2. Prep and refinish locker exterior with electrostatic paint. Color TBD.
 - a. Spot sanded, cleaned, spot primed.
 - b. Exterior of locker and edges only.

REPLACE BLEACHER SEATS Scope of Work -

1. *Pricing is based on painting taking place in year 1.*
2. Replace bleacher seat to match existing damaged seats. Includes 65 seats.



BUILDING ENVELOPE

North Campus						
Year	Item Number	Description	Quantity	Unit	Unit Cost	Total Cost
Building Envelope						\$ 5,955,093
Year 01 (2025-2026)	07 92 0.0010	Exterior Joint Sealants	1	LSUM	\$ 54,050	\$ 54,050
Year 02 (2026-2027)	07 92 0.0010	Exterior Joint Sealants	1	LSUM	\$ 55,862	\$ 55,862
Year 03 (2027-2028)	07 92 0.0010	Exterior Joint Sealants	1	LSUM	\$ 57,735	\$ 57,735
Year 04 (2028-2029)	07 92 0.0010	Exterior Joint Sealants	1	LSUM	\$ 59,675	\$ 59,675
Year 05 (2029-2030)	07 92 0.0010	Exterior Joint Sealants	1	LSUM	\$ 61,685	\$ 61,685
Year 06 (2030-2031)	07 92 0.0010	Exterior Joint Sealants	1	LSUM	\$ 63,765	\$ 63,765
Year 07 (2031-2032)	07 92 0.0010	Exterior Joint Sealants	1	LSUM	\$ 65,915	\$ 65,915
Year 08 (2032-2033)	07 92 0.0010	Exterior Joint Sealants	1	LSUM	\$ 68,140	\$ 68,140
Year 09 (2033-2034)	07 92 0.0010	Exterior Joint Sealants	1	LSUM	\$ 70,445	\$ 70,445
Year 10 (2034-2035)	07 92 0.0010	Exterior Joint Sealants	1	LSUM	\$ 72,830	\$ 72,830
Year 01 (2025-2026)	07 53 0.0020	Roofing Replacement Priority 1 Areas	74,469	SQFT	\$ 35	\$ 2,576,032
Year 03 (2027-2028)	07 53 0.0020	Roofing Replacement Priority 2 Areas	38,807	SQFT	\$ 37	\$ 1,433,934
Year 05 (2029-2030)	07 53 0.0020	Roofing Replacement Priority 3 Areas	33,310	SQFT	\$ 39	\$ 1,315,026

South Campus						
Year	Item Number	Description	Quantity	Unit	Unit Cost	Total Cost
Building Envelope						\$ 4,672,153
Year 01 (2025-2026)	07 92 0.0010	Exterior Joint Sealants	1	LSUM	\$ 54,050	\$ 54,050
Year 02 (2026-2027)	07 92 0.0010	Exterior Joint Sealants	1	LSUM	\$ 55,862	\$ 55,862
Year 03 (2027-2028)	07 92 0.0010	Exterior Joint Sealants	1	LSUM	\$ 57,735	\$ 57,735
Year 04 (2028-2029)	07 92 0.0010	Exterior Joint Sealants	1	LSUM	\$ 59,675	\$ 59,675
Year 05 (2029-2030)	07 92 0.0010	Exterior Joint Sealants	1	LSUM	\$ 61,685	\$ 61,685
Year 06 (2030-2031)	07 92 0.0010	Exterior Joint Sealants	1	LSUM	\$ 63,765	\$ 63,765
Year 07 (2031-2032)	07 92 0.0010	Exterior Joint Sealants	1	LSUM	\$ 65,915	\$ 65,915
Year 08 (2032-2033)	07 92 0.0010	Exterior Joint Sealants	1	LSUM	\$ 68,140	\$ 68,140
Year 09 (2033-2034)	07 92 0.0010	Exterior Joint Sealants	1	LSUM	\$ 70,445	\$ 70,445
Year 10 (2034-2035)	07 92 0.0010	Exterior Joint Sealants	1	LSUM	\$ 72,830	\$ 72,830
Year 02 (2026-2027)	07 53 0.0020	Greenhouse Rehab	1	LSUM	\$ 162,030	\$ 162,030
Year 01 (2025-2026)	07 53 0.0020	Roofing Replacement Priority 1 Areas	55,819	SQFT	\$ 35	\$ 1,930,891
Year 03 (2027-2028)	07 53 0.0020	Roofing Replacement Priority 2 Areas	10,368	SQFT	\$ 37	\$ 383,102
Year 05 (2029-2030)	07 53 0.0020	Roofing Replacement Priority 3 Areas	39,668	SQFT	\$ 39	\$ 1,566,029

ROOFING REPLACEMENT/GREENHOUSE REHAB Scope of Work –

1. Pricing is based on replacements taking place in year 1, 3 and 5.
2. InSite Consulting Architects has provided this report and has been provided in **Exhibit A Insite Envelope Report**.

JOINT SEALANTS REPLACEMENT Scope of Work –

1. Pricing is based on work taking place each year on both buildings. Pricing provided by InSite Consulting Architects.



BUILDING FURNISHINGS

North Campus						
Year	Item Number	Description	Quantity	Unit	Unit Cost	Total Cost
Building Furnishings						\$ 1,534,927
Year 01 (2025-2026)	12 51 0.0010	Replacement of Furniture	1	LSUM	\$ 131,666	\$ 131,666
Year 02 (2026-2027)	12 51 0.0010	Replacement of Furniture	1	LSUM	\$ 136,079	\$ 136,079
Year 03 (2027-2028)	12 51 0.0010	Replacement of Furniture	1	LSUM	\$ 140,642	\$ 140,642
Year 04 (2028-2029)	12 51 0.0010	Replacement of Furniture	1	LSUM	\$ 145,368	\$ 145,368
Year 05 (2029-2030)	12 51 0.0010	Replacement of Furniture	1	LSUM	\$ 150,265	\$ 150,265
Year 06 (2030-2031)	12 51 0.0010	Replacement of Furniture	1	LSUM	\$ 155,332	\$ 155,332
Year 07 (2031-2032)	12 51 0.0010	Replacement of Furniture	1	LSUM	\$ 160,569	\$ 160,569
Year 08 (2032-2033)	12 51 0.0010	Replacement of Furniture	1	LSUM	\$ 165,989	\$ 165,989
Year 09 (2033-2034)	12 51 0.0010	Replacement of Furniture	1	LSUM	\$ 171,604	\$ 171,604
Year 10 (2034-2035)	12 51 0.0010	Replacement of Furniture	1	LSUM	\$ 177,414	\$ 177,414

South Campus						
Year	Item Number	Description	Quantity	Unit	Unit Cost	Total Cost
Building Furnishings						\$ 1,653,134
Year 01 (2025-2026)	12 51 0.0010	Replacement of Furniture	1	LSUM	\$ 141,806	\$ 141,806
Year 02 (2026-2027)	12 51 0.0010	Replacement of Furniture	1	LSUM	\$ 146,558	\$ 146,558
Year 03 (2027-2028)	12 51 0.0010	Replacement of Furniture	1	LSUM	\$ 151,474	\$ 151,474
Year 04 (2028-2029)	12 51 0.0010	Replacement of Furniture	1	LSUM	\$ 156,563	\$ 156,563
Year 05 (2029-2030)	12 51 0.0010	Replacement of Furniture	1	LSUM	\$ 161,837	\$ 161,837
Year 06 (2030-2031)	12 51 0.0010	Replacement of Furniture	1	LSUM	\$ 167,294	\$ 167,294
Year 07 (2031-2032)	12 51 0.0010	Replacement of Furniture	1	LSUM	\$ 172,935	\$ 172,935
Year 08 (2032-2033)	12 51 0.0010	Replacement of Furniture	1	LSUM	\$ 178,772	\$ 178,772
Year 09 (2033-2034)	12 51 0.0010	Replacement of Furniture	1	LSUM	\$ 184,820	\$ 184,820
Year 10 (2034-2035)	12 51 0.0010	Replacement of Furniture	1	LSUM	\$ 191,077	\$ 191,077

REPLACEMENT OF FURNITURE Scope of Work –

1. Pricing is based on 4% replacement per year.
2. Pricing includes all rooms that has furniture currently. This includes classrooms, offices, workrooms, Library, Cafeteria, study halls, storage rooms, etc.



BUILDING SYSTEMS

North Campus						
Year	Item Number	Description	Quantity	Unit	Unit Cost	Total Cost
Building Systems						\$ 15,291,513
Year 10 (2034-2035)	23 01 0.0010	Air Handling Unit Replacement (AHU-2-ALT)	1	LSUM	\$ 72,830	\$ 72,830
Year 03 (2027-2028)	12 61 0.0010	Auditorium Seating	450	EACH	\$ 346	\$ 155,885
Year 05 (2029-2030)	23 01 0.0010	Boiler Plant Replacement	1	LSUM	\$ 1,727,180	\$ 1,727,180
Year 03 (2027-2028)	26 01 0.0030	Bus Duct Replacement in Autos and Woods shop Classroom	1	LSUM	\$ 113,969	\$ 113,969
Year 06 (2030-2031)	11 42 0.0010	Foodservice Equipment Replacement	1	LSUM	\$ 49,737	\$ 49,737
Year 03 (2027-2028)	11 42 0.0010	Foodservice Equipment Replacement	1	LSUM	\$ 113,738	\$ 113,738
Year 01 (2025-2026)	11 42 0.0010	Foodservice Equipment Replacement	1	LSUM	\$ 98,371	\$ 98,371
Year 01 (2025-2026)	23 01 0.0010	Heat Recovery Ventilator (NHRV-13A)	1	LSUM	\$ 97,290	\$ 97,290
Year 01 (2025-2026)	23 01 0.0010	Heat Recovery Ventilator (NHRV-13B)	1	LSUM	\$ 108,100	\$ 108,100
Year 01 (2025-2026)	23 01 0.0010	Heat Recovery Ventilator (NHRV-26)	1	LSUM	\$ 43,240	\$ 43,240
Year 01 (2025-2026)	23 01 0.0010	Heat Recovery Ventilator (NHRV-27)	1	LSUM	\$ 43,240	\$ 43,240
Year 01 (2025-2026)	23 01 0.0010	Heat Recovery Ventilator (NHRV-8)	1	LSUM	\$ 97,290	\$ 97,290
Year 01 (2025-2026)	13 11 0.0010	Pool Exterior Wall Rehab	1	LSUM	\$ 298,464	\$ 298,464
Year 01 (2025-2026)	26 01 0.0030	Replace 10 Electrical Panels	10	EACH	\$ 8,648	\$ 86,480
Year 02 (2026-2027)	26 01 0.0030	Replace 10 Electrical Panels	10	EACH	\$ 8,938	\$ 89,378
Year 03 (2027-2028)	26 01 0.0030	Replace 5 Electrical Panels	5	EACH	\$ 9,238	\$ 46,188
Year 03 (2027-2028)	26 01 0.0100	Replacement of Clock System	1	LSUM	\$ 300,222	\$ 300,222
Year 01 (2025-2026)	22 11 0.0020	Replacement of Domestic Water Piping	1	LSUM	\$ 249,841	\$ 249,841
Year 02 (2026-2027)	22 11 0.0020	Replacement of Domestic Water Piping	1	LSUM	\$ 258,214	\$ 258,214
Year 03 (2027-2028)	22 11 0.0020	Replacement of Domestic Water Piping	1	LSUM	\$ 266,874	\$ 266,874
Year 01 (2025-2026)	23 01 0.0010	Replacement of Exhaust Fans	5	EACH	\$ 8,108	\$ 40,538
Year 02 (2026-2027)	23 01 0.0010	Replacement of Exhaust Fans	5	EACH	\$ 8,379	\$ 41,896
Year 03 (2027-2028)	23 01 0.0010	Replacement of Exhaust Fans	5	EACH	\$ 8,660	\$ 43,301
Year 04 (2028-2029)	23 01 0.0010	Replacement of Exhaust Fans	5	EACH	\$ 8,951	\$ 44,756
Year 05 (2029-2030)	23 01 0.0010	Replacement of Exhaust Fans	5	EACH	\$ 9,253	\$ 46,264
Year 06 (2030-2031)	23 01 0.0010	Replacement of Exhaust Fans	5	EACH	\$ 9,565	\$ 47,824
Year 07 (2031-2032)	23 01 0.0010	Replacement of Exhaust Fans	5	EACH	\$ 9,887	\$ 49,436
Year 08 (2032-2033)	23 01 0.0010	Replacement of Exhaust Fans	5	EACH	\$ 10,221	\$ 51,105
Year 09 (2033-2034)	23 01 0.0010	Replacement of Exhaust Fans	5	EACH	\$ 10,567	\$ 52,834
Year 10 (2034-2035)	23 01 0.0010	Replacement of Exhaust Fans	5	EACH	\$ 10,925	\$ 54,623
Year 03 (2027-2028)	26 01 0.0070	Replacement of Generator	1	LSUM	\$ 248,261	\$ 248,261
Year 01 (2025-2026)	26 01 0.0030	Replacement of Light Fixtures	106	FIXT	\$ 238	\$ 25,209
Year 02 (2026-2027)	26 01 0.0030	Replacement of Light Fixtures	106	FIXT	\$ 246	\$ 26,054
Year 04 (2028-2029)	26 01 0.0030	Replacement of Light Fixtures	106	FIXT	\$ 263	\$ 27,832
Year 03 (2027-2028)	26 01 0.0030	Replacement of Light Fixtures	106	FIXT	\$ 254	\$ 26,928
Year 05 (2029-2030)	26 01 0.0030	Replacement of Light Fixtures	106	FIXT	\$ 271	\$ 28,770
Year 06 (2030-2031)	26 01 0.0030	Replacement of Light Fixtures	106	FIXT	\$ 281	\$ 29,740
Year 07 (2031-2032)	26 01 0.0030	Replacement of Light Fixtures	106	FIXT	\$ 290	\$ 30,743
Year 08 (2032-2033)	26 01 0.0030	Replacement of Light Fixtures	106	FIXT	\$ 300	\$ 31,780
Year 09 (2033-2034)	26 01 0.0030	Replacement of Light Fixtures	106	FIXT	\$ 310	\$ 32,856
Year 10 (2034-2035)	26 01 0.0030	Replacement of Light Fixtures	106	FIXT	\$ 320	\$ 33,968
Year 01 (2025-2026)	22 11 0.0020	Replacement of Plumbing Fixtures	25	FIXT	\$ 3,027	\$ 75,670
Year 02 (2026-2027)	22 11 0.0020	Replacement of Plumbing Fixtures	25	FIXT	\$ 3,128	\$ 78,206
Year 03 (2027-2028)	22 11 0.0020	Replacement of Plumbing Fixtures	25	FIXT	\$ 3,233	\$ 80,829
Year 04 (2028-2029)	22 11 0.0020	Replacement of Plumbing Fixtures	25	FIXT	\$ 3,342	\$ 83,545
Year 05 (2029-2030)	22 11 0.0020	Replacement of Plumbing Fixtures	25	FIXT	\$ 3,454	\$ 86,359
Year 06 (2030-2031)	22 11 0.0020	Replacement of Plumbing Fixtures	25	FIXT	\$ 3,571	\$ 89,271
Year 07 (2031-2032)	22 11 0.0020	Replacement of Plumbing Fixtures	25	FIXT	\$ 3,691	\$ 92,281
Year 08 (2032-2033)	22 11 0.0020	Replacement of Plumbing Fixtures	25	FIXT	\$ 3,816	\$ 95,396
Year 09 (2033-2034)	22 11 0.0020	Replacement of Plumbing Fixtures	25	FIXT	\$ 3,945	\$ 98,623
Year 10 (2034-2035)	22 11 0.0020	Replacement of Plumbing Fixtures	25	FIXT	\$ 4,078	\$ 101,962

