



HOPKINS PUBLIC SCHOOLS FACILITIES ASSESSMENT

MAY 2024

Owen
Ames
Kimball

TABLE OF CONTENTS

BUDGET SUMMARY 3

MAP SUMMARY 5

FACILITIES-AT-A-GLANCE7

HOPKINS ELEMENTARY 9

SYCAMORE ELEMENTARY 27

MIDDLE SCHOOL..... 47

HIGH SCHOOL 69

OUTDOOR ATHLETICS.....91

TRANSPORTATION FACILITY..... 101



BUDGET SUMMARY

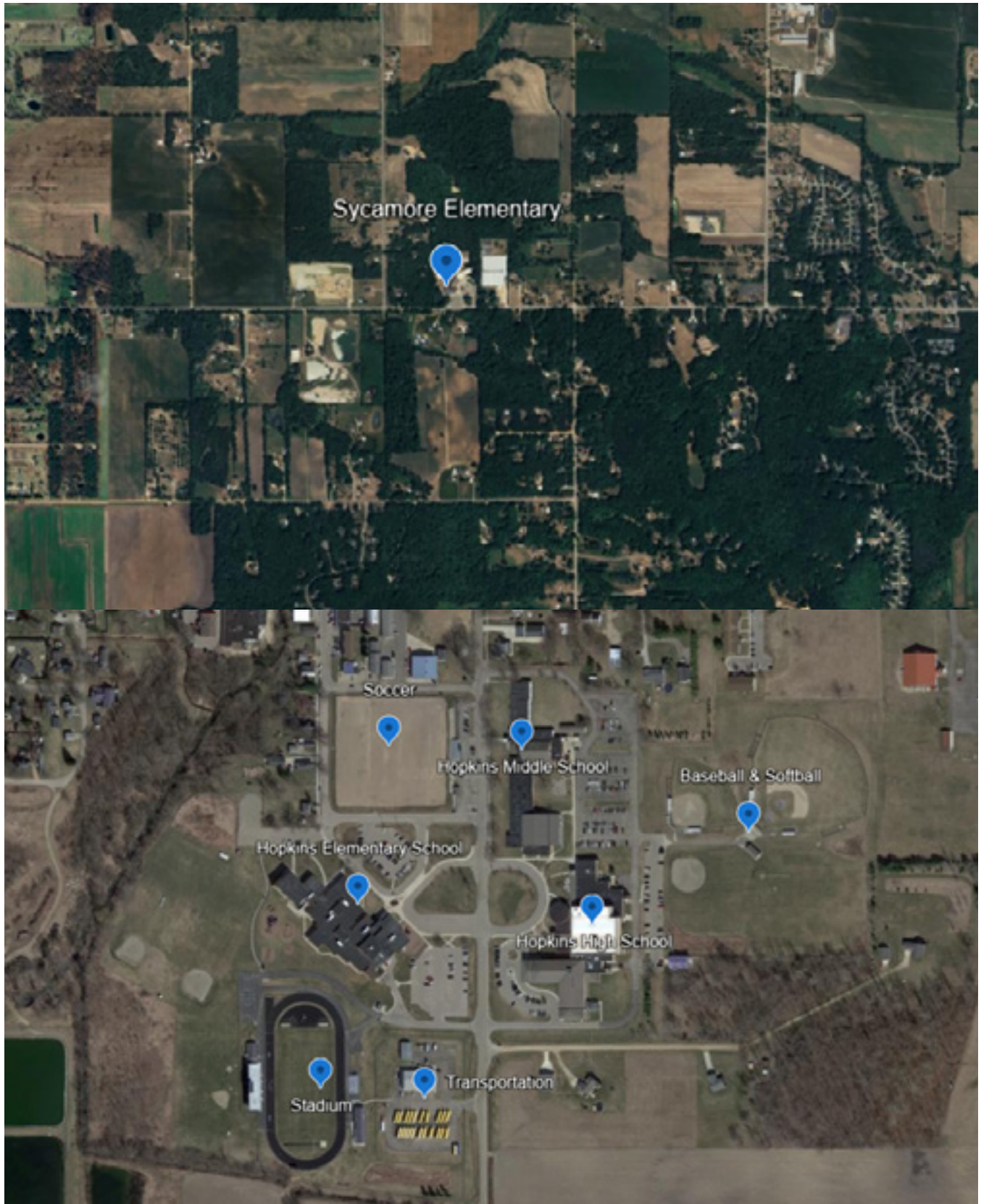
Hopkins Public Schools Facility Assessments Budget Summary

Building/Site	Poor	Fair	Good
Hopkins Elementary	315,170	5,707,174	467,712
Sycamore Elementary	2,612,789	4,299,881	702,056
Hopkins Middle School	3,865,971	15,704,156	263,592
Hopkins High School	429,332	17,446,949	695,107
Outdoor Athletics	7,382,705	3,183,247	67,762
Transportation Facility	562,578	544,330	9,392

* All budgets include construction costs with an inflation factor adjustment to 2027, general conditions, contingency, CM fee, A/E fees and bond issuance costs.



MAP SUMMARY





FACILITIES-AT-A-GLANCE



HOPKINS ELEMENTARY

400 Clark St.

Hopkins MI 49328

Built in 1997, Additions in 2009

56,000 SF



SYCAMORE ELEMENTARY

2163 142nd Ave.

Dorr MI 49323

Built in 1998, Additions in 2009

45,000 SF



MIDDLE SCHOOL

215 Clark St.

Hopkins MI 49328

Built in 1936, Additions in 1958, Renovations in 1998 and 2008

59,000 SF



HIGH SCHOOL

333 Clark St.

Hopkins MI 49328

Built in 1998

110,000 SF



TRANSPORTATION

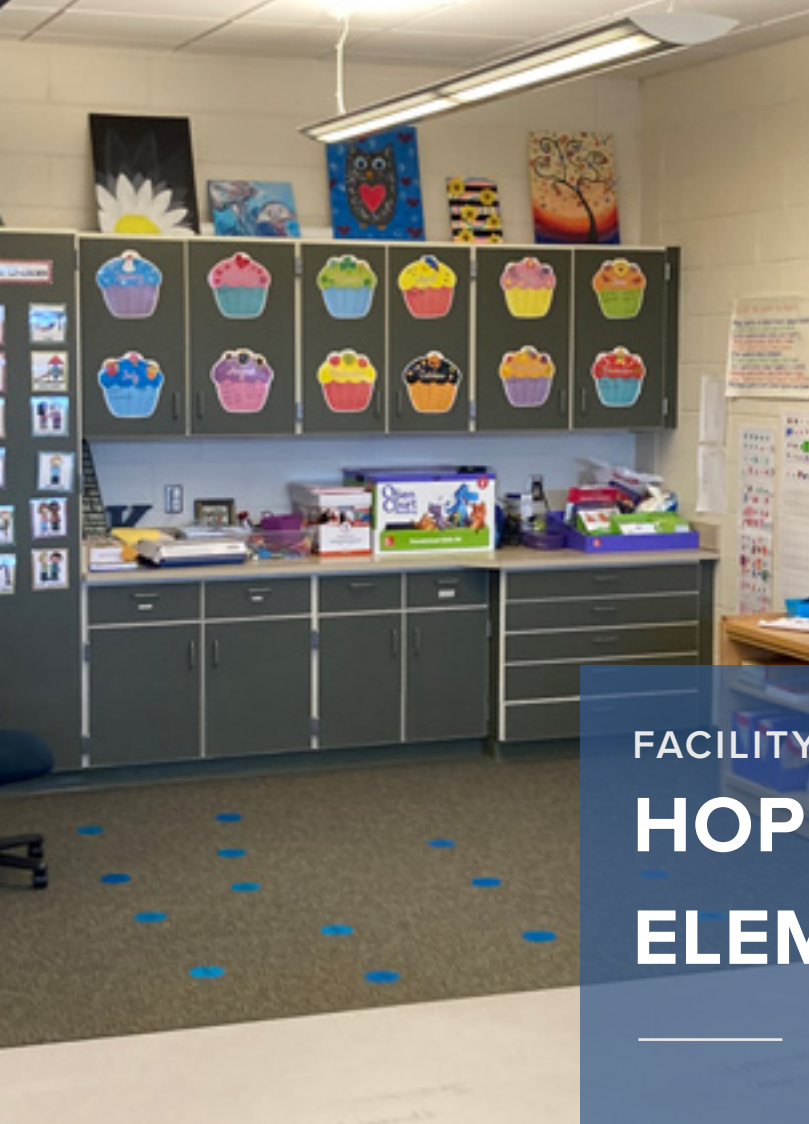
400 Clark St.

Hopkins MI 49328

Built in 1998

6,000 SF





FACILITY #1
**HOPKINS
ELEMENTARY**



HOPKINS ELEMENTARY



SITE PLAN



HOPKINS ELEMENTARY



ASSESSMENT SHEETS - SITE CONDITIONS

Building:

Hopkins - Elementary School

Client Representative:

Kyle Bockheim

Walk-Through Attendees:

Ryan Nugent, Ryan Pendrick

Date:

2/19/2024

Site Conditions	Excellent	Good	Fair	Poor	Comments
Drainage		X			
Asphalt Parking/ Drives		X			
Traffic Directions		X			
Bus Loop		X			
Adequate Parking		X			
Student Drop Off Area		X			
Sidewalks			X		Sidewalks in good condition. Price for selective replacement and to add maintenance strip around building perimeter.
Playgrounds			X		Maintenance & equipment repair allowance
Playground Fencing		X			
Landscaping			X		Upkeep allowance
Irrigation System					N/A
Athletic Fields					See Athletics report
Service Entrance		X			
Signage		X			
Dumpster Location			X		Location is good. Dumpsters aren't enclosed. Allowance for masonry enclosure w/ metal gate.
Site Lighting			X		Price to replace light poles & fixtures. Concrete base to remain
Furnishings			X		Allowance for outdoor tables/benches

HOPKINS ELEMENTARY



ASSESSMENT SHEETS - BUILDING SHELL

Building: Hopkins - Elementary School
Client Representative: Kyle Bockheim
Walk-Through Attendees: Ryan Nugent, Ryan Pendrick
Date: 2/19/2024

Building Shell	Excellent	Good	Fair	Poor	Comments
Exterior Shell		X			
Brick			X		Brick in good condition. Allowance to tuckpoint and clean certain areas.
Exterior Windows		X			
Exterior Doors		X			
Defined Entry	X				
Vestibule Entries		X			Secure vestibule provided at main entrance.
Security System		X			
EIFS					None
Fascia/Soffits		X			
Transite Panels					None
Caulk Joints			X		Price to replace exterior caulking. Includes painting of gas service pipe.
Accessibility	X				
Water Stains					
Roof			X		Remaining roof warrantys expire this year. Price to replace roofing on entire building.
Positive Drainage		X			Some ponding. Correct issue when roofing is replaced.

