

School Board of Brevard County

2700 Judge Fran Jamieson Way • Viera, FL 32940-6699

Brian T. Binggeli, Ed.D., Superintendent



July 22, 2014

Subject: 2014 Facility Assessment

On behalf of Facilities Services, I wish to thank you for participating in the Principal's Survey this past spring and allowing Facilities Staff to perform the Facility Assessment Inspection of your campus. This correspondence is being sent to provide you with an outline of the districtwide prioritization process for the facility deficiencies that have been identified and detailed findings of the Facility Assessment for your campus.

DISTRICTWIDE

This Facility Assessment focused on select items pertaining to critical systems and building/site components on each school campus. The three primary categories of this Facility Assessment are Facility Renewal, District School Security and Educational Technology. Attachment A to this document identifies those items which were evaluated in the Facility Assessment and those which were not included in this assessment. In addition, Exhibit A is ordered per the priorities set for the Facility Assessment by the primary categories and identifies those elements planned to be funded through the surtax revenues. Through the Assessment, it was found that the total Renewal Needs for the District are approximately \$757 million - Facility Renewal \$721 million; District School Security \$8 million; and Educational Technology \$27 million. It is presently estimated that \$198 million will be generated during the six-year time period from the half-cent sales surtax which will be put before the voters in November of 2014.

Facility Renewal

The Facility Assessment included over 50 building system and 36 site components which were evaluated by the inspection teams at each campus. The components were rated on a scale of 1 to 5, with a ranking of Condition Code 1 being most critical (high likelihood of failure in the next two to three years) and a ranking of Condition Code 5 being close to new. Cost estimates were developed with regional construction and engineering firms to identify the expenditures required to bring the facility systems and building/site components back to a Condition Code rating of 5. Attachment B provides an outline of the Districtwide Capital Needs to correct the deficiencies identified in the assessment.

District School Security

Facility Services staff undertook a fencing survey to identify the existing fencing at each campus and developed a preliminary layout to limit access to a single point of entry at the Administration Office. In addition, evaluations were undertaken with District Security and Educational Technology to identify methods of access control and the use of security cameras at each campus. Attachment B also provides the full outline of all security deficiencies identified with districtwide estimates.

Joseph A. Ranaldi AIA, LEED BD+C
Director / Planning and Project Management, Facilities Management Services
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Educational Technology

Educational Technology staff identified needs for completing the Technology Building Cabling (Structured Cabling) system at all campuses; Classroom Technology Infrastructure (electrical power, technology HVAC and data); Technology Equipment Renewal (servers, switches, telephone, wireless, computer replacement); and the refreshment/renewal of 21st Century Classroom Equipment, including new installations in instructional spaces. Attachment B also provides the full outline of all technology deficiencies identified with districtwide estimates.

Prioritization

The components of each of the three categories noted above were ranked in order of relative importance within the category. Prioritization was further refined by identifying those critical infrastructure systems where failure to renew either jeopardized mission delivery or significantly increased capital costs for repair-at-failure. As an example in the Facility Renewal category, air conditioning was ranked higher (more important) than ceilings or paving. Attachment B is listed by prioritization of the components in each category matching Attachment A.

Funding

Because the sales surtax will only generate \$198 million of the \$757 million need, only partial funding can be allocated for each category. This results in funding for the higher priority components in each of the categories to address the most critical Condition Codes.

For Facility Renewal, 17 components were identified as mission critical priorities. These components include Code/Life Safety elements, critical Building System elements (Mechanical, Plumbing, Electrical) and Building Envelope elements (Walls, Roofing, Doors, Windows). Attachment C and Attachment D are a summary and detailed report respectively listing districtwide estimates of all the Condition Code 1 and 2 items planned to be funded. All of the Condition Code 1 items for these 17 components and 13 of the Condition Code 2 items were able to be funded.

For District School Security, Perimeter/Entry Fencing and Building Access Security Equipment were fully funded to enhance student and staff safety.

For Educational Technology, Technology Building Cabling, Classroom Technology Infrastructure and Technology Equipment Renewal were fully funded to comply with legislative and mission critical requirements. Those Educational Technology elements prioritized to be funded were found to be more critical than the unfunded Facility Renewal items.

A Reserve of approximately \$10 million total, slightly less than 2 million per year, has been established to fund unforeseen failures or where unfunded Condition Code 1 or 2 elements become critical safety factors or negatively impact the education mission.

SCHOOL SPECIFIC REPORTS

Attached you will find two documents (Attachment E and Attachment F) which are specific to your school and campus.

