



# Cuyahoga Falls City School District

## OFCC Assessment Update Presentation

July 18, 2018

# Assessment Comparison Summary



	<u>2009</u>	<u>2018</u>	<u>Delta</u>
<b>High School</b>	\$54,722,215 73%	\$56,851,752 76%	\$2,129,538 3%
<b>Bolich Middle</b>	\$18,047,419 74%	\$19,616,440 81%	\$1,569,021 6%
<b>Roberts Middle</b>	\$13,519,577 72%	\$14,349,968 76%	\$830,391 4%
<b>Silver Lake</b>	\$8,707,281 87%	\$9,546,679 96%	\$839,397 9%
<b>DeWitt</b>	\$10,838,123 84%	\$11,466,350 89%	\$628,226 5%
<b>Lincoln</b>	\$13,132,189 83%	\$13,822,280 87%	\$690,091 4%
<b>Newberry</b>	\$9,480,065 84%	\$9,936,274 88%	\$456,209 4%
<b>Richardson</b>	\$10,845,862 84%	\$11,486,644 89%	\$640,782 5%
<b>Preston</b>	\$8,703,043 83%	\$8,588,327 82%	-\$114,717 -1%
<b>Price</b>	\$8,500,403 88%	\$8,230,800 85%	-\$269,603 -3%



# High School Summary Comparison

Item	Rating	2009	2018	Delta
A. Heating System	3	\$10,388,721.12	\$10,388,721.12	\$0.00
<b>B. Roofing</b>	3	\$2,523,461.00	<b>\$3,375,925.50</b>	<b>\$852,464.50</b>
<b>C. Ventilation / Air Conditioning</b>	2	\$199,238.00	<b>\$47,000.00</b>	<b>(\$152,238.00)</b>
D. Electrical Systems	3	\$4,941,645.48	\$4,941,645.48	\$0.00
<b>E. Plumbing and Fixtures</b>	3	\$2,451,332.00	<b>\$2,476,832.00</b>	<b>\$25,500.00</b>
<b>F. Windows</b>	3	\$1,058,586.80	<b>\$1,088,586.80</b>	<b>\$30,000.00</b>
G. Structure: Foundation	2	\$50,000.00	\$50,000.00	\$0.00
H. Structure: Walls and Chimneys	2	\$1,216,063.50	\$1,216,063.50	\$0.00
I. Structure: Floors and Roofs	2	\$1,920.00	\$1,920.00	\$0.00
<b>J. General Finishes</b>	3	\$7,441,339.20	<b>\$8,478,862.20</b>	<b>\$1,037,523.00</b>
K. Interior Lighting	3	\$1,522,380.00	\$1,522,380.00	\$0.00
<b>L. Security Systems</b>	3	\$867,756.60	<b>\$927,756.60</b>	<b>\$60,000.00</b>
M. Emergency/Egress Lighting	3	\$304,476.00	\$304,476.00	\$0.00
N. Fire Alarm	3	\$532,833.00	\$532,833.00	\$0.00
<b>O. Handicapped Access</b>	2	\$1,031,602.20	<b>\$1,065,124.20</b>	<b>\$33,522.00</b>
<b>P. Site Condition</b>	2	\$1,606,887.67	<b>\$1,221,835.67</b>	<b>(\$385,052.00)</b>
<b>Q. Sewage System</b>	1	\$0.00	<b>\$144,000.00</b>	<b>\$144,000.00</b>
R. Water Supply	1	\$0.00	\$0.00	\$0.00
<b>S. Exterior Doors</b>	3	\$72,760.00	<b>\$74,000.00</b>	<b>\$1,240.00</b>
T. Hazardous Material	3	\$1,999,747.60	\$1,999,747.60	\$0.00
<b>U. Life Safety</b>	3	\$1,163,135.70	<b>\$1,168,135.70</b>	<b>\$5,000.00</b>
V. Loose Furnishings	3	\$1,424,130.00	\$1,424,130.00	\$0.00
W. Technology	3	\$1,651,990.80	\$1,651,990.80	\$0.00
	<b>Subtotal:</b>	\$42,450,006.67	<b>\$44,101,966.17</b>	<b>\$1,651,959.50</b>
<b>X. Construction Contingency / Non Construction</b>		\$10,370,663.98	<b>\$10,774,242.64</b>	<b>\$403,578.66</b>
	<b>Subtotal:</b>	\$52,820,670.65	<b>\$54,876,208.81</b>	<b>\$2,055,538.16</b>
<b>Total Cost (regional cost factor applied (103.60%)):</b>		\$54,722,214.79	<b>\$56,851,752.33</b>	<b>\$2,129,537.54</b>
	Cost to Replace	\$75,068,557.80	\$75,068,557.80	
	Reno/Replace Ratio	73%	76%	3%