HOPKINS ELEMENTARY



ASSESSMENT SHEETS - BATHROOMS

Building: Hopkins - Elementary School
Client Representative: Kyle Bockheim
Walk-Through Attendees: Ryan Nugent, Ryan Pendrick
Date: 2/19/2024

Bathrooms	Excellent	Good	Fair	Poor	Comments
Floors		X			Tile
Walls		X			
Ceilings		X			
ADA Accessible		X			Single classroom toilets are not ada accessible.
Adequate Size		X			
Fixtures Operational		X			Good condition
Toilet Partitions		X			
Hand Dryers		X			
Mirrors		X			
Toilet Accessories		X			Selective replacement allowance
Floor Drains		X			
Lighting		X			

HOPKINS ELEMENTARY



ASSESSMENT SHEETS - KITCHEN PREP/SERVING AREA

Building: Hopkins - Elementary School
Client Representative: Kyle Bockheim
Walk-Through Attendees: Ryan Nugent, Ryan Pendrick
Date: 2/19/2024

Kitchen Prep/Serving Area	Excellent	Good	Fair	Poor	Comments
Floors		X			
Walls		X			
Ceilings		X			
Food Service Equipment		X			
Cooler		X			
Freezer		X			
Delivery Space		X			
Storage Space		X			
Kitchen Hood					See Mechanical
Make-up Air					See Mechanical
Serving Line		X			
Lighting		X			
Heating					See Mechanical
Secured		X			

HOPKINS ELEMENTARY



ASSESSMENT SHEETS - CAFETERIA

Building: Hopkins - Elementary School
Client Representative: Kyle Bockheim
Walk-Through Attendees: Ryan Nugent, Ryan Pendrick
Date: 2/19/2024

Cafeteria	Excellent	Good	Fair	Poor	Comments
Flooring		X			
Walls		X			
Ceilings		X			Exposed structure
Accessibility	X				
Seating		X			Mobile tables
Size		X			
Air-conditioning					See Mechancial
Daylight					No Daylight
Doors		X			
Lighting		X			
Heating					See Mechancial
Egress	X				
Stage					N/A

HOPKINS ELEMENTARY



ASSESSMENT SHEETS - GYMNASIUM

Building: Hopkins - Elementary School
Client Representative: Kyle Bockheim
Walk-Through Attendees: Ryan Nugent, Ryan Pendrick
Date: 2/19/2024

Gymnasium	Excellent	Good	Fair	Poor	Comments
Flooring		X			
Walls		X			
Ceilings		X			
Accessibility	X				
Seating		X			
Size		X			
Air-conditioning					See Mechanical
Daylight		X			Translucent panels up high
Doors		X			
Lighting		X			
Heating					See Mechanical
Egress	X				
Stage					N/A

HOPKINS ELEMENTARY



ASSESSMENT SHEETS - OFFICES

Building: Hopkins - Elementary School
Client Representative: Kyle Bockheim
Walk-Through Attendees: Ryan Nugent, Ryan Pendrick
Date: 2/19/2024

Offices	Excellent	Good	Fair	Poor	Comments
Flooring		X			Price to replace carpet & base
Walls		X			
Ceilings		X			
Secure Entrance	X				
Visibility	X				
Furniture		X			
Paging		X			
Master Clock		X			
Phone System		X			
Privacy		X			
Nurse Station		X			
Accessibility		X			
Copy Room		X			
Work Room		X			
Coffee Break Area		X			
Bathroom(s)		X			
Meeting Rooms		X			

HOPKINS ELEMENTARY



ASSESSMENT SHEETS - CORRIDORS

Building:	Hopkins - Elementary School
Client Representative:	Kyle Bockheim
Walk-Through Attendees:	Ryan Nugent, Ryan Pendrick
Date:	2/19/2024

Corridors	Excellent	Good	Fair	Poor	Comments
Flooring		X			Price to replace carpet & base
Walls		X			
Ceiling		X			
Lockers					N/A. Cubbies in common area & coat hooks in classrooms.
Doors		X			
Exterior Light		X			
Size of Corridor		X			
Flow of Corridor		X			
Wayfinding		X			
Emergency Egress		X			
Lights		X			

HOPKINS ELEMENTARY



ASSESSMENT SHEETS - CLASSROOMS

Building:	Hopkins - Elementary School
Client Representative:	Kyle Bockheim
Walk-Through Attendees:	Ryan Nugent, Ryan Pendrick
Date:	2/19/2024

Classrooms -	Excellent	Good	Fair	Poor	Comments
Flooring		X			Price to replace carpet & base
Walls		X			
Ceiling		X			
Doors		X			
Windows		X			some weather stripping starting to fail on the interior window bottoms. Maintenance item.
Casework		X			
Marker/Chalkboards		X			
Projector / Screen		X			
Air-conditioning					See Mechanical
Daylight			X		Minimal/single small window in some classrooms. Price to make larger (4ft tall x 10ft wide) window opening in those rooms
Overall size	X				
Egress	X				
Heating					See Mechanical
Lighting		X			

HOPKINS ELEMENTARY



ASSESSMENT SHEETS - MECHANICAL SYSTEMS

Building: Hopkins - Elementary School
Client Representative: Kyle Bockheim
Walk-Through Attendees: Ryan Nugent, Ryan Pendrick
Date: 2/19/2024

Mechanical Systems	Excellent	Good	Fair	Poor	Comments
Boiler Room					NA
Heating Pipes					
Tunnel Accessibility					NA
Domestic Water Lines		X			
Water Heaters			X		98 Lochinvar CFN501PM . Price to replace
Water Pressure		X			Site has 3 wells. One well replaced between '08 and '13.
Meters		X			
Boilers					NA
AHU's			X		Price to replace 1998 air handling equipment. Connect to existing duct & piping
Fans			X		Replacement of 1998 fans included in AHU's
Control System			X		Price to replace controls entire bldg
Fire Protection System				X	Gym is only space that is sprinkled. Price to add fire suppression throughout remainder of bldg.
Chiller/ACCU					None
Unit Ventilators					None
VAV Boxes			X		
Hangers		X			
Valves					N/A
Insulation		X			
Asbestos					NA

HOPKINS ELEMENTARY



ASSESSMENT SHEETS - ELECTRICAL

Building:

Hopkins - Elementary School

Client Representative:

Kyle Bockheim

Walk-Through Attendees:

Ryan Nugent, Ryan Pendrick

Date:

2/19/2024

Electrical	Excellent	Good	Fair	Poor	Comments
Transformer Size		X			
Primary/Secondary Service		X			
Generator		X			
Lights		X			
Lighting Control		X			
Panels		X			Most panels reaching useful life. No surge protection in most panels aside from MDP. Most panel checked had 10% spare capacity or less. Would recommend replacing panels in any areas of major renovation.
Outlets		X			
GFCI's		X			
Panel Clearance			X		Most electrical rooms were being used at storage with many panels clearance zones obstructed.
Exterior Building Lights		X			
Parking Lot Lighting					See Site
Frequency Drives					
Occupancy Sensors		X			

HOPKINS ELEMENTARY



PHOTOS



HOPKINS ELEMENTARY



PHOTOS



HOPKINS ELEMENTARY



PRELIMINARY BUDGET

Building:	Hopkins - Elementary School
Client Representative:	Kyle Bockheim
Walk-Through Attendees:	Ryan Nugent, Ryan Pendrick
Date:	2/19/2024

Space	Description	Comments	Qty	Unit	Unit Cost	Budget
Poor						
Mech	Fire Protection System	Gym is only space that is sprinkled. Price to add fire suppression throughout remainder of bldg.	50,000	sf	6.30	315,170
Fair						
Site	Sidewalks	Sidewalks in good condition. Price for selective replacement and to add maintenance strip around building perimeter.	4,000	sf	23.64	94,551
Site	Playgrounds	Maintenance & equipment repair allowance	1	ls	196,981.13	196,981
Site	Landscaping	Upkeep allowance	1	ls	15,758.49	15,758
Site	Dumpster Location	Location is good. Dumpsters aren't enclosed. Allowance for masonry enclosure w/ metal gate.	1	ls	55,154.72	55,155
Site	Site Lighting	Price to replace light poles & fixtures. Concrete base to remain	22	ea	8,667.17	190,678
Site	Furnishings	Allowance for outdoor tables/benches	1	ls	23,637.74	23,638
Shell	Brick	Brick in good condition. Allowance to tuckpoint and clean certain areas.	1	ls	31,516.98	31,517
Shell	Caulk Joints	Price to replace exterior caulking. Includes painting of gas service pipe.	55,300	sf	0.79	43,572
Shell	Roof	Remaining roof warrantys expire this year. Price to replace roofing on entire building.	55,300	sf	28.37	1,568,600
Class	Daylight	Minimal/single small window in some classrooms. Price to make larger (4ft tall x 10ft wide) window opening in those rooms	11	ea	12,606.79	138,675
Mech	Water Heaters	98 Lochinvar CFN501PM . Price to replace	1	ls	63,033.96	63,034

HOPKINS ELEMENTARY



PRELIMINARY BUDGET

Building: Hopkins - Elementary School
Client Representative: Kyle Bockheim
Walk-Through Attendees: Ryan Nugent, Ryan Pendrick
Date: 2/19/2024

Space	Description	Comments	Qty	Unit	Unit Cost	Budget
<i>Fair continued</i>						
Mech	AHU's	Price to replace 1998 air handling equipment. Connect to existing duct & piping	40,600	sf	55.15	2,239,281
Mech	Fans	Replacement of 1998 fans included in AHU's			Included in AHU's	
Mech	Control System	Price to replace controls entire bldg	55,300	sf	18.91	1,045,733
Mech	VAV Boxes				Included in AHU's	
<i>Good</i>						
Shell	Positive Drainage	Some ponding. Correct issue when roofing is replaced.				See Roof
Bath	Toilet Accessories	Selective replacement allowance	1	ls	3,939.62	3,940
Office	Flooring	Price to replace carpet & base	2,600	sf	14.18	36,875
Corr	Flooring	Price to replace carpet & base	8,500	sf	14.18	120,552
Class	Flooring	Price to replace carpet & base	21,600	sf	14.18	306,345
					Total	\$6,490,055





FACILITY #2

SYCAMORE ELEMENTARY



SYCAMORE ELEMENTARY



SITE PLAN



SYCAMORE ELEMENTARY



ASSESSMENT SHEETS - SITE CONDITIONS

Building: Hopkins - Sycamore Elementary
Client Representative: Kyle Bockheim
Walk-Through Attendees: Ryan Nugent, Ryan Pendrick
Date: 2/19/2024

Site Conditions	Excellent	Good	Fair	Poor	Comments
Drainage		X			
Asphalt Parking/ Drives		X			
Traffic Directions		X			
Bus Loop		X			
Adequate Parking		X			
Student Drop Off Area		X			
Sidewalks			X		Sidewalks in good condition. Price for selective replacement and to add maintenance strip around building perimeter.
Playgrounds			X		Maintenance & equipment repair allowance
Playground Fencing		X			
Landscaping			X		Upkeep allowance
Irrigation System					N/A
Athletic Fields					Ballfield upkeep included in playground allowance
Service Entrance		X			
Signage		X			
Dumpster Location		X			Price to reclad enclosure gate. Possibly relocate as part of a Kitchen Addition & Renovation project.
Site Lighting			X		Price to replace light poles & fixtures. Concrete base to remain. Verify qty
Furnishings			X		Allowance for outdoor tables/benches

SYCAMORE ELEMENTARY



ASSESSMENT SHEETS - BUILDING SHELL

Building:	Hopkins - Sycamore Elementary
Client Representative:	Kyle Bockheim
Walk-Through Attendees:	Ryan Nugent, Ryan Pendrick
Date:	2/19/2024

Building Shell	Excellent	Good	Fair	Poor	Comments
Exterior Shell		X			
Brick			X		Brick in good condition. Allowance to tuckpoint and clean certain areas.
Exterior Windows		X			
Exterior Doors		X			
Defined Entry	X				
Vestibule Entries		X			Secure vestibule provided at main entrance.
Security System		X			
EIFS					None
Fascia/Soffits		X			
Transite Panels					None
Caulk Joints			X		Price to replace exterior caulking. Includes painting of gas service pipe.
Accessibility	X				
Water Stains					
Roof			X		No Roof report. Shingle roofs were replaced in 2023. Price to replace membrane roofing on entire building.
Positive Drainage		X			

SYCAMORE ELEMENTARY



ASSESSMENT SHEETS - BATHROOMS

Building: Hopkins - Sycamore Elementary
Client Representative: Kyle Bockheim
Walk-Through Attendees: Ryan Nugent, Ryan Pendrick
Date: 2/19/2024

Bathrooms	Excellent	Good	Fair	Poor	Comments
Floors		X			Tile
Walls		X			
Ceilings		X			
ADA Accessible		X			
Adequate Size		X			
Fixtures Operational		X			Good condition
Toilet Partitions		X			
Hand Dryers		X			
Mirrors		X			
Toilet Accessories		X			Selective replacement allowance
Floor Drains		X			
Lighting		X			See Electrical

SYCAMORE ELEMENTARY



ASSESSMENT SHEETS - KITCHEN PREP/SERVING AREA

Building:

Hopkins - Sycamore Elementary

Client Representative:

Kyle Bockheim

Walk-Through Attendees:

Ryan Nugent, Ryan Pendrick

Date:

2/19/2024

Kitchen Prep/Serving Area	Excellent	Good	Fair	Poor	Comments
Floors			X		VCT
Walls		X			Painted CMU
Ceilings		X			Painted Gypsum
Food Service Equipment		X			
Cooler		X			
Freezer			X		Stand alone unit outside of building
Delivery Space		X			
Storage Space		X			
Kitchen Hood					See Mechanical
Make-up Air					See Mechanical
Serving Line		X			
Lighting					See Electrical
Heating					See Mechanical
Secured		X			
Size				X	Small area. Price for a Kitchen Addition and Renovation of existing space. Includes walkin cooler and freezer and new Food Service Equipment.