SECTION 3

ESTIMATE



North Campus						
Building Systems Cont.						
Year 01 (2025-2026)	23 01 0.0010	Roof Top Unit Replacement (NRTU-11)	1	LSUM	\$ 97,290	\$ 97,290
Year 01 (2025-2026)	23 01 0.0010	Roof Top Unit Replacement (NRTU-12)	1	LSUM	\$ 97,290	\$ 97,290
Year 01 (2025-2026)	23 01 0.0010	Roof Top Unit Replacement (NRTU-13)	1	LSUM	\$ 75,670	\$ 75,670
Year 01 (2025-2026)	23 01 0.0010	Roof Top Unit Replacement (NRTU-14)	1	LSUM	\$ 108,100	\$ 108,100
Year 06 (2030-2031)	23 01 0.0010	Roof Top Unit Replacement (NRTU-14/MUA-1)	1	LSUM	\$ 127,530	\$ 127,530
Year 01 (2025-2026)	23 01 0.0010	Roof Top Unit Replacement (NRTU-15)	1	LSUM	\$ 118,910	\$ 118,910
Year 01 (2025-2026)	23 01 0.0010	Roof Top Unit Replacement (NRTU-16)	1	LSUM	\$ 108,100	\$ 108,100
Year 01 (2025-2026)	23 01 0.0010	Roof Top Unit Replacement (NRTU-17)	1	LSUM	\$ 97,290	\$ 97,290
Year 01 (2025-2026)	23 01 0.0010	Roof Top Unit Replacement (NRTU-18)	1	LSUM	\$ 97,290	\$ 97,290
Year 10 (2034-2035)	23 01 0.0010	Roof Top Unit Replacement (NRTU-19)	1	LSUM	\$ 72,830	\$ 72,830
Year 07 (2031-2032)	23 01 0.0010	Roof Top Unit Replacement (NRTU-2)	1	LSUM	\$ 52,732	\$ 52,732
Year 01 (2025-2026)	23 01 0.0010	Roof Top Unit Replacement (NRTU-20)	1	LSUM	\$ 97,290	\$ 97,290
Year 01 (2025-2026)	23 01 0.0010	Roof Top Unit Replacement (NRTU-21)	1	LSUM	\$ 43,240	\$ 43,240
Year 01 (2025-2026)	23 01 0.0010	Roof Top Unit Replacement (NRTU-23)	1	LSUM	\$ 97,290	\$ 97,290
Year 01 (2025-2026)	23 01 0.0010	Roof Top Unit Replacement (NRTU-24)	1	LSUM	\$ 70,265	\$ 70,265
Year 01 (2025-2026)	23 01 0.0010	Roof Top Unit Replacement (NRTU-26)	1	LSUM	\$ 97,290	\$ 97,290
Year 01 (2025-2026)	23 01 0.0010	Roof Top Unit Replacement (NRTU-27)	1	LSUM	\$ 97,290	\$ 97,290
Year 01 (2025-2026)	23 01 0.0010	Roof Top Unit Replacement (NRTU-28)	1	LSUM	\$ 97,290	\$ 97,290
Year 01 (2025-2026)	23 01 0.0010	Roof Top Unit Replacement (NRTU-3)	1	LSUM	\$ 43,240	\$ 43,240
Year 01 (2025-2026)	23 01 0.0010	Roof Top Unit Replacement (NRTU-4)	1	LSUM	\$ 97,290	\$ 97,290
Year 03 (2027-2028)	23 01 0.0010	Roof Top Unit Replacement (NRTU-5)	1	LSUM	\$ 173,205	\$ 173,205
Year 01 (2025-2026)	23 01 0.0010	Roof Top Unit Replacement (NRTU-6)	1	LSUM	\$ 97,290	\$ 97,290
Year 01 (2025-2026)	23 01 0.0010	Roof Top Unit Replacement (NRTU-7)	1	LSUM	\$ 64,860	\$ 64,860
Year 01 (2025-2026)	23 01 0.0010	Roof Top Unit Replacement (NRTU-8)	1	LSUM	\$ 54,050	\$ 54,050
Year 03 (2027-2028)	22 11 0.0020	Sanitary Sewer Line Repair	1,950	LNFT	\$ 197	\$ 394,041
Year 01 (2025-2026)	13 11 0.0010	Swimming Pool Repairs	1	LSUM	\$ 1,166,736	\$ 1,166,736
Year 02 (2026-2027)	13 11 0.0010	Swimming Pool Repairs	1	LSUM	\$ 1,205,840	\$ 1,205,840
Year 03 (2027-2028)	13 11 0.0010	Swimming Pool Repairs	1	LSUM	\$ 1,246,282	\$ 1,246,282
Year 05 (2029-2030)	13 11 0.0010	Swimming Pool Repairs	1	LSUM	\$ 1,331,547	\$ 1,331,547
Year 04 (2028-2029)	13 11 0.0010	Swimming Pool Repairs	1	LSUM	\$ 1,288,159	\$ 1,288,159
Year 07 (2031-2032)	27 01 0.0010	Technology Replacement (Firewall, Switches, WAPs, Servers)	1	LSUM	\$ 32,958	\$ 32,958
Year 08 (2032-2033)	27 01 0.0010	Technology Replacement (Firewall, Switches, WAPs, Servers)	1	LSUM	\$ 149,908	\$ 149,908
Year 09 (2033-2034)	27 01 0.0010	Technology Replacement (Firewall, Switches, WAPs, Servers)	1	LSUM	\$ 14,089	\$ 14,089
Year 04 (2028-2029)	11 61 0.0010	Theater Rigging & Curtains	1	LSUM	\$ 65,643	\$ 65,643

SECTION 3

ESTIMATE



South Campus						
Year	Item Number	Description	Quantity	Unit	Unit Cost	Total Cost
Building Systems						\$ 7,576,131
Year 01 (2025-2026)	23 01 0.0010	Air Handeling Unit Replacement (AHU-1 A/C)	1	LSUM	\$ 75,670	\$ 75,670
Year 01 (2025-2026)	23 01 0.0010	Air Handeling Unit Replacement (AHU-1)	1	LSUM	\$ 70,265	\$ 70,265
Year 01 (2025-2026)	23 01 0.0010	Air Handeling Unit Replacement (AHU-18 A/C)	1	LSUM	\$ 54,050	\$ 54,050
Year 01 (2025-2026)	23 01 0.0010	Air Handeling Unit Replacement (AHU-18)	1	LSUM	\$ 54,050	\$ 54,050
Year 01 (2025-2026)	23 01 0.0010	Air Handeling Unit Replacement (AHU-2 A/C)	1	LSUM	\$ 75,670	\$ 75,670
Year 01 (2025-2026)	23 01 0.0010	Air Handeling Unit Replacement (AHU-2)	1	LSUM	\$ 70,265	\$ 70,265
Year 01 (2025-2026)	11 42 0.0010	Foodservice Equipment Replacement	1	LSUM	\$ 133,504	\$ 133,504
Year 03 (2027-2028)	11 42 0.0010	Foodservice Equipment Replacement	1	LSUM	\$ 143,760	\$ 143,760
Year 06 (2030-2031)	11 42 0.0010	Foodservice Equipment Replacement	1	LSUM	\$ 62,490	\$ 62,490
Year 01 (2025-2026)	23 01 0.0010	Heat Recovery Ventilator (NHRV-27)	1	LSUM	\$ 43,240	\$ 43,240
Year 01 (2025-2026)	23 01 0.0010	Main Boiler Room	1	LSUM	\$ 1,081,000	\$ 1,081,000
Year 03 (2027-2028)	23 01 0.0010	Make-up Air Unit Replacement (MUA-1)	1	LSUM	\$ 51,962	\$ 51,962
Year 06 (2030-2031)	23 01 0.0010	Make-up Air Unit Replacement (MUA-2)	1	LSUM	\$ 57,389	\$ 57,389
Year 01 (2025-2026)	26 01 0.0030	Replace 10 Electrical Panels	10	EACH	\$ 8,648	\$ 86,480
Year 02 (2026-2027)	26 01 0.0030	Replace 10 Electrical Panels	10	EACH	\$ 8,938	\$ 89,378
Year 03 (2027-2028)	26 01 0.0030	Replace 10 Electrical Panels	10	EACH	\$ 9,238	\$ 92,376
Year 03 (2027-2028)	26 01 0.0100	Replacement of Clock System	1	LSUM	\$ 300,222	\$ 300,222
Year 01 (2025-2026)	23 01 0.0010	Replacement of Exhaust Fans	5	EACH	\$ 8,108	\$ 40,538
Year 02 (2026-2027)	23 01 0.0010	Replacement of Exhaust Fans	5	EACH	\$ 8,379	\$ 41,896
Year 03 (2027-2028)	23 01 0.0010	Replacement of Exhaust Fans	5	EACH	\$ 8,660	\$ 43,301
Year 04 (2028-2029)	23 01 0.0010	Replacement of Exhaust Fans	5	EACH	\$ 8,951	\$ 44,756
Year 05 (2029-2030)	23 01 0.0010	Replacement of Exhaust Fans	5	EACH	\$ 9,253	\$ 46,264
Year 06 (2030-2031)	23 01 0.0010	Replacement of Exhaust Fans	5	EACH	\$ 9,565	\$ 47,824
Year 07 (2031-2032)	23 01 0.0010	Replacement of Exhaust Fans	5	EACH	\$ 9,887	\$ 49,436
Year 08 (2032-2033)	23 01 0.0010	Replacement of Exhaust Fans	5	EACH	\$ 10,221	\$ 51,105
Year 09 (2033-2034)	23 01 0.0010	Replacement of Exhaust Fans	5	EACH	\$ 10,567	\$ 52,834
Year 10 (2034-2035)	23 01 0.0010	Replacement of Exhaust Fans	5	EACH	\$ 10,925	\$ 54,623
Year 03 (2027-2028)	26 01 0.0070	Replacement of Generator	1	LSUM	\$ 248,261	\$ 248,261
Year 01 (2025-2026)	26 01 0.0030	Replacement of Light Fixtures	102	FIXT	\$ 238	\$ 24,258
Year 02 (2026-2027)	26 01 0.0030	Replacement of Light Fixtures	102	FIXT	\$ 246	\$ 25,071
Year 04 (2028-2029)	26 01 0.0030	Replacement of Light Fixtures	102	FIXT	\$ 263	\$ 26,782
Year 03 (2027-2028)	26 01 0.0030	Replacement of Light Fixtures	102	FIXT	\$ 254	\$ 25,911
Year 05 (2029-2030)	26 01 0.0030	Replacement of Light Fixtures	102	FIXT	\$ 271	\$ 27,684
Year 06 (2030-2031)	26 01 0.0030	Replacement of Light Fixtures	102	FIXT	\$ 281	\$ 28,618
Year 07 (2031-2032)	26 01 0.0030	Replacement of Light Fixtures	102	FIXT	\$ 290	\$ 29,583
Year 08 (2032-2033)	26 01 0.0030	Replacement of Light Fixtures	102	FIXT	\$ 300	\$ 30,581
Year 09 (2033-2034)	26 01 0.0030	Replacement of Light Fixtures	102	FIXT	\$ 310	\$ 31,616
Year 10 (2034-2035)	26 01 0.0030	Replacement of Light Fixtures	102	FIXT	\$ 320	\$ 32,686
Year 01 (2025-2026)	22 11 0.0020	Replacement of Plumbing Fixtures	25	FIXT	\$ 3,027	\$ 75,670
Year 02 (2026-2027)	22 11 0.0020	Replacement of Plumbing Fixtures	25	FIXT	\$ 3,128	\$ 78,206
Year 03 (2027-2028)	22 11 0.0020	Replacement of Plumbing Fixtures	25	FIXT	\$ 3,233	\$ 80,829
Year 04 (2028-2029)	22 11 0.0020	Replacement of Plumbing Fixtures	25	FIXT	\$ 3,342	\$ 83,545
Year 05 (2029-2030)	22 11 0.0020	Replacement of Plumbing Fixtures	25	FIXT	\$ 3,454	\$ 86,359
Year 06 (2030-2031)	22 11 0.0020	Replacement of Plumbing Fixtures	25	FIXT	\$ 3,571	\$ 89,271
Year 07 (2031-2032)	22 11 0.0020	Replacement of Plumbing Fixtures	25	FIXT	\$ 3,691	\$ 92,281
Year 08 (2032-2033)	22 11 0.0020	Replacement of Plumbing Fixtures	25	FIXT	\$ 3,816	\$ 95,396
Year 09 (2033-2034)	22 11 0.0020	Replacement of Plumbing Fixtures	25	FIXT	\$ 3,945	\$ 98,623
Year 10 (2034-2035)	22 11 0.0020	Replacement of Plumbing Fixtures	25	FIXT	\$ 4,078	\$ 101,962



South Campus						
Building Systems Cont.						
Year 01 (2025-2026)	23 01 0.0010	Roof Top Unit Replacement (SRTU-1)	1	LSUM	\$ 97,290	\$ 97,290
Year 01 (2025-2026)	23 01 0.0010	Roof Top Unit Replacement (SRTU-10)	1	LSUM	\$ 70,265	\$ 70,265
Year 05 (2029-2030)	23 01 0.0010	Roof Top Unit Replacement (SRTU-11)	1	LSUM	\$ 55,517	\$ 55,517
Year 03 (2027-2028)	23 01 0.0010	Roof Top Unit Replacement (SRTU-12)	1	LSUM	\$ 51,962	\$ 51,962
Year 03 (2027-2028)	23 01 0.0010	Roof Top Unit Replacement (SRTU-13)	1	LSUM	\$ 40,415	\$ 40,415
Year 01 (2025-2026)	23 01 0.0010	Roof Top Unit Replacement (SRTU-15)	1	LSUM	\$ 97,290	\$ 97,290
Year 06 (2030-2031)	23 01 0.0010	Roof Top Unit Replacement (SRTU-16)	1	LSUM	\$ 76,518	\$ 76,518
Year 06 (2030-2031)	23 01 0.0010	Roof Top Unit Replacement (SRTU-17)	1	LSUM	\$ 89,271	\$ 89,271
Year 06 (2030-2031)	23 01 0.0010	Roof Top Unit Replacement (SRTU-18)	1	LSUM	\$ 76,518	\$ 76,518
Year 01 (2025-2026)	23 01 0.0010	Roof Top Unit Replacement (SRTU-2)	1	LSUM	\$ 162,150	\$ 162,150
Year 01 (2025-2026)	23 01 0.0010	Roof Top Unit Replacement (SRTU-20)	1	LSUM	\$ 97,290	\$ 97,290
Year 03 (2027-2028)	23 01 0.0010	Roof Top Unit Replacement (SRTU-21)	1	LSUM	\$ 40,415	\$ 40,415
Year 01 (2025-2026)	23 01 0.0010	Roof Top Unit Replacement (SRTU-23)	1	LSUM	\$ 75,670	\$ 75,670
Year 01 (2025-2026)	23 01 0.0010	Roof Top Unit Replacement (SRTU-24)	1	LSUM	\$ 64,860	\$ 64,860
Year 01 (2025-2026)	23 01 0.0010	Roof Top Unit Replacement (SRTU-25)	1	LSUM	\$ 102,695	\$ 102,695
Year 01 (2025-2026)	23 01 0.0010	Roof Top Unit Replacement (SRTU-26)	1	LSUM	\$ 70,265	\$ 70,265
Year 01 (2025-2026)	23 01 0.0010	Roof Top Unit Replacement (SRTU-27)	1	LSUM	\$ 64,860	\$ 64,860
Year 01 (2025-2026)	23 01 0.0010	Roof Top Unit Replacement (SRTU-3)	1	LSUM	\$ 135,125	\$ 135,125
Year 01 (2025-2026)	23 01 0.0010	Roof Top Unit Replacement (SRTU-31)	1	LSUM	\$ 43,240	\$ 43,240
Year 01 (2025-2026)	23 01 0.0010	Roof Top Unit Replacement (SRTU-32)	1	LSUM	\$ 37,835	\$ 37,835
Year 01 (2025-2026)	23 01 0.0010	Roof Top Unit Replacement (SRTU-33)	1	LSUM	\$ 32,430	\$ 32,430
Year 10 (2034-2035)	23 01 0.0010	Roof Top Unit Replacement (SRTU-4)	1	LSUM	\$ 72,830	\$ 72,830
Year 01 (2025-2026)	23 01 0.0010	Roof Top Unit Replacement (SRTU-5)	1	LSUM	\$ 43,240	\$ 43,240
Year 10 (2034-2035)	23 01 0.0010	Roof Top Unit Replacement (SRTU-6)	1	LSUM	\$ 72,830	\$ 72,830
Year 03 (2027-2028)	23 01 0.0010	Roof Top Unit Replacement (SRTU-7)	1	LSUM	\$ 46,188	\$ 46,188
Year 01 (2025-2026)	23 01 0.0010	Roof Top Unit Replacement (SRTU-8)	1	LSUM	\$ 37,835	\$ 37,835
Year 01 (2025-2026)	23 01 0.0010	Roof Top Unit Replacement (SRTU-9)	1	LSUM	\$ 70,265	\$ 70,265
Year 05 (2029-2030)	22 11 0.0020	Sanitary Sewer Line Repair	1,250	LNFT	\$ 216	\$ 269,872
Year 01 (2025-2026)	23 01 0.0010	Small Boiler Room	1	LSUM	\$ 756,700	\$ 756,700
Year 07 (2031-2032)	27 01 0.0010	Technology Replacement (Firewall, Switches, WAPs, Servers)	1	LSUM	\$ 32,958	\$ 32,958
Year 08 (2032-2033)	27 01 0.0010	Technology Replacement (Firewall, Switches, WAPs, Servers)	1	LSUM	\$ 149,908	\$ 149,908
Year 09 (2033-2034)	27 01 0.0010	Technology Replacement (Firewall, Switches, WAPs, Servers)	1	LSUM	\$ 14,089	\$ 14,089

FOOD SERVICE EQUIPMENT Scope of Work –

1. Pricing is based on replacements taking place in year 1, 3 and 6.
2. A review of the food service equipment was provided by Jason Kulick Director of Dining Services. The pricing of the equipment was provided by Boelter. See **Exhibit B – Food Service Equipment Report**.

