



Koenig Elementary School Facilities Assessment July 2021



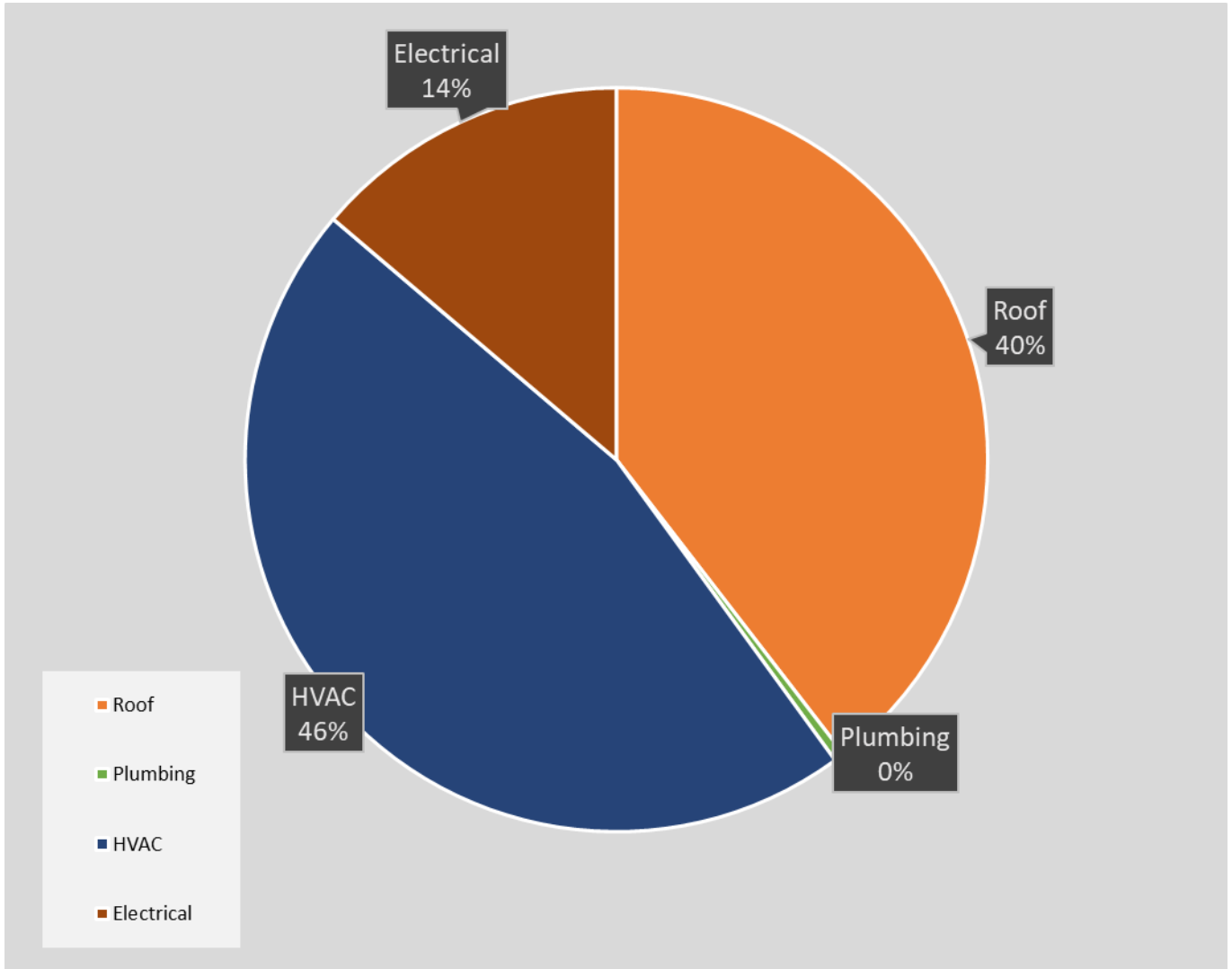
Summary of Maintenance Needs

2021 Facility Assessment Summary				
Building System	1 year (w/ inflation)	2-5 years (w/ inflation)	6-10 years (w/ inflation)	Subtotal
General Building Issues	\$ -	\$ -	\$ -	\$ -
Roofing Issues	\$ 13,666	\$ 1,182,408	\$ -	\$ 1,196,074
Exterior Issues	\$ -	\$ -	\$ -	\$ -
Site/Parking Lot Issues	\$ -	\$ -	\$ -	\$ -
Fire Protection Issues	\$ -	\$ -	\$ -	\$ -
Plumbing Issues	\$ -	\$ 13,621	\$ -	\$ 13,621
Mechanical Issues	\$ 12,584	\$ 1,386,161	\$ -	\$ 1,398,745
Electrical Issues	\$ -	\$ 417,784	\$ -	\$ 417,784
SUM BUILDING	\$ 26,250	\$ 2,999,974	\$ -	\$ 3,026,224

General Observations:

1. The budgets developed for this report are for the purposes of prioritizing and decision making. Due to the nature of the items observed, the full extent of repair and/or replacement cannot be ascertained without deconstructing spaces in which they were found. Upon prioritization of issues to be resolved, we will investigate fully and provide complete engineered solutions with finalized costs for final review/approval. During inspection spaces were not inspected for Hazardous Materials such as lead paint, asbestos, etc. CG Schmidt, Inc. has made every reasonable effort to review the spaces available to us and to assign budgets that reflect cosmetic solution for the items found.

Summary of Maintenance Needs





**2021 TWO RIVERS PUBLIC SCHOOLS
FACILITIES ASSESSMENT
1114 Lowell Street
Koenig Elementary School
July 2021**



		2%	2022	2023-2026	2027-2031
Item #	Description	Year (w/ 2% inflation)	1 Year	2-5 Years	6-10 Years
