



**L.B. Clarke Middle School
Facilities Assessment
July 2021**



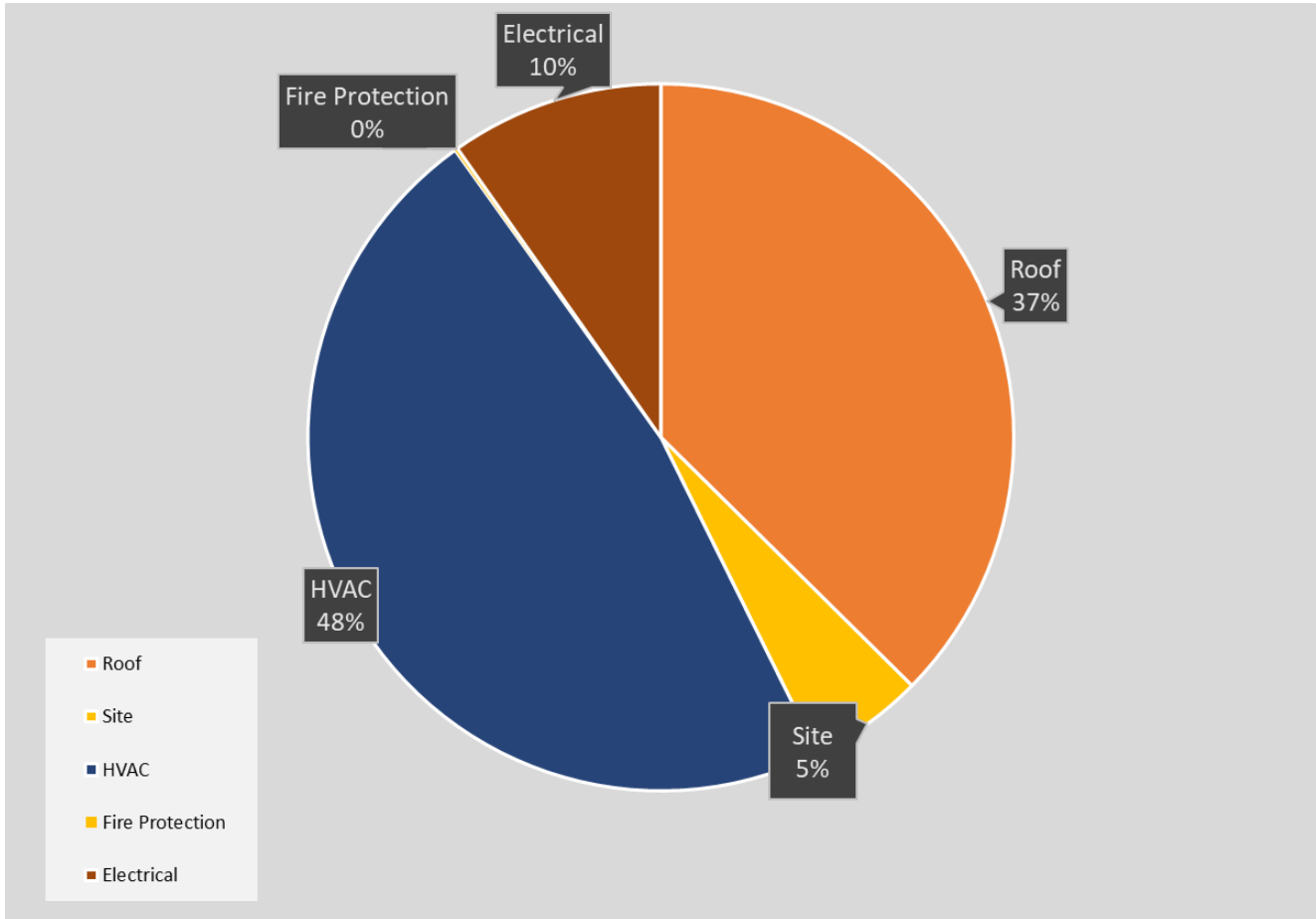
Summary of Maintenance Needs

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	\$ 1,963	\$ 1,938,364	\$ -	\$ 1,940,327
Exterior Issues	\$ -	\$ -	\$ -	\$ -
Site/Parking Lot Issues	\$ 7,399	\$ 266,112	\$ -	\$ 273,511
Fire Protection Issues	\$ 6,921	\$ -	\$ -	\$ 6,921
Plumbing Issues	\$ -	\$ -	\$ -	\$ -
Mechanical Issues	\$ 12,584	\$ 2,447,088	\$ -	\$ 2,459,672
Electrical Issues	\$ -	\$ 507,298	\$ -	\$ 507,298
SUM BUILDING	\$ 28,868	\$ 5,158,861	\$ -	\$ 5,187,729

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
 4608 Bellevue Place
 L.B. Clarke Middle School
 July 2021



Item #	Description	Year (w/ 2% inflation)	2%	2022	2023-2026	2027-2031
			1 Year	2-5 Years	6-10 Years	
General Building Replacement or Repairs						
G1 - G90 Included in district maintenance plan						
Exterior Replacement or Repairs						
X1 - X17 Included in district maintenance plan						
Roof Replacement or Repairs						
R1	Rusted vent	2022	\$ 252	\$ -	\$ -	-
R2	Caulk needed at metal panels	2022	\$ 856	\$ -	\$ -	-
R3	Caulk needed at solid stone	2022	\$ 856	\$ -	\$ -	-
R4	Modified roof 5-8 years left	2026	\$ -	\$ 105,362	\$ -	-
R5	Duro-Last roof 5 years left	2025	\$ -	\$ 1,566,249	\$ -	-
R6	Ballast Roof 5 years left.	2025	\$ -	\$ 266,753	\$ -	-
Site Replacement or Repairs						