# Bolich Middle Summary Comparison

Item	Rating	2009	2018	Delta
A. Heating System	3	\$3,301,724.16	\$3,301,724.16	\$0.00
<b>B. Roofing</b>	3	\$1,281,337.60	<b>\$1,784,531.20</b>	<b>\$503,193.60</b>
<b>C. Ventilation / Air Conditioning</b>	2	\$48,384.00	<b>\$0.00</b>	<b>(\$48,384.00)</b>
D. Electrical Systems	3	\$1,570,544.64	\$1,570,544.64	\$0.00
<b>E. Plumbing and Fixtures</b>	3	\$872,176.00	<b>\$882,176.00</b>	<b>\$10,000.00</b>
<b>F. Windows</b>	3	\$31,417.00	<b>\$176,417.00</b>	<b>\$145,000.00</b>
G. Structure: Foundation	2	\$25,200.00	\$25,200.00	\$0.00
H. Structure: Walls and Chimneys	2	\$378,543.75	\$378,543.75	\$0.00
I. Structure: Floors and Roofs	1	\$0.00	\$0.00	\$0.00
<b>J. General Finishes</b>	3	\$2,457,122.60	<b>\$2,940,059.60</b>	<b>\$482,937.00</b>
K. Interior Lighting	3	\$483,840.00	\$483,840.00	\$0.00
<b>L. Security Systems</b>	3	\$275,788.80	<b>\$340,788.80</b>	<b>\$65,000.00</b>
M. Emergency/Egress Lighting	3	\$96,768.00	\$96,768.00	\$0.00
N. Fire Alarm	3	\$169,344.00	\$169,344.00	\$0.00
<b>O. Handicapped Access</b>	2	\$437,430.00	<b>\$456,430.00</b>	<b>\$19,000.00</b>
<b>P. Site Condition</b>	2	\$559,667.60	<b>\$578,867.60</b>	<b>\$19,200.00</b>
<b>Q. Sewage System</b>	1	\$0.00	<b>\$16,200.00</b>	<b>\$16,200.00</b>
R. Water Supply	1	\$0.00	\$0.00	\$0.00
S. Exterior Doors	3	\$12,000.00	\$12,000.00	\$0.00
T. Hazardous Material	3	\$337,240.80	\$337,240.80	\$0.00
<b>U. Life Safety</b>	3	\$339,657.60	<b>\$344,657.60</b>	<b>\$5,000.00</b>
V. Loose Furnishings	3	\$483,840.00	\$483,840.00	\$0.00
W. Technology	3	\$838,010.88	\$838,010.88	\$0.00
<b>Subtotal:</b>		\$14,000,037.43	<b>\$15,217,184.03</b>	<b>\$1,217,146.60</b>
<b>X. Construction Contingency / Non Construction</b>		\$3,420,251.14	<b>\$3,717,603.71</b>	<b>\$297,352.57</b>
<b>Subtotal:</b>		\$17,420,288.57	<b>\$18,934,787.74</b>	<b>\$1,514,499.17</b>
<b>Total Cost (regional cost factor applied (103.60%)):</b>		\$18,047,418.96	<b>\$19,616,440.10</b>	<b>\$1,569,021.14</b>
Cost to Replace		\$24,229,739.52	\$24,229,739.52	
Reno/Replace Ratio		74%	81%	6%