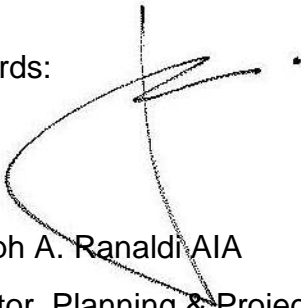
Attachment E is a detailed outline of the Campus Capital Needs based on the condition findings on your campus developed during the Facility Assessment Inspection. This summary includes all facility items from Condition Code 1 through Condition Code 5 and provides the specific Condition Code Rating for each element. Note that a number of these facility items are not able to be funded by the sales surtax.

Attachment F identifies the Campus Capital Needs planned to be funded by the sales surtax on your campus from the \$198 million in revenues during the sales surtax term. Projects specific to your campus will be developed based on the estimated needs identified in this Attachment F.

Upon approval of the half-cent sales surtax, projects districtwide will be prioritized and scheduled as funding becomes available.

Thank-you for participating in the activities that have allowed us to complete this comprehensive Facility Assessment. If any questions arise or additional information is required, please contact me at 321-633-1000 X446 at your convenience.

Regards:

A handwritten signature in black ink, appearing to read 'Joseph A. Ranaldi', is written over the printed name and title.

Joseph A. Ranaldi AIA
Director, Planning & Project Management
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Attachment A

2014 Facility Assessment

Categories in Facility Assessment - Surtax Funding Status

Facility Renewal

1. Safety and Building Code Deficiency Corrections (**Condition Code 1 & 2 Funded**)
2. ADA Code Deficiency Correction (**Condition Code 1 & 2 Funded**)
3. Fire Alarm System Renewal (**Condition Code 1 & 2 Funded**)
4. Central Mechanical Plant Renewal (**Condition Code 1 & 2 Funded**)
5. Cooling and Heating Control System Renewal (**Condition Code 1 & 2 Funded**)
6. Air Conditioning and Air Distribution Equipment Renewal (**Condition Code 1 & 2 Funded**)
7. Roofing System Renewal (**Condition Code 1 & 2 Funded**)
8. Exterior Building Wall Finish System Renewal (**Condition Code 1 & 2 Funded**)
9. Exterior Door/Window/Louver System Renewal (**Condition Code 1 & 2 Funded**)
10. Building Water and Sanitary Piping System Renewal (**Condition Code 1 & 2 Funded**)
11. Water Heating System Renewal (**Condition Code 1 & 2 Funded**)
12. Electrical Supply System (Transf., Switchgear, Wiring) Renewal (**Condition Code 1 & 2 Funded**)
13. Electrical Distribution System Renewal (**Condition Code 1 & 2 Funded**)
14. Electrical Components (Lightning Prot., Intercom, Gen.) Renewal (**Condition Code 1 Funded**)
15. Interior and Exterior Lighting Equipment Renewal (**Condition Code 1 Funded**)
16. Air Supply and Exhaust System Renewal (**Condition Code 1 Funded**)
17. Site Utility Systems (Gas, Electric, Storm, Water, Sanitary) Renewal (**Condition Code 1 Funded**)
18. Site Improvements (Parking, Paving, Walks, Signage) Renewal (**Not Funded**)
19. Site Facilities (Pavilions, Athletic/Playfields, Concessions) Renewal (**Not Funded**)
20. Restroom Fixtures Renewal (**Not Funded**)
21. Plumbing Systems General (Custodial, Labs, Roof Drains, Water Fountains) (**Not Funded**)
22. Interior Door Assembly Renewal (**Not Funded**)
23. Restroom Finishes and Accessories Renewal (**Not Funded**)
24. Building Cabinetry Renewal (**Not Funded**)
25. Interior Specialties (Lockers, Theater Equip., Audit. Seating, Bleachers) Renewal (**Not Funded**)
26. Interior Wall Finishes Renewal (**Not Funded**)
27. Interior Ceiling Renewal (**Not Funded**)
28. Flooring System Renewal (**Not Funded**)
29. Interior Signage Renewal (**Not Funded**)
30. Interior Stair System Renewal (**Not Funded**)
31. Indoor/Outdoor Pool Renewal (**Not Funded**)
32. Building Foundation System Renewal (**Not Funded**)
33. Building Structural System Renewal (**Not Funded**)

Categories in Facility Assessment - Surtax Funding Status (Cont.)