SYCAMORE ELEMENTARY



ASSESSMENT SHEETS - CAFETERIA

Building:

Hopkins - Sycamore Elementary

Client Representative:

Kyle Bockheim

Walk-Through Attendees:

Ryan Nugent, Ryan Pendrick

Date:

2/19/2024

Cafeteria	Excellent	Good	Fair	Poor	Comments
Flooring		X			
Walls		X			
Ceilings		X			Exposed structure
Accessibility	X				
Seating		X			Mobile tables
Size		X			
Air-conditioning					See Mechancial
Daylight					No Daylight
Doors		X			
Lighting					See Electrical
Heating					See Mechancial
Egress	X				
Stage					N/A

SYCAMORE ELEMENTARY



ASSESSMENT SHEETS - GYMNASIUM

Building:	Hopkins - Sycamore Elementary
Client Representative:	Kyle Bockheim
Walk-Through Attendees:	Ryan Nugent, Ryan Pendrick
Date:	2/19/2024

Gymnasium	Excellent	Good	Fair	Poor	Comments
Flooring		X			
Walls		X			
Ceilings		X			
Accessibility	X				
Seating		X			
Size		X			
Air-conditioning					See Mechanical
Daylight		X			Translucent panels up high
Doors		X			
Lighting		X			
Heating					See Mechanical
Egress	X				
Stage					N/A

SYCAMORE ELEMENTARY



ASSESSMENT SHEETS - OFFICES

Building: Hopkins - Sycamore Elementary
Client Representative: Kyle Bockheim
Walk-Through Attendees: Ryan Nugent, Ryan Pendrick
Date: 2/19/2024

Offices	Excellent	Good	Fair	Poor	Comments
Flooring		X			Price to replace carpet & base
Walls		X			
Ceilings		X			
Secure Entrance	X				
Visibility	X				
Furniture		X			
Paging		X			
Master Clock		X			
Phone System		X			
Privacy		X			
Nurse Station		X			
Accessibility		X			
Copy Room		X			
Work Room		X			
Coffee Break Area		X			
Bathroom(s)		X			
Meeting Rooms		X			

SYCAMORE ELEMENTARY



ASSESSMENT SHEETS - CORRIDORS

Building: Hopkins - Sycamore Elementary
Client Representative: Kyle Bockheim
Walk-Through Attendees: Ryan Nugent, Ryan Pendrick
Date: 2/19/2024

Corridors	Excellent	Good	Fair	Poor	Comments
Flooring		X			Price to replace carpet & base
Walls		X			
Ceiling		X			
Lockers		X			
Doors		X			
Exterior Light		X			
Size of Corridor		X			
Flow of Corridor		X			
Wayfinding		X			
Emergency Egress		X			
Lights					See Electrical

SYCAMORE ELEMENTARY



ASSESSMENT SHEETS - CLASSROOMS

Building:

Hopkins - Sycamore Elementary

Client Representative:

Kyle Bockheim

Walk-Through Attendees:

Ryan Nugent, Ryan Pendrick

Date:

2/19/2024

Classrooms	Excellent	Good	Fair	Poor	Comments
Flooring		X			Price to replace carpet & base. Includes Media Center
Walls		X			
Ceiling		X			Price to replace ACT ceilings w/ lighting and mechanical renovations in 1998 areas
Doors		X			
Windows		X			
Casework		X			
Marker/Chalkboards		X			
Projector / Screen		X			
Air-conditioning					See Mechanical
Daylight		X			
Overall size	X				
Egress	X				
Heating					See Mechanical
Lighting					See Electrical

SYCAMORE ELEMENTARY



ASSESSMENT SHEETS - MECHANICAL SYSTEMS

Building: Hopkins - Sycamore Elementary
Client Representative: Kyle Bockheim
Walk-Through Attendees: Ryan Nugent, Ryan Pendrick
Date: 2/19/2024

Mechanical Systems	Excellent	Good	Fair	Poor	Comments
Boiler Room			X		
Heating Pipes		X			
Tunnel Accessibility					NA
Domestic Water Lines		X			
Water Heaters			X		05 Lochinvar. Price to replace
Water Pressure		X			
Meters		X			
Boilers		X			2008 & 2011
AHU's			X		Price to replace 1998 air handling equipment. Connect to existing duct & piping
Fans			X		Replacement of 1998 fans included in AHU's
Control System			X		Price to replace controls entire bldg
Fire Protection System				X	Gym is only space that is sprinkled. Price to add fire suppression throughout remainder of bldg.
Chiller/ACCU					Numerous Condensing units on the ground and rooftops.
Unit Ventilators			X		Horizontal unit vents w/ ground mounted condensing units in 1998 portion of the building. Replace w/ vertical ducted unit vents. Lighting ceiling & flooring replacement should be done at the same time.
VAV Boxes			X		
Hangers		X			
Valves					N/A
Insulation		X			
Asbestos					NA
Septic System		X			Pumping frequently to avoid any backups

SYCAMORE ELEMENTARY



ASSESSMENT SHEETS - ELECTRICAL

Building:

Hopkins - Sycamore Elementary

Client Representative:

Kyle Bockheim

Walk-Through Attendees:

Ryan Nugent, Ryan Pendrick

Date:

2/19/2024

Electrical	Excellent	Good	Fair	Poor	Comments
Transformer Size		X			
Primary/Secondary Service		X			
Generator		X			
Lights			X		Price to replace lighting and controls in 1998 portion of the building.
Lighting Control			X		
Panels		X			
Outlets		X			
GFCI's		X			
Panel Clearance		X			Most electrical rooms were being used at storage with many panels clearance zones obstructed.
Exterior Building Lights		X			
Parking Lot Lighting					See Site
Frequency Drives					
Occupancy Sensors		X			

SYCAMORE ELEMENTARY



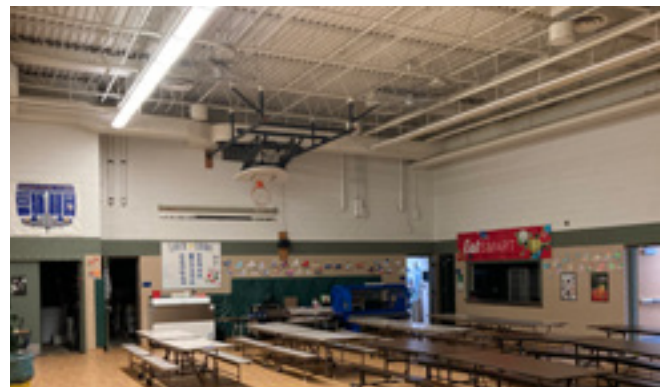
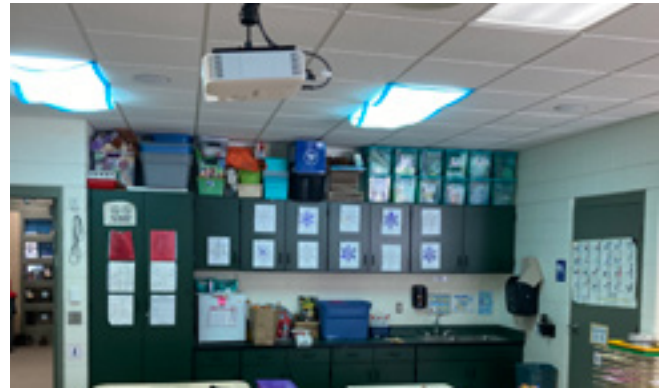
PHOTOS



SYCAMORE ELEMENTARY



PHOTOS



SYCAMORE ELEMENTARY



PRELIMINARY BUDGET

Building: Hopkins - Sycamore Elementary
Client Representative: Kyle Bockheim
Walk-Through Attendees: Ryan Nugent, Ryan Pendrick
Date: 2/19/2024

Space	Description	Comments	Qty	Unit	Unit Cost	Budget
Poor						
Kitchen	Size	Small area. Price for a Kitchen Addition and Renovation of existing space. Includes walkin cooler and freezer and new Food Service Equipment.	1	ls	2,363,773.53	2,363,774
Mech	Fire Protection System	Gym is only space that is sprinkled. Price to add fire suppression throughout remainder of bldg.	39,505	sf	6.30	249,016
Fair						
Site	Sidewalks	Sidewalks in good condition. Price for selective replacement and to add maintenance strip around building perimeter.	4,000	sf	23.64	94,551
Site	Playgrounds	Maintenance & equipment repair allowance	1	ls	196,981.13	196,981
Site	Landscaping	Upkeep allowance	1	ls	15,758.49	15,758
Site	Site Lighting	Price to replace light poles & fixtures. Concrete base to remain. Verify qty	15	ea	8,667.17	130,008
Site	Furnishings	Allowance for outdoor tables/benches	1	ls	18,910.19	18,910
Shell	Brick	Brick in good condition. Allowance to tuckpoint and clean certain areas.	1	ls	23,637.74	23,638
Shell	Caulk Joints	Price to replace exterior caulking. Includes painting of gas service pipe.	39,505	sf	0.79	31,127
Shell	Roof	No Roof report. Shingle roofs were replaced in 2023. Price to replace membrane roofing on entire building.	33,550	sf	28.37	951,655
Kitchen	Floors	VCT			Included in Kitchen Renovation	

SYCAMORE ELEMENTARY



Building: Hopkins - Sycamore Elementary
Client Representative: Kyle Bockheim
Walk-Through Attendees: Ryan Nugent, Ryan Pendrick
Date: 2/19/2024

Space	Description	Comments	Qty	Unit	Unit Cost	Budget
Fair continued						
Kitchen	Freezer	Stand alone unit outside of building			Included in Kitchen Renovation	
Mech	Water Heaters	05 Lochinvar. Price to replace	1	ls	63,033.96	63,034
Mech	AHU's	Price to replace 1998 air handling equipment. Connect to existing duct & piping	26,800	sf	55.15	1,478,146
Mech	Fans	Replacement of 1998 fans included in AHU's	1	ls	-	Included in AHU's
Mech	Control System	Price to replace controls entire bldg	39,505	sf	18.91	747,047
Mech	Unit Ventilators	Horizontal unit vents w/ ground mounted condensing units in 1998 portion of the building. Replace w/ vertical ducted unit vents. Lighting ceiling & flooring replacement should be done at the same time.				Included in AHU's
Mech	VAV Boxes					Included in AHU's
Elect	Lights	Price to replace lighting and controls in 1998 portion of the building.	26,800	sf	20.49	549,026
Elect	Lighting Control					Included in Lights
Good						
Site	Dumpster Location	Price to reclad enclosure gate. Possibly relocate as part of a Kitchen Addition & Renovation project.	1	ls	7,879.25	7,879
Bath	Toilet Accessories	Selective replacement allowance	1	ls	3,939.62	3,940
Office	Flooring	Price to replace carpet & base	1,250	sf	14.18	17,728

SYCAMORE ELEMENTARY



PRELIMINARY BUDGET

Building: Hopkins - Sycamore Elementary
Client Representative: Kyle Bockheim
Walk-Through Attendees: Ryan Nugent, Ryan Pendrick
Date: 2/19/2024