# Roberts Middle Summary Comparison

Item	Rating	<u>2009</u>	<u>2018</u>	<u>Delta</u>
A. Heating System	3	\$2,567,495.88	\$2,567,495.88	\$0.00
<b>B. Roofing</b>	2	\$578,273.20	<b>\$716,036.40</b>	<b>\$137,763.20</b>
<b>C. Ventilation / Air Conditioning</b>	2	\$37,624.50	<b>\$0.00</b>	<b>(\$37,624.50)</b>
D. Electrical Systems	3	\$1,221,291.27	\$1,221,291.27	\$0.00
<b>E. Plumbing and Fixtures</b>	3	\$675,943.00	<b>\$697,043.00</b>	<b>\$21,100.00</b>
<b>F. Windows</b>	3	\$106,270.00	<b>\$124,270.00</b>	<b>\$18,000.00</b>
G. Structure: Foundation	1	\$0.00	\$0.00	\$0.00
<b>H. Structure: Walls and Chimneys</b>	2	\$167,125.00	<b>\$214,725.00</b>	<b>\$47,600.00</b>
I. Structure: Floors and Roofs	1	\$0.00	\$0.00	\$0.00
<b>J. General Finishes</b>	3	\$1,849,886.90	<b>\$2,218,014.40</b>	<b>\$368,127.50</b>
K. Interior Lighting	3	\$376,245.00	\$376,245.00	\$0.00
<b>L. Security Systems</b>	3	\$214,459.65	<b>\$274,459.65</b>	<b>\$60,000.00</b>
M. Emergency/Egress Lighting	3	\$75,249.00	\$75,249.00	\$0.00
N. Fire Alarm	3	\$131,685.75	\$131,685.75	\$0.00
<b>O. Handicapped Access</b>	2	\$307,609.80	<b>\$310,607.80</b>	<b>\$2,998.00</b>
P. Site Condition	2	\$371,530.30	\$371,530.30	\$0.00
Q. Sewage System	1	\$0.00	\$0.00	\$0.00
R. Water Supply	1	\$0.00	\$0.00	\$0.00
<b>S. Exterior Doors</b>	2	\$28,800.00	<b>\$50,000.00</b>	<b>\$21,200.00</b>
<b>T. Hazardous Material</b>	2	\$367,424.90	\$367,424.90	\$0.00
<b>U. Life Safety</b>	3	\$321,859.30	<b>\$326,859.30</b>	<b>\$5,000.00</b>
V. Loose Furnishings	3	\$376,245.00	\$376,245.00	\$0.00
W. Technology	3	\$712,608.03	\$712,608.03	\$0.00
<b>Subtotal:</b>		<b>\$10,487,626.48</b>	<b>\$11,131,790.68</b>	<b>\$644,164.20</b>
<b>X. Construction Contingency / Non Construction</b>		<b>\$2,562,158.61</b>	<b>\$2,719,529.86</b>	<b>\$157,371.25</b>
<b>Subtotal:</b>		<b>\$13,049,785.09</b>	<b>\$13,851,320.54</b>	<b>\$801,535.45</b>
<b>Total Cost (regional cost factor applied (103.60%)):</b>		<b>\$13,519,577.36</b>	<b>\$14,349,968.08</b>	<b>\$830,390.72</b>
Cost to Replacement		\$18,891,261.45	\$18,891,261.45	
Reno/Replace Ratio		72%	76%	4%