S1	Cracked concrete sidewalk	2022	\$ 4,304	\$ -	\$ -	-
S2	Asphalt settling below concrete stoop	2022	\$ 2,089	\$ -	\$ -	-
S3	Asphalt is settling below concrete stoop	2022	\$ 1,007	\$ -	\$ -	-
S4	Cracked concrete	2023	\$ -	\$ 10,346	\$ -	-
S5	Stained concrete sidewalk	2024	\$ -	\$ 550	\$ -	-
S6	Cracks at the front parking lot. 2-5 years left	2024	\$ -	\$ 37,095	\$ -	-
S7	Cracks at the back parking lot. 2-5 years left	2024	\$ -	\$ 218,121	\$ -	-
Fire Protection Replacement or Repairs						
F1	Ansul fire protection for kitchen hood	2022	\$ 6,921	\$ -	\$ -	-
Mechanical/HVAC Replacement or Repairs						
M2	Replace (2) old gym AHUs	2026	\$ -	\$ 129,403	\$ -	-
M5	Replace penthouse AHUs	2026	\$ -	\$ 442,696	\$ -	-
M6	Add AC in IT closet	2022	\$ 12,584	\$ -	\$ -	-
M7	Add air conditioning to entire building	2025	\$ -	\$ 1,874,988	\$ -	-



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Item #	Description	2%	2022	2023-2026	2027-2031
		Year (w/ 2% inflation)	1 Year	2-5 Years	6-10 Years
Electrical Replacement or Repairs					
E6	Upgrade incoming electrical power	2026	\$ -	\$ 129,403	\$ -
E7	Upgrade fiber cabling in school	2026	\$ -	\$ 74,918	\$ -
E8	Cable labeling	2026	\$ -	\$ 27,243	\$ -
E11	Replace fire alarm system	2025	\$ -	\$ 275,734	\$ -
L.B. Clarke Middle School Total		w/ Inflation:	\$ 28,868	\$ 5,158,861	\$ -

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