Educational Technology

1. Technology Building Cabling (**Fully Funded - Legislative Compliance & Mission Delivery**)
2. Technology Equipment Renewal (**Fully Funded - Legislative Compliance & Mission Delivery**)
3. Classroom Technology Infrastructure (Electric, HVAC & Data) (**Fully Funded - Legislative Compliance & Mission Delivery**)
4. 21st Century Classroom Equipment Renewal (**Not Funded**)

District School Security

1. Fencing (**Fully Funded - Critical Safety Enhancement**)
2. Access Control (**Fully Funded - Critical Safety Enhancement**)
3. Cameras (**Not Funded**)

Categories Not Included in Facility Assessment

Additional Classroom Space

New Facility Requirements for Academic Programs

Furniture and Equipment Renewal

Food Service Equipment Renewal

New Playgrounds

New Middle School Gym A/C

New PE Pavilions

Equity Projects

Landscaping



Attachment B

Districtwide Capital Needs Summary Report

Facilities Services
2700 Judge Fran Jamieson Way
Viera, Florida 32940-6601

	Estimate
District School Security	\$8,505,377
Perimeter/Entry Fencing and Gates	\$2,858,262
Building Access Security Equipment	\$2,888,280
Campus Security Camera System	\$2,758,835
Educational Technology	\$27,193,246
Technology Building Cabling	\$6,292,518
Technology Equipment Renewal	\$11,177,583
Classroom Technology Infrastructure (Electrical, HVAC and Data)	\$7,894,726
21st Century Classroom Equipment Renewal	\$1,828,419
Facility Renewal	\$721,750,379
Safety and Building Code Deficiency Corrections	\$5,509,194
ADA Code Deficiency Corrections	\$5,257,944
Fire Alarm System Renewal	\$5,409,921
Central Mechanical Plant Renewal	\$74,662,548
Cooling and Heating Control System Renewal	\$18,349,266
Air Conditioning and Air Distribution Equipment Renewal	\$42,442,854
Roofing System Renewal	\$121,239,705
Exterior Building Wall Finish System Renewal	\$11,341,886
Exterior Door/Window/Louver System Renewal	\$15,671,492
Building Water and Sanitary Piping System Renewal	\$5,162,560
Water Heating System Renewal	\$1,072,025
Electrical Supply System (Transformers, Switchgear and Wiring) Renewal	\$552,184
Electrical Distribution System Renewal	\$29,278,686
Electrical System Components (Lightning Protection, Intercom and Generators) Renewal	\$21,893,799
Interior and Exterior Lighting Equipment Renewal	\$14,182,004
Air Supply and Exhaust System Renewal	\$33,640,659
Site Utility Systems (Gas, Electrical, Stormwater, Water, Sanitary) Renewal	\$30,843,856
Site Improvements (Parking, Paving, Walks and Signage) Renewal	\$41,008,755
Site Facilities (Pavilions, Athletic/Play Fields and Concessions) Renewal	\$64,531,003
Restroom Fixtures Renewal	\$29,387,769
Plumbing System General (Custodial, Labs, Roof Drains, Water Fountains)	\$24,635,117
Interior Door Assembly Renewal	\$13,341,798
Restroom Finishes and Accessories Renewal	\$7,959,077
Building Cabinetry Renewal	\$22,657,421
Interior Specialties (Lockers, Theater Equipment, Auditorium Seating, Bleachers) Renewal	\$3,254,551
Interior Wall Finishes Renewal	\$23,421,587
Interior Ceiling Renewal	\$13,536,774
Flooring System Renewal	\$19,381,364
Interior Signage Renewal	\$1,117,994
Interior Stair System Renewal	\$1,603,761
Indoor/Outdoor Pool Renewal	\$373,745
Building Foundation System Renewal	\$5,250,830
Building Structural System Renewal	\$13,778,251
Totals	\$757,449,002