# DeWitt Summary Comparison



Item	Rating	<u>2009</u>	<u>2018</u>	<u>Delta</u>
A. Heating System	3	\$1,723,742.40	\$1,723,742.40	\$0.00
<b>B. Roofing</b>	3	\$703,464.00	<b>\$966,168.00</b>	<b>\$262,704.00</b>
<b>C. Ventilation / Air Conditioning</b>	2	\$30,260.00	<b>\$5,000.00</b>	<b>(\$25,260.00)</b>
D. Electrical Systems	3	\$819,939.60	\$819,939.60	\$0.00
E. Plumbing and Fixtures	3	\$496,040.00	\$496,040.00	\$0.00
F. Windows	3	\$194,156.00	\$194,156.00	\$0.00
G. Structure: Foundation	2	\$40,000.00	\$40,000.00	\$0.00
<b>H. Structure: Walls and Chimneys</b>	2	\$184,890.00	<b>\$204,300.00</b>	<b>\$19,410.00</b>
I. Structure: Floors and Roofs	1	\$0.00	\$0.00	\$0.00
<b>J. General Finishes</b>	3	\$1,368,956.00	<b>\$1,519,956.00</b>	<b>\$151,000.00</b>
K. Interior Lighting	3	\$252,600.00	\$252,600.00	\$0.00
<b>L. Security Systems</b>	3	\$143,982.00	<b>\$193,982.00</b>	<b>\$50,000.00</b>
M. Emergency/Egress Lighting	3	\$50,520.00	\$50,520.00	\$0.00
N. Fire Alarm	3	\$88,410.00	\$88,410.00	\$0.00
<b>O. Handicapped Access</b>	2	\$346,336.00	<b>\$356,440.00</b>	<b>\$10,104.00</b>
P. Site Condition	2	\$464,472.18	\$464,472.18	\$0.00
Q. Sewage System	1	\$0.00	\$0.00	\$0.00
<b>R. Water Supply</b>	1	\$0.00	<b>\$2,100.00</b>	<b>\$2,100.00</b>
<b>S. Exterior Doors</b>	2	\$1,620.00	<b>\$16,000.00</b>	<b>\$14,380.00</b>
T. Hazardous Material	3	\$216,432.00	\$216,432.00	\$0.00
<b>U. Life Safety</b>	3	\$363,251.50	<b>\$366,151.50</b>	<b>\$2,900.00</b>
V. Loose Furnishings	3	\$252,600.00	\$252,600.00	\$0.00
W. Technology	3	\$665,853.60	\$665,853.60	\$0.00
<b>Subtotal:</b>		<b>\$8,407,525.28</b>	<b>\$8,894,863.28</b>	<b>\$487,338.00</b>
<b>X. Construction Contingency / Non Construction</b>		<b>\$2,053,983.65</b>	<b>\$2,173,041.78</b>	<b>\$119,058.14</b>
<b>Subtotal:</b>		<b>\$10,461,508.93</b>	<b>\$11,067,905.06</b>	<b>\$606,396.14</b>
<b>Total Cost (regional cost factor applied (103.60%)):</b>		<b>\$10,838,123.25</b>	<b>\$11,466,349.65</b>	<b>\$628,226.40</b>
	Cost to Replace	\$12,908,870.40	\$12,908,870.40	
	Reno/Replace Ratio	84%	89%	5%



# Lincoln Summary Comparison



Item	Rating	<u>2009</u>	<u>2018</u>	<u>Delta</u>
A. Heating System	3	\$2,122,366.36	\$2,122,366.36	\$0.00
<b>B. Roofing</b>	3	\$533,080.00	\$740,560.00	<b>\$207,480.00</b>
<b>C. Ventilation / Air Conditioning</b>	2	\$31,101.50	\$10,500.00	<b>(\$20,601.50)</b>
D. Electrical Systems	3	\$1,009,554.69	\$1,009,554.69	\$0.00
E. Plumbing and Fixtures	3	\$625,821.00	\$625,821.00	\$0.00
F. Windows	3	\$683,784.00	\$683,784.00	\$0.00
G. Structure: Foundation	1	\$0.00	\$0.00	\$0.00
H. Structure: Walls and Chimneys	2	\$310,283.25	\$310,283.25	\$0.00
I. Structure: Floors and Roofs	1	\$0.00	\$0.00	\$0.00
<b>J. General Finishes</b>	3	\$1,673,946.30	\$1,916,692.30	<b>\$242,746.00</b>
K. Interior Lighting	3	\$311,015.00	\$311,015.00	\$0.00
<b>L. Security Systems</b>	3	\$177,278.55	\$277,278.55	<b>\$100,000.00</b>
M. Emergency/Egress Lighting	3	\$62,203.00	\$62,203.00	\$0.00
N. Fire Alarm	3	\$108,855.25	\$108,855.25	\$0.00
<b>O. Handicapped Access</b>	2	\$518,909.00	\$564,931.60	<b>\$46,022.60</b>
<b>P. Site Condition</b>	2	\$494,753.52	\$449,434.92	<b>(\$45,318.60)</b>
Q. Sewage System	1	\$0.00	\$0.00	\$0.00
R. Water Supply	1	\$0.00	\$0.00	\$0.00
S. Exterior Doors	1	\$4,000.00	\$4,000.00	\$0.00
T. Hazardous Material	3	\$198,830.30	\$198,830.30	\$0.00
<b>U. Life Safety</b>	3	\$294,362.10	\$299,362.10	<b>\$5,000.00</b>
V. Loose Furnishings	3	\$311,015.00	\$311,015.00	\$0.00
W. Technology	3	\$715,956.53	\$715,956.53	\$0.00
<b>Subtotal:</b>		\$10,187,115.35	\$10,722,443.85	<b>\$535,328.50</b>
<b>X. Construction Contingency / Non Construction</b>		\$2,488,742.84	\$2,619,525.20	<b>\$130,782.36</b>
<b>Subtotal:</b>		\$12,675,858.19	\$13,341,969.05	<b>\$666,110.86</b>
<b>Total Cost (regional cost factor applied (103.60%)):</b>		\$13,132,189.09	<b>\$13,822,279.94</b>	<b>\$690,090.85</b>
Cost to Replace		\$15,894,110.56	<b>\$15,894,110.56</b>	
Reno/Replace Ratio		83%	<b>87%</b>	<b>4%</b>