THEATER RIGGING & CURTAINS Scope of Work –

1. Pricing is based on replacement taking place in year 4.
2. An allowance has been provided to replace the Theater Rigging and Curtains.
3. Maralynn Markano with AUHS provided a review of the Theater Rigging. See **Exhibit D – Theater Evaluation Report**.

AUDITORIUM SEATING Scope of Work –

1. Pricing is based on replacements taking place in year 3.
2. Removal and replacement of 450 seats. Does not include lighting.



3. A review of the auditorium seating was provided by Maralynn Markano with AUHS and as noted in EUA's report. See **Exhibit D – Theater Evaluation Report**.

POOL EXTERIOR WALL REHAB Scope of Work –

1. *Pricing is based on the work taking place during year 1.*
2. InSite Consulting Architects has provided this report and has been provided in **Exhibit A - Insite Envelope Report**.

SWIMMING POOL REPAIRS Scope of Work –

1. *Pricing is based on the work taking place over 5 years.*
2. Pricing and scope are based on the Ramaker Pool report. See **Exhibit E - Ramaker Pool Report**.

REPLACEMENT OF DOMESTIC WATER PIPING Scope of Work –

1. *Pricing is based on the work taking place over three years.*
2. Removal and replacement of ceiling tile for access to piping.
3. Removal of existing galvanized piping.
4. Approx 13,200 feet of 2" CPVC Sch 80 pipe, insulation, and valves.
5. Does not include inwall piping replacement.
6. Includes engineering fees for bidding out the work.

REPLACEMENT OF PLUMBING FIXTURES Scope of Work –

1. *Pricing is based on 25 fixtures being replaced per year.*
2. Fixture pricing is based on a average price for the following items faucet, toilet, flush valve and sink.
3. Does not include sensored faucets/flush valves.

SANITARY SEWER LINE REPAIR Scope of Work –

1. *Pricing is based on the work taking place in year 3 at North campus and year 5 at South campus.*
2. Includes lining existing sewer piping with flexible PVC or fiberglass pipe liner. Similar to an Aurora Plastics liner.
3. Includes some cut and patch of concrete for access to connections.
4. Includes 1,950 feet at north campus and 1,250 feet at south campus.
5. See **exhibit H – Sanitary Sewer Repair Drawing** for locations.
6. Floor finish patch is included.

HVAC REPLACEMENT Scope of Work –

1. *Pricing is based on the work taking place during the recommended year.*
2. Scope and time frame of replacement as recommended by Randy All, PE with MSA Professional Services Inc. See **Exhibit C – HVAC Systems Report**
3. Includes replacement of 5 exhaust fans per year at each building.
4. Includes engineering fees for bidding out the work.

BUS DUCT REPLACEMENT IN AUTOS AND WOODS SHOP CLASSROOM Scope of Work –

7. *Pricing is based on this taking place in one year.*
2. (3) 40'-0" 225-amp 277/480-volt bus ducts. Each bus duct to have (9) 30A/3P, (5) 30A/2P, and (1) 60A/2P fusible switches. 16-week lead time from date of order.



- a. Eaton or Cutler Hammer copper bus duct.
3. Includes engineering fees for bidding out the work.

REPLACEMENT OF ELECTRICAL PANELS Scope of Work –

1. *Pricing is based on the work being spread out over three years.*
2. 120/208V, 3-phase, 4-wire Square D NQ, 84-circuit single tubs.
3. 277/480V, 3-phase, 4-wire Square D NF, 42-circuit single tubs.
4. South Campus:
 - a. 15 – 208V panels; Eaton/Cutler Hammer
 - b. 15 – 480V panels; Eaton/Cutler Hammer
5. North Campus:
 - a. 15 – 208V panels; Eaton/Cutler Hammer
 - b. 10 – 480V panels; Eaton/Cutler Hammer
6. Includes engineering fees for bidding out the work.

REPLACEMENT OF LIGHT FIXTURES Scope of Work –

1. *Pricing is based on 4% replacement per year.*
2. Removal of existing fixture.
3. 2'x4' LED flat panel light fixture; dimmable.

REPLACEMENT OF GENERATOR Scope of Work –

1. *Pricing is based on replacment in year 3.*
2. Removal of existing generators at both campuses.
3. Installation of a 150KW natural gas enerator at each campus.
4. Includes engineering fees for bidding out the work.

REPLACEMENT OF CLOCK SYSTEM Scope of Work –

1. *Pricing is based on replacment in year 3.*
2. Removal of existing Primex system. Install new wireless primex clock system with head end. System would be tied into the PA system.
3. Includes engineering fees for bidding out the work.

TECHNOLOGY REPLACEMENT Scope of Work –

1. *Pricing is based on a lfecycle replacment being in 7 years from install.*
2. Work includes replacment of firewall, switches, wireless access points, and servers.



SECURITY & SAFETY

North Campus						
Year	Item Number	Description	Quantity	Unit	Unit Cost	Total Cost
Security & Safety						\$ 326,229
Year 01 (2025-2026)	08 14 0.0080	Replace Wood Door (existing hardware)	20	EACH	\$ 1,374	\$ 27,472
Year 02 (2026-2027)	08 14 0.0080	Replace Wood Door (existing hardware)	20	EACH	\$ 1,420	\$ 28,393
Year 03 (2027-2028)	08 14 0.0080	Replace Wood Door (existing hardware)	20	EACH	\$ 1,467	\$ 29,345
Year 04 (2028-2029)	08 14 0.0080	Replace Wood Door (existing hardware)	20	EACH	\$ 1,517	\$ 30,331
Year 05 (2029-2030)	08 14 0.0080	Replace Wood Door (existing hardware)	20	EACH	\$ 1,568	\$ 31,353
Year 06 (2030-2031)	08 14 0.0080	Replace Wood Door (existing hardware)	20	EACH	\$ 1,620	\$ 32,410
Year 07 (2031-2032)	08 14 0.0080	Replace Wood Door (existing hardware)	20	EACH	\$ 1,675	\$ 33,503
Year 08 (2032-2033)	08 14 0.0080	Replace Wood Door (existing hardware)	20	EACH	\$ 1,732	\$ 34,633
Year 09 (2033-2034)	08 14 0.0080	Replace Wood Door (existing hardware)	20	EACH	\$ 1,790	\$ 35,805
Year 10 (2034-2035)	08 14 0.0080	Replace Wood Door (existing hardware)	20	EACH	\$ 1,851	\$ 37,017
Year 04 (2028-2029)	12 22 0.0050	Replacement of Window Treatments	1	LSUM	\$ 5,968	\$ 5,968

South Campus						
Year	Item Number	Description	Quantity	Unit	Unit Cost	Total Cost
Security & Safety						\$ 309,517
Year 01 (2025-2026)	08 14 0.0080	Replace Wood Door (existing hardware)	17	EACH	\$ 1,374	\$ 23,351
Year 02 (2026-2027)	08 14 0.0080	Replace Wood Door (existing hardware)	17	EACH	\$ 1,420	\$ 24,134
Year 03 (2027-2028)	08 14 0.0080	Replace Wood Door (existing hardware)	17	EACH	\$ 1,467	\$ 24,943
Year 04 (2028-2029)	08 14 0.0080	Replace Wood Door (existing hardware)	17	EACH	\$ 1,517	\$ 25,781
Year 05 (2029-2030)	08 14 0.0080	Replace Wood Door (existing hardware)	17	EACH	\$ 1,568	\$ 26,650
Year 06 (2030-2031)	08 14 0.0080	Replace Wood Door (existing hardware)	17	EACH	\$ 1,620	\$ 27,548
Year 07 (2031-2032)	08 14 0.0080	Replace Wood Door (existing hardware)	17	EACH	\$ 1,675	\$ 28,477
Year 08 (2032-2033)	08 14 0.0080	Replace Wood Door (existing hardware)	17	EACH	\$ 1,732	\$ 29,438
Year 09 (2033-2034)	08 14 0.0080	Replace Wood Door (existing hardware)	17	EACH	\$ 1,790	\$ 30,434
Year 10 (2034-2035)	08 14 0.0080	Replace Wood Door (existing hardware)	17	EACH	\$ 1,851	\$ 31,465
Year 01 (2025-2026)	12 22 0.0050	Replacement of Window Treatments	1	LSUM	\$ 37,295	\$ 37,295

REPLACE WOOD DOOR Scope of Work –

1. Pricing is based on 4% replacement per year.
2. Removal of existing door and hardware. Save hardware for reinstallation.
3. Provide prefinished plain sliced red oak door with small door lite.
4. Reinstall existing hardware.
5. Excludes replacement of door frame and exterior doors.

REPLACEMENT OF WINDOW TREATMENTS Scope of Work –

1. Pricing is based on this taking place in one year.
2. Removal of existing window treatments.
3. Install a solar roller shade, cassette valance, 3% openness
4. At South Campus the scope includes all exterior windows except the door entrances and gym entrance/main entry.
5. At North Campus the scope includes a replacement of the remaining mini blinds. Most of North campus already has the solar roller shades.



PAVING

Site & Athletic Facilities						
Year	Item Number	Description	Quantity	Unit	Unit Cost	Total Cost
Paving						\$ 3,747,629
Year 01 (2025-2026)	32 12 0.0010	Asphalt Paving - Complete Reconstruction	2,830	SQYD	\$ 67	\$ 189,672
Year 01 (2025-2026)	32 12 0.0040	Asphalt Paving - Crack Fill	1,208	SQYD	\$ 9	\$ 10,447
Year 02 (2026-2027)	32 12 0.0040	Asphalt Paving - Crack Fill	128	SQYD	\$ 9	\$ 1,144
Year 06 (2030-2031)	32 12 0.0040	Asphalt Paving - Crack Fill	806	SQYD	\$ 10	\$ 8,223
Year 07 (2031-2032)	32 12 0.0040	Asphalt Paving - Crack Fill	901	SQYD	\$ 11	\$ 9,502
Year 01 (2025-2026)	32 12 0.0020	Asphalt Paving - Mill and Overlay	15,189	SQYD	\$ 40	\$ 607,514
Year 05 (2029-2030)	32 12 0.0020	Asphalt Paving - Mill and Overlay	23,043	SQYD	\$ 46	\$ 1,051,842
Year 08 (2032-2033)	32 12 0.0020	Asphalt Paving - Mill and Overlay	24,145	SQYD	\$ 50	\$ 1,217,478
Year 09 (2033-2034)	32 12 0.0020	Asphalt Paving - Mill and Overlay	2,555	SQYD	\$ 52	\$ 133,190
Year 01 (2025-2026)	32 12 0.0050	Asphalt Paving - Patching	2,305	SQYD	\$ 37	\$ 84,718
Year 04 (2028-2029)	32 12 0.0050	Asphalt Paving - Patching	2,415	SQYD	\$ 41	\$ 97,998
Year 05 (2029-2030)	32 12 0.0050	Asphalt Paving - Patching	256	SQYD	\$ 42	\$ 10,738
Year 09 (2033-2034)	32 12 0.0050	Asphalt Paving - Patching	1,611	SQYD	\$ 48	\$ 77,171
Year 10 (2034-2035)	32 12 0.0050	Asphalt Paving - Patching	1,802	SQYD	\$ 50	\$ 89,243
Year 03 (2027-2028)	32 12 0.0030	Asphalt Paving - Seal Coat	16,108	SQYD	\$ 2	\$ 37,200
Year 04 (2028-2029)	32 12 0.0030	Asphalt Paving - Seal Coat	18,019	SQYD	\$ 2	\$ 43,011
Year 08 (2032-2033)	32 12 0.0030	Asphalt Paving - Seal Coat	23,043	SQYD	\$ 3	\$ 62,806
Year 01 (2025-2026)	32 16 0.0030	Concrete Sidewalks	966	SQFT	\$ 9	\$ 8,876
Year 02 (2026-2027)	32 16 0.0030	Concrete Sidewalks	70	SQFT	\$ 9	\$ 665
Year 03 (2027-2028)	32 16 0.0030	Concrete Sidewalks	70	SQFT	\$ 10	\$ 687
Year 04 (2028-2029)	32 16 0.0030	Concrete Sidewalks	70	SQFT	\$ 10	\$ 710
Year 05 (2029-2030)	32 16 0.0030	Concrete Sidewalks	70	SQFT	\$ 10	\$ 734
Year 06 (2030-2031)	32 16 0.0030	Concrete Sidewalks	70	SQFT	\$ 11	\$ 759
Year 07 (2031-2032)	32 16 0.0030	Concrete Sidewalks	70	SQFT	\$ 11	\$ 784
Year 08 (2032-2033)	32 16 0.0030	Concrete Sidewalks	70	SQFT	\$ 12	\$ 811
Year 09 (2033-2034)	32 16 0.0030	Concrete Sidewalks	70	SQFT	\$ 12	\$ 838
Year 10 (2034-2035)	32 16 0.0030	Concrete Sidewalks	70	SQFT	\$ 12	\$ 867

1. Replace 70 square feet of concrete sidewalk annually.
2. Paving replacement based on schedule provided in **Exhibit F – Paving Replacement Report**
3. Remove, rebase, and replace parking lot with 4" - 2,830 Sq Yards
 - a. Saw Cut perimeter of pavement to be removed.
 - b. Excavate / Mill asphalt pavement to allow for 4" of new asphalt resurfacing and haul off-site.
 - c. Excavate unstable base to a depth of 8" and remove from site.
 - d. Install 8" of stone to bring to paving depth.
 - e. Fine grade and compact aggregate base adding water as required to achieve optimal compaction.
 - f. Construct a two (2) layer, 4.0" (after compaction) asphalt pavement consisting of 2.5" of 19.0mm binder and 1.5" of 9.5mm surface course mixture.
 - g. Layout and paint pavement markings.
2. Mill and overlay parking lot with 2" - 62,383 Sq Yards
 - a. Profile mill asphalt pavement to allow for 2.0" of new asphalt resurfacing and haul off-site.
 - b. Sweep and clean asphalt pavement free of dust, dirt and debris and haul off-site.
 - c. Apply tack coat (glue) prior to asphalt paving to ensure proper bond and adhesion.
 - d. Construct a one (1) layer, 2.0" (after compaction) asphalt pavement consisting of 2.0" of 9.5mm surface course mixture.
 - e. Layout and paint pavement markings.
3. Remove and replace deteriorated sections of parking lot with 4" - 8,387 Sq Yards.
 - a. Saw Cut perimeter of pavement to be removed.



- b. Excavate / Mill asphalt pavement to allow for 4" of new asphalt resurfacing and haul off-site.
 - c. Install stone to bring to paving depth and add additional stability - Up to 300 tons.
 - d. Fine grade and compact aggregate base adding water as required to achieve optimal compaction.
 - e. Construct a two (2) layer, 4.0" (after compaction) asphalt pavement consisting of 2.5" of 19.0mm binder and 1.5" of 9.5mm surface course mixture.
 - f. Layout and paint pavement markings
4. Crack fill, SEAL COAT AND STRIPE PARKING LOT - 57,170 Sq Yards.
- a. Asphalt emulsion blend pavement sealer fortified with 4% additive admixture to enhance flexibility, adhesion of sealer to pavement and enable suspension of 1-3 pounds of fractionated silica sand per gallon of sealer to assist with skid resistance and wearability.
 - b. With a wire wheel edger, cut back grass, weeds, etc. From the edge of pavement to ensure adhesion.
 - c. Machine sweep, blow loose debris and clean area to be sealed with high powered blowers.
 - d. Seal cracks 1/4" or larger with Rite Point or Meadows hi-spec, 6,000 pounds maximum, of virgin rubberized hot pour crack sealant.
 - e. Spot-x oil and gasoline spots/spillage to insure adhesion of crack sealant to pavement.
 - f. Trim by hand all areas adjacent to doors, concrete, etc.
 - g. Apply two (2) coats of asphalt emulsion to entire area.
 - h. Stripe parking lot upon completion.
5. Crack fill parking lot up to 6,000 pounds.
- a. Machine sweep, blow loose debris and clean area to be crack sealed with high powered blower.
 - b. Seal cracks 1/4" or larger with Rite Point or Meadows Hi-Spec, 6,000 pounds maximum, of virgin rubberized hot pour crack sealant.

