



# Magee Elementary School Facilities Assessment July 2021



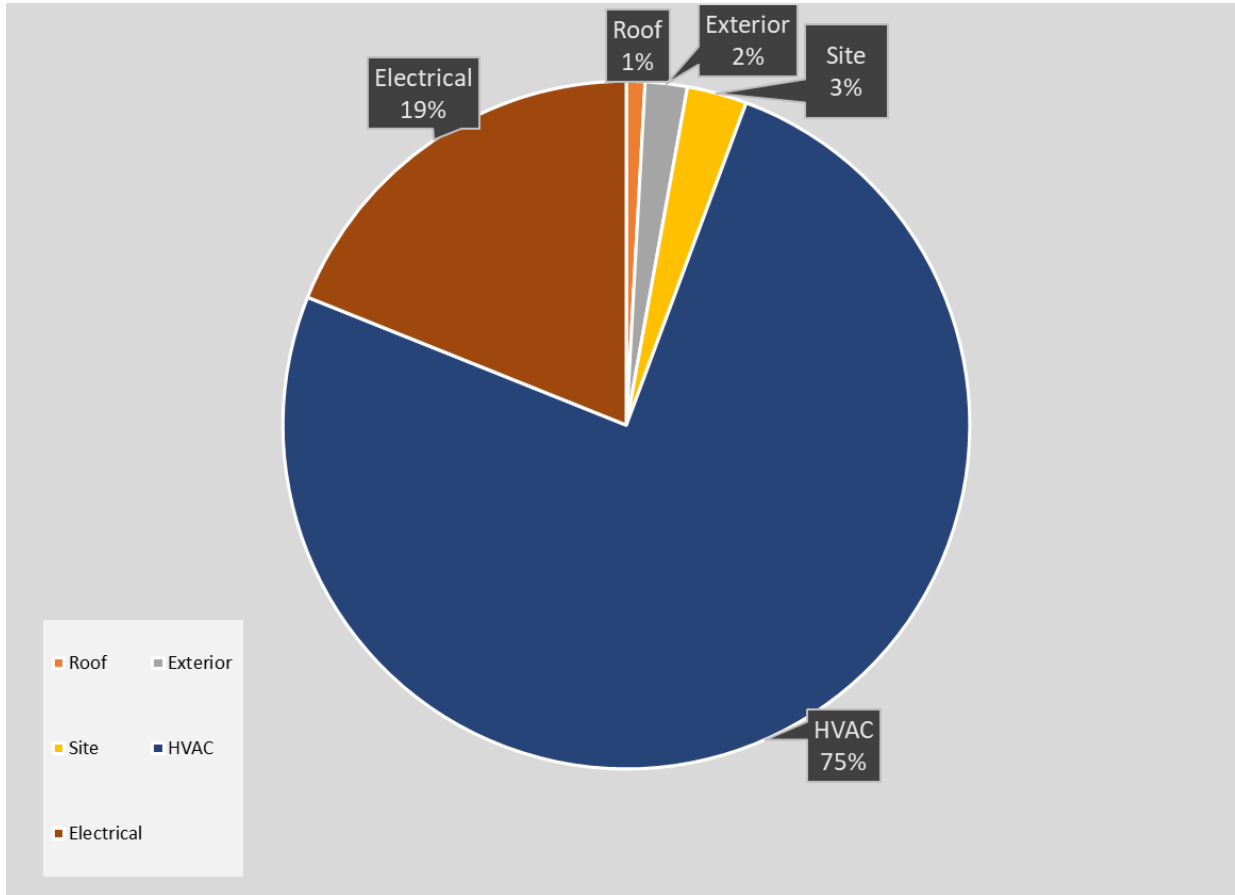
## Summary of Maintenance Needs

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	\$ -	\$ 19,254	\$ -	\$ 19,254
Exterior Issues	\$ 43,755	\$ -	\$ -	\$ 43,755
Site/Parking Lot Issues	\$ -	\$ 62,330	\$ -	\$ 62,330
Fire Protection Issues	\$ -	\$ -	\$ -	\$ -
Plumbing Issues	\$ -	\$ -	\$ -	\$ -
Mechanical Issues	\$ 12,584	\$ 1,652,551	\$ -	\$ 1,665,135
Electrical Issues	\$ 201,345	\$ 216,981	\$ -	\$ 418,327
<b>SUM BUILDING</b>	<b>\$ 257,684</b>	<b>\$ 1,951,116</b>	<b>\$ -</b>	<b>\$ 2,208,800</b>

### 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  
 3502 Glenwood Street  
 Magee Elementary School  
 July 2021**



		2%	2022	2023-2026	2027-2031
Item #	Description	Year (w/ 2% inflation)	1 Year	2-5 Years	6-10 Years
<b>General Building Replacement or Repairs</b>					
G1 - G98 Included in district maintenance plan					
<b>Roof Replacement or Repairs</b>					
R1	Duro-last roof installed two years ago.	0	\$ -	\$ -	\$ -
R2	Roof holds debris.	2023	\$ -	\$ 19,254	\$ -
<b>Site Replacement or Repairs</b>					
S1	Cracked concrete	2023	\$ -	\$ 796	\$ -
S2	Cracked concrete	2023	\$ -	\$ 5,699	\$ -
S3	Cracked concrete	2023	\$ -	\$ 2,850	\$ -
S4	Cracked side walk concrete	2023	\$ -	\$ -	\$ -
S5	Cracked concrete	2023	\$ -	\$ 52,986	\$ -
S6	Asphalt is in good shape and has minimal cracking.	0	\$ -	\$ -	\$ -
<b>Exterior Replacement or Repairs</b>					
X4	Bottom of roof overhang is rotted around the entire exterior of building	2022	\$ 2,215	\$ -	\$ -
X11	Rotted soffit	2022	\$ 12,584	\$ -	\$ -
X19	Rotted wood at overhang	2022	\$ 2,215	\$ -	\$ -
X24	Rotted soffit	2022	\$ 6,418	\$ -	\$ -
X26	Wood soffit is rotted	2022	\$ 6,418	\$ -	\$ -
X27	Rotted soffit	2022	\$ 3,209	\$ -	\$ -
X29	Soffit is rotted	2022	\$ 4,279	\$ -	\$ -
X32	Damaged wood soffit	2022	\$ 6,418	\$ -	\$ -
<b>Fire Protection Replacement or Repairs</b>					
F1 Included in district maintenance plan					
<b>Mechanical/HVAC Replacement or Repairs</b>					
M1	Add AC to IT closet	2022	\$ 12,584	\$ -	\$ -
M2	Replace AHUs (2)	2026	\$ -	\$ 149,836	\$ -
M3	Exhaust fan maintenance	2026	\$ -	\$ 27,243	\$ -
M4	Add air conditioning to entire building	2025	\$ -	\$ 1,475,472	\$ -



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		2%	2022	2023-2026	2027-2031
Item #	Description	Year (w/ 2% inflation)	1 Year	2-5 Years	6-10 Years
<b>Electrical Replacement or Repairs</b>					
E2	Upgrade incoming electrical power	2022	\$ 106,965	\$ -	\$ -
E3	Upgrade fiber cabling in school	2022	\$ 69,212	\$ -	\$ -
E4	Cable labeling	2022	\$ 25,168	\$ -	\$ -
E6	Replace fire alarm system	2025	\$ -	\$ 216,981	\$ -
<b>Magee Elementary School Total</b>		w/ Inflation:	<b>\$ 257,684</b>	<b>\$ 1,951,116</b>	<b>\$ -</b>

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