# Newberry Summary Comparison

Item	Rating	<u>2009</u>	<u>2018</u>	<u>Delta</u>
A. Heating System	3	\$1,459,448.88	\$1,459,448.88	\$0.00
<b>B. Roofing</b>	3	\$699,007.20	\$862,521.60	\$163,514.40
<b>C. Ventilation / Air Conditioning</b>	2	\$21,387.00	\$0.00	(\$21,387.00)
D. Electrical Systems	3	\$694,222.02	\$694,222.02	\$0.00
E. Plumbing and Fixtures	3	\$414,918.00	\$414,918.00	\$0.00
<b>F. Windows</b>	2	\$444,844.00	\$435,444.00	(\$9,400.00)
<b>G. Structure: Foundation</b>	2	\$39,175.00	\$56,140.00	\$16,965.00
H. Structure: Walls and Chimneys	2	\$259,590.75	\$259,590.75	\$0.00
I. Structure: Floors and Roofs	1	\$0.00	\$0.00	\$0.00
<b>J. General Finishes</b>	3	\$1,182,749.20	\$1,310,729.70	\$127,980.50
K. Interior Lighting	3	\$213,870.00	\$213,870.00	\$0.00
<b>L. Security Systems</b>	3	\$121,905.90	\$181,905.90	\$60,000.00
M. Emergency/Egress Lighting	3	\$42,774.00	\$42,774.00	\$0.00
N. Fire Alarm	3	\$74,854.50	\$74,854.50	\$0.00
<b>O. Handicapped Access</b>	2	\$332,355.00	\$340,909.80	\$8,554.80
<b>P. Site Condition</b>	3	\$291,030.36	\$295,800.36	\$4,770.00
Q. Sewage System	1	\$0.00	\$0.00	\$0.00
R. Water Supply	1	\$0.00	\$0.00	\$0.00
S. Exterior Doors	2	\$11,100.00	\$11,100.00	\$0.00
T. Hazardous Material	3	\$157,927.40	\$157,927.40	\$0.00
<b>U. Life Safety</b>	3	\$153,011.80	\$155,911.80	\$2,900.00
V. Loose Furnishings	3	\$213,870.00	\$213,870.00	\$0.00
W. Technology	3	\$525,989.02	\$525,989.02	\$0.00
<b>Subtotal:</b>		\$7,354,030.03	\$7,707,927.73	\$353,897.70
<b>X. Construction Contingency / Non Construction</b>		\$1,796,611.60	\$1,883,069.87	\$86,458.27
<b>Total</b>		\$9,150,641.63	\$9,590,997.60	\$440,355.97
<b>Total Cost (regional cost factor applied (103.60%)):</b>		\$9,480,064.73	\$9,936,273.51	\$456,208.78

