



Two Rivers High School Facilities Assessment July 2021



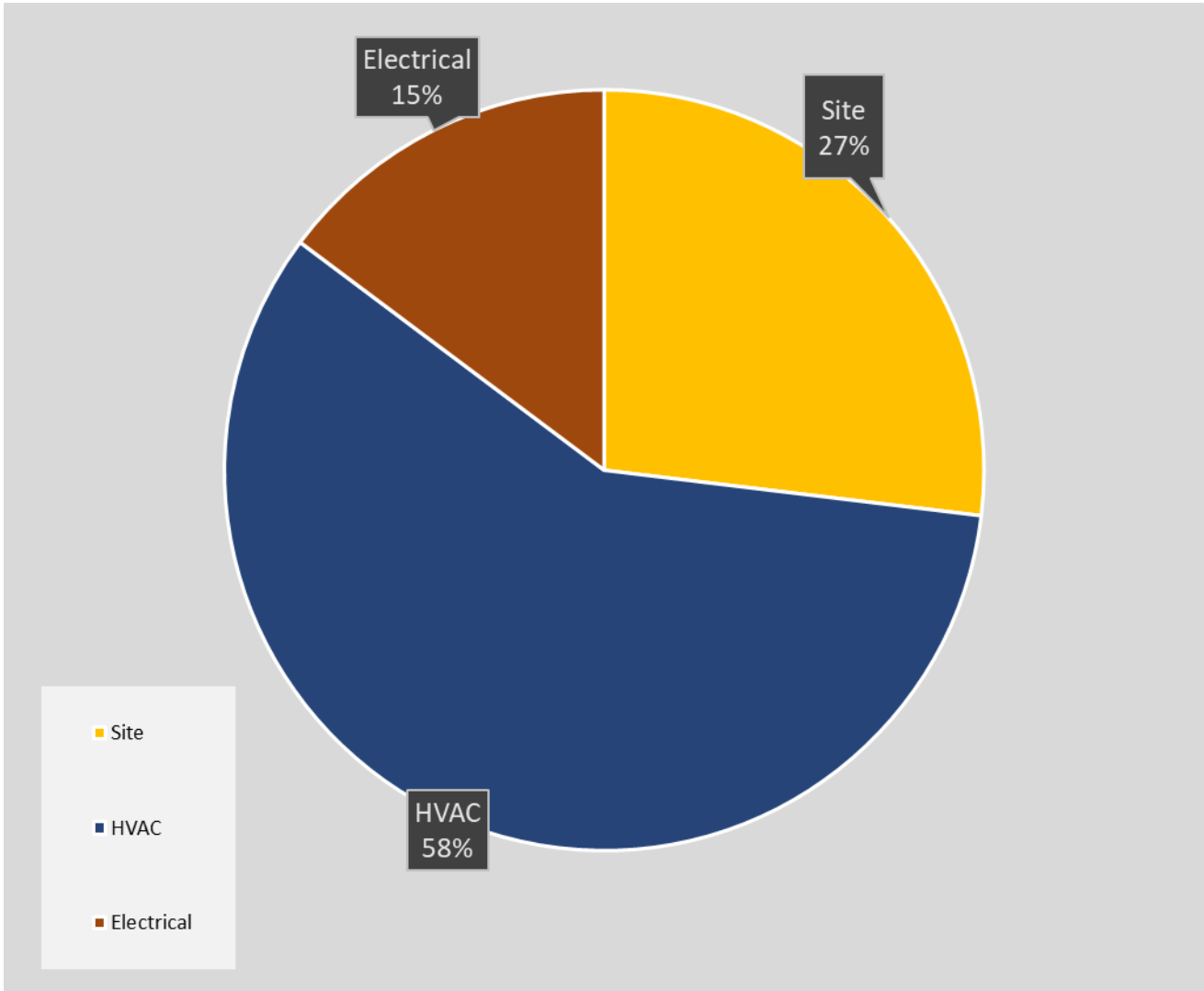
Summary of Maintenance Needs

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	\$ -	\$ -	\$ -	\$ -
Exterior Issues	\$ -	\$ -	\$ -	\$ -
Site/Parking Lot Issues	\$ 36,595	\$ 1,600,314	\$ -	\$ 1,636,908
Fire Protection Issues	\$ -	\$ -	\$ -	\$ -
Plumbing Issues	\$ -	\$ -	\$ -	\$ -
Mechanical Issues	\$ 566,284	\$ 2,981,021	\$ -	\$ 3,547,305
Electrical Issues	\$ -	\$ 899,004	\$ -	\$ 899,004
SUM BUILDING	\$ 602,878	\$ 5,480,339	\$ -	\$ 6,083,218

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
4519 Lincoln Avenue
Two Rivers High 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 - G61 Included in district maintenance plan					
Roof Replacement or Repairs					
R1 - R3 Included in district maintenance plan					
Exterior Replacement or Repairs					
X1 - X17 Included in district maintenance plan					
Site Replacement or Repairs					
S1	Asphalt is cracking and settling below concrete stoop	2022	\$ 4,530	\$ -	\$ -
S2	Concrete cracking and settling	2022	\$ 2,718	\$ -	\$ -
S3	Asphalt settled below concrete stoop	2022	\$ 4,530	\$ -	\$ -
S4	Concrete settled below stoop	2022	\$ 7,047	\$ -	\$ -
S5	Asphalt cracks in the parking area (front parking lot)	2023	\$ -	\$ 554,127	\$ -
S6	Water coming up through cracks in asphalt (back parking lot)	2023	\$ -	\$ 1,046,186	\$ -
S7	Tennis court floor cracks with floor stains	2022	\$ 17,769	\$ -	\$ -
Fire Protection Replacement or Repairs					
F1 Included in district maintenance plan					
Mechanical/HVAC Replacement or Repairs					
M2	Replace two chillers	2022	\$ 566,284	\$ -	\$ -
M3	AC for tech ed space	2026	\$ -	\$ 129,403	\$ -
M9	Add air conditioning to entire building	2025	\$ -	\$ 2,851,618	\$ -
Electrical Replacement or Repairs					
E2	Upgrade fiber cabling in school	2026	\$ -	\$ 138,425	\$ -
E3	Cable labeling	2026	\$ -	\$ 47,675	\$ -
E7	Replace fire alarm system	2025	\$ -	\$ 712,904	\$ -



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		Year (w/ 2% inflation)	1 Year	2-5 Years	6-10 Years
Two Rivers High School Total		w/ Inflation:	\$ 602,878	\$ 5,480,339	\$ -

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