FENCING

Site & Athletic Facilities						
Year	Item Number	Description	Quantity	Unit	Unit Cost	Total Cost
Fencing						\$ 291,107
Year 01 (2025-2026)	32 31 0.0010	Chainlink Fence	330	LNFT	\$ 76	\$ 24,971
Year 02 (2026-2027)	32 31 0.0010	Chainlink Fence	330	LNFT	\$ 78	\$ 25,808
Year 03 (2027-2028)	32 31 0.0010	Chainlink Fence	330	LNFT	\$ 81	\$ 26,674
Year 04 (2028-2029)	32 31 0.0010	Chainlink Fence	330	LNFT	\$ 84	\$ 27,570
Year 05 (2029-2030)	32 31 0.0010	Chainlink Fence	330	LNFT	\$ 86	\$ 28,498
Year 06 (2030-2031)	32 31 0.0010	Chainlink Fence	330	LNFT	\$ 89	\$ 29,459
Year 07 (2031-2032)	32 31 0.0010	Chainlink Fence	330	LNFT	\$ 92	\$ 30,453
Year 08 (2032-2033)	32 31 0.0010	Chainlink Fence	330	LNFT	\$ 95	\$ 31,481
Year 09 (2033-2034)	32 31 0.0010	Chainlink Fence	330	LNFT	\$ 99	\$ 32,546
Year 10 (2034-2035)	32 31 0.0010	Chainlink Fence	330	LNFT	\$ 102	\$ 33,647

1. Pricing is based on 2% replacement per year.
2. Replace fence with new galvanized wire mesh fence to match existing.



SITE STRUCTURES

Site & Athletic Facilities						
Year	Item Number	Description	Quantity	Unit	Unit Cost	Total Cost
Site Structures						\$ 299,682
Year 02 (2026-2027)	23 01 0.0010	(HVAC) Replace Exhaust Fans	1	LSUM	\$ 5,586	\$ 5,586
Year 01 (2025-2026)	09 51 0.0030	Acoustical Ceiling Tile, 2'X2'. Includes Removal	1,430	SQFT	\$ 5	\$ 6,956
Year 07 (2031-2032)	07 31 0.0020	Asphalt Roof Shingles	18	SQUARE	\$ 890	\$ 16,017
Year 01 (2025-2026)	06 41 0.0070	Countertop, Solid Surface	64	LNFT	\$ 269	\$ 17,236
Year 01 (2025-2026)	10 14 0.0020	Direction and Information Signage	25	EACH	\$ 1,081	\$ 27,025
Year 05 (2029-2030)	26 01 0.0030	Electrical - Replace Load Center	1	LSUM	\$ 6,169	\$ 6,169
Year 04 (2028-2029)	11 42 0.0010	Foodservice Equipment	1	LSUM	\$ 9,548	\$ 9,548
Year 02 (2026-2027)	10 28 0.0070	Grab Bar	10	EACH	\$ 208	\$ 2,080
Year 03 (2027-2028)	08 33 0.0030	Overhead Coiling Grille	11	EACH	\$ 2,887	\$ 31,754
Year 10 (2034-2035)	08 36 0.0020	Overhead Sectional Door	1	EACH	\$ 8,740	\$ 8,740
Year 10 (2034-2035)	09 91 0.0042	Paint Stairs, Railings	1	EACH	\$ 72,830	\$ 72,830
Year 02 (2026-2027)	09 91 0.0080	Painting Walls (includes door frames) Football Boxes	5,000	SQFT	\$ 1	\$ 6,424
Year 01 (2025-2026)	09 91 0.0080	Painting Walls (includes door frames) Toilet Building	2,700	SQFT	\$ 1	\$ 3,357
Year 03 (2027-2028)	08 14 0.0080	Replace HM Door (existing hardware)	6	EACH	\$ 1,756	\$ 10,536
Year 03 (2027-2028)	26 01 0.0030	Replacement of Light Fixtures	10	FIXT	\$ 254	\$ 2,540
Year 01 (2025-2026)	22 11 0.0020	Replacement of Plumbing Fixtures	15	FIXT	\$ 3,027	\$ 45,402
Year 03 (2027-2028)	07 42 0.0030	Single Skin Metal Wall Panels	100	SQFT	\$ 87	\$ 8,660
Year 02 (2026-2027)	10 21 0.0090	Toilet Compartment, Floor-Mounted, Solid-Surface Material	9	EACH	\$ 1,945	\$ 17,502
Year 02 (2026-2027)	10 28 0.0360	Toilet Paper Dispenser	9	EACH	\$ 147	\$ 1,319

1. Pricing is based on the work occurring in year 1 & 2.
 - a. Replace ceiling tile in toilet building.
 - b. Replace fixtures in toilet building.
 - c. Replace toilet partitions and urinal screens with HPDE Headrail Braced Solid Plastic Toilet Compartments and HPDE Wall Hung Solid Plastic Urinal Screen. Standard hardware and colors
 - d. Provide new toilet paper dispenser and grab bars.
 - e. Paint toilet room and football boxes.
 - f. Replace exhaust fans in toilet building.
 - g. Provide new directional and wayfinding signage.
2. Pricing is based on the work occurring in year 3.
 - a. Replace dented siding and soffit panel on football concessions building.
 - b. Replace incandescent lights in toilet building with LED flat panel.
 - c. Replace doors on toilet building and concession stand.
 - d. Replace overhead grilles at concession building and toilet building.
3. Pricing is based on the work occurring in year 4.
 - a. Replace:
 - (1) two drink coolers,
 - (2) one popcorn maker,
 - (3) One pretzel warmer,
 - (4) One microwave,
 - (5) One pizza oven,
 - (6) Three coffee makers
4. Pricing is based on the work occurring in year 5.



- a. Replace load center in toilet building 1-208V panel, Eaton/Cutler Hammer
5. Pricing is based on the work occurring in year 7.
 - a. Remove and replace asphalt shingles on toilet building. Replace with new 25-year asphalt shingle.
6. Pricing is based on the work occurring in year 10.
 - a. Replace the overhead door in the concessions building.

SITE LIGHTING

Site & Athletic Facilities						
Year	Item Number	Description	Quantity	Unit	Unit Cost	Total Cost
Site Lighting						\$ 31,505
Year 01 (2025-2026)	26 01 0.0100	Site Lighting	2	EACH	\$ 1,351	\$ 2,703
Year 02 (2026-2027)	26 01 0.0100	Site Lighting	2	EACH	\$ 1,397	\$ 2,793
Year 03 (2027-2028)	26 01 0.0100	Site Lighting	2	EACH	\$ 1,443	\$ 2,887
Year 04 (2028-2029)	26 01 0.0100	Site Lighting	2	EACH	\$ 1,492	\$ 2,984
Year 05 (2029-2030)	26 01 0.0100	Site Lighting	2	EACH	\$ 1,542	\$ 3,084
Year 06 (2030-2031)	26 01 0.0100	Site Lighting	2	EACH	\$ 1,594	\$ 3,188
Year 07 (2031-2032)	26 01 0.0100	Site Lighting	2	EACH	\$ 1,648	\$ 3,296
Year 08 (2032-2033)	26 01 0.0100	Site Lighting	2	EACH	\$ 1,704	\$ 3,407
Year 09 (2033-2034)	26 01 0.0100	Site Lighting	2	EACH	\$ 1,761	\$ 3,522
Year 10 (2034-2035)	26 01 0.0100	Site Lighting	2	EACH	\$ 1,821	\$ 3,642

1. Replace two exterior light pole fixtures per year with LED fixture.

ATHLETICS

Site & Athletic Facilities						
Year	Item Number	Description	Quantity	Unit	Unit Cost	Total Cost
Athletics						\$ 3,879,199
Year 06 (2030-2031)	32 18 0.0010	Artificial Turf - Replace Football Field	93,200	LSUM	\$ 9	\$ 832,006
Year 01 (2025-2026)	32 12 0.0010	Asphalt Paving - Complete Reconstruction Tennis Court Base	8,362	SQYD	\$ 65	\$ 542,359
Year 06 (2030-2031)	32 12 0.0010	Asphalt Paving - Complete Reconstruction Tra	7,918	SQYD	\$ 77	\$ 605,870
Year 06 (2030-2031)	32 18 0.0030	Athletic and Recreational Surfaces - Track & L	7,918	SQYD	\$ 46	\$ 363,522
Year 03 (2027-2028)	13 34 0.0020	Bleacher Maintenance	1	LSUM	\$ 17,321	\$ 17,321
Year 01 (2025-2026)	12 61 0.0020	Fixed Bleacher Seating, Aluminum	1	EACH	\$ 4,324	\$ 4,324
Year 01 (2025-2026)	12 61 0.0020	Fixed Bleacher Seating, Aluminum	1	EACH	\$ 10,810	\$ 10,810
Year 05 (2029-2030)	04 03 0.0020	Masonry Restoration - Remove Efflorescenc	1,780	SQFT	\$ 12	\$ 21,960
Year 01 (2025-2026)	04 03 0.0020	Masonry Restoration - Tuckpoint Dugouts	2,400	SQFT	\$ 9	\$ 22,701
Year 01 (2025-2026)	09 91 0.0070	Paint, Exterior - Dugouts	4,800	SQFT	\$ 2	\$ 9,080
Year 06 (2030-2031)	09 91 0.0070	Paint, Exterior - Dugouts	4,800	SQFT	\$ 3	\$ 13,773
Year 05 (2029-2030)	09 91 0.0070	Paint, Exterior - Pressbox and Ticket Booths	1,780	SQFT	\$ 3	\$ 4,941
Year 01 (2025-2026)	32 18 0.0020	Recoat Tennis Courts	75,252	LSUM	\$ 8	\$ 610,106
Year 08 (2032-2033)	32 18 0.0020	Recoat Tennis Courts	75,252	LSUM	\$ 11	\$ 820,427

1. Reconstruct tennis court asphalt base
 - a. Work occurs in year 1
 - b. Remove asphalt.
 - c. Replace gravel base up to 4".
 - d. Repave with 3" of asphalt.
2. Recoat tennis courts
 - a. Work occurs in year 1 and year 8.



- b. Remove existing surface.
 - c. Crack fill
 - d. Replace net foundations.
 - e. Apply new surface.
3. Replace football field synthetic turf in year 6.
4. Repair Bleachers
 - a. *Pricing is based on the work occurring in year 1.*
 - b. Replace broken and bent bleachers at baseball fields
 - c. Paint site stairs and railings
 - d. *Pricing is based on the work occurring in year 3.*
 - e. Allowance to realign soccer bleachers
5. Dugouts and Ticket Booths
 - a. *Work to occur in year 1 and year 6.*
 - b. Tuckpoint cracked CMU mortar joints.
 - c. Pressure wash and repaint all dugouts.
 - d. Pressure wash and repaint ticket booths.
6. Press boxes and locker rooms
 - a. Replace with new PLAM Countertops at soccer press box, football boxes, and concession building.
 - b. Paint interior of football boxes and press boxes.
 - c. Replace doors on soccer press box.
7. Track Reconstruction
 - a. *Work to be completed in year 6*
 - b. Remove asphalt base at track and long jump runway.
 - c. Replace gravel base up to 4."
 - d. Repave with 3" of asphalt.
 - e. Resurface track and long jump runway.
 - f. New surface can be either black or red.



MAINTENANCE EQUIPMENT/VEHICLES

Maintenance Vehicles/Equipment						
Year	Item Number	Description	Quantity	Unit	Unit Cost	Total Cost
Maintenance Vehicles/Equipment						\$ 592,295
Year 01 (2025-2026)	34 71 0.0010	Maintenance Vehicles and Major Equipment Replacement	1	LSUM	\$ 50,807	\$ 50,807
Year 02 (2026-2027)	34 71 0.0010	Maintenance Vehicles and Major Equipment Replacement	1	LSUM	\$ 52,510	\$ 52,510
Year 03 (2027-2028)	34 71 0.0010	Maintenance Vehicles and Major Equipment Replacement	1	LSUM	\$ 54,271	\$ 54,271
Year 04 (2028-2029)	34 71 0.0010	Maintenance Vehicles and Major Equipment Replacement	1	LSUM	\$ 56,095	\$ 56,095
Year 05 (2029-2030)	34 71 0.0010	Maintenance Vehicles and Major Equipment Replacement	1	LSUM	\$ 57,984	\$ 57,984
Year 06 (2030-2031)	34 71 0.0010	Maintenance Vehicles and Major Equipment Replacement	1	LSUM	\$ 59,939	\$ 59,939
Year 07 (2031-2032)	34 71 0.0010	Maintenance Vehicles and Major Equipment Replacement	1	LSUM	\$ 61,960	\$ 61,960
Year 08 (2032-2033)	34 71 0.0010	Maintenance Vehicles and Major Equipment Replacement	1	LSUM	\$ 64,052	\$ 64,052
Year 09 (2033-2034)	34 71 0.0010	Maintenance Vehicles and Major Equipment Replacement	1	LSUM	\$ 66,218	\$ 66,218
Year 10 (2034-2035)	34 71 0.0010	Maintenance Vehicles and Major Equipment Replacement	1	LSUM	\$ 68,460	\$ 68,460

MAINTENANCE EQUIPMENT/VEHICLES Scope of Work –

1. Pricing has been prorated over the 10-year plan for the list provided.
2. Information has been provided by AUHSD.

SECTION 4

EXHIBIT A
INSITE ENVELOPE REPORT



Charlie,

Please see the referendum recommendation matrix, with accompanying graphics below. These areas were determined in conjunction with input from AUHSD personnel and have been adjusted from the previous referendum estimates based on the best information available. Further study will be required to pinpoint recommendations and establish final budgets. Please feel free to contact me if you have any questions.

Key to Cost Projections:

1. 2024 Costs are calculated based on a 25.5% inflation factor from estimates created in 2017
2. Cost estimates are presented in a tabular format that is NOT cumulative, it is intended to provide costs for each priority group with individual escalation factors
3. Future escalation is based on a gradual reduction in inflation to a more “historic” rate of 3.5% shown in years 2028 and 2029
4. Portions of the priority groups can be moved and new calculations provided based on a reshuffled program. These estimates are, therefore, scalable

Project	Area (sf)	Cost (PSF)	2024	2025	2026	2027	2028	2029
NC Roofing Priority 1	74,469	\$ 32	\$ 2,383,008	\$ 2,525,988	\$ 2,652,288	\$ 2,758,379	\$ 2,854,923	\$ 2,954,845
NC Roofing Priority 2	38,807	\$ 32	\$ 1,241,824	\$ 1,316,333	\$ 1,382,150	\$ 1,437,436	\$ 1,487,746	\$ 1,539,818
NC Pool Wall Rehab	n/a	n/a	\$ 276,100	\$ 292,666	\$ 307,299	\$ 319,591	\$ 330,777	\$ 342,354
SC Roofing Priority 1	55,819	\$ 32	\$ 1,786,208	\$ 1,893,380	\$ 1,988,050	\$ 2,067,571	\$ 2,139,936	\$ 2,214,834
SC Roofing Priority 2	10,368	\$ 32	\$ 331,776	\$ 351,683	\$ 369,267	\$ 384,037	\$ 397,479	\$ 411,390
SC Greenhouse Rehab	n/a	n/a	\$ 145,028	\$ 153,729	\$ 161,416	\$ 167,873	\$ 173,748	\$ 179,829
TOTAL			\$ 6,163,944	\$ 6,533,780	\$ 6,860,469	\$ 7,134,888	\$ 7,384,609	\$ 7,643,071