Cost to Replace  
Reno/Replace Ratio

\$11,350,508.64  
84%

\$11,350,508.64  
88%

4%





# Preston Summary Comparison

Item	Rating	<u>2009</u>	<u>2018</u>	<u>Delta</u>
A. Heating System	3	\$1,350,401.36	\$1,350,401.36	\$0.00
<b>B. Roofing</b>	3	\$523,029.60	<b>\$728,835.20</b>	<b>\$205,805.60</b>
<b>C. Ventilation / Air Conditioning</b>	2	\$24,789.00	<b>\$5,000.00</b>	<b>(\$19,789.00)</b>
D. Electrical Systems	3	\$642,350.94	\$642,350.94	\$0.00
E. Plumbing and Fixtures	3	\$443,746.00	\$443,746.00	\$0.00
<b>F. Windows</b>	3	\$489,186.00	<b>\$24,436.00</b>	<b>(\$464,750.00)</b>
G. Structure: Foundation	2	\$19,000.00	\$19,000.00	\$0.00
<b>H. Structure: Walls and Chimneys</b>	2	\$301,857.50	<b>\$337,857.50</b>	<b>\$36,000.00</b>
I. Structure: Floors and Roofs	1	\$0.00	\$0.00	\$0.00
<b>J. General Finishes</b>	3	\$937,905.80	<b>\$1,032,749.30</b>	<b>\$94,843.50</b>
K. Interior Lighting	3	\$197,890.00	\$197,890.00	\$0.00
<b>L. Security Systems</b>	3	\$112,797.30	<b>\$172,797.30</b>	<b>\$60,000.00</b>
M. Emergency/Egress Lighting	3	\$39,578.00	\$39,578.00	\$0.00
N. Fire Alarm	2	\$69,261.50	\$69,261.50	\$0.00
O. Handicapped Access	2	\$343,935.00	\$343,935.00	\$0.00
P. Site Condition	2	\$245,117.84	\$245,117.84	\$0.00
Q. Sewage System	1	\$0.00	\$0.00	\$0.00
R. Water Supply	2	\$0.00	\$0.00	\$0.00
<b>S. Exterior Doors</b>	3	\$12,000.00	<b>\$8,000.00</b>	<b>(\$4,000.00)</b>
T. Hazardous Material	3	\$136,107.80	\$136,107.80	\$0.00
<b>U. Life Safety</b>	3	\$142,784.60	<b>\$145,684.60</b>	<b>\$2,900.00</b>
V. Loose Furnishings	3	\$197,890.00	\$197,890.00	\$0.00
W. Technology	3	\$521,638.04	\$521,638.04	\$0.00
<b>Subtotal:</b>		<b>\$6,751,266.28</b>	<b>\$6,662,276.38</b>	<b>(\$88,989.90)</b>
<b>X. Construction Contingency / Non Construction</b>		<b>\$1,649,354.61</b>	<b>\$1,627,614.11</b>	<b>(\$21,740.50)</b>
<b>Subtotal:</b>		<b>\$8,400,620.89</b>	<b>\$8,289,890.49</b>	<b>(\$110,730.40)</b>
<b>Total Cost (regional cost factor applied (103.60%)):</b>		<b>\$8,703,043.24</b>	<b>\$8,588,326.54</b>	<b>(\$114,716.69)</b>
Cost to Replace		\$10,502,418.08	\$10,502,418.08	
Reno/Replace Ratio		83%	82%	-1%