Attachment C

Facilities Services
2700 Judge Fran Jamieson Way
Viera, Florida 32940-6601

Districtwide Capital Needs Sales Surtax Funded Summary Report

	Estimate
District School Security	\$5,746,542
Perimeter/Entry Fencing and Gates	\$2,858,262
Building Access Security Equipment	\$2,888,280
Educational Technology	\$25,364,827
Technology Building Cabling	\$6,292,518
Technology Equipment Renewal	\$11,177,583
Classroom Technology Infrastructure (Electrical, HVAC and Data)	\$7,894,726
Facility Renewal	\$156,969,949
Safety and Building Code Deficiency Corrections	\$4,257,842
ADA Code Deficiency Corrections	\$649,800
Fire Alarm System Renewal	\$2,112,753
Central Mechanical Plant Renewal	\$40,985,098
Cooling and Heating Control System Renewal	\$18,092,694
Air Conditioning and Air Distribution Equipment Renewal	\$32,185,914
Roofing System Renewal	\$16,449,473
Exterior Building Wall Finish System Renewal	\$2,947,529
Exterior Door/Window/Louver System Renewal	\$1,728,266
Building Water and Sanitary Piping System Renewal	\$3,664,628
Water Heating System Renewal	\$572,056
Electrical Supply System (Transformers, Switchgear and Wiring) Renewal	\$228,151
Electrical Distribution System Renewal	\$14,272,356
Electrical System Components (Lightning Protection, Intercom and Generators) Renewal	\$2,962,293
Interior and Exterior Lighting Equipment Renewal	\$687,954
Air Supply and Exhaust System Renewal	\$11,264,176
Site Utility Systems (Gas, Electrical, Stormwater, Water, Sanitary) Renewal	\$3,908,967
Totals:	\$188,081,317



Attachment D

Facilities Services
2700 Judge Fran Jamieson Way
Viera, Florida 32940-6601

Districtwide Capital Needs Sales Surtax Funded Detail Report

Facility	Condition Code	Estimate
District School Security	1.00	\$5,746,542
Perimeter/Entry Fencing and Gates		\$2,858,262
Pedestrian Access and Safety (Fencing)	1.00	\$2,858,262
Building Access Security Equipment		\$2,888,280
Public Access Control	1.00	\$2,888,280
Educational Technology	2.17	\$25,364,827
Technology Building Cabling		\$6,292,518
Structured Cabling	3.26	\$6,292,518
Technology Equipment Renewal		\$11,177,583
Computer Replacement	3.37	\$3,309,243
Server Replacement	1.82	\$3,463,644
Switch Replacement	2.13	\$1,609,832
Telephone System Replacement	1.24	\$1,898,745
Wireless Access Points Replacement	1.68	\$896,119
Classroom Technology Infrastructure (Electrical, HVAC and Data)		\$7,894,726
Student Stations Data Drops	4.24	\$703,094
Student Stations Power/ Technology HVAC	1.00	\$7,191,632
Facility Renewal	1.42	\$156,969,949
Safety and Building Code Deficiency Corrections		\$4,257,842
Fire Safety / Sanitation / Code Compliance	1.00	\$3,980,323
Open Code Issues	1.06	\$277,519
ADA Code Deficiency Corrections		\$649,800
Accessible Entry	2.00	\$13,224
Barrier Free Route ROW Sidewalk to Building Entry	1.50	\$24,077
Building Entry	2.00	\$4,408
Exterior Ramps and Walks	2.00	\$220,339
Exterior Stairs and Railings	1.75	\$183,950
Handicap Parking	2.00	\$187,690
Passenger Loading Zones	2.00	\$16,112
Fire Alarm System Renewal		\$2,112,753
Fire Alarm System	1.57	\$2,112,753
Central Mechanical Plant Renewal		\$40,985,098
Booster Pumps, Chilled Water, VFD's and Recirculation pumps	1.20	\$2,149,916
Chillers	1.18	\$17,982,083
Cooling Towers	1.35	\$1,429,592
Heating Boilers	1.35	\$1,401,863
Makeup Water Secondary Backflow Preventer and Water Treatment	1.15	\$4,044,332
Piping and Valves, Distribution Piping, Insulation, Tanks and Chilled Water	1.52	\$13,222,817
Refrigeration Room Monitoring and Ventilation	1.03	\$373,205
TES Heat Exchanger	2.00	\$381,290
Cooling and Heating Control System Renewal		\$18,092,694
Building Automation System	1.30	\$18,092,694
Air Conditioning and Air Distribution Equipment Renewal		\$32,185,914
Wall Hung, Rooftop, Air Handlers, Split Systems, Unit Ventilators, Water Source Heat Pumps and Unitary Systems	1.13	\$23,063,623