Thank you,

Matt Dorman, InSite Consulting Architects





Roof/Wall Rehabilitation Recommendations - North Campus

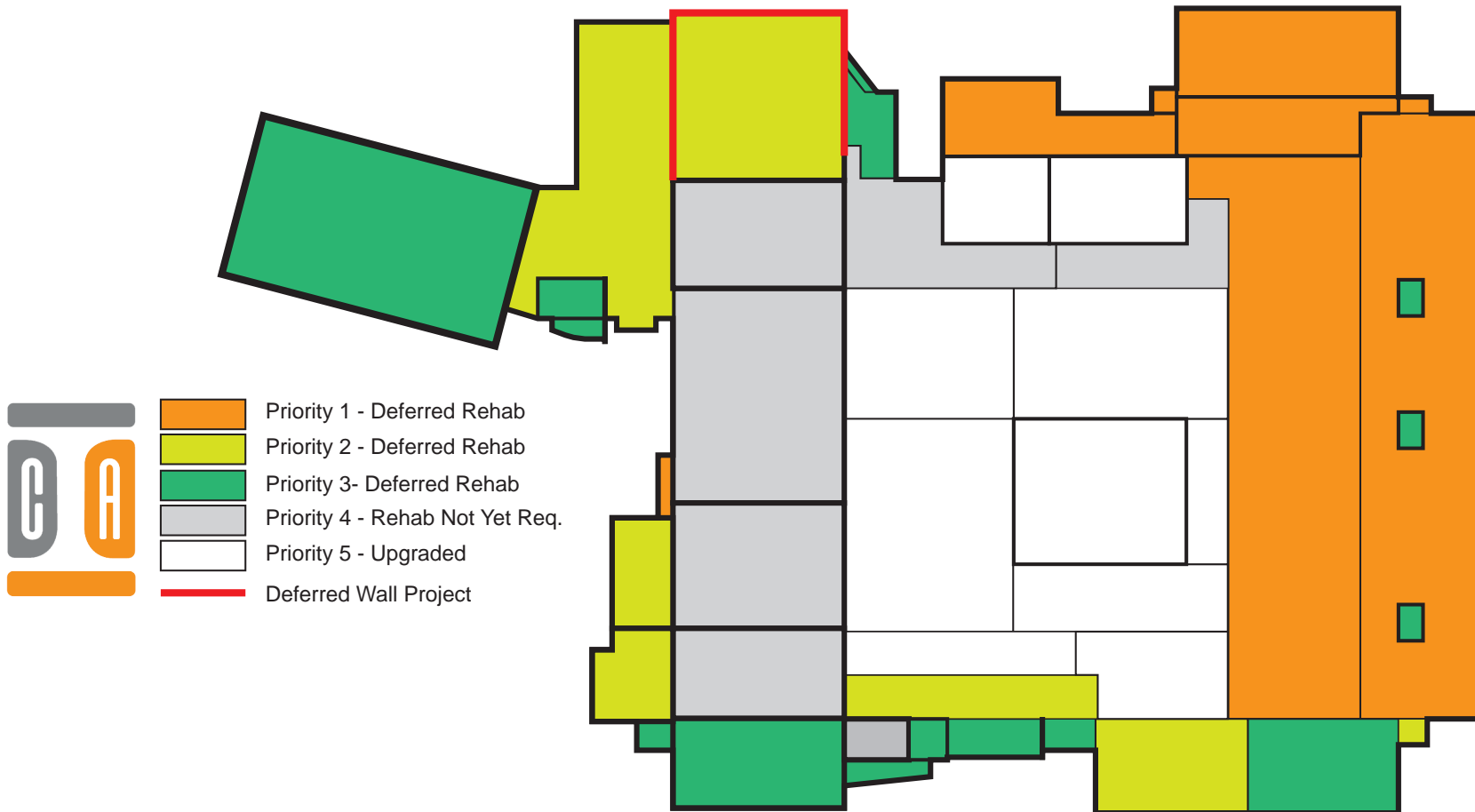
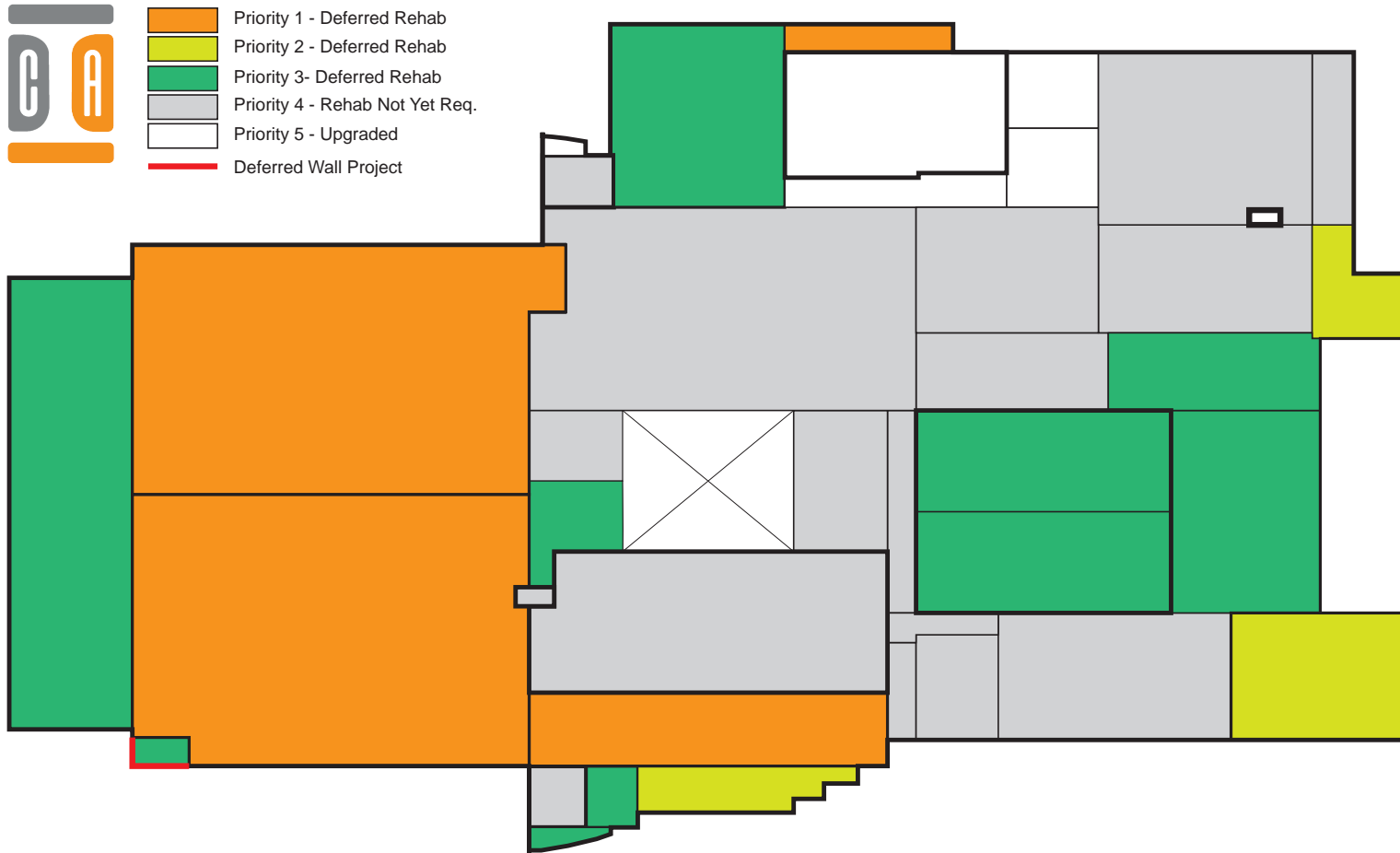


EXHIBIT A

INSITE ENVELOPE REPORT



Roof/Wall Rehabilitation Recommendations - South Campus





Long Range Capital Maintenance Planning

- 1 - Year 1-2 – Would include items that are Critical. Defined as critical condition, extremely worn/Damaged, Needs replacement Immediately.
 2 - Year 3-5 – Would include items that are Poor. Defined as Functional but worn from use.
 3 - Year 6-10 - Would include items that are Fair. Functional, Average wear for building Age.
 4 - >10 Years" or "Recently Replaced Items

North Kitchen

4 Walk-in Cooler
 4 Walk-in Freezer
 4 Double Stack Oven (1 of 2)
 1 Double Stack Oven (2 of 2)
 3 Victory Refrigerator Built into wall
 3 Victory Warmer Cabinet Built into wall
 4 Gas Stove 4 burner
 2 Steamer
 4 Slicer
 4 Metro C5 Combination Proof Hold Portable unit
 1 Lockwood Proof & Hold Unit
 2 Hatco Warmer Unit Slides (3 Each)
 2 Hatco Warmer Unit Flat (2 Each)
 1 Steam Table Hot Hold for Service (3 Wells)
 2 Dishwasher Machine
 4 Garbage Disposal in 3 Compartment Sink
 1 Garbage Disposal in Dishwasher Room
 4 Deli Cooler & Prep Table
 4 Salad Bar Portable
 3 Merry Chef Ovens Deli Room (2 Each)
 2 Panini Press (2 Each)
 1 Food Prep Box Portable Tall (7 Each)
 4 Register Carts
 1 Kitchen Office Desk
 1 Tall Stool with Back for Registers (3 Each)
 2 Cart Small (3 Black)
 2 Cart Small (4 Grey)
 1 Cart Small Metal (3 Silver)
 2 Wire Rack Cart (2 Each)

South Kitchen

1 Walk-in Cooler
 1 Walk-in Freezer
 4 Double Stack Oven (2 Each)
 4 Gas Stove 4 Burner
 3 Steamer
 4 Slicer
 1 Hatco Warmer Unit Flat Pizza Service
 Double Stack Preferred
 1 Hatco Warmer Unit Slides (2 Each)
 1 Proofer Warmer Tall Red
 2 Dishwasher Machine
 1 Steam Table Hot Hold for Service (3 Wells)
 4 Garbage Disposal with Dishwasher
 2 Garbage Disposal in 3 Compartment Sink
 2 Deli Cooler & Prep Table
 3 Merry chef Ovens deli Room (2 Each)
 1 Salad Bar Portable
 4 Cres Co Warmer Portable Pizza Area
 3 Food Prep Box Portable Short (1 Each)
 3 Food Prep Box Portable Tall (2 Each)
 2 Cart Small (4 Each Grey)
 1 Cart Small (4 Each Brown)
 4 Register Carts (3 Each)
 1 Kitchen Office Desk
 1 Tall Stool with Back for Registers (3 Each)
 2 Wire Rack Cart (2 Each)

SECTION 6

EXHIBIT C
HVAC SYSTEMS REPORT



North Campus

Unit Tag No.	Replacement Estimate (Years)	Engineer Notes	AC Tons	Unit Type	Power	Filtration	Unit Tag No.
Boiler Plant	5-7	Email from Randy 12/18	n.a.	n.a.	n.a.	n.a.	Boiler Plant
NRTU-19	10-13		8.5	Internal Gas/DX	480/3ph	MERV 13	MUA-1 A/C
AHU-2-ALT	10-15		20	Internal Gas/DX	480/3ph	MERV 13	AHU-2-ALT
NRTU-26	1-3		25	Internal Gas/DX	480/3ph	MERV 13	NRTU-26
NHRV-26	1-3		n.a.	ERV	480/3ph	MERV 13	NHRV-26
NRTU-27	1-3		25	Internal Gas/DX	480/3ph	MERV 13	NRTU-27
NHRV-27	1-3		n.a.	ERV	480/3ph	MERV 13	NHRV-27
NRTU-8	1-3		25	Internal Gas/DX	480/3ph	MERV 13	NRTU-19
NHRV-8	1-3		n.a.	ERV	480/3ph	MERV 13	NRTU-5
NRTU-18	1-3		15	Internal Gas/DX	480/3ph	MERV 13	NRTU-8
NRTU-21	1-3		25	Internal Gas/DX	480/3ph	MERV 13	NHRV-8
NRTU-24	1-3		12.5	Internal Gas/DX	480/3ph	MERV 13	NRTU-18
NRTU-20	1-3		25	Internal Gas/DX	480/3ph	MERV 13	NRTU-21
NRTU-7	1-3		25	Internal Gas/DX	480/3ph	MERV 13	NRTU-24
NRTU-28	1-3		25	Internal Gas/DX	480/3ph	MERV 13	NRTU-20
NRTU-6	1-3		25	Internal Gas/DX	480/3ph	MERV 13	NRTU-7
NRTU-4	1-3		25	Internal Gas/DX	480/3ph	MERV 13	NRTU-28
NRTU-23	1-3		25	Internal Gas/DX	480/3ph	MERV 13	NRTU-6
NRTU-17	1-3		17.5	Internal Gas/DX	480/3ph	MERV 13	NRTU-4
NHRV-13A	1-3		n.a.	ERV	480/3ph	MERV 13	NRTU-23
NRTU-13	1-3	(tag not legible, but unit is a	30	Internal Gas/DX	480/3ph	MERV 13	NRTU-17
NRTU-3	1-3		25	Internal Gas/DX	480/3ph	MERV 13	NHRV-13A
NRTU-16	1-3		25	Internal Gas/DX	480/3ph	MERV 13	
							NRTU-13
NRTU-11	1-3		30	Internal Gas/DX	480/3ph	MERV 13	NRTU-3
NRTU-15	1-3	(tag not legible, but unit is a	30	Internal Gas/DX	480/3ph	MERV 13	NRTU-2
NRTU-12	1-3		50	Internal Gas/DX	480/3ph	MERV 13	NRTU-16
NRTU-14	1-3		30	Internal Gas/DX	480/3ph	MERV 13	NRTU-11
NHRV-13B	1-3		n.a.	ERV	480/3ph	MERV 13	
							NRTU-15
NRTU-5	3-5		24	Internal Gas/DX	480/3ph	MERV 13	NRTU-12
MUA-1 A/C	6-10		20	Internal Gas/DX	480/3ph	MERV 13	NRTU-14
NRTU-2	7-10		35	Internal Gas/DX	480/3ph	MERV 13	NHRV-13B

SECTION 6

EXHIBIT C
HVAC SYSTEMS REPORT



South Campus

Unit Tag No.	Replacement Estimate (Years)	Engineer Notes	AC Tons	Unit Type	Power	Filtration	Unit Tag No.
SRTU-33	1-3		4	Internal Gas/DX	480/3ph	MERV 13	SRTU-33
SRTU-32	1-3		3	Internal Gas/DX	480/3ph	MERV 13	SRTU-32
SRTU-8	1-3		3	Internal Gas/DX	480/3ph	MERV 13	SRTU-8
SRTU-21	3-5		3	Internal Gas/DX	480/3ph	MERV 13	SRTU-21
SRTU-13	3-5		3	Internal Gas/DX	480/3ph	MERV 13	SRTU-13
SRTU-5	1-3		4	Internal Gas/DX	480/3ph	MERV 13	SRTU-5
SRTU-31	1-3		5	Internal Gas/DX	480/3ph	MERV 13	SRTU-31
SHRV-27	1-3		n.a.	ERV	480/3ph	MERV 13	SHRV-27
SRTU-7	3-5	(tag not legible; based on size)	3 or 4	Internal Gas/DX	480/3ph	MERV 13	SRTU-7
MUA-1	3-5		n.a.	Internal Gas/DX	480/3ph	MERV 13	MUA-1
SRTU-12	3-5		7.5	Internal Gas/DX	480/3ph	MERV 13	SRTU-12
SRTU-11	5-7		6	Internal Gas/DX	480/3ph	MERV 13	SRTU-11
SMUA-2	6-10		7	Internal Gas/DX	480/3ph	MERV 13	SMUA-2
SRTU-4	10-15		8.5	Internal Gas/DX	480/3ph	MERV 13	SRTU-4
SRTU-6	10-15		8.5	Internal Gas/DX	480/3ph	MERV 13	SRTU-6
AHU-18 A/C	1-3		20	Internal Gas/DX	480/3ph	MERV 13	AHU-18 A/C
AHU-18	1-3		8000 cfm - 20?	Internal Gas/DX	480/3ph	MERV 13	AHU-18
SRTU-24	1-3		12.5	Internal Gas/DX	480/3ph	MERV 13	SRTU-24
SRTU-27	1-3		12.5	Internal Gas/DX	480/3ph	MERV 13	SRTU-27
SRTU-18	6-10		12.5	Internal Gas/DX	480/3ph	MERV 13	SRTU-18
SRTU-16	6-10		13	Internal Gas/DX	480/3ph	MERV 13	SRTU-16
AHU-1	1-3		10000 cfm - 25?	Internal Gas/DX	480/3ph	MERV 12	AHU-1
AHU-2	1-3		10000 cfm - 25?	Internal Gas/DX	480/3ph	MERV 13	AHU-2
SRTU-10	1-3		15	Internal Gas/DX	480/3ph	MERV 13	SRTU-10
SRTU-9	1-3		15	Internal Gas/DX	480/3ph	MERV 13	SRTU-9
SRTU-26	1-3		15	Internal Gas/DX	480/3ph	MERV 13	SRTU-26
SRTU-23	1-3		17.5	Internal Gas/DX	480/3ph	MERV 13	SRTU-23
AHU-2 A/C	1-3		30	Internal Gas/DX	480/3ph	MERV 13	AHU-2 A/C
AHU-1 A/C	1-3		30	Internal Gas/DX	480/3ph	MERV 13	AHU-1 A/C
SRTU-17	6-10		17.5	Internal Gas/DX	480/3ph	MERV 13	SRTU-17
SRTU-20	1-3		25	Internal Gas/DX	480/3ph	MERV 13	SRTU-20
SRTU-15	1-3		25	Internal Gas/DX	480/3ph	MERV 13	SRTU-15
SRTU-1	1-3		25	Internal Gas/DX	480/3ph	MERV 13	SRTU-1
SRTU-25	1-3		27.5	Internal Gas/DX	480/3ph	MERV 13	SRTU-25
SRTU-3	1-3		40	Internal Gas/DX	480/3ph	MERV 13	SRTU-3
SRTU-2	1-3		50	Internal Gas/DX	480/3ph	MERV 13	SRTU-2
Small Boiler Room	1-3						Smaller Boilers
Main Boiler Room	1-3	Email from Randy 12/18	n.a.	n.a.	n.a.	n.a.	Main Boilers

EXHIBIT D

THEATER EVALUATION REPORT



Seating: -- *Rating of a 1-2.* Some of these seats are very worn; cushions are compressed in places, metal bolts are broken, arm rests broken or even missing.