# Price Summary Comparison

Item	Rating	<u>2009</u>	<u>2018</u>	<u>Delta</u>
A. Heating System	3	\$1,248,280.20	\$1,248,280.20	\$0.00
<b>B. Roofing</b>	3	\$581,880.00	<b>\$698,952.00</b>	<b>\$117,072.00</b>
<b>C. Ventilation / Air Conditioning</b>	2	\$18,292.50	<b>\$0.00</b>	<b>(\$18,292.50)</b>
D. Electrical Systems	3	\$593,774.55	\$593,774.55	\$0.00
E. Plumbing and Fixtures	3	\$391,295.00	\$391,295.00	\$0.00
<b>F. Windows</b>	2	\$479,768.00	<b>\$48,688.00</b>	<b>(\$431,080.00)</b>
<b>G. Structure: Foundation</b>	1	\$0.00	<b>\$4,800.00</b>	<b>\$4,800.00</b>
H. Structure: Walls and Chimneys	2	\$225,559.10	\$225,559.10	\$0.00
I. Structure: Floors and Roofs	2	\$23,220.00	\$23,220.00	\$0.00
<b>J. General Finishes</b>	3	\$1,018,792.10	<b>\$1,105,871.10</b>	<b>\$87,079.00</b>
K. Interior Lighting	3	\$182,925.00	\$182,925.00	\$0.00
<b>L. Security Systems</b>	3	\$104,267.25	<b>\$164,267.25</b>	<b>\$60,000.00</b>
M. Emergency/Egress Lighting	3	\$36,585.00	\$36,585.00	\$0.00
N. Fire Alarm	3	\$64,023.75	\$64,023.75	\$0.00
O. Handicapped Access	2	\$276,391.00	\$276,391.00	\$0.00
<b>P. Site Condition</b>	2	\$401,751.74	<b>\$330,782.44</b>	<b>(\$70,969.30)</b>
<b>Q. Sewage System</b>	1	\$0.00	<b>\$39,750.00</b>	<b>\$39,750.00</b>
R. Water Supply	1	\$0.00	\$0.00	\$0.00
<b>S. Exterior Doors</b>	2	\$1,250.00	<b>\$4,750.00</b>	<b>\$3,500.00</b>
T. Hazardous Material	3	\$128,208.50	\$128,208.50	\$0.00
<b>U. Life Safety</b>	3	\$152,692.00	<b>\$151,692.00</b>	<b>(\$1,000.00)</b>
V. Loose Furnishings	3	\$182,925.00	\$182,925.00	\$0.00
W. Technology	3	\$482,190.30	\$482,190.30	\$0.00
<b>Subtotal:</b>		\$6,594,070.99	<b>\$6,384,930.19</b>	<b>(\$209,140.80)</b>
<b>X. Construction Contingency / Non Construction</b>		\$1,610,951.33	<b>\$1,559,857.60</b>	<b>(\$51,093.72)</b>
<b>Subtotal:</b>		\$8,205,022.32	<b>\$7,944,787.79</b>	<b>(\$260,234.52)</b>
<b>Total Cost (regional cost factor applied (103.60%)):</b>		\$8,500,403.12	<b>\$8,230,800.15</b>	<b>(\$269,602.97)</b>
	Cost to Replace	\$9,708,195.60	<b>\$9,708,195.60</b>	
	Reno/Replace Ratio	88%	<b>85%</b>	<b>-3%</b>

# Richardson Summary Comparison



Item	Rating	<u>2009</u>	<u>2018</u>	<u>Delta</u>
A. Heating System	3	\$1,651,783.32	\$1,651,783.32	\$0.00
<b>B. Roofing</b>	3	\$647,025.20	<b>\$898,762.40</b>	<b>\$251,737.20</b>
<b>C. Ventilation / Air Conditioning</b>	2	\$29,205.50	<b>\$5,000.00</b>	<b>(\$24,205.50)</b>
D. Electrical Systems	3	\$785,710.53	\$785,710.53	\$0.00
E. Plumbing and Fixtures	3	\$492,577.00	\$492,577.00	\$0.00
<b>F. Windows</b>	3	\$599,250.00	<b>\$674,250.00</b>	<b>\$75,000.00</b>
G. Structure: Foundation	2	\$51,820.00	\$51,820.00	\$0.00
<b>H. Structure: Walls and Chimneys</b>	2	\$287,910.00	<b>\$315,410.00</b>	<b>\$27,500.00</b>
I. Structure: Floors and Roofs	2	\$3,660.00	\$3,660.00	\$0.00
J. General Finishes	3	\$1,577,368.70	\$1,674,643.70	\$97,275.00
K. Interior Lighting	3	\$242,055.00	\$242,055.00	\$0.00
<b>L. Security Systems</b>	3	\$137,971.35	<b>\$197,971.35</b>	<b>\$60,000.00</b>
M. Emergency/Egress Lighting	3	\$48,411.00	\$48,411.00	\$0.00
N. Fire Alarm	3	\$84,719.25	\$84,719.25	\$0.00
O. Handicapped Access	2	\$212,675.00	\$212,675.00	\$0.00
<b>P. Site Condition</b>	2	\$390,905.85	<b>\$397,776.70</b>	<b>\$6,870.85</b>
Q. Sewage System	1	\$0.00	\$0.00	\$0.00
R. Water Supply	1	\$0.00	\$0.00	\$0.00
S. Exterior Doors	2	\$4,000.00	\$4,000.00	\$0.00
T. Hazardous Material	3	\$115,491.10	\$115,491.10	\$0.00
<b>U. Life Safety</b>	3	\$170,877.70	<b>\$173,777.70</b>	<b>\$2,900.00</b>
V. Loose Furnishings	3	\$242,055.00	\$242,055.00	\$0.00
W. Technology	3	\$638,056.98	\$638,056.98	\$0.00
<b>Subtotal:</b>		<b>\$8,413,528.48</b>	<b>\$8,910,606.03</b>	<b>\$497,077.55</b>
<b>X. Construction Contingency / Non Construction</b>		<b>\$2,055,450.25</b>	<b>\$2,176,887.78</b>	<b>\$121,437.54</b>
<b>Subtotal:</b>		<b>\$10,468,978.73</b>	<b>\$11,087,493.81</b>	<b>\$618,515.09</b>
<b>Total Cost (regional cost factor applied (103.60%)):</b>		<b>\$10,845,861.96</b>	<b>\$11,486,643.59</b>	<b>\$640,781.63</b>
Cost to Replace		\$12,846,342.96	\$12,846,342.96	
Reno/Replace Ratio		84%	89%	5%