Attachment D

Facilities Services
 2700 Judge Fran Jamieson Way
 Viera, Florida 32940-6601

Districtwide Capital Needs Sales Surtax Funded Detail Report

Facility	Condition Code	Estimate
HVAC Systems EPA Non-Compliant Refrigerant	1.00	\$9,122,291
Roofing System Renewal		\$16,449,473
Gutters and Downspouts	1.63	\$805,239
Membrane Renewal	1.89	\$9,916,234
Relocatable Covered Walkways (SREF)	1.00	\$5,728,000
Exterior Building Wall Finish System Renewal		\$2,947,529
Expansion / Control Joints	1.86	\$211,328
Exterior Finish	1.92	\$1,737,476
Exterior Sealants	1.85	\$465,500
Sealants	1.92	\$251,675
Soffits	1.80	\$264,223
Thermal Condition	1.80	\$17,327
Exterior Door/Window/Louver System Renewal		\$1,728,266
Exterior Door Hardware	1.75	\$16,608
Exterior Doors	1.33	\$11,225
Louvers and Vents	1.88	\$59,505
Main Entry Doors	1.89	\$69,463
Main Entry Hardware	1.50	\$117,766
Other Exterior Door Hardware	1.75	\$69,630
Other Exterior Doors	2.00	\$29,953
Windows	1.92	\$1,354,116
Building Water and Sanitary Piping System Renewal		\$3,664,628
Isolation Valves	1.08	\$156,107
Sanitary Piping	1.19	\$1,497,233
Supply Piping	1.49	\$1,988,213
Tanks	1.60	\$23,074
Water Heating System Renewal		\$572,056
Water Heaters	1.41	\$572,056
Electrical Supply System (Transformers, Switchgear and Wiring) Renewal		\$228,151
Panel Boards	1.00	\$38,421
Motor Control Centers	1.80	\$56,489
Multiple Service Feeds	1.25	\$36,347
Service Switchgear	1.40	\$96,894
Electrical Distribution System Renewal		\$14,272,356
Devices Switches and Receptacles	1.00	\$15,792
Feeders	1.00	\$110,664
Panel Boards	1.00	\$2,556,415
Panel boards Condition / Capacity	2.00	\$2,266,012
Transformers	1.79	\$2,822,748
TSS Surge Suppression	1.75	\$6,470,717
Kitchen Equipment Supply	2.00	\$21,609
Emergency Condition and Code Compliance	2.00	\$8,399
Electrical System Components (Lightning Protection, Intercom and Generators) Renewal		\$2,962,293
Elevator Operating Condition	1.00	\$10,215
Equipment	1.00	\$2,405,969
Kitchen Equipment Supply	1.00	\$29,131



Attachment D

Facilities Services
2700 Judge Fran Jamieson Way
Viera, Florida 32940-6601

Districtwide Capital Needs Sales Surtax Funded Detail Report

Facility	Condition Code	Estimate
Lightning Protection	1.00	\$499,166
Motor Control Centers	1.00	\$17,812
Interior and Exterior Lighting Equipment Renewal		\$687,954
Corridor / Common Area Lighting	1.00	\$28,507
Emergency Lighting	1.00	\$156,466
Exterior Perimeter Building Mounted Lighting	1.00	\$82,439
Exterior Walkway Lighting	1.00	\$67,817
Lighting Controls Building Level	1.00	\$16,698
Motion Detection	1.00	\$163,609
Performance Lighting	1.00	\$69,613
Restroom Lighting	1.00	\$88,375
Room Lighting Instructional	1.00	\$14,432
Air Supply and Exhaust System Renewal		\$11,264,176
Ductwork Renewal	1.00	\$10,299,648
Exhaust Fans Art Kiln Room, Locker Rooms, Restrooms, Science	1.00	\$964,527
Site Utility Systems (Gas, Electrical, Stormwater, Water, Sanitary) Renewal		\$3,908,967
Backflow Preventer	1.00	\$15,162
Compactor	1.00	\$31,840
Electrical Service	1.00	\$169,670
Lift Stations / Septic System	1.00	\$661,339
Sanitary Collection / Septic System	1.00	\$1,126,320
Storm Water Management	1.00	\$368,220
Water Distribution Systems	1.00	\$1,536,416
Totals:		\$188,081,317