Space	Description	Comments	Qty	Unit	Unit Cost	Budget
<i>Good continued</i>						
Corr	Flooring	Price to replace carpet & base	7,600	sf	14.18	107,788
Class	Flooring	Price to replace carpet & base. Includes Media Center	16,590	sf	14.18	235,290
Class	Ceiling	Price to replace ACT ceilings w/ lighting and mechanical renovations in 1998 areas	26,800	sf	13.39	358,978
Total						\$7,644,274





FACILITY #3

MIDDLE SCHOOL



MIDDLE SCHOOL

SITE PLAN



MIDDLE SCHOOL



ASSESSMENT SHEETS - SITE CONDITIONS

Building:

Hopkins - Middle School

Client Representative:

Kyle Bockheim

Walk-Through Attendees:

Ryan Nugent, Ryan Pendrick

Date:

2/19/2024

Site Conditions	Excellent	Good	Fair	Poor	Comments
Drainage		X			
Asphalt Parking/ Drives			X		Replace asphalt paving, base to remain
Traffic Directions					
Bus Loop					
Adequate Parking		X			
Student Drop Off Area				X	Price to add dropoff loop at main entry on west side of building
Sidewalks			X		Replace sidewalks and add concrete maintenace strip around bldg perimeter
Playgrounds					NA
Playground Fencing					NA
Landscaping			X		Landscape & site furnishings allowance
Irrigation System					
Athletic Fields					
Service Entrance		X			
Signage			X		Traffic & wayfinding sign allowance
Dumpster Location		X			
Site Lighting			X		Price to replace poles and fixtures, bases to remain

MIDDLE SCHOOL



ASSESSMENT SHEETS - BUILDING SHELL

Building: Hopkins - Middle School
Client Representative: Kyle Bockheim
Walk-Through Attendees: Ryan Nugent, Ryan Pendrick
Date: 2/19/2024

Building Shell	Excellent	Good	Fair	Poor	Comments
Exterior Shell			X		
Brick		X			
Exterior Windows			X		Price to replace
Exterior Doors			X		Price to replace
Defined Entry		X			
Vestibule Entries		X			
Security System		X			
EIFS			X		Price to replace with brick, metal panel or combination
Fascia/Soffits			X		Price to replace soffit and add metal over exposed wood fascia
Transite Panels			X		Price to replace with metal panel
Caulk Joints			X		Replace caulking
Accessibility		X			
Water Stains					
Roof			X		Replace flat roofing entire building minus the membrane section replaced in 2021. Shingle roofs were replaced in 2023
Positive Drainage		X			

MIDDLE SCHOOL



ASSESSMENT SHEETS - BATHROOMS

Building:	Hopkins - Middle School
Client Representative:	Kyle Bockheim
Walk-Through Attendees:	Ryan Nugent, Ryan Pendrick
Date:	2/19/2024

Bathrooms	Excellent	Good	Fair	Poor	Comments
Floors		X			
Walls		X			
Ceilings		X			
ADA Accessible		X			
Adequate Size		X			
Fixtures Operational			X		Price to replace toilet, urinal & sink fixtures; connect to existing piping
Toilet Partitions			X		Price to replace partitions
Hand Dryers			X		Price to replace hand dryers
Mirrors		X			
Toilet Accessories		X			
Floor Drains		X			
Lighting					See Electrical

MIDDLE SCHOOL



ASSESSMENT SHEETS - KITCHEN PREP/SERVING AREA

Building: Hopkins - Middle School
Client Representative: Kyle Bockheim
Walk-Through Attendees: Ryan Nugent, Ryan Pendrick
Date: 2/19/2024

Kitchen Prep/Serving Area	Excellent	Good	Fair	Poor	Comments
Floors		X			
Walls		X			
Ceilings		X			
Food Service Equipment		X			
Cooler		X			
Freezer		X			
Delivery Space		X			
Storage Space		X			
Kitchen Hood		X			
Make-up Air					See Mechanical
Serving Line			X		Mobile pieces
Lighting					See Electrical
Heating					See Mechanical
Secured		X			

MIDDLE SCHOOL



ASSESSMENT SHEETS - CAFETORIUM

Building: Hopkins - Middle School
Client Representative: Kyle Bockheim
Walk-Through Attendees: Ryan Nugent, Ryan Pendrick
Date: 2/19/2024

Cafetorium	Excellent	Good	Fair	Poor	Comments
Flooring		X			
Walls		X			
Ceilings					Exposed structure
Accessibility		X			
Seating		X			Mobile tables
Size					
Air-conditioning					See Mechanical
Daylight		X			
Doors					
Lighting			X		
Heating					See Mechanical
Egress		X			
Stage			X		Painted plywood floor. Price for flooring over plywood.
Stage Lighting & Equipment		X			

MIDDLE SCHOOL



ASSESSMENT SHEETS - OFFICES

Building: Hopkins - Middle School
Client Representative: Kyle Bockheim
Walk-Through Attendees: Ryan Nugent, Ryan Pendrick
Date: 2/19/2024

Offices	Excellent	Good	Fair	Poor	Comments
Flooring		X			
Walls		X			
Ceilings		X			
Secure Entrance		X			
Visibility		X			
Furniture			X		Allowance for new classroom and office furniture
Paging			X		Replace PA, Clock and Fire Alarm systems as part of major renovations
Master Clock			X		
Phone System					
Nurse Station					
Accessibility		X			
Copy/Work Room			X		Located in main office common space
Coffee Break Area		X			
Bathroom(s)					
Meeting Rooms		X			

MIDDLE SCHOOL



ASSESSMENT SHEETS - CORRIDORS

Building:	Hopkins - Middle School
Client Representative:	Kyle Bockheim
Walk-Through Attendees:	Ryan Nugent, Ryan Pendrick
Date:	2/19/2024

Corridors	Excellent	Good	Fair	Poor	Comments
Flooring			X		Price to replace carpet and to replace vestibule floor grate system w/ walkoff carpet.
Walls		X			
Ceiling		X			
Lockers		X			
Doors			X		
Exterior Light		X			
Size of Corridor		X			
Flow of Corridor		X			
Wayfinding			X		Price for new code compliance room id signage
Emergency Egress		X			
Lights					See Electrical

MIDDLE SCHOOL



ASSESSMENT SHEETS - CLASSROOMS

Building: Hopkins - Middle School
Client Representative: Kyle Bockheim
Walk-Through Attendees: Ryan Nugent, Ryan Pendrick
Date: 2/19/2024

Classrooms	Excellent	Good	Fair	Poor	Comments
Flooring			X		Price to replace classroom flooring & base
Walls		X			Replace operable walls w/ 8" CMU walls
Ceiling		X			Replace classroom ceilings with vertical ducted unit ventilators are installed
Doors			X		Hollow metal doors into classrooms w/ no borrowed lite. Price to replace with wood door w/ borrowed lite. Frames to remain.
Windows			X		Price to replace windows & shades. See Shell for Window Replacement
Casework		X			
Marker/Chalkboards		X			
Projector / Screen		X			
Air-conditioning					See Mechanical
Daylight		X			
Overall size		X			
Egress		X			
Heating					See Mechanical
Lighting					See Electrical

MIDDLE SCHOOL



ASSESSMENT SHEETS - BAND ROOM

Building: Hopkins - Middle School
Client Representative: Kyle Bockheim
Walk-Through Attendees: Ryan Nugent, Ryan Pendrick
Date: 2/19/2024

Band Room	Excellent	Good	Fair	Poor	Comments
Flooring			X		Replace carpet
Walls			X		Allowance for acoustics, wall & ceiling panels
Ceiling			X		Replace band room ceiling when vertical ducted unit ventilator is installed
Doors			X		See Classrooms for door replacements
Windows			X		See shell for window replacements
Casework				X	PLAM casework is in good condition. Price to replace wood closet doors along corridor wall with tall PLAM cabinets
Marker/Chalkboards		X			
Projector / Screen		X			
Air-conditioning					See Mechanical
Daylight		X			
Overall size				X	Small for band
Egress					
Heating					See Mechanical
Lighting					See Electrical

MIDDLE SCHOOL



ASSESSMENT SHEETS - GYMNASIUM

Building: Hopkins - Middle School
Client Representative: Kyle Bockheim
Walk-Through Attendees: Ryan Nugent, Ryan Pendrick
Date: 2/19/2024

Gymnasium	Excellent	Good	Fair	Poor	Comments
Flooring			X		Price to replace Wood floor
Walls		X			
Ceilings			X		Old 2x4 ACT between wood beams. Allowance to do something different between beams
Accessibility		X			
Seating		X			Retractable bealcher seats
Size					
Air-conditioning					See Mechanical
Daylight					NA
Doors			X		Price to replace HM doors into Gym; frames to remain
Lighting					See Electrical
Heating					See Mechanical
Egress					
Basketball Hoops			X		Price to replace
Scoreboards			X		Price to replace

MIDDLE SCHOOL



ASSESSMENT SHEETS - MECHANICAL SYSTEMS

Building:

Hopkins - Middle School

Client Representative:

Kyle Bockheim

Walk-Through Attendees:

Ryan Nugent, Ryan Pendrick

Date:

2/19/2024

Mechanical Systems	Excellent	Good	Fair	Poor	Comments
Boiler Room					
Heating Pipes			X		Replace w/ boiler replacements
Tunnel			X		Allowance for work in tunnels
Domestic Water Lines					
Water Heaters			X		Water heaters and softener system replacement
Water Pressure		X			Well replaced in 08
Meters					
Boilers			X		Boilers and equipment are 24 years old. Price to replace boilers and equipment
AHU's			X		Air handling equipment throughout the building is nearing or past useful life. Price to replace air handling system throughout the building.
Fans					
Control System				X	Price for New Controls
Fire Protection System				X	Price to add wet pipe fire suppression system throughout the building
Chiller/ACCU			X		Numerous condensing units. Price for central chiller and piping to new air handling equipment
Unit Ventilators				X	Horizontal unit vents in most classrooms. Replace with vertical ducted unit vents.
VAV Boxes			X		
Hangers			X		
Asbestos				X	Abatement allowance. Is there a hazardous materials report?

MIDDLE SCHOOL



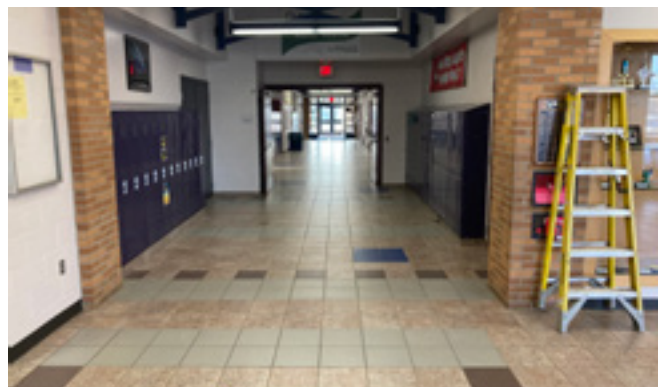
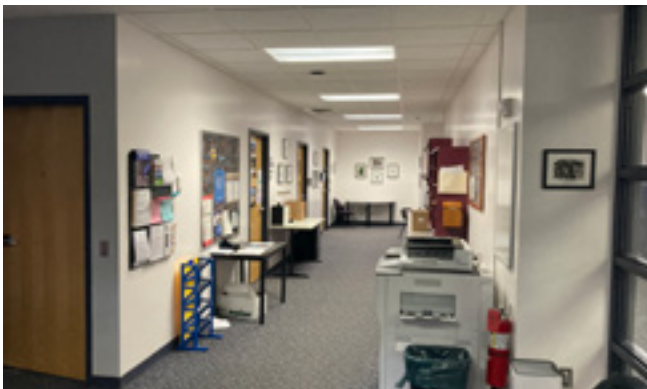
ASSESSMENT SHEETS - LOCKER ROOMS

Building: Hopkins - Middle School
Client Representative: Kyle Bockheim
Walk-Through Attendees: Ryan Nugent, Ryan Pendrick
Date: 2/19/2024