Theater Rigging: This entire system was installed 20+ years ago. It includes motorized winches for our electrics and a whole host of tracks and pipes and battens.

Motorized Winches -- *rating a 2, possibly 3?*: As for the motorized system, I have no knowledge if there are updated systems or if this is out of date. The electrics are functional and I foresee no danger. However, are there "better" systems? I don't actually know. I had the system inspected about 2 years ago, and the company did not see any issues with the motorized winches.

Tracks/Pipes/Battens -- *rating a 1-2?*: When it comes to the hanging tracks and pipes and battens, I think these need attention. They have been moved, installed, moved again, with different people at the helm. I do believe that they should be

Curtains: *Rating a 1 (or 2?)*: I have replaced some of our curtain legs in the last 3-4 years, but we still have some legs and all of our full travellers that are the original curtains. The new ones are made out of fire retardant fabric. The old ones have to be tested annually. They have all tested fine, so there is no imminent danger with them. However, there are rips and tears that need repair; they are unsightly. There are curtains that have paint splotches that need to be cleaned appropriately without taking away the fire retardant. I also have cycloramas that have rips, tears, and stains that also make them unsightly or in some cases not able to be used fully for their purpose.

Lighting: *rating a 2, overall*: Again, this is a multi-faceted question. We have the lighting system itself, the board which controls the lights, the electrics which circuit the lights, and all of the fixtures. Our dimmer rack recently received an upgrade -- a new processor, to help it last longer since it is 20+ years old. I have invested in some new LED fixtures, but we still have some old fixtures that are broken, not usable, or not eco-friendly. Some replacements are needed to be a modern performance arts facility. In order to run newer fixtures, more electrical circuits are needed (we did receive a small upgrade on one of our electrical panels this year).

Sound System: *rating a 2, overall*. Another multi-faceted question. We have the speakers, the amplifiers, the microphones, wireless lavs, communication system etc.

Our speakers and amplifiers are out of date and need updating. We need additional speakers to truly have a great sounding facility. For years now, we have been renting speakers for our theatrical performances to give a full, quality sound.

We have a mix of old and new wireless laveliers/receivers for performers to use.

I invested in a new clear-com system this year, so that is up to date.

EXHIBIT E
RAMAKER POOL REPORT


March 30, 2022

Arrowhead Union High School
 800 North Avenue
 Hartland, WI 53029
 Attn: Kevin Lipscomb

SUBJECT: EVALUATION SUMMARY OF EXISTING INDOOR SWIMMING POOL

**PROJECT: ARROWHEAD UNION HIGH SCHOOL POOL STUDY
 HARTLAND, WISCONSIN
 RAMAKER & ASSOCIATES PROJECT #49945**

Dear Mr. Lipscomb:

The Arrowhead Union High School hired Ramaker & Associates, Inc. (Ramaker) to evaluate the existing swimming pool basin, pool equipment, locker rooms, natatorium space and HVAC equipment for compliance with the State of Wisconsin Swimming Pool Code. This report is a follow up on the pool evaluation performed by Ramaker in 2017. This evaluation was performed on November 3, 2021, by Austin Nolden (Aquatics Project Manager) and Andy Skjolaas (Engineering Technician) with review by Daryl Matzke, PE (Aquatics Market Leader). Participating in the evaluation for the School District was Kevin Lipscomb, Mike Miller, and Dale Degroot (Buildings and Grounds Department).

The Arrowhead High School pool and natatorium were constructed in the 1974. The typical useful life for this pool type is 50 years. The current pool has six 75-foot lanes with an attached deep-water area centered off of the west side of the lap area. The pool is utilized for the high school swim team, physical education, Lake Country Swim Team, community swim programs, and recreation. The lap swim area was deepened in 2006 to accommodate starting block depth requirements. The HVAC equipment was replaced and relocated in 2008. VGBA modifications to the main drain were completed in 2010. Besides these major modifications/updates, minor repairs and modifications have occurred as necessary to keep the facility functional.

During the site visit, the pool appeared to be functioning well, but a few issues were noted that put prolonged use of the facility in jeopardy. Below are five key items.

- Electrical System Deterioration – Severe corrosion and exposed wiring in mechanical room. Corrosion in the power panels is such that breakers cannot be replaced if a failure occurs.
- Natatorium Air Quality and Ventilation – Poor air circulation particularly in the lower horizon of the natatorium and over the pool vessel.
- Pool Size – Six lane pool for competition versus an eight-lane pool limits the practice and competition usage.
- Cast Iron Piping – Integrity of the pipes is a concern due to corrosion.
- Mechanical Room Ventilation/Layout – Poor ventilation in mechanical room leading to corrosion on key items in the space, electrical equipment included.

During a typical year, the facility is used an average 25 hours a week for approximately 44 weeks. At anyone time, there is an approximate maximum of 40 swimmers. For the remaining 8 weeks, the facility is used on average 50 hours a week with a maximum of 50 swimmers at any one time. These numbers come from the Lake Country Swim Team, and do not include the usage from the high school students, nor slight variations during holiday periods or annual maintenance shutdown.

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 ramaker.com | Sauk City, WI 53583

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This pool facility adds to the quality life in the Hartland community. If the pool was shut down for extended maintenance, or permanently closed, the negative impact would be significant for young families, students, adults and seniors – members of the community who enjoy the fitness and recreational benefits that swimming pools provide.

This report provides a summary of noted concerns and potential improvements for consideration by the School District. Photographs can be found in **Appendix A** for reference. Initial photos 01 and 02 provide an overall view of the pool room.

Pool Area Deck and Deck Equipment

The pool area deck and deck equipment appear to be in good condition. Modifications to the existing pool deck will be required if there are any major alterations to the pool area or basin.

1. Pool Area Deck: The pool area has a tile deck which appears to be in good condition. However, the deck is sloped towards the pool as was allowed by code when constructed. This condition allows dirt and skin from foot traffic along with cleaning agents to be washed into the pool basin gutter system. Though filtered and treated prior to being returned to the pool, the overall water quality is impacted by the increased load placed on the water treatment equipment. Accordingly, proper cleaning and control of non-swimmer traffic is important. This design condition contributes to chloramine generation and impacts the air quality which leads to corrosion problems in the natatorium space. See photos 03 and 04.
2. Pool Deck Width: The width of the deck is equal or greater than the State code required 6 feet at the shallow and deep end walls. However, the deck width between the pool basin and the locker rooms is less than the 15 feet required by State code. The existing deck width condition will require a separate petition for variance submitted to the State if major modifications to the facility occur. See photo 05.
3. Pool Deck Drains: There are no deck drains around the pool vessel as allowed by code when constructed. As previously addressed, the deck should slope away from the pool vessel to a deck system. The deck should be sloped and drains installed to separate the “dry” deck area of the spectators from the “wet” deck area of the competitors. See photo 06.
4. Pool Depth Markers: The pool vessel has depth markers but does not contain No Diving text or No-Diving symbols as required by current codes. These markers are required for shallow water areas (less than 5') along pool perimeter at a maximum of 25' spacing and for every 1-to-2-foot change in water depth. Additional depth markers are needed to meet the 25 lineal foot requirement. For example, there is only one depth marker along the entire length of the east side of the pool. A survey of the pool to determine the accuracy of the depth markers as is recommended. Regardless of additional renovations, Ramaker recommends that the depth markers be updated, and no diving text or symbols be installed. See photos 07 and 08.
5. Pool ADA Lift: The ADA lift is a stationary type located in the 3'-6" depth section of the lap pool and appears to be in good condition. Continue maintenance as required for the lift. See photo 09.
6. Pool Stairs: The stairs appeared to be in good condition though the railings are loose, and the escutcheon plates are turned. Also, there is no contrasting tile on the stair nosing since it was not required by code at the time of construction. The handrails of the stairs are 32.5" tall from the decking and 29.5" tall from the nose of the coping. Current ADA code states the top of gripping surfaces of handrails shall be 34 inches minimum and 38 inches maximum vertically above walking surfaces. See photos 10 and 11.
7. Pool Access Ladders: For lap swim the pool ladders are removed from the pool vessel as was the case during Ramaker's site visit. The ladder anchor pockets in the deck were observed to have water in them. There is slight corrosion on all ladders in the pool area. The corrosion should be removed, and continued maintenance should be performed on the pool ladders. See photos 12 and 13.
8. Pool Start Blocks: The pool has six start blocks, one for each lap lane. The start blocks appear to be in good condition with minimal corrosion present and some wear on the slip resistant pads.

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- The corrosion should be removed, and continued maintenance should be performed on the starting blocks. See photo 14.
9. Lifeguard Chairs: There is one moveable lifeguard chair in the Natatorium. Corrosion is present on the lifeguard chair supports. The corrosion should be removed, and continued maintenance should be performed. See photos 15 and 16.
 10. Diving Board: There is no diving board at this pool facility. Following the 2017 report that documented the diving hopper as not code compliant for diving boards, the diving boards were removed though the stands remain in place.
 11. Pool Area Ceiling: The ceiling structure is visually blocked by a drop ceiling. Ramaker, with the assistance of Arrowhead High School Staff, looked into the area above the drop ceiling. This area was noticeably more humid than at pool deck level. There was corrosion observed on the drop ceiling supports. The humid atmosphere could lead to further corrosion. Ventilation improvements to the Natatorium will improve the humid atmosphere condition above the drop ceiling. Due to the pool vessel being full during the visit, Ramaker was unable to get to the center of Natatorium ceiling where corrosion would likely be most evident. Routine inspection by maintenance staff should be performed to monitor corrosion on drop ceiling support and other structural components. See photos 17 and 18.

Pool Basin

A significant effort has been put forth to keep this pool functional throughout the years. Due to the age and materials used in the original construction, water leakage has likely occurred below the concrete. Indications of this can be seen in the pool surge tank room and around the pool vessel in the tunnel where evidence of precipitate and wet cracks were observed at various locations. Major leaks resulting in standing water on the floor of the tunnel were observed at both ends of the deep well. Ramaker was informed that efforts were made to locate and fix the leaks but with minimal to no success. When the pool vessel is shut down for regular maintenance, the standing water dries completely. See photos 19 and 20.

1. Pool Piping: The perimeter pool piping is original and constructed of cast iron pipe. Severe corrosion was observed throughout the mechanical space and throughout the entire pool maintenance tunnel. Ramaker recommends replacing this existing cast iron piping with PVC piping to avoid the possibility of failure due to corrosion. If the piping is not replaced it is recommended that the piping be scoped, and pressure tested. See photos 21 and 22.
2. Pool Perimeter Overflow Gutter: There is good skimming action around the entire pool perimeter. Though the visible portions of the gutter appear to be structurally sound, it is believed that the source of the major leaks in the pool tunnel originate in the pool gutter. See item 8 below for additional information. There is corrosion present in the pool gutter and around some of the gutter dropouts. In some locations there is missing grout. See photos 23 and 24.
3. Filtered Water Inlets: Filtered water is supplied to the pool basin through wall inlets. Water was observed bubbling out of the four inlets on the west wall of the pool vessel. It is believed that this is due to those inlets being the first four inlets out of the pump. Corrosion was observed on the inlet plates in the pool vessel. If the existing pool is to be maintained, the piping should be scoped, and pressure tested in order to determine pipe integrity. See photo 25.
4. Main Drain(s): The pool has three main drains located on the floor of the deep well. While on site with the pool basin full, it was impossible to identify the main drain size or grate conditions. According to the maintenance staff, when VGBA improvements occurred the piping from the main drains to outside the pool perimeter was sleeved with PVC due to pipe corrosion concerns. It is recommended that the remaining cast-iron main drain piping be replaced with PVC piping. See photo 26.
5. Basin Shell: The pool basin walls, and floors did not appear to have any cracks or rust staining visible from the pool deck while full of water. Precipitate was building up around parts of the shell in the pool maintenance tunnels. This is an indication of water migrating through the pool shell. There is algae or mold in the pool viewing windows on both sides of the pool. See photo 27.

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6. **Pool Basin Light Fixtures:** The underwater pool lights may also be a possible source of leakage as they are no longer in use. The lenses and gaskets are no longer manufactured, the school has to custom make parts to repair broken lenses and gaskets. Consideration should be given to filling in the light niches and observation windows if the facility is to remain. If long-term continued use of the existing pool is proposed, it is recommended that the basin floor be scanned by a Ground Penetrating Radar (GPR) service to determine if there are any voids below the basin. See photo 28.
7. **Basin Depth:** It is recommended that a survey of the pool basin floor be performed to verify the water depths while the pool is empty and update any depth markers as necessary.
8. **Basin Finish:** The pool basin floor and walls have a tile finish using 1-inch square tiles. There are a few spots of missing floor tiles. Old stanchion anchors for backstroke flags are still in the bottom of the pool vessel. See photos 29 and 30.
9. **Water Loss:** The maintenance staff informed Ramaker of a leak in the gutter around the deep well, but the specific location is unknown. Multiple attempts to fix the leak have failed. The leaks stop when the pool is emptied for maintenance. During the site visit, leaking water was noted through the light fixture in the corner of the pool vessel. Likely multiple leak locations exist. A dye test should be performed in the gutters, inlets, and by the light fixtures to pinpoint leak sources. See photos 31 and 32.

Pool Surge Tank

The pool surge tank is located below the pool deck in the basement pool equipment room. The tank wall does not extend to the ceiling above and has the potential to overflow into the equipment room. With the surge tank not extending to the ceiling, maintenance staff has attached foam board insulation in an effort to “enclose” the surge tank from the rest of the mechanical room and maintenance tunnel to help reduce evaporation. Below is a list of items noted during the site visit.

1. Overall, the surge tank appears to be in relatively good condition. No cracks in the tank walls, or leaks were noted. Continue maintenance as required. See photos 33 and 34.
2. The tank is supplied water from the pool perimeter gutter and main drains. The recirculation pump draws directly from the tank with no connections to the pool basin. See photo 35.
3. The tank was originally constructed with an overflow pipe that is discharging to a duplex sump in the floor of the surge tank room with an air gap. The ejector pump appears to be connected directly to the building sewer system. It is recommended that the duplex sump is investigated further to verify it is watertight as it is showing signs of corrosion. See photo 36.

Pool Water Treatment Equipment

The equipment was operating as intended during the visit and was visually evaluated by Ramaker.

- **Recirculation Pump:** One Aurora 341-BF pump, 500 GPM @ 70' TDH pulled from the pump plate. (Photo 37).
- **Filter:** Two high-rate sand filters (Photo 38).
- **Pool Heater:** Heat exchanger located in mechanical area.
- **Chemical Feed Equipment:** Solid chlorine is used for disinfection and acid for pH control. A controller feeds the pool chemicals as needed. (Photos 39 and 40).

Visually the equipment appears to be in good condition.

With updates to the energy code, the existing pool recirculation pump assembly is no longer available. If the pump fails, finding parts will be challenging. If this pump fails and replacement is required, State approval will be required prior to installation of the new pump. The need for State approval will force the pool to be shut down for an undetermined period of time while the State reviews the new pump specifications. The pool filters appear to be designed to backwash

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simultaneously and are discharged to a storm water culvert outside of the building through an air gap.

Pool Area HVAC

The original pool area HVAC unit was replaced in 2008 and relocated above the Natatorium. Note that portions of ductwork above the pool have been abandoned and are no longer used. During the on-site visit, the air handling unit appeared to be in good condition. Further investigation by a licensed contractor of the air handling equipment is required and recommended to confirm size and proper working order for this Natatorium.

The HVAC system is currently operating by removing and supplying air at the ceiling level of the Natatorium. This design does not appear to be circulating air effectively in the room as there are significant signs of corrosion on the pool deck equipment, bleachers, drop ceiling supports, and all exposed metal inside the Natatorium. Chloramine build up in the Natatorium is a potential cause of the corrosion and uncomfortable air for breathing. Chloramines are the result of chlorine reacting with organic matter and ammonia in the pool water, causing the "chlorine" smell. Since chloramines are heavier than air, a proper HVAC system for a natatorium should remove air from the lower horizon of the Natatorium, effectively sweeping the natatorium floor and pool water surface area of the chloramines. This is evident by the signs of corrosion on the pool deck equipment, the bleachers, the drop ceiling supports, and all exposed metal inside the Natatorium.

To properly alter the HVAC ductwork, the Natatorium will likely require extensive architectural modifications due to the perimeter walls being shared with other spaces or at the building exterior. Another possibility would be to route the return ductwork inside the room to the floor. However, this would need to take place outside of the required clear deck space around the pool basin.