# Silver Lake Summary Comparison



Item	Rating	<u>2009</u>	<u>2018</u>	<u>Delta</u>
A. Heating System	3	\$1,283,116.72	\$1,283,116.72	\$0.00
<b>B. Roofing</b>	3	\$260,619.00	<b>\$365,201.40</b>	<b>\$104,582.40</b>
<b>C. Ventilation / Air Conditioning</b>	2	\$23,803.00	<b>\$5,000.00</b>	<b>(\$18,803.00)</b>
D. Electrical Systems	3	\$610,345.38	\$610,345.38	\$0.00
E. Plumbing and Fixtures	3	\$369,642.00	\$369,642.00	\$0.00
<b>F. Windows</b>	2	\$22,848.00	<b>\$101,023.00</b>	<b>\$78,175.00</b>
<b>G. Structure: Foundation</b>	2	\$59,160.00	<b>\$67,160.00</b>	<b>\$8,000.00</b>
<b>H. Structure: Walls and Chimneys</b>	2	\$424,327.25	<b>\$472,327.25</b>	<b>\$48,000.00</b>
I. Structure: Floors and Roofs	2	\$7,380.00	\$7,380.00	\$0.00
<b>J. General Finishes</b>	3	\$1,074,473.20	<b>\$1,340,361.20</b>	<b>\$265,888.00</b>
K. Interior Lighting	3	\$188,030.00	\$188,030.00	\$0.00
<b>L. Security Systems</b>	3	\$107,177.10	<b>\$207,177.10</b>	<b>\$100,000.00</b>
M. Emergency/Egress Lighting	3	\$37,606.00	\$37,606.00	\$0.00
N. Fire Alarm	3	\$65,810.50	\$65,810.50	\$0.00
O. Handicapped Access	2	\$411,753.00	\$411,753.00	\$0.00
<b>P. Site Condition</b>	2	\$279,051.40	<b>\$335,460.00</b>	<b>\$56,408.60</b>
Q. Sewage System	1	\$0.00	\$0.00	\$0.00
R. Water Supply	1	\$0.00	\$0.00	\$0.00
<b>S. Exterior Doors</b>	3	\$11,100.00	<b>\$17,100.00</b>	<b>\$6,000.00</b>
T. Hazardous Material	3	\$468,642.60	\$468,642.60	\$0.00
<b>U. Life Safety</b>	3	\$365,991.45	<b>\$368,891.45</b>	<b>\$2,900.00</b>
V. Loose Furnishings	3	\$188,030.00	\$188,030.00	\$0.00
W. Technology	3	\$495,647.08	\$495,647.08	\$0.00
<b>Subtotal:</b>		<b>\$6,754,553.68</b>	<b>\$7,405,704.68</b>	<b>\$651,151.00</b>
<b>X. Construction Contingency / Non Construction</b>		<b>\$1,650,158.18</b>	<b>\$1,809,236.37</b>	<b>\$159,078.19</b>
<b>Subtotal:</b>		<b>\$8,404,711.86</b>	<b>\$9,214,941.05</b>	<b>\$810,229.19</b>
<b>Total Cost (regional cost factor applied (103.60%)):</b>		<b>\$8,707,281.49</b>	<b>\$9,546,678.93</b>	<b>\$839,397.44</b>
Cost to Replace		\$9,979,128.16	\$9,979,128.16	
Reno/Replace Ratio		87%	96%	8%



# Questions?