Locker Rooms	Excellent	Good	Fair	Poor	Comments
Flooring			X		
Walls			X		
Ceilings			X		
Accessibility					
Lockers			X		
Size					
Air-conditioning					See Mechanical
Daylight		X			Good amount of natural light, see shell for window replacements
Doors			X		Replace HM frames, doors & hdw
Lighting					See Electrical
Heating					See Mechanical
Showers				X	Complete Renovation of Locker Rooms
Toilet Partitions			X		Price to replace partitions

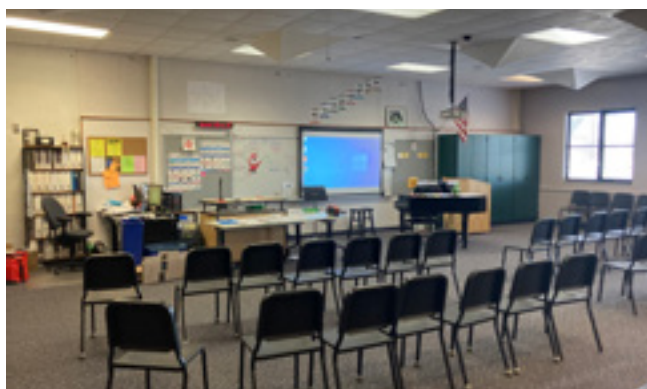
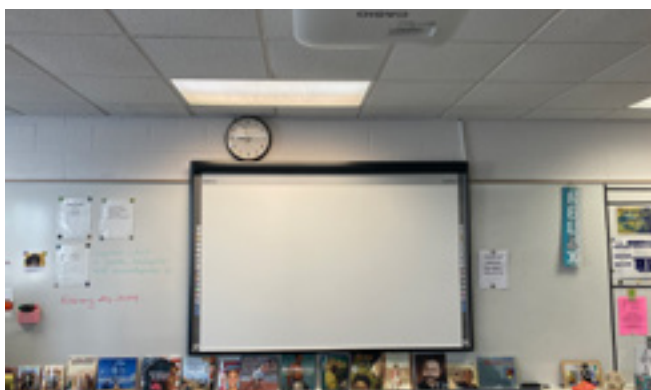
MIDDLE SCHOOL

PHOTOS



MIDDLE SCHOOL

PHOTOS



MIDDLE SCHOOL



PRELIMINARY BUDGET

Building:	Hopkins - Middle School
Client Representative:	Kyle Bockheim
Walk-Through Attendees:	Ryan Nugent, Ryan Pendrick
Date:	2/19/2024

Space	Description	Comments	Qty	Unit	Unit Cost	Budget
Poor						
Site	Student Drop Off Area	Price to add dropoff loop at main entry on west side of building	1	ls	165,464.15	165,464
Band	Casework	PLAM casework is in good condition. Price to replace wood closet doors along corridor wall with tall PLAM cabinets	18	lf	787.92	14,183
Locker	Showers	Complete Renovation of Locker Rooms	5,835	sf	315.17	1,839,016
Mech	Control System	Price for New Controls	58,567	sf	18.91	1,107,513
Mech	Fire Protection System	Price to add wet pipe fire suppression system throughout the building	58,567	sf	6.30	369,171
Mech	Unit Ventilators	Horizontal unit vents in most classrooms. Replace with vertical ducted unit vents.			Included in Boilers	
Mech	Asbestos	Abatement allowance. Is there a hazardous materials report?	1	ls	55,454.53	55,455
Elect	Generator	Price to add generator for emergency only. Lighting, freezer, cooler.	1	ea	315,169.80	315,170
Fair						
Site	Asphalt Parking/ Drives	Replace asphalt paving, base to remain	102,000	sf	9.46	964,420
Site	Sidewalks	Replace sidewalks and add concrete maintenance strip around bldg perimeter	21,613	sf	23.64	510,882
Site	Landscaping	Landscape & site furnishings allowance	1	ls	78,792.45	78,792
Site	Signage	Traffic & wayfinding sign allowance	1	ls	15,758.49	15,758

MIDDLE SCHOOL



PRELIMINARY BUDGET

Building:	Hopkins - Middle School
Client Representative:	Kyle Bockheim
Walk-Through Attendees:	Ryan Nugent, Ryan Pendrick
Date:	2/19/2024

Space	Description	Comments	Qty	Unit	Unit Cost	Budget
Fair Continued						
Site	Site Lighting	Price to replace poles and fixtures, bases to remain	20	ea	8,667.17	173,343
Shell	Exterior Windows	Price to replace	2,880	sf	157.58	453,845
Shell	Exterior Doors	Price to replace	29	leaf	9,849.06	285,623
Shell	EIFS	Price to replace with brick, metal panel or combination	14,000	sf	70.91	992,785
Shell	Fascia/Soffits	Price to replace soffit and add metal over exposed wood fascia	2,500	sf	47.28	118,189
Shell	Caulk Joints	Replace caulking	58,567	sf	0.79	46,146
Shell	Roof	Replace flat roofing entire building minus the membrane section replaced in 2021. Shingle roofs were replaced in 2023	32,500	sf	28.37	921,872
Bath	Fixtures Operational	Price to replace toilet, urinal & sink fixtures; connect to existing piping	83	ea	2,363.77	196,193
Bath	Toilet Partitions	Price to replace partitions	18	ea	1,575.85	28,365
Bath	Hand Dryers	Price to replace hand dryers	8	ea	1,891.02	15,128
Café	Stage	Painted plywood floor. Price for flooring over plywood.	1,550	sf	23.64	36,638
Office	Furniture	Allowance for new classroom and office furniture	1	ls	787,924.51	787,925
Office	Paging	Replace PA, Clock and Fire Alarm systems as part of major renovations	58,567	sf	5.91	346,098
Office	Master Clock		58,567	sf	Included in Paging	
Corr	Flooring	Price to replace carpet and to replace vestibule floor grate system w/ walkoff carpet.	7,720	sf	14.18	109,490

MIDDLE SCHOOL



PRELIMINARY BUDGET

Building: Hopkins - Middle School
Client Representative: Kyle Bockheim
Walk-Through Attendees: Ryan Nugent, Ryan Pendrick
Date: 2/19/2024

Space	Description	Comments	Qty	Unit	Unit Cost	Budget
Fair Continued						
Corr	Wayfinding	Price for new code compliance room id signage	101	ea	196.98	19,895
Class	Flooring	Price to replace classroom flooring & base	15,700	sf	14.18	222,667
Class	Doors	Hollow metal doors into classrooms w/ no borrowed lite. Price to replace with wood door w/ borrowed lite. Frames to remain.	25	ea	3,151.70	78,792
Class	Windows	Price to replace windows & shades. See Shell for Window Replacement			Included in Exterior Windows	
Band	Flooring	Replace carpet	2,100	sf	14.18	29,784
Band	Walls	Allowance for acoustics, wall & ceiling panels	1	ls	78,792.45	78,792
Band	Ceiling	Replace band room ceiling when vertical ducted unit ventilator is installed	2,100		13.39	28,129
Gym	Flooring	Price to replace Wood floor	8,850	sf	25.21	223,140
Gym	Ceilings	Old 2x4 ACT between wood beams. Allowance to do something different between beams	10,800	sf	23.64	255,288
Gym	Doors	Price to replace HM doors into Gym; frames to remain	4	ea	3,151.70	12,607
Gym	Basketball Hoops	Price to replace	6	ea	8,667.17	52,003
Gym	Scoreboards	Price to replace	2	ea	19,698.11	39,396
Locker	Flooring				Included in Locker Renovation	
Locker	Walls				Included in Locker Renovation	

MIDDLE SCHOOL



PRELIMINARY BUDGET

Building:	Hopkins - Middle School
Client Representative:	Kyle Bockheim
Walk-Through Attendees:	Ryan Nugent, Ryan Pendrick
Date:	2/19/2024

Space	Description	Comments	Qty	Unit	Unit Cost	Budget
Fair Continued						
Locker	Ceilings				Included in Locker Renovation	
Locker	Lockers				Included in Locker Renovation	
Locker	Doors	Replace HM frames, doors & hdw			Included in Locker Renovation	
Locker	Toilet Partitions	Price to replace partitions			Included in Locker Renovation	
Mech	Heating Pipes	Replace w/ boiler replacements			Included in Boilers	
Mech	Tunnel	Allowance for work in tunnels	1	ls	472,754.71	472,755
Mech	Water Heaters	Water heaters and softener system replacement	1	ls	157,584.90	157,585
Mech	Boilers	Boilers and equipment are 24 years old. Price to replace boilers and equipment	58,567	sf	94.55	5,537,565
Mech	AHU's	Air handling equipment throughout the building is nearing or past useful life. Price to replace air handling system throughout the building.			Included in Boilers	
Mech	Chiller/ACCU	Numerous condensing units. Price for central chiller and piping to new air handling equipment			Included in Boilers	
Mech	VAV Boxes				Included in Boilers	
Mech	Hangers				Included in Boilers	
Elect	Transformer Size	Allowance to replace transformer	1	ea	55,154.72	55,155
Elect	Primary/Secondary Service	Price to upgrade service	1	ls	236,377.35	236,377
Elect	Lights	Price to replace lighting and lighting control throughout the building	58,567		20.49	1,199,806

MIDDLE SCHOOL



PRELIMINARY BUDGET

Building:	Hopkins - Middle School
Client Representative:	Kyle Bockheim
Walk-Through Attendees:	Ryan Nugent, Ryan Pendrick
Date:	2/19/2024

Space	Description	Comments	Qty	Unit	Unit Cost	Budget
<i>Fair Continued</i>						
Elect	Panels	Price to replace power distribution throughout Bldg.	58,567		15.76	922,927
<i>Good</i>						
Class	Walls	Replace operable walls w/ 8" CMU walls	76	lf	701.25	53,295
Class	Ceiling	Replace classroom ceilings with vertical ducted unit ventilators are installed	15,700		13.39	210,297
Total						\$19,833,719





FACILITY #4

HIGH SCHOOL



HIGH SCHOOL

SITE PLAN



HIGH SCHOOL



ASSESSMENT SHEETS - SITE CONDITIONS

Building:

Hopkins - High School

Client Representative:

Kyle Bockheim

Walk-Through Attendees:

Ryan Nugent, Ryan Pendrick

Date:

2/19/2024

Site Conditions	Excellent	Good	Fair	Poor	Comments
Drainage		X			
Asphalt Parking/ Drives			X		Paving on West side of building is good. Parking lot replaving is included in Middle School assessment. Price to replace drive behind HS only, base to remain.
Traffic Directions		X			
Bus Loop		X			
Adequate Parking		X			
Student Drop Off Area		X			
Sidewalks		X			Mostly good. Allowance for selective replacement and to add maintenance strip around building perimeter
Playgrounds					N/A
Playground Fencing					N/A
Landscaping		X			Allowance for upkeep
Irrigation System					N/A
Athletic Fields					
Service Entrance		X			
Signage		X			
Dumpster Location			X		Location is good. Dumpsters arent enclosed. Allowance for masonry enclosure w/ metal gate.
Site Lighting			X		Price to replace poles and fixtures, bases to remain
Site furnishings			X		Allowance for replacement of tables and benches

HIGH SCHOOL



ASSESSMENT SHEETS - BUILDING SHELL

Building:	Hopkins - High School
Client Representative:	Kyle Bockheim
Walk-Through Attendees:	Ryan Nugent, Ryan Pendrick
Date:	2/19/2024

Building Shell	Excellent	Good	Fair	Poor	Comments
Exterior Shell		X			Mostly good.
Brick			X		Mostly good. Some staining. Allowance to clean and minor tuckpoint of small areas
Exterior Windows			X		Good condition but 25 years old now. Price to replace
Exterior Doors			X		Aluminum mandoors are in good condition. Price to replace 10x10ft overhead door at loading dock only.
Defined Entry		X			
Vestibule Entries		X			
Security System		X			
EIFS					N/A
Fascia/Soffits		X			
Transite Panels					N/A
Caulk Joints			X		Price to replace exterior caulking
Accessibility		X			
Water Stains		X			Minimal. See allowance in Brick
Roof			X		Gym Roof Replaced in 2018, Shingle Roofs replaced in 2023. Price to replace remaining flat roofs.
Positive Drainage	X				