Further investigation by a licensed contractor is recommended to evaluate the condition of the ductwork and balancing of air distribution in the Natatorium. The air handling unit should be inspected on a routine basis to make sure that it is operating efficiently. See photos 41, 42, 43, and 44.

Electrical Systems

The entire electrical system for the pool facility is located within 20 feet of the open topped surge tank in the pool equipment room. In discussions with the school districts electrician, Ramaker was informed that the corrosion of the electrical power panels is so extensive that it is impossible to replace individual breakers. None of the panels are rated for chemical exposure and multiple power outages have happened within the pool facility because of the deterioration of the electrical system. None of the electrical conduit is PVC coated and is deteriorating, leaving exposed wires above the surge tank. The condition of the power panels and the exposed wires in the mechanical space create safety concerns for operators of the pool facility. See photos 47 and 48.

If the electrical equipment is not fully remodeled in the near future, there will be significant system failures that will shut the pool down for extended periods of time. The electrical panels should be replaced with chemically resistant panels and the conduits should be replaced with PVC. See photos 45 and 46.

Pool Area Locker Rooms

The pool area locker rooms were evaluated for overall existing conditions as related to pool code compliance such as bathroom fixture counts, ADA compliance, floor drain requirements, etc. The pool area is accessed by the students through men's and women's locker rooms.

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RAMAKER POOL REPORT



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1. The fixture counts for the two locker rooms are as follows:
 - a. Male: 2 water closet, 4 urinal, 3 lavatories, 4 gang showers with 3 heads each, the showers share one drain. See photos 49.
 - b. Female: 6 water closets, 3 lavatories, 4 gang showers with 3 heads each, the showers share one drain. See photo 50.
2. The fixture counts are suitable for a pool that is between 6000 and 7499 square feet in size. The current pool water surface area is less than 7499 square feet and therefore code compliant for required fixture numbers.
3. The locker rooms have floor drains, but further evaluation is needed (i.e., flooding the floors) to determine if they are located correctly and if there are enough to meet the intent of the existing pool code for prevention of standing water conditions.
4. The male and female locker rooms appear to meet ADA code requirements. The lavatories appear to provide adequate knee clearances and the accessible bathroom stalls appear to provide required maneuvering clearances.
5. 18" vertical grab bars should be added to each accessible bathroom stall.

Ramaker Recommendations:

To follow are five items with the Arrowhead High School Pool Facility that immediate attention is suggested:

1. Electrical System Deterioration
 - a. The electrical system for the pool facility is failing.
 - b. Due to where the electrical equipment is located, corrosion has devastated the power panels and conduits.
 - c. It is physically impossible to replace or repair the breakers in the power panels. This will result in an electrical failure of the facility that will shut down the pool for an extended period of time.
 - d. Ramaker recommends replacing the electrical system with chemical resistant equipment and isolating the electrical equipment from the chemicals in the mechanical room.
2. Natatorium Air Quality and Ventilation
 - a. The overarching issue with the facility is the poor ventilation in the Natatorium.
 - b. Without proper air circulation, the Natatorium and everything inside will continue to corrode and the air quality will be poor.
 - c. To address this issue, new ductwork should be installed to pull from the area above pool water surface instead of the current system which has the returns for the HVAC system located in the corners of the Natatorium.
 - d. Ramaker recommends replacing the current HVAC system to improve the air flow in the Natatorium.
3. Pool Size
 - a. Since the pool has been constructed there has been a large increase in the average number of patrons that use the facility. It is understood that during practices, there are up to five people in a single lane at one time.
 - b. Given the current Natatorium space and how the pool vessel is laid out, the only way to increase the pool vessel size would be to expand the Natatorium area.
 - c. Ramaker recommends replacing the pool vessel and Natatorium with a larger pool for the benefit of Community and School District user desires and needs.
4. Cast Iron Piping
 - a. The cast iron piping throughout the facility will fail.
 - b. Poor circulation in the mechanical room and pool tunnel has contributed to the advanced corrosion on the piping.
 - c. Ramaker recommends replacing all the cast iron piping throughout the facility with PVC piping.

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- d. If the school decides to keep the cast iron piping, Ramaker strongly recommends scoping and pressure testing the piping to determine if the piping is structurally sound.
5. Mechanical Room Ventilation/Layout
 - a. The mechanical room layout needs to be addressed along with the poor ventilation.
 - b. Currently all pool equipment, chemicals, and electrical equipment are in the same room.
 - c. To minimize corrosion on both the pool equipment, piping, and electrical equipment, Ramaker recommends isolating both the chemicals and electrical equipment. This can be achieved by constructing separate rooms with dedicated ventilation systems within the mechanical space to isolate these components. This would involve reconfiguring the entire mechanical room.
 - d. Ramaker recommends installing a new HVAC system that would condition the mechanical space and the pool tunnel separate from the Natatorium.

Ramaker obtained rough order of magnitude (ROM) construction estimates to address the above issues along with pipe pressure testing, ground penetrating radar work to determine if voids exist below the pool basin, and other items necessary to repair/renovate the facility to last another 25 years.

Below is a ROM estimate provided by Findorff. A second ROM as provided by Miron may be found in Appendix B.

Findorff

Date: 1/27/2022

Arrowhead Union High School Evaluation Summary of Existing Indoor Swimming Pool

Existing pool - 6 lanes, 25 yard - built in 1974

	Cost Range	
1 Electrical System Repair = <i>Replacement panels and distribution conduit/wiring</i>	\$ 297,000	\$ 328,000
2 Natatorium Air Quality and Ventilation Repair = <i>Ceiling removal and replacement to modify air distribution throughout pool area Scope includes replacement of air handler serving pool space</i>	\$ 1,237,000	\$ 1,364,000
3 Cast Iron Piping Replacement = <i>Replacement of existing cast iron pipe distribution as well as drain and inlet replacements</i>	\$ 220,000	\$ 242,000
4 Mechanical Room Ventilation/Layout Renovation (req's Item 01) = <i>Additional ventilation along with creation of rooms for electrical and chemical equipment</i>	\$ 276,000	\$ 305,000
5 Pipe Scoping and Pressure Testing = <i>Draining and refilling of the pool to allow for scoping and pressure testing of existing pipe work</i>	\$ 29,000	\$ 32,000
6 Ground Penetrating Radar Work = <i>Draining and refilling* of the pool to allow for GPR and thermal imaging work</i>	\$ 14,000	\$ 16,000
7 Renovating the facility to last an additional 25 years = <i>Refurbish and repair all features and systems of the pool - Includes items 1-6 Includes new pool and deck tile, starting blocks, lifts, ladders and spectator seating Includes repairs to mechanical room steel, recoating of surge tank, vessel repairs and filter equipment replacement</i>	\$ 4,704,000	\$ 5,189,000
8a Approximate cost for a new Natatorium, 8 lane with diving well (16,800 gsf) =	\$ 8,746,000	\$ 9,648,000
Add locker rooms (7,400 gsf) =	\$ 3,365,000	\$ 3,712,000
Add upper level seating (9,950 gsf) =	\$ 3,530,000	\$ 3,894,000
<i>New building addition, masonry construction, two story volume, single pool vessel is 8 lane with diving</i>		
8b Renovate existing pool space (8,400 gsf) =	\$ 2,429,000	\$ 2,679,000
<i>Demo existing fixtures/finishes, infill pool, new finishes throughout, space remains large/open space</i>		

Notes, Assumptions and Clarifications:

- a Estimates are inclusive of construction, design and engineering, and Owner soft costs
- b Inflation for scope items 1-6 are included for one year at a rate of 4.5%
- c Inflation for scope items 7-8 are included for two years at a rate of 9.0%
- d No work is included for the existing locker spaces
- e *If item 6 completed with Item 5, reduce \$10,000

Note: A diving well remodel was not pursued in line item 7 because extensive work would have to be done to the lap lane area to modify the transition from shallow to deep water for Code compliance. Additionally, deepening the dive well increases the pool volume which would require replacement of all pool filtration equipment, pump equipment, piping, etc. for code compliance.

EXHIBIT E
RAMAKER POOL REPORT



March 30, 2022
Page 8 of 22

Taking into account the five key immediate issues, the Rough Order of Magnitude Construction Estimates, and the numerous other items listed above, Ramaker recommends replacement of the Pool Basin and Natatorium. A new code compliant facility would be more cost-effective long term, and less intrusive than any attempts to repair or renovate the existing facility. Upon completion and construction plan development, construction of a new Aquatic Facility will take approximately one year to complete. If the new Natatorium is located in a different location, the existing facility may be used until the new construction is complete. If the school would like to renovate/repair the facility, the existing facility will likely be unavailable for use for at least one year.


There is no effective way to estimate when the cast-iron pool piping, or the deteriorating electrical system may fail entirely, or potential voids beneath the pool basin/walls collapse to cause the permanent shut down of this facility.

If you have any questions, please contact our office.

Sincerely,

RAMAKER & ASSOCIATES, INC.


Austin Norden
Aquatics Project Manager


Daryl Matzke, P.E.
Market Leader - Aquatic



SITE PHOTOGRAPHS



1. OVERALL VIEW OF POOL AREA (SHALLOW).



2. OVERALL VIEW OF POOL AREA (DEEP).

PROJECT NAME:

**ARROWHEAD UNION HIGH
INDOOR SWIMMING POOL**

PROJECT NUMBER:

49945



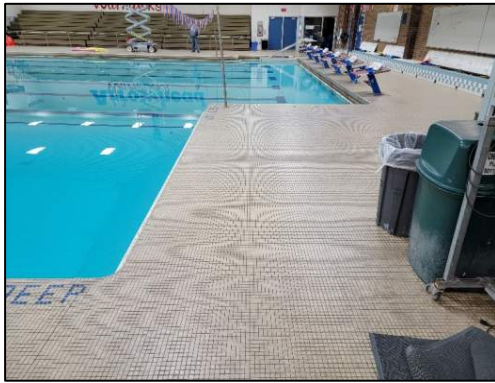
PROJECT LOCATION:

**800 NORTH AVE
HARTLAND, WI 53029**

WAUKESHA COUNTY



SITE PHOTOGRAPHS



3. UNEVEN/WARPED DECKING



4. POOL DECK BY ENTRANCE TO SCHOOL



5. POOL DECK WIDTH 5'1" SIDE.



6. AREA BETWEEN "WET" DECK AND "DRY" DECK.



7. TYPICAL POOL DEPTH MARKER.



8. LAP LANE WITH JUST ONE DEPTH MARKER CENTERED.

PROJECT NAME:

**ARROWHEAD UNION HIGH
INDOOR SWIMMING POOL**

PROJECT NUMBER:

49945



PROJECT LOCATION:

**800 NORTH AVE
HARTLAND, WI 53029**

WAUKESHA COUNTY



SITE PHOTOGRAPHS



9. ADA LIFT



10. POOL STAIRS



11. POOL STAIRS



12. POOL LADDER.



13. POOL LADDER CORROSION.

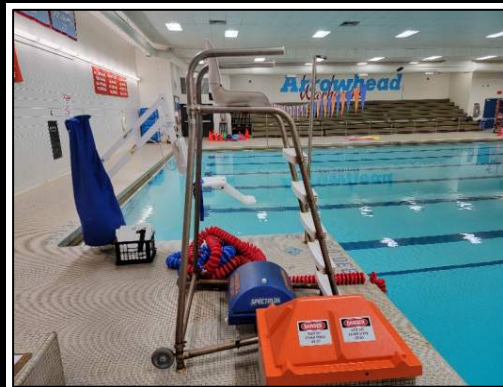


14. STARTING BLOCK.

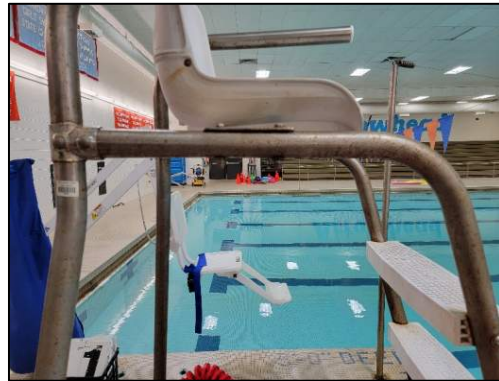
<p>PROJECT NAME: ARROWHEAD UNION HIGH INDOOR SWIMMING POOL</p>		<p>PROJECT LOCATION: 800 NORTH AVE HARTLAND, WI 53029 WAUKESHA COUNTY</p>
<p>PROJECT NUMBER: 49945</p>		



SITE PHOTOGRAPHS



15. LIFEGUARD CHAIR.



16. LIFEGUARD CHAIR CORROSION.



17. CORROSION ON DROP CEILING SUPPORT.



18. CORROSION ABOVE THE DROP CEILING.



19. LEAK ON SOUTH SIDE OF DEEP WELL



20. PRECIPITATE ON POOL BASIN WALL.

PROJECT NAME:

**ARROWHEAD UNION HIGH
INDOOR SWIMMING POOL**

PROJECT NUMBER:

49945



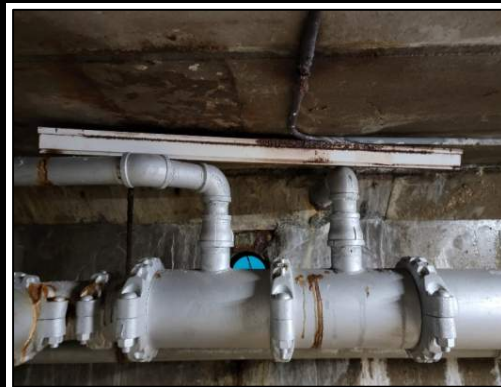
PROJECT LOCATION:

**800 NORTH AVE
HARTLAND, WI 53029**

WAUKESHA COUNTY



SITE PHOTOGRAPHS



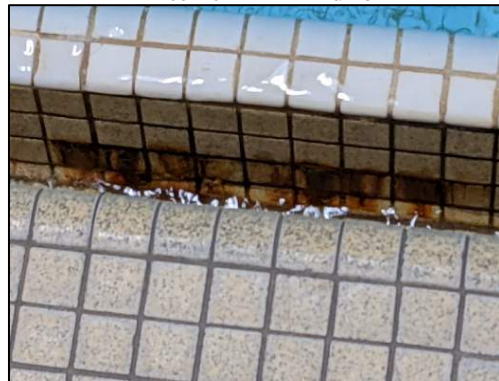
21. POOL PIPING.



22. CORRODED PIPE HANGERS.



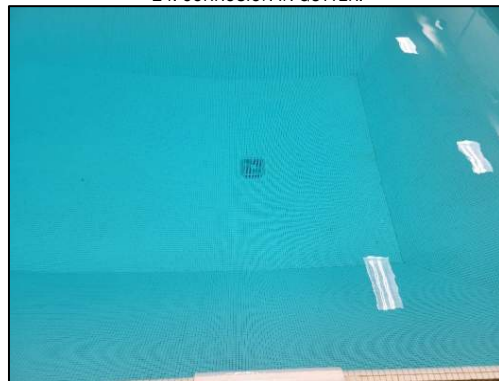
23. CORRODED GUTTER DRAIN



24. CORROSION IN GUTTER.



25. CORROSION AROUND AND ON INLET PLATE.



26. MAIN DRAIN.

PROJECT NAME: ARROWHEAD UNION HIGH INDOOR SWIMMING POOL		PROJECT LOCATION: 800 NORTH AVE HARTLAND, WI 53029
PROJECT NUMBER: 49945		WAUKESHA COUNTY



SITE PHOTOGRAPHS



27. ALGAE IN VIEWING WINDOW.



28. LEAKING AROUND LIGHT NICHE.



29. TILED POOL FLOOR.



30. BACKSTROKE FLAG ANCHOR.



31. CONCRETE DETERIORATION.



32. EXPOSED REBAR IN TUNNEL AND PRECIPITATE.

PROJECT NAME:

**ARROWHEAD UNION HIGH
INDOOR SWIMMING POOL**

PROJECT NUMBER:

49945



PROJECT LOCATION:

**800 NORTH AVE
HARTLAND, WI 53029**

WAUKESHA COUNTY



SITE PHOTOGRAPHS

<p>33. SURGE TANK.</p>	<p>34. INTERIOR OF SURGE TANK.</p>	
<p>35. PUMP SUPPLY FROM SURGE TANK.</p>	<p>36. EJECTOR PUMP CONNECTED TO BUILDING SEWER SYSTEM.</p>	
<p>37. RECIRCULATION PUMP.</p>	<p>38. FILTERS</p>	
<p>PROJECT NAME: ARROWHEAD UNION HIGH INDOOR SWIMMING POOL</p> <hr/> <p>PROJECT NUMBER: 49945</p>		<p>PROJECT LOCATION: 800 NORTH AVE HARTLAND, WI 53029</p> <p>WAUKESHA COUNTY</p>



SITE PHOTOGRAPHS



39. CHEMICAL FEED SYSTEM.



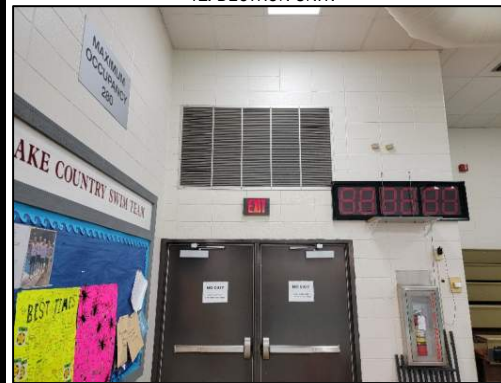
40. CHEMICAL CONTROLLER.



