

Facility Evaluation Summary

Plum Creek Elementary School - Maintenance Plan



Category	Units	Unit Cost	Total	Priority	Comments	Picture Reference
Exterior Improvements						
ADA access-new curb cuts/new sidewalk	2	\$2,250	\$4,500	1		1
Repaint fire lane curb markings	1	\$500	\$500	1		
Replace canopy lights	9	\$300	\$2,700	1	Front canopy and east exit door	
Replace exterior security lighting	20	\$300	\$6,000	1		2
New directional signage at drive/island	1	\$8,500	\$8,500	1		
Gutters-repair gutter/downspout joints	1	\$800	\$800	2		5 & 9
Repaint/replace gutters at Annex wing	340	\$5.00	\$1,700	2		
Splash blocks-install all missing	8	\$50	\$400	2		
Repaint east canopies	640	\$6.00	\$3,840	2		
Replace damaged glass block sections	20	\$200	\$4,000	2		
Provide covers for old outside air vents	130	\$75	\$9,750	2	Paint to match plaster	6
Gym-replace landing at exit door	20	\$5.00	\$100	2		
Sidewalk-replace exit landings	80	\$5.00	\$400	2		
Sidewalk-replace intersection at wings/gym	640	\$5.00	\$3,200	2		8 & 10
Sidewalk-replace adjacent to play area	1200	\$5.00	\$6,000	2		
Replace joint sealant at EJ to bldg	1	\$1,250	\$1,250	2	Allowance	
Patch and repaint all plaster	1	\$16,000	\$16,000	2		
Clean and seal masonry	1	\$12,500	\$12,500	2		3
Replace all sealant at brick control joints	1	\$6,000	\$6,000	2		
Remove landscape timbers and re-grade	1	\$750	\$750	2		
Remove old mech pads and re-grade	1	\$2,100	\$2,100	2		
Provide trench in sidewalk for downspouts	1	\$400	\$400	2		
Re-surface outdoor play slab	25,700	\$4.00	\$102,800	2		7
Replace rusted foundation vents	12	\$150	\$1,800	2		5
Re-grade for drainage between bldgs	1	\$2,750	\$2,750	2		
New bike rack	1	\$1,200	\$1,200	3		
Kitchen Exterior						
Replace security lighting at entry	2	\$300	\$600	1		
	460	\$7.50	\$3,450	2		
Replace security screen at HVAC enclosure						
Install curb ramp for delivery to door	1	\$2,250	\$2,250	2		4
Replace/repair gutter and downspout joints	1	\$800	\$800	2		
Install new dumpster pad	120	\$6.00	\$720	2		
1986 Structure						
Stage-need HC access	1	\$12,500	\$12,500	1		
Ceiling tiles - misc replacement	5,150	\$1.25	\$6,438	1		
Music - needs projector and screen	1	\$2,500	\$2,500	1		
Trophy case - replace glass with tempered	64	\$15	\$960	2		
Replace EWC's	2	\$3,850	\$7,700	2		

Plum Creek Elementary Maintenance Plan Continued

Annex

Replace carpet with VCT	9,240	\$1.25	\$11,550
Replace EWC	1	\$3,850	\$3,850
Hallway - new VCT flooring and base	1,530	\$1.25	\$1,913

Gym

Replace EWC's	3	\$3,850	\$11,550
Install new flooring & base	5,060	\$7.00	\$35,420

Kitchen

New 3-door refrigerator	1	\$13,500	\$13,500
Replace ceiling grid and tiles	2,816	\$2.25	\$6,336

1	All classrooms				
1					
1					
1					
2					
2					
2					

\$321,976 Subtotal
\$48,296 Fees
\$19,319 FF&E
\$32,198 Contingency
\$421,789 Total

\$95,761 Priority 1 Improvements
\$324,456 Priority 2 Improvements
\$1,572 Priority 3 Improvements

Plum Creek Elementary School - Capital Improvement

Category	Units	Unit Cost	Total	Priority	Comments
Exterior Improvements					
Replace drive with wider straight pavement	2,400	\$6.00	\$14,400	2	Allowance - At kitchen
1986 Structure					
Upgrade fire alarm	51,456	\$1.85	\$95,194	1	
New door hardware (typ)	65	\$550	\$35,750	1	
Miscellaneous Improvements					
Replace HVAC controls system	51,456	\$1.00	\$51,456	1	Provide web-based system
Gym					
Install new HVAC	4,600	\$35	\$161,000	1	
Kitchen					
Modify serving line with cold bar/salad bar	1	\$25,000	\$25,000	1	Includes converting existing for additional hot wells

\$382,800 Subtotal

\$57,420 Fees

\$22,968 FF&E

\$38,280 Contingency

\$501,467 Total

\$482,603 Priority 1 Improvements

\$18,864 Priority 2 Improvements

\$0 Priority 3 Improvements

PLUM CREEK PICTURE REFERENCES