HIGH SCHOOL



ASSESSMENT SHEETS - BATHROOMS

Building: Hopkins - High School
Client Representative: Kyle Bockheim
Walk-Through Attendees: Ryan Nugent, Ryan Pendrick
Date: 2/19/2024

Bathrooms	Excellent	Good	Fair	Poor	Comments
Floors		X			Tile in good condition
Walls		X			Painted CMU. Price to add wall tile on wet walls in gang restrooms when/if plumbing fixtures and toilet partition are
Ceilings			X		Mostly good. Price to replace ACT ceiling tile and grid in gang restrooms.
ADA Accessible		X			
Adequate Size		X			
Fixtures Operational			X		Price to replace toilet, urinal, sink & shower fixtures; connect to existing piping
Toilet Partitions			X		Price to replace in Gang Restrooms
Hand Dryers			X		Price to replace, verify quantity
Mirrors		X			
Toilet Accessories			X		Mostly good. Allowance for selective replacement in gang restrooms
Floor Drains		X			
Lighting			X		See electrical for lighting replacement

HIGH SCHOOL



ASSESSMENT SHEETS - KITCHEN PREP/SERVING AREA

Building:	Hopkins - High School
Client Representative:	Kyle Bockheim
Walk-Through Attendees:	Ryan Nugent, Ryan Pendrick
Date:	2/19/2024

Kitchen Prep/Serving Area	Excellent	Good	Fair	Poor	Comments
Floors		X			
Walls		X			
Ceilings		X			
Food Service Equipment		X			
Cooler		X			
Freezer		X			
Delivery Space		X			
Storage Space		X			
Kitchen Hood		X			
Make-up Air		X			
Serving Line		X			
Lighting					See Electrical
Heating					See Mechanical
Secured		X			

HIGH SCHOOL



ASSESSMENT SHEETS - CAFETERIA

Building:	Hopkins - High School
Client Representative:	Kyle Bockheim
Walk-Through Attendees:	Ryan Nugent, Ryan Pendrick
Date:	2/19/2024

Cafeteria	Excellent	Good	Fair	Poor	Comments
Flooring		X			
Walls		X			
Ceilings		X			
Accessibility		X			
Seating		X			
Size		X			
Air-conditioning					See Mechanical
Daylight		X			
Doors		X			
Lighting					See Electrical
Heating					See Mechanical
Egress		X			

HIGH SCHOOL



ASSESSMENT SHEETS - GYMNASIUM

Building:	Hopkins - High School
Client Representative:	Kyle Bockheim
Walk-Through Attendees:	Ryan Nugent, Ryan Pendrick
Date:	2/19/2024

Gymnasium	Excellent	Good	Fair	Poor	Comments
Flooring		X			
Walls		X			
Ceilings		X			
Accessibility		X			
Seating		X			
Size		X			
Air-conditioning				X	Gym doesn't have AC. Premium to add AC to gym when the air handler is replaced.
Doors		X			
Lighting		X			
Heating		X			
Egress		X			

HIGH SCHOOL



ASSESSMENT SHEETS - LOCKER ROOMS

Building: Hopkins - High School
Client Representative: Kyle Bockheim
Walk-Through Attendees: Ryan Nugent, Ryan Pendrick
Date: 2/19/2024

Locker Rooms	Excellent	Good	Fair	Poor	Comments
Flooring			X		Tile is in good condition. Iron staining tile in showers. Price to replace VCT w/ hard tile.
Walls		X			Painted CMU. Price to add wall tile on wet walls in gang restrooms when/if plumbing fixtures and toilet partition are
Ceilings		X			
Accessibility		X			
ADA Accessible		X			
Adequate Size		X			
Fixtures Operational			X		Price to replace fixtures. Connect to existing piping.
Toilet Partitions			X		Some scratched up / worn. Replace with solid phenolic panels.
Hand Dryers			X		Price to replace
Mirrors		X			
Toilet Accessories			X		Mostly good. Allowance for selective replacement
Floor Drains		X			
Lighting					See electrical for lighting replacement

HIGH SCHOOL



ASSESSMENT SHEETS - WEIGHT ROOM

Building:	Hopkins - High School
Client Representative:	Kyle Bockheim
Walk-Through Attendees:	Ryan Nugent, Ryan Pendrick
Date:	2/19/2024

Weight Room	Excellent	Good	Fair	Poor	Comments
Flooring		X			
Walls		X			
Ceilings		X			
Accessibility		X			
Seating		X			
Size		X			
Air-conditioning		X			
Daylight		X			
Doors		X			
Lighting					See Electrical
Heating					See Mechanical
Egress		X			

HIGH SCHOOL



ASSESSMENT SHEETS - OFFICES

Building:	Hopkins - High School
Client Representative:	Kyle Bockheim
Walk-Through Attendees:	Ryan Nugent, Ryan Pendrick
Date:	2/19/2024

Offices	Excellent	Good	Fair	Poor	Comments
Flooring			X		Price to replace carpet & base
Walls		X			
Ceilings			X		Price to replace ceiling tile & grid
Secure Entrance		X			
Visibility		X			
Furniture			X		Allowance for new office and classroom furniture
Paging			X		Price to replace PA, Clock and Fire Alarm systems entire Bldg.
Master Clock			X		
Phone System			X		
Privacy		X			
Nurse Station					N/A; bed for sick person in restroom
Accessibility	X				
Copy Room		X			
Work Room		X			
Coffee Break Area		X			
Bathroom(s)		X			
Meeting Rooms		X			

HIGH SCHOOL



ASSESSMENT SHEETS - CORRIDORS

Building:	Hopkins - High School
Client Representative:	Kyle Bockheim
Walk-Through Attendees:	Ryan Nugent, Ryan Pendrick
Date:	2/19/2024

Corridors	Excellent	Good	Fair	Poor	Comments
Flooring			X		Tile is in good condition. Price to replace carpet in classroom area corridors.
Walls		X			Painted CMU
Ceiling		X			Price to replace ceiling tile and grid in classroom area corridors
Lockers		X			Still look good
Doors	X				
Exterior Light		X			
Size of Corridor		X			
Flow of Corridor		X			
Wayfinding		X			
Emergency Egress		X			
Lights			X		LED replacement recommended
Elevator			X		Price to replace elevator in existing shaft

HIGH SCHOOL



ASSESSMENT SHEETS - MECHANICAL SYSTEMS

Building: Hopkins - High School
Client Representative: Kyle Bockheim
Walk-Through Attendees: Ryan Nugent, Ryan Pendrick
Date: 2/19/2024

Mechanical Systems	Excellent	Good	Fair	Poor	Comments
Boiler Room		X			
Heating Pipes		X			
Tunnel Accessibility					N/A
Domestic Water Lines		X			
Water Heaters			X		1998. Price to replace
Water Pressure		X			On well. Well replaced in '18.
Meters		X			
Boilers			X		1998 Johnston 6170 MBH. Price to replace boiler and equipment
AHU's			X		Price to place 1998 equipment. Connect to existing ductwork
Fans			X		Replacement included in Air handling equipment
Control System			X		Price for new controls
Fire Protection System		X			Fully sprinkled with dry type in Gym.
Chiller/ACCU			X		Replacement included in Air handling equipment
Unit Ventilators					N/A
VAV Boxes			X		Replacement included in Air handling equipment
Hangers		X			
Valves			X		Replacement included in Air handling equipment
Insulation		X			
Asbestos					NA

HIGH SCHOOL



ASSESSMENT SHEETS - ELECTRICAL

Building:

Hopkins - High School

Client Representative:

Kyle Bockheim

Walk-Through Attendees:

Ryan Nugent, Ryan Pendrick

Date:

2/19/2024

Electrical	Excellent	Good	Fair	Poor	Comments
Transformer Size		X			
Primary/Secondary Service			X		Allowance for service improvements
Generator			X		Price to replace generator
Lights			X		Price to replace light fixtures and controls throughout the building.
Lighting Control					Included in lighting
Panels		X			Would recommend replacing larger I-line type panels appear to mostly be fused switch type. Many receptacle panels appear to have been upgraded recently and have spare capacity.
Outlets		X			
GFCI's		X			
Panel Clearance			X		Most electrical rooms were being used at storage with many panels clearance zones obstructed.
Exterior Building Lights					Included in lighting replacement
Parking Lot Lighting					See Site
Frequency Drives					
Occupancy Sensors					

HIGH SCHOOL



ASSESSMENT SHEETS - CLASSROOMS

Building:

Hopkins - High School

Client Representative:

Kyle Bockheim

Walk-Through Attendees:

Ryan Nugent, Ryan Pendrick

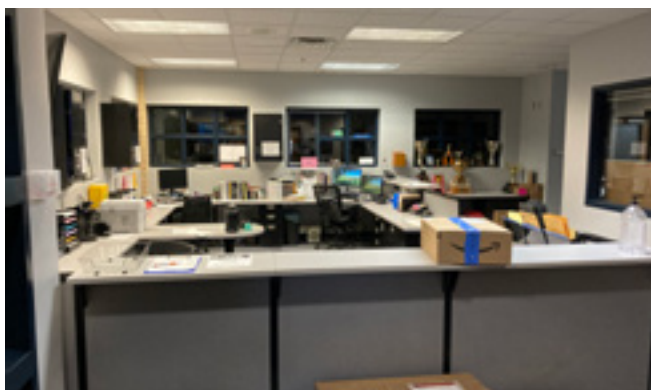
Date:

2/19/2024

Classrooms	Excellent	Good	Fair	Poor	Comments
Flooring		X			
Walls		X			
Ceiling		X			
Doors			X		Mostly good. Allowance to replace selective door slabs that are damaged. Resuse Hardware
Windows					See Shell for replacement price
Casework		X			
Marker/Chalkboards		X			
Projector / Screen		X			
Air-conditioning					See Mechanical
Daylight		X			
Overall size		X			
Egress		X			
Heating					See Mechanical
Lighting					See Electrical

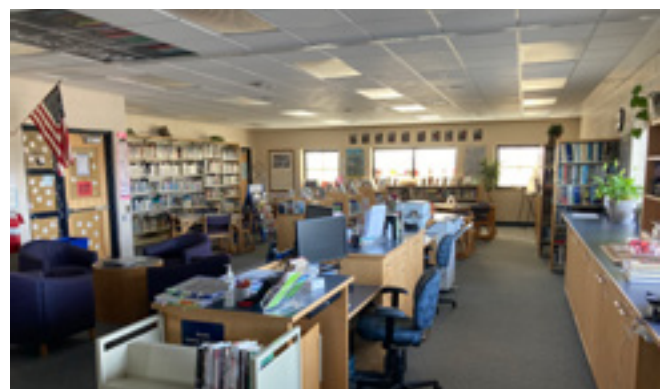
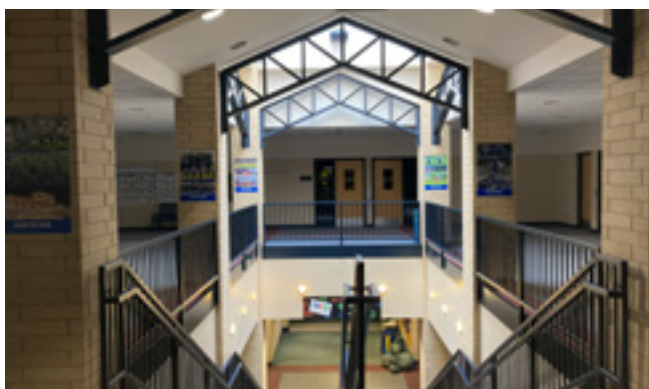
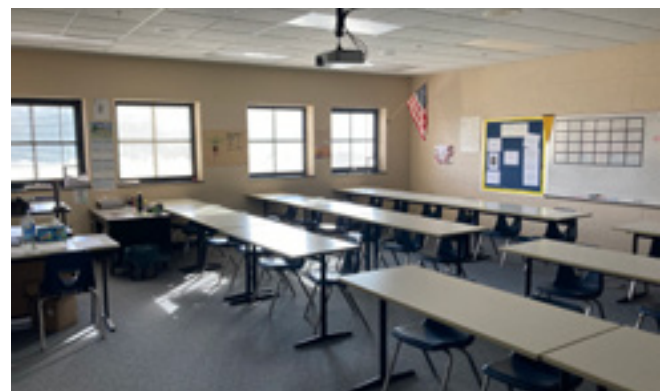
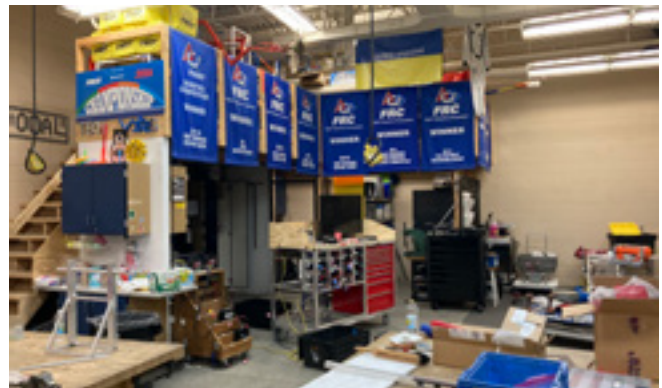
HIGH SCHOOL