General Building Replacement or Repairs					
G1 - G83 Included in district maintenance plan					
Roof Replacement or Repairs					
R1	Two skylights are cracked and need to be replaced	2022	\$ 7,550	\$ -	\$ -
R2	Caulking needed at wall panels	2022	\$ 1,711	\$ -	\$ -
R3	Pillowing at parapet walls.	2022	\$ 4,404	\$ -	\$ -
R4	5 years left on overall roof.	2025	\$ -	\$ 1,182,408	\$ -
Exterior Replacement or Repairs					
X1 - X11 Included in district maintenance plan					
Site Replacement or Repairs					
S1 - S2 Included in district maintenance plan					
Fire Protection Replacement or Repairs					
F1 Included in district maintenance plan					
Plumbing Replacement or Repairs					
P1	Replace hot water heater	2026	\$ -	\$ 13,621	\$ -
Mechanical/HVAC Replacement or Repairs					
M1	Add AC to IT closet	2022	\$ 12,584	\$ -	\$ -
M2	Exhaust system maintenance	2026	\$ -	\$ 27,243	\$ -
M3	Add air conditioning to entire building	2025	\$ -	\$ 1,358,918	\$ -
Electrical Replacement or Repairs					
E4	Upgrade incoming electrical power	2026	\$ -	\$ 115,782	\$ -
E5	Upgrade fiber cabling in school	2026	\$ -	\$ 74,918	\$ -
E6	Cable labeling	2026	\$ -	\$ 27,243	\$ -
E8	Replace fire alarm system	2025	\$ -	\$ 199,841	\$ -



**2021 TWO RIVERS PUBLIC SCHOOLS
 FACILITIES ASSESSMENT
 1114 Lowell Street
 Koenig Elementary School
 July 2021**



Item #	Description	2%	2022	2023-2026	2027-2031
		Year (w/ 2% inflation)	1 Year	2-5 Years	6-10 Years
Koenig Elementary School Total		w/ Inflation:	\$ 26,250	\$ 2,999,974	\$ -

Key

- G General Building Issues
- R Roofing Issues
- X Exterior Issues
- S Site Work Issues
- F Fire Protection Issues
- P Plumbing Issues
- M Mechanical Issues
- E Electrical Issues