Attachment E

Campus Capital Needs Detail Report

Facilities Services
2700 Judge Fran Jamieson Way
Viera, Florida 32940-6601

Facility	Condition Code	Estimate
Gemini Elementary	2.99	\$5,927,931
District School Security	1.67	\$138,863
Perimeter/Entry Fencing and Gates	1.00	\$96,492
Pedestrian Access and Safety (Fencing)	1.00	\$96,492
Building Access Security Equipment	1.00	\$20,338
Public Access Control	1.00	\$20,338
Campus Security Camera System	3.00	\$22,033
Security Cameras	3.00	\$22,033
Educational Technology	2.56	\$188,062
Technology Equipment Renewal	2.00	\$99,929
Computer Replacement	3.00	\$31,499
Server Replacement	1.00	\$32,601
Switch Replacement	4.00	\$3,602
Telephone System Replacement	1.00	\$21,279
Wireless Access Points Replacement	1.00	\$10,949
Classroom Technology Infrastructure (Electrical, HVAC and Data)	1.00	\$75,421
Student Stations Power/ Technology HVAC	1.00	\$75,421
21st Century Classroom Equipment Renewal	4.00	\$12,711
Audio Equipment Replacement	4.00	\$4,237
Document Camera Replacement	4.00	\$4,237
Projector / Screen Replacement	4.00	\$4,237
Facility Renewal	3.05	\$5,601,006
ADA Code Deficiency Corrections	3.00	\$32,984
Barrier Free Route ROW Sidewalk to Building Entry	3.00	\$6,384
Exterior Ramps and Walks	3.00	\$12,768
Handicap Parking	3.00	\$11,172
Passenger Loading Zones	3.00	\$2,660
Fire Alarm System Renewal	3.00	\$77,471
Fire Alarm System	3.00	\$77,471
Central Mechanical Plant Renewal	2.88	\$529,186
Booster Pumps, Chilled Water, VFD's and Recirculation pumps	4.00	\$13,706
Chillers	3.00	\$153,750
Cooling Towers	4.00	\$9,535
Heating Boilers	3.00	\$22,645
Makeup Water Secondary Backflow Preventer and Water Treatment	1.00	\$69,724
Piping and Valves, Distribution Piping, Insulation, Tanks and Chilled Water	3.00	\$188,314
Refrigeration Room Monitoring and Ventilation	1.00	\$5,959
TES Ice Storage Tank Capacity Pounds	4.00	\$65,552
Cooling and Heating Control System Renewal	1.00	\$97,137
Building Automation System	1.00	\$97,137
Air Conditioning and Air Distribution Equipment Renewal	1.00	\$254,462
HVAC Systems EPA Non-Compliant Refregerant	1.00	\$65,552
Wall Hung, Rooftop, Air Handlers, Split Systems, Unit Ventilators, Water Source Heat Pumps and Unitary Systems	1.00	\$188,910
Roofing System Renewal	2.00	\$1,030,070
Condition Rating of the Roof	3.00	\$966,070
Relocatable Covered Walkways (SREF)	1.00	\$64,000



Attachment E

Campus Capital Needs Detail Report

Facilities Services
2700 Judge Fran Jamieson Way
Viera, Florida 32940-6601

Facility	Condition Code	Estimate
Gemini Elementary	2.99	\$5,927,931
Facility Renewal	3.05	\$5,601,006
Exterior Building Wall Finish System Renewal	2.43	\$113,280
Expansion / Control Joints	1.00	\$13,110
Exterior Finish	3.00	\$72,136
Exterior Sealants	2.00	\$28,034
Exterior Door/Window/Louver System Renewal	2.88	\$198,895
Louvers and Vents	2.00	\$7,151
Main Entry Doors	3.00	\$8,343
Main Entry Hardware	3.00	\$14,714
Other Exterior Door Hardware	3.00	\$5,363
Other Exterior Doors	3.00	\$3,576
Windows	3.00	\$159,748
Building Water and Sanitary Piping System Renewal	2.00	\$72,108
Sanitary Piping	2.00	\$25,625
Supply Piping Any Galvanized Above Grade	2.00	\$46,483
Water Heating System Renewal	3.00	\$8,343
Water Heaters	3.00	\$8,343
Electrical Supply System (Transformers, Switchgear and Wiring) Renewal	3.50	\$11,919
Motor Control Centers	2.00	\$8,939
Multiple Service Feeds	5.00	\$2,980
Electrical Distribution System Renewal	4.86	\$80,203
Devices Switches and Receptacles	4.00	\$22,049
Panel boards Condition / Capacity	5.00	\$21,720
Transformers	5.00	\$22,421
TSS Surge Suppression	5.00	\$14,013
Electrical System Components (Lightning Protection, Intercom and Generators) Renewal	4.00	\$135,448
Elevator Machine Room Equipment	3.00	\$2,980
Equipment	4.00	\$49,038
Intercom / Public Address Systems	3.00	\$50,654
Kitchen Equipment Supply	5.00	\$23,241
Lightning Protection	5.00	\$9,535
Interior and Exterior Lighting Equipment Renewal	3.09	\$196,764
Corridor / Common Area Lighting	2.00	\$36,948
Emergency Condition and Code Compliance	4.00	\$19,666
Exterior Perimeter Building Mounted Lighting	3.00	\$11,919
Exterior Walkway Lighting	3.00	\$11,919
Lighting Controls Building Level	4.50	\$11,203
Motion Detection Only	2.00	\$29,427
Performance Lighting	3.00	\$19,666
Restroom Lighting	4.00	\$9,535
Room Lighting Instructional	2.00	\$46,483
Air Supply and Exhaust System Renewal	1.00	\$17,282
Exhaust Fans Art Kiln Room, Locker Rooms, Restrooms, Science	1.00	\$17,282
Site Utility Systems (Gas, Electrical, Stormwater, Water, Sanitary) Renewal	2.75	\$274,480
Backflow Preventer	3.00	\$5,320
Electrical Service	3.00	\$26,600



