

## Facility Evaluation Summary

### Carver Kindergarten - Maintenance Plan



Category	Units	Unit Cost	Total	Priority	Comments	Picture Reference
<b>Exterior Improvements</b>						
Replace roof and flashing	2,200	\$7.50	\$16,500	1	At CMU building	10 & 12
ADA access to entries	2	\$1,500	\$3,000	1	Consider automatic door openers for wheelchair access (south)	
Sidewalk-replace gravel path	60	\$5.00	\$300	1		3 & 18
Clean and seal masonry	1	\$12,500	\$12,500	1	Allowance	
Install sidewalk trench for downspouts	2	\$850	\$1,700	2	At front sidewalks	2
Splash blocks-replace missing	3	\$50	\$150	2	Consider french drain to direct flow away from building foundation.	4
Infill windows	96	\$35	\$3,360	2	At gas meter area	
Replace windows	150	\$49	\$7,350	2	Restroom opaque windows	12 & 20
Paint/touch-up window panels	120	\$15	\$1,800	2		
Concrete landing	24	\$5.00	\$120	2	At west kitchen doors	
New pole lights at teacher lot	1	\$15,000	\$15,000	2	Allowance	
Replace soffit lighting	9	\$300	\$2,700	2	At front entry	15
Exterior security lighting	6	\$300	\$1,800	2	Between wings and under canopies	9 & 15
Paint all columns beams and handrails	1	\$7,500	\$7,500	2	Allowance	1 & 23
Paint all exterior doors and frames	17	\$250	\$4,250	2		
Clean and seal cast stone windowsills	20	\$100	\$2,000	2		
New directional and parking signs	1	\$8,000	\$8,000	2		13
Re-grade / Install drainage system	1	\$22,500	\$22,500	2	In all mechanical yards	4, 5 & 6
Cover drainage trench with grating	10	\$65	\$650	2		
Replace wooden walkway	1	\$4,000	\$4,000	2	Over open trench	11
Re-insulate and jacket HVAC lines	1	\$4,000	\$4,000	2		7
Replace wood panel wall with CMU	240	\$28	\$6,600	3		22
<b>Playground Areas</b>						
New canopy for small playground	1	\$27,000	\$27,000	1		
Re-grade for proper drainage	1	\$2,200	\$2,200	1		17 & 19
Paint playground equip as needed	1	\$3,000	\$3,000	2	Allowance	
New weather-resistant staff benches	2	\$600	\$1,200	2		
Re-surface outdoor play slab	3,766	\$4.00	\$15,064	2		
New bike rack	1	\$1,200	\$1,200	3		
<b>1999 Wing (200)</b>						
Paint door frames	13	\$125	\$1,625	2		
Casework-misc laminate repair	1	\$4,000	\$4,000	2	Note sinks in CR's	
Misc ceiling tile replacement	2,370	\$1.25	\$2,963	2		

**Carver Kindergarten Maintenance Plan Continued**

**1986 Wing (100)**

Upgrade restrooms	2	\$32,000	\$64,000	1	Replace FRP wainscot; Paint all; New sinks (4); New partitions
Replace EWC	1	\$3,850	\$3,850	1	
Paint	10,900	\$4.00	\$43,600	2	
Upgrade casework	9	\$4,200	\$37,800	2	
Misc drywall repair	1	\$8,000	\$8,000	2	Allowance
Replace door hardware	10	\$550	\$5,500	2	
Upgrade light fixtures	10,900	\$2.00	\$21,800	2	
New floor tile and base	1,440	\$1.25	\$1,800	2	In hallway

**Older Wing (1 to 8A & 8B)**

Replace EWC's	2	\$3,850	\$7,700	1	
Upgrade restrooms	2	\$22,000	\$44,000	1	New partitions and paint
New floor tile and base	2,050	\$1.25	\$2,563	2	Corridor and classrooms
Replace carpet	1,078	\$4.00	\$4,312	2	Computer lab and parenting center

**Gym**

Replace EWC's	2	\$3,850	\$7,700	1	
Remove/demo existing gas heaters	2	\$1,000	\$2,000	2	
Replace flooring and base	3,800	\$7.00	\$26,600	2	

**Cafeteria and Kitchen**

New ice machine	1	\$3,000	\$3,000	1	
Paint door frames	8	\$125	\$1,000	2	

**\$469,256 Subtotal**

**\$70,388 Fees**

**\$28,155 FF&E**

**\$46,926 Contingency**

**\$614,726 Total**

**\$251,193 Priority 1 Improvements**

**\$353,315 Priority 2 Improvements**

**\$10,218 Priority 3 Improvements**

**Carver Kindergarten - Capital Improvement Plan**

Category	Units	Unit Cost	Total	Priority	Comments
<b>Exterior Improvements</b>					
New traffic loop and parking layout	8,162	\$6.00	\$48,972	1	
Replace wooden covered walkway	520	\$45	\$23,400	2	
Re-pave parking lot between wings	7,910	\$4.00	\$31,640	2	Seal coat and include wheel stops
					8 & 14
<b>Miscellaneous Improvements</b>					
Replace HVAC controls system	45,925	\$1.00	\$45,925	1	Provide web-based system
<b>Gym</b>					
Install new HVAC	3,800	\$35	\$133,000	1	
<b>Cafeteria and Kitchen</b>					
Modify serving line with cold bar/salad bar	1	\$25,000	\$25,000	1	Includes converting existing for additional hot wells

**\$307,937 Subtotal**

**\$46,191 Fees**

**\$18,476 FF&E**

**\$30,794 Contingency**

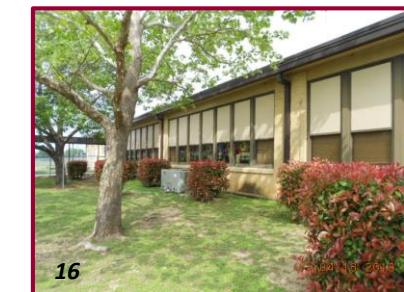
**\$403,397 Total**

**\$331,295 Priority 1 Improvements**

**\$72,102 Priority 2 Improvements**

**\$0 Priority 3 Improvements**

CARVER KINDERGARTEN PICTURE REFERENCES



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