

Otis School - 5220

James Otis School

525 N. Armour St.

Region 2

Constructed in 1879 Additional Construction in 1893 and 1907

Assessed on 8/25/2010

Project	Scope	Rank	Ranking Description	Units	Quantity	Cost
Exterior, Window, Roof, & Masonry Renovation						
Door Renovation						
Main	Exterior Doors	6	Refinish	EA	34	\$18,000.00
Main	Interior Stairs	6	25% Maintenance	EA	12	\$63,000.00
						\$81,000.00
Exterior Renovation						
Main	Masonry - Tuckpointing/Cleaning	7	Stable	SF	47,327	\$114,000.00
						\$114,000.00
Roof Renovation						
Main	Built Up Roof	6	25% Maintenance	SF	29,700	\$98,000.00
						\$98,000.00
Stack (Chimney) Renovation						
Main	Chimney	6	25% Maintenance	EA	3	\$78,000.00
						\$78,000.00
Priority Total:						\$371,000.00
Mechanical, Electrical, & Plumbing Renovation						
Bathroom/Plumbing System Renovation						
Main	Booster pump	4	100% Replace	EA	1	\$11,000.00
Main	Hot/Cold Water Piping	4	100% Replace	SF	98,800	\$26,000.00
Main	Restrooms (>10 Fixtures)	5	50% Repair	EA	2	\$119,000.00
Main	Sanitary Piping	4	100% Replace	SF	98,800	\$41,000.00
Main	Water heater	4	100% Replace	EA	2	\$6,000.00
						\$203,000.00
Boiler/Mechanical System Renovation						
Main	AHU Fan (Double Duty)	5	50% Repair	EA	2	\$96,000.00
Main	Air Handler Auxiliary (Double Duty)	5	50% Repair	EA	2	\$46,000.00
Main	Boiler Assembly (>125 HP)	5	50% Repair	EA	2	\$137,000.00
Main	Boiler Auxiliary System (>125 HP)	5	50% Repair	EA	1	\$44,000.00
Main	Combustion Intake Dampers	5	50% Repair	EA	2	\$5,000.00
Main	Exhaust Ventilation Fans	5	50% Repair	SF	98,800	\$30,000.00
Main	Fresh Air Intake	5	50% Repair	EA	2	\$17,000.00

*** Ranking Description**

1=Life Safety, 2,3,4=100% Replace, 5=50