PHOTOS



HIGH SCHOOL

PHOTOS



HIGH SCHOOL



PRELIMINARY BUDGET

Building:	Hopkins - High School
Client Representative:	Kyle Bockheim
Walk-Through Attendees:	Ryan Nugent, Ryan Pendrick
Date:	2/19/2024

Space	Description	Comments	Qty	Unit	Unit Cost	Budget
Poor						
Gym	Air-conditioning	Gym doesn't have AC. Premium to add AC to gym when the air handler is replaced.	1	ls	429,332.19	429,332
Fair						
Site	Asphalt Parking/ Drives	Paving on West side of building is good. Parking lot replaving is included in Middle School assessment. Price to replace drive behind HS only, base to remain.	27,000	sf	9.46	255,288
Site	Dumpster Location	Location is good. Dumpsters arent enclosed. Allowance for masonry enclosure w/ metal gate.	1	ls	55,154.72	55,155
Site	Site Lighting	Price to replace poles and fixtures, bases to remain	18	ea	8,667.17	156,009
Site	Site furnishings	Allowance for replacement of tables and benches	1	ls	78,792.45	78,792
Shell	Brick	Mostly good. Some staining. Allowance to clean and minor tuckpoint of small areas	1	ls	39,396.23	39,396
Shell	Exterior Windows	Good condition but 25 years old now. Price to replace	3,200	sf	157.58	504,272
Shell	Exterior Doors	Aluminum mandoors are in good condition. Price to replace 10x10ft overhead door at loading dock only.	1	ea	12,606.79	12,607
Shell	Caulk Joints	Price to replace exterior caulking	109,834	sf	0.79	86,541
Shell	Roof	Gym Roof Replaced in 2018, Shingle Roofs replaced in 2023. Price to replace remaining flat roofs.	30,000	sf	28.37	850,958
Bath	Fixtures Operational	Price to replace toilet, urinal, sink & shower fixtures; connect to existing piping	202	ea	2,363.77	477,482

HIGH SCHOOL



PRELIMINARY BUDGET

<i>Fair continued</i>						
Bath	Toilet Partitions	Price to replace in Gang Restrooms	53	ea	1,575.85	83,520
Bath	Hand Dryers	Price to replace, verify quantity	20	ea	1,891.02	37,820
Bath	Toilet Accessories	Mostly good. Allowance for selective replacement in gang	1	ls	6,618.57	6,619
Bath	Lighting	See electrical for lighting replacement			Included in Electrical	
Locker	Flooring	Tile is in good condition. Iron staining tile in showers. Price to replace VCT w/ hard tile.	5,515	sf	39.40	217,270
Locker	Fixtures Operational	Price to replace fixtures. Connect to existing piping.			Included in Bathroom	
Locker	Toilet Partitions	Some scratched up / worn. Replace with solid phenolic panels.			Included in Bathroom	
Locker	Hand Dryers	Price to replace			Included in Bathroom	
Locker	Toilet Accessories	Mostly good. Allowance for selective replacement	1	ls	7,879.25	7,879
Office	Flooring	Price to replace carpet & base	4,980	sf	14.18	70,630
Office	Ceilings	Price to replace ceiling tile & grid	4,980	sf	13.39	66,706
Office	Furniture	Allowance for new office and classroom furniture	1	ls	1,024,301.86	1,024,302
Office	Paging	Price to replace PA, Clock and Fire Alarm systems entire Bldg.	109,834	sf	5.91	649,057
Office	Master Clock				Included in Paging	
Office	Phone System				Included in Paging	
Corr	Flooring	Tile is in good condition. Price to replace carpet in classroom area corridors.	16,600	sf	14.18	235,432
Corr	Lights	LED replacement recommended			Included in Electrical	
Corr	Elevator	Price to replace elevator in existing shaft	1	ls	236,377.35	236,377
Class	Doors	Mostly good. Allowance to replace selective door slabs that are damaged. Resuse Hardware	12	ea	1,575.85	18,910
Mech	Water Heaters	1998. Price to replace	1	ls	157,584.90	157,585
Mech	Boilers	1998 Johnston 6170 MBH. Price to replace boiler and equipment	1	ls	1,181,886.76	1,181,887

HIGH SCHOOL



PRELIMINARY BUDGET

Fair continued						
Mech	AHU's	Price to place 1998 equipment. Connect to existing ductwork	109,834	sf	55.15	6,057,863
Mech	Fans					Included in AHU's
Mech	Control System	Price for new controls	109,834	sf	18.91	2,076,982
Mech	Chiller/ACCU					Included in AHU's
Mech	VAV Boxes					Included in AHU's
Mech	Valves					Included in AHU's
Elect	Primary/Secondary Service	Allowance for service improvements	1	ls	157,584.90	157,585
Elect	Generator	Price to replace generator	1	ls	393,962.25	393,962
Elect	Lights	Price to replace light fixtures and controls throughout the building.	109,834	sf	20.49	2,250,063
Good						
Site	Sidewalks	Mostly good. Allowance for selective replacement and to add maintenance strip around building perimeter	13,000	sf	23.64	307,291
Site	Landscaping	Allowance for upkeep	1	ls	23,637.74	23,638
Shell	Water Stains	Minimal. See allowance in Brick				Included in Shell
Locker	Walls	Painted CMU. Price to add wall tile on wet walls in gang restrooms when/if plumbing fixtures and toilet partition are replaced.	4,500	sf	31.52	141,826
Corr	Ceiling	Price to replace ceiling tile and grid in classroom area corridors	16,600	sf	13.39	222,352
Total						\$18,571,388





FACILITY #5

OUTDOOR ATHLETICS



OUTDOOR ATHLETICS

SITE PLAN



OUTDOOR ATHLETICS



ASSESSMENT SHEETS - SITE CONDITIONS

Building:

Hopkins - Outdoor Athletics

Client Representative:

Kyle Bockheim

Walk-Through Attendees:

Ryan Nugent, Ryan Pendrick

Date:

February 19, 2024

Site Conditions	Excellent	Good	Fair	Poor	Comments
Stadium - Field			X		Grass, gets a lot of use. Price for a synthetic turf field
Stadium - Track				X	Price to replace track and base, Latex surface
Stadium - Fencing				X	Price to replace fence and concrete band around track perimeter only. 4ft black VCCL
Stadium - Bleachers		X			
Stadium - Press box			X		Good exterior. Allowance for interior wall finish (wallpaper coming off)
Stadium - Ticket / Concessions / Restrooms Bldgs		X			Exteriors in good condition. Any work needed on the interiors?
Stadium - Drives/walkways				X	Replace asphalt paving within the stadium. Base to remain
Stadium - Parking				X	Minimal parking in close proximity. Price to add parking near stadium, location TBD. Approximately 110 spaces
Stadium - Lighting			X		Price to replace stadium lights
Stadium - Scoreboard		X			
Stadium - Sound System		X			
Soccer - Fields		X			Grass fields and irrigation were reworked in 2021
Soccer - Drive/Parking			X		Price to replace asphalt pavement. Base to remain
Soccer - Parking Lot Lighting			X		Price to replace and add parking lot lighting
Soccer - Field Lighting				X	Price to add lighting around main field; 4 poles
Soccer - Bleachers and Press box				X	Price to replace bleachers (600seat) and press box (350sf prefab integral to bleachers)
Soccer - Scoreboard		X			
Soccer - Sound System		X			
Soccer - Fencing			X		Price to replace fencing on east side along parking lot and in front of bleachers only.

OUTDOOR ATHLETICS



ASSESSMENT SHEETS - SITE CONDITIONS

Building:	Hopkins - Outdoor Athletics
Client Representative:	Kyle Bockheim
Walk-Through Attendees:	Ryan Nugent, Ryan Pendrick
Date:	February 19, 2024

Site Conditions	Excellent	Good	Fair	Poor	Comments
Soccer - Concessions Bldg.			X		Price to repair damages siding and install protection barrier along parking lot side
Soccer - Restroom Bldg.			X		Price to repair damages siding and install protection barrier along parking lot side
Baseball & Softball - Fields		X			Grass fields
Baseball & Softball - Drive/Parking			X		Price to replace asphalt pavement. Base to remain
Baseball & Softball - Drive/Parking				X	Price to replace wood bollards w/ guardrail
Baseball & Softball - Parking Lot Lighting		X			Price to replace light pole and fixtures, concrete bases to remain
Baseball & Softball - Field Lighting				X	Price to add lighting around to Varsity fields
Baseball & Softball - Scoreboard		X			
Baseball & Softball- Bleachers		X			
Baseball & Softball - Press box & Concessions				X	Price for a masonry press box w/ concessions under at Varsity Baseball & Softball fields. Includes Sound system
Baseball & Softball - Fencing		X			
Baseball & Softball - Restroom Bldg.		X			Price to wash and seal exterior masonry
Baseball & Softball - Dugouts			X		Price to replace or wrap fascia & to wash and seal exterior masonry
Tennis				X	District doesn't have tennis. Price for 8 post tension concrete tennis courts, location TBD. No lighting or parking included.