Attachment E

Campus Capital Needs Detail Report

Facilities Services
2700 Judge Fran Jamieson Way
Viera, Florida 32940-6601

Facility	Condition Code	Estimate
Gemini Elementary	2.99	\$5,927,931
Facility Renewal	3.05	\$5,601,006
Site Utility Systems (Gas, Electrical, Stormwater, Water, Sanitary) Renewal	2.75	\$274,480
Gas Distribution System	3.00	\$15,960
Sanitary Collection / Septic System	2.00	\$42,560
Storm Water Management	3.00	\$79,800
Voice / Data System	3.00	\$7,980
Walkway Canopies Freestanding	3.00	\$28,164
Water Distribution Systems Identify Galvanized	2.00	\$68,096
Site Improvements (Parking, Paving, Walks and Signage) Renewal	2.73	\$306,156
Access Gates	1.00	\$8,895
Emergency Vehicle Access	4.00	\$6,251
Off-site Sidewalks / Crosswalks	3.00	\$28,164
Off-Site Signage	3.00	\$6,256
On-Site Sidewalks / Crosswalks Erosion	3.00	\$29,410
On-Site Signage	3.00	\$12,513
Paving Bus Driveway Asphalt / Concrete	3.00	\$46,933
Paving Parking Lot Asphalt / Concrete	3.00	\$79,800
Perimeter Fencing	1.00	\$35,681
Striping / Pavement Markings / Speed Bumps	3.00	\$5,320
Student Drop-off Asphalt / Concrete	3.00	\$46,933
Site Facilities (Pavilions, Athletic/Play Fields and Concessions) Renewal	2.63	\$452,077
Athletic Tracks	2.00	\$31,920
Bike Racks / Storage Safe and Accessible	2.00	\$2,503
Condition Rating of Relocatable	3.33	\$41,926
Dumpster Apron, Pad, Enclosure	3.00	\$15,641
Exterior Furniture	3.00	\$5,001
Hardcourt Courts Outdoor	3.00	\$75,097
Irrigations Systems Condition and Need	1.00	\$11,887
Patio Systems Paver Brick or Other	2.00	\$12,768
Pavilion	3.00	\$93,877
PE Equipment Storage Areas	3.00	\$46,933
Playground Areas Impact Material and Edging	3.00	\$6,256
Playground Canopies	2.00	\$45,063
Playground Equipment Condition and Safety	2.00	\$60,078
Playground Fencing and Condition	3.00	\$3,128
Restroom Fixtures Renewal	3.33	\$271,886
ADA Fixture Provisions Heights	3.00	\$36,948
Lavatories / Sinks	3.50	\$106,915
Urinals	3.00	\$32,776
Water Closets	3.50	\$95,246
Plumbing System General (Custodial, Labs, Roof Drains, Water Fountains)	2.40	\$205,772
Custodial Closets Mop Sinks	2.00	\$164,653
Grease Traps Indoor / Outdoor	3.00	\$5,363
Piping	3.00	\$26,221
Water Fountains Self Contained Water Cooler	2.00	\$9,535
Interior Door Assembly Renewal	4.00	\$59,837