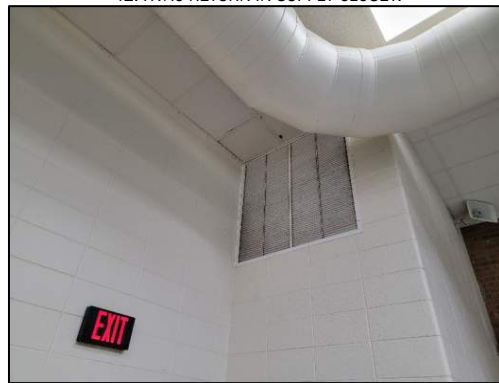
41. DECTRON UNIT.



42. HVAC RETURN IN SUPPLY CLOSET.



43. HVAC RETURN NORTH EAST SIDE.



44. HVAC RETURN SOUTH EAST SIDE.

PROJECT NAME:
**ARROWHEAD UNION HIGH
INDOOR SWIMMING POOL**

PROJECT NUMBER:
49945



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HARTLAND, WI 53029**

WAUKESHA COUNTY



SITE PHOTOGRAPHS



45. ELECTRICAL PANELS.



46. CORROSION ABOVE ELECTRICAL PANELS.



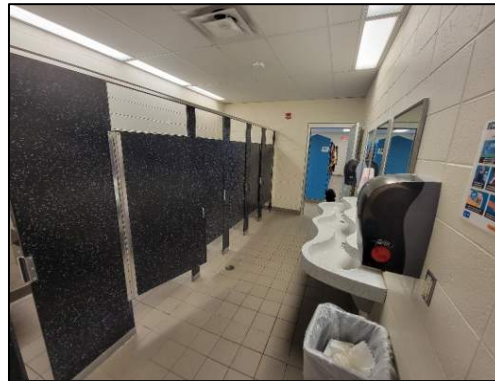
47. EXPOSED WIRES ABOVE SURGE TANK.



48. CORRODED CONDUIT SHEATHING ON THE FLOOR.



49. URINALS IN MALE LOCKER ROOM.



50. FIXTURE AREA IN FEMALE LOCKER ROOM.

PROJECT NAME:

**ARROWHEAD UNION HIGH
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WAUKESHA COUNTY

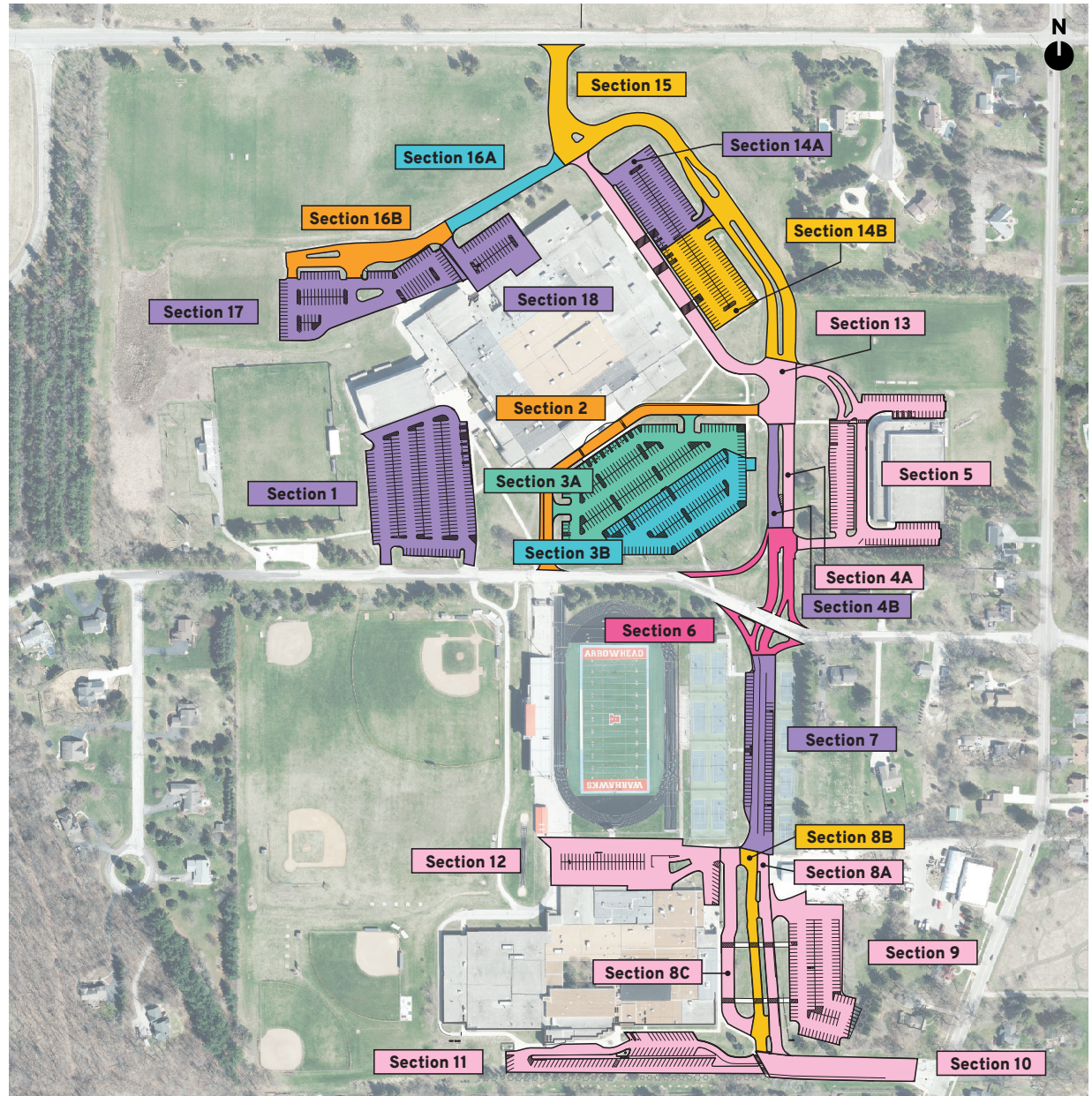
EXHIBIT F

F KAPUR PASER (PAVEMENT) RATING REPORT



Arrowhead High School PASER Rating

1	
2	- Section 3B & 16A
3	- Section 3A
4	- Section 2 & 16B
5	- Section 8B, 14B, & 15
6	- Section 1, 4B, 7, 14A, 17, & 18
7	- Section 4A, 5, 8A, 8C, 9, 10, 11, 12, & 13
8	- Section 6
9	
10	



SECTION 10

EXHIBIT G

ASPHALT REPAIR BREAKDOWN



Paving Area Repair From PASER Testing

	Complete Reconstruction	Mill Overlay	Area Breakdown Seal Coat	Crack Fill (5% of Area)	Patch (10% OF Area)
2023-2024					
2024-2025	2,3A,3B				
1 2025-2026	16A,16B	8A,8B,14A,14B,15		4A,8C,9,10,11,12,13	1,4B,7,17,18
2 2026-2027					6
3 2027-2028			2,3A,3B		
4 2028-2029			8A,8B,14A,14B,15,16A,16B		4A,8C,9,10,11,12,13
5 2029-2030		1,4B,7,14A,17,18			6
6 2030-2031				2,3A,3B	
7 2031-2032				8A,8B,14A,14B,15,16A,16B	
8 2032-2033		4A,8C,9,10,11,12,13	1,4B,7,14A,17,18		
9 2033-2034			6		2,3A,3B
10 2034-2035					8A,8B,14A,14B,15,16A,16B

	Complete Reconstruction	Mill Overlay	Area Quantities (SQYD) Seal Coat	Crack Fill	Patch (10% OF Area)
2023-2024					
2024-2025	16108				
1 2025-2026	2830	15189		1207.25	2304.3
2 2026-2027				127.75	
3 2027-2028			16108		
4 2028-2029			18019		2414.5
5 2029-2030		23043			255.5
6 2030-2031				805.4	
7 2031-2032				900.95	
8 2032-2033		24145	23043		
9 2033-2034		2555			1610.8
10 2034-2035					1801.9
	2830	64932	57170	3041	8387

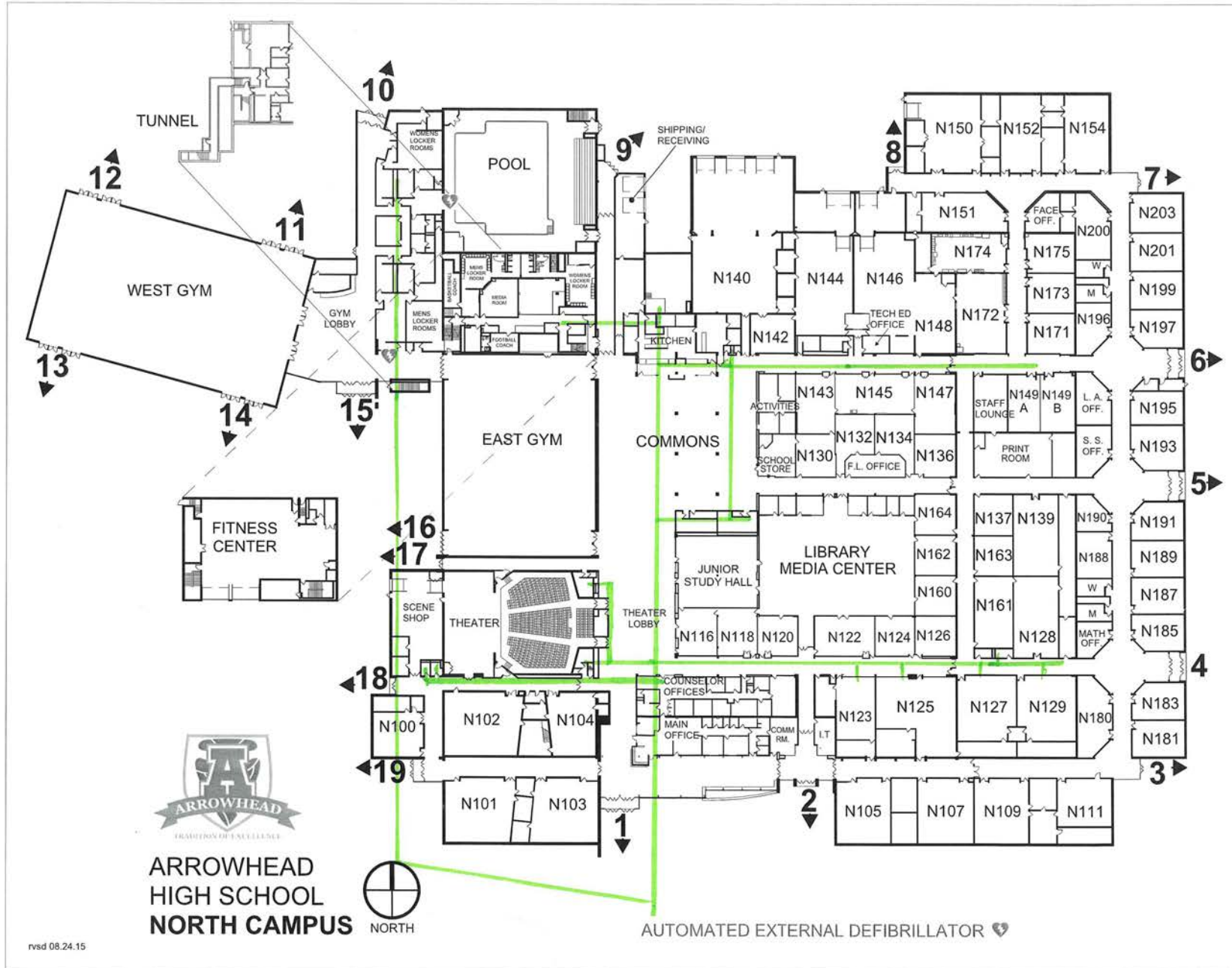
*Based on Kapur Paser Rating assesment plan

*Does not include any work at the ice arena (Section 5)

* Main entry drive to North and Parking Lot E reconstruction is not included, as this is part of previou referendum funding

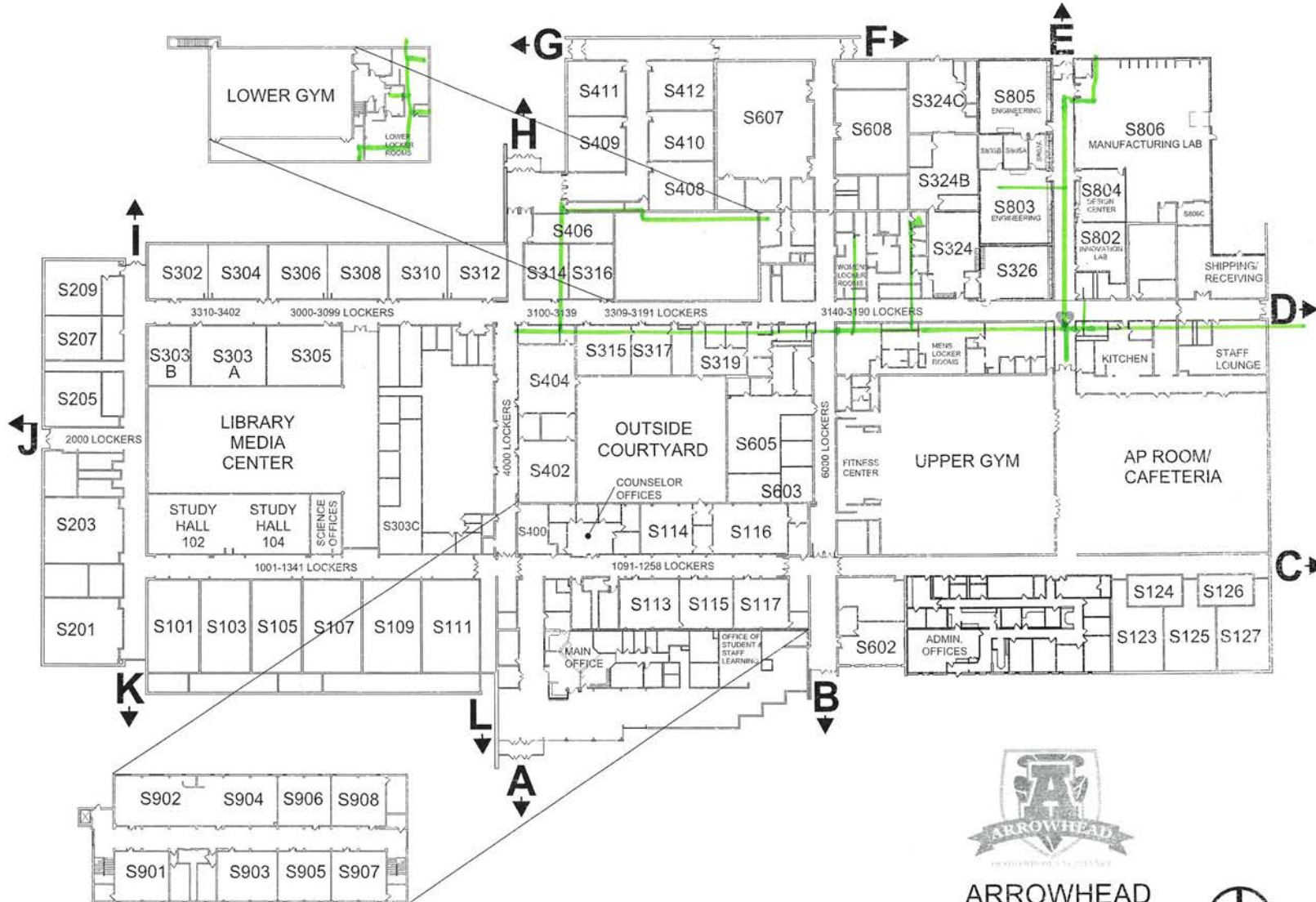
SECTION 11

EXHIBIT H
SEWER LINES DRAWING



SECTION 11

EXHIBIT H
SEWER LINES DRAWING



ARROWHEAD
HIGH SCHOOL
SOUTH CAMPUS



AUTOMATED EXTERNAL DEFIBRILLATOR

nvsd 08.24.15