OUTDOOR ATHLETICS



PHOTOS



OUTDOOR ATHLETICS

PHOTOS



OUTDOOR ATHLETICS



PRELIMINARY BUDGET

Building:	Hopkins - Outdoor Athletics
Client Representative:	Kyle Bockheim
Walk-Through Attendees:	Ryan Nugent, Ryan Pendrick
Date:	2/19/2024

Space	Description	Comments	Qty	Unit	Unit Cost	Budget
Poor						
Site	Stadium - Fencing	Price to replace fence and concrete band around track perimeter only. 4ft black VCCL	1,519	lf	126.07	191,497
Site	Stadium - Drives/walkways	Replace asphalt paving within the stadium. Base to remain	49,403	sf	9.46	467,110
Site	Stadium - Track	Price to replace track and base, Latex surface	53,712	sf	22.06	1,184,988
Site	Stadium - Parking	Minimal parking in close proximity. Price to add parking near stadium, location TBD. Approximately 110 spaces	25,000	sf	14.18	354,566
Site	Soccer - Field Lighting	Price to add lighting around main field; 4 poles	4	ea	173,343.39	693,374
Site	Soccer - Bleachers and Press box	Price to replace bleachers (600seat) and press box (350sf prefab integral to bleachers)	1	ls	559,426.40	559,426
Site	Baseball & Softball - Drive/Parking	Price to replace wood bollards w/ guardrail	350	lf	157.58	55,155
Site	Baseball & Softball - Field Lighting	Price to add lighting around to Varsity fields	6	ea	173,343.39	1,040,060
Site	Baseball & Softball - Press box & Concessions	Price for a masonry press box w/ concessions under at Varsity Baseball & Softball fields. Includes Sound system	2	ea	472,754.71	945,509
Site	Tennis	District doesn't have tennis. Price for 8 post tension concrete tennis courts, location TBD. No lighting or parking included.	8	ea	236,377.35	1,891,019

OUTDOOR ATHLETICS



PRELIMINARY BUDGET

Building: Hopkins - Outdoor Athletics
Client Representative: Kyle Bockheim
Walk-Through Attendees: Ryan Nugent, Ryan Pendrick
Date: 2/19/2024

Space	Description	Comments	Qty	Unit	Unit Cost	Budget
Fair						
Site	Stadium - Field	Grass, gets a lot of use. Price for a synthetic turf field	1	ls	1,701,916.94	1,701,917
Site	Stadium - Press box	Good exterior. Allowance for interior wall finish (wallpaper	1	ls	8,667.17	8,667
Site	Stadium - Lighting	Price to replace stadium lights	4	ea	173,343.39	693,374
Site	Soccer - Drive/Parking	Price to replace asphalt pavement. Base to remain	22,000	sf	9.46	208,012
Site	Soccer - Parking Lot Lighting	Price to replace and add parking lot lighting	4	ea	10,243.02	40,972
Site	Soccer - Fencing	Price to replace fencing on east side along parking lot and in front	1	ls	80,415.58	80,416
Site	Soccer - Concessions	Price to repair damages siding and install protection barrier	1	ls	31,516.98	31,517
Site	Soccer - Restroom Bldg	Price to repair damages siding and install protection barrier	1	ls	23,637.74	23,638
Site	Baseball & Softball - Drive/Parking	Price to replace asphalt pavement. Base to remain	38,000	sf	9.46	359,294
Site	Baseball & Softball - Dugouts	Price to replace or wrap fascia & to wash and seal exterior	1	ls	35,440.84	35,441
Good						
Site	Baseball & Softball - Parking Lot Lighting	Price to replace light pole and fixtures, concrete bases to remain	6	ea	8,667.17	52,003
Site	Baseball & Softball - Restroom Bldg.	Price to wash and seal exterior masonry	1	ls	15,758.49	15,758
Total					\$10,633,713	





FACILITY #6

TRANSPORTATION FACILITY



TRANSPORTATION BUILDING

SITE PLAN



TRANSPORTATION BUILDING



ASSESSMENT SHEETS - SITE CONDITIONS

Building: Hopkins - Transportation
Client Representative: Kyle Bockheim
Walk-Through Attendees: Ryan Nugent, Ryan Pendrick
Date: 2/19/2024

Site Conditions	Excellent	Good	Fair	Poor	Comments
Drainage		X			
Asphalt Parking/ Drives				X	Price to repave asphalt, base to remain
Traffic Directions					
Bus Loop		X			
Adequate Parking		X			
Student Drop Off Area					
Sidewalks		X			
Playgrounds					
Playground Fencing					
Landscaping					
Irrigation System					
Fence		X			
Service Entrance					
Signage					
Dumpster Location					
Site Lighting		X			

TRANSPORTATION BUILDING



ASSESSMENT SHEETS - BUILDING SHELL

Building:

Hopkins - Transportation

Client Representative:

Kyle Bockheim

Walk-Through Attendees:

Ryan Nugent, Ryan Pendrick

Date:

2/19/2024

Building Shell	Excellent	Good	Fair	Poor	Comments
Exterior Shell		X			
Metal siding			X		Allowance to repair siding on Bldg & Storage Barn
Exterior Windows			X		Price to replace windows
Exterior Doors			X		Paint Hollow metal frames and doors; includes storage bldg doors
Defined Entry			X		Yellow door. Allowance for awning at main entry door.
Overhead doors			X		Price to replace overhead doors. Doesn't include bus wash door as it appears newer.
Security System		X			
EIFS					
Fascia/Soffits					
Transite Panels					
Caulk Joints					
Accessibility		X			
Water Stains					
Roof		X			
Positive Drainage		X			

TRANSPORTATION BUILDING



ASSESSMENT SHEETS - BATHROOMS

Building: Hopkins - Transportation
Client Representative: Kyle Bockheim
Walk-Through Attendees: Ryan Nugent, Ryan Pendrick
Date: 2/19/2024

Bathrooms	Excellent	Good	Fair	Poor	Comments
Floors		X			
Walls		X			
Ceilings		X			
ADA Accessible		X			
Adequate Size					
Fixtures Operational		X			
Toilet Partitions		X			
Hand Dryers					
Mirrors		X			
Toilet Accessories		X			
Floor Drains					
Lighting		X			

TRANSPORTATION BUILDING



ASSESSMENT SHEETS - DRIVERS LOUNGE

Building: Hopkins - Transportation
Client Representative: Kyle Bockheim
Walk-Through Attendees: Ryan Nugent, Ryan Pendrick
Date: 2/19/2024

Drivers Lounge	Excellent	Good	Fair	Poor	Comments
Flooring		X			
Walls		X			
Ceilings		X			
Accessibility		X			
Seating		X			
Size					
Air-conditioning					
Daylight			X		Borrowed lite from space adjacent only
Doors		X			
Lighting		X			
Heating					
Egress					

TRANSPORTATION BUILDING



ASSESSMENT SHEETS - SHOP AREA

Building: Hopkins - Transportation
Client Representative: Kyle Bockheim
Walk-Through Attendees: Ryan Nugent, Ryan Pendrick
Date: 2/19/2024

Shop Area	Excellent	Good	Fair	Poor	Comments
Flooring			X		Concrete slab; clean, restripe/paint markings and seal
Walls		X			Price to clean
Ceilings		X			Price to clean
Doors		X			
Exterior Light		X			
Size of Corridor					
Flow of Corridor					
Wayfinding					
Emergency Egress		X			
Lights		X			

TRANSPORTATION BUILDING



ASSESSMENT SHEETS - BUS WASH

Building: Hopkins - Transportation
Client Representative: Kyle Bockheim
Walk-Through Attendees: Ryan Nugent, Ryan Pendrick
Date: 2/19/2024

Bus Wash	Excellent	Good	Fair	Poor	Comments
Flooring			X		Concrete slab; clean, restripe/paint markings and seal
Walls			X		Clean and repaint CMU w/ epoxy paint. Clean metal siding above cmu
Ceiling		X			Price to clean
Lockers					
Doors			X		clean and repaint door openings between shop & bush wash bay
Exterior Light		X			
Size of Corridor					
Flow of Corridor					
Wayfinding					
Emergency Egress		X			
Lights		X			
Bus Wash System			X		Price for one-step drive-in back-out bus wash system

TRANSPORTATION BUILDING



ASSESSMENT SHEETS - MECHANICAL SYSTEMS

Building:

Hopkins - Transportation

Client Representative:

Kyle Bockheim

Walk-Through Attendees:

Ryan Nugent, Ryan Pendrick

Date:

2/19/2024

Mechanical Systems	Excellent	Good	Fair	Poor	Comments
Boiler Room					
Heating Pipes					
Tunnel Accessibility					
Domestic Water Lines		X			
Water Heaters		X			
Water Pressure		X			
Meters		X			
Boilers					
AHU's					
Fans					
Control System					
Fire Protection System					
Chiller/ACCU		X			Condensing unit
Unit Ventilators					
VAV Boxes					
Hangers					
Valves					
Insulation					
Asbestos					

TRANSPORTATION BUILDING



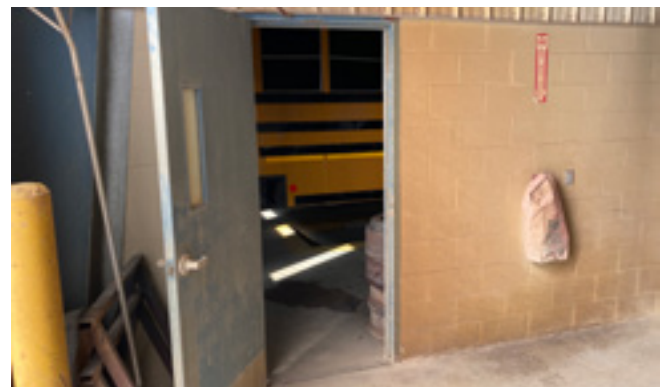
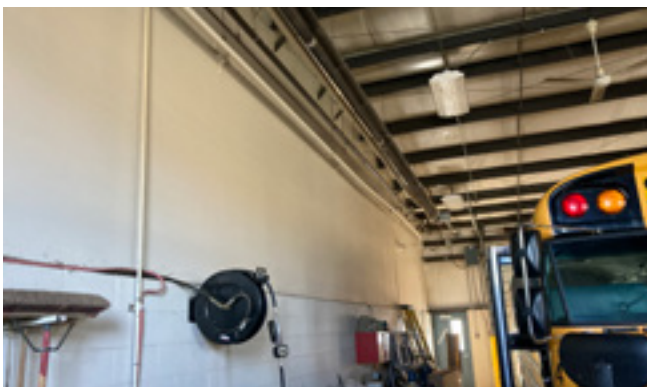
ASSESSMENT SHEETS - ELECTRICAL

Building: Hopkins - Transportation
Client Representative: Kyle Bockheim
Walk-Through Attendees: Ryan Nugent, Ryan Pendrick
Date: 2/19/2024

Electrical	Excellent	Good	Fair	Poor	Comments
Transformer Size		X			
Primary/Secondary Service		X			
Generator					
Lights		X			
Lighting Control					
Panels		X			
Outlets		X			
GFCI's		X			
Panel Clearance					
Exterior Building Lights		X			
Parking Lot Lighting		X			
Frequency Drives					
Occupancy Sensors					

TRANSPORTATION BUILDING

PHOTOS



TRANSPORTATION BUILDING



PRELIMINARY BUDGET

Building:	Hopkins - Transportation
Client Representative:	Kyle Bockheim
Walk-Through Attendees:	Ryan Nugent, Ryan Pendrick
Date:	2/19/2024

Space	Description	Comments	Qty	Unit	Unit Cost	Budget
Poor						
Site	Asphalt Parking/ Drives	Price to repave asphalt, base to remain	59,500	sf	9.46	562,578
Fair						
Shell	Metal siding	Allowance to repair siding on Bldg & Storage Barn	1	ls	23,637.74	23,638
Shell	Exterior Windows	Price to replace windows	5	ea	2,363.77	11,819
Shell	Exterior Doors	Paint Hollow metal frames and doors; includes storage bldg	7	ea	472.75	3,309
Shell	Defined Entry	Yellow door. Allowance for awning at main entry door.	1	ls	15,758.49	15,758
Shell	Overhead doors	Price to replace overhead doors. Doesn't include bus wash door as it appears newer.	5	ea	14,970.57	74,853
Shop	Flooring	Concrete slab; clean, restripe/paint markings and seal	1	ls	8,509.58	8,510
Wash	Flooring	Concrete slab; clean, restripe/paint markings and seal	1	ls	4,727.55	4,728
Wash	Walls	Clean and repaint CMU w/ epoxy paint. Clean metal siding above cmu	1	ls	6,807.67	6,808
Wash	Doors	clean and repaint door openings between shop & bush wash bay	2	ea	472.75	946
Wash	Bus Wash System	Price for one-step drive-in back-out bus wash system	1	ls	393,962.25	393,962

TRANSPORTATION BUILDING



PRELIMINARY BUDGET

Building: Hopkins - Transportation
Client Representative: Kyle Bockheim
Walk-Through Attendees: Ryan Nugent, Ryan Pendrick
Date: 2/19/2024

Space	Description	Comments	Qty	Unit	Unit Cost	Budget
Good						
Shop	Walls	Price to clean	1	ls	3,876.59	3,877
Shop	Ceilings	Price to clean	1	ls	3,545.66	3,546
Wash	Ceiling	Price to clean	1	ls	1,969.81	1,970
					Total \$	1,116,300