Attachment E

Campus Capital Needs Detail Report

Facilities Services
2700 Judge Fran Jamieson Way
Viera, Florida 32940-6601

Facility	Condition Code	Estimate
Gemini Elementary	2.99	\$5,927,931
Facility Renewal	3.05	\$5,601,006
Interior Door Assembly Renewal	4.00	\$59,837
Classroom Door and Frame	4.00	\$23,121
Classroom Hardware	4.00	\$34,332
Hallway Fire / Smoke Door	4.00	\$2,384
Restroom Finishes and Accessories Renewal	3.20	\$78,720
Restroom Accessories	3.00	\$16,686
Restroom Screen Partitions	3.00	\$12,515
Restroom Toilet Partitions	3.00	\$12,515
Restroom Walls	3.50	\$37,005
Building Cabinetry Renewal	4.00	\$97,390
Cabinetry	4.00	\$97,390
Interior Specialties (Lockers, Theater Equipment, Auditorium Seating, Bleachers) Renewal	3.00	\$49,462
Theater and Stage Equipment Rigging	3.00	\$42,907
Theater Curtains	3.00	\$6,555
Interior Wall Finishes Renewal	2.67	\$482,761
Wall Finishes Other	1.00	\$445,756
Wall Finishes Restrooms	3.50	\$37,005
Interior Ceiling Renewal	4.00	\$66,215
Ceiling ACT	4.00	\$60,256
Ceiling Drywall	4.00	\$5,959
Flooring System Renewal	3.14	\$316,216
Flooring Carpet	3.00	\$13,706
Flooring Sealed Concrete	3.00	\$2,384
Flooring Terrazzo	3.00	\$125,741
Flooring Tile	3.50	\$136,842
Flooring Wood	3.00	\$27,413
Restroom Flooring	3.00	\$10,131
Interior Signage Renewal	3.00	\$10,131
Signage Room Side Mount or Door Mount	3.00	\$10,131
Interior Stair System Renewal	3.00	\$27,413
Stair Handrail	3.00	\$17,878
Stair Landing Finish	3.00	\$9,535
Building Foundation System Renewal	4.00	\$20,083
Structure Foundation / Footings	4.00	\$20,083
Building Structural System Renewal	3.50	\$26,856
Covered Walkways Connected to Structure	3.00	\$23,876
Structure	4.00	\$2,980



Attachment F

Facilities Services
2700 Judge Fran Jamieson Way
Viera, Florida 32940-6601

Campus Capital Needs Sales Surtax Funded Detail Report

Facility	Condition Code	Estimate
Gemini Elementary	1.43	\$927,677
District School Security	1.00	\$116,830
Perimeter/Entry Fencing and Gates		\$96,492
Pedestrian Access and Safety (Fencing)	1.00	\$96,492
Building Access Security Equipment		\$20,338
Public Access Control	1.00	\$20,338
Educational Technology	1.83	\$175,350
Technology Equipment Renewal		\$99,929
Computer Replacement	3.00	\$31,499
Server Replacement	1.00	\$32,601
Switch Replacement	4.00	\$3,602
Telephone System Replacement	1.00	\$21,279
Wireless Access Points Replacement	1.00	\$10,949
Classroom Technology Infrastructure (Electrical, HVAC and Data)		\$75,421
Student Stations Power/ Technology HVAC	1.00	\$75,421
Facility Renewal	1.31	\$635,497
Central Mechanical Plant Renewal		\$75,683
Makeup Water Secondary Backflow Preventer and Water Treatment	1.00	\$69,724
Refrigeration Room Monitoring and Ventilation	1.00	\$5,959
Cooling and Heating Control System Renewal		\$97,137
Building Automation System	1.00	\$97,137
Air Conditioning and Air Distribution Equipment Renewal		\$254,462
Wall Hung, Rooftop, Air Handlers, Split Systems, Unit Ventilators, Water Source Heat Pumps and Unitary Systems	1.00	\$188,910
HVAC Systems EPA Non-Compliant Refrigerant	1.00	\$65,552
Roofing System Renewal		\$64,000
Relocatable Covered Walkways (SREF)	1.00	\$64,000
Exterior Building Wall Finish System Renewal		\$38,735
Expansion / Control Joints	1.00	\$13,110
Exterior Sealants	1.00	\$25,625
Exterior Door/Window/Louver System Renewal		\$7,151
Louvers and Vents	2.00	\$7,151
Building Water and Sanitary Piping System Renewal		\$72,108
Sanitary Piping	2.00	\$25,625
Supply Piping	2.00	\$46,483
Electrical Supply System (Transformers, Switchgear and Wiring) Renewal		\$8,939
Motor Control Centers	2.00	\$8,939
Air Supply and Exhaust System Renewal		\$17,282
Exhaust Fans Art Kiln Room, Locker Rooms, Restrooms, Science	1.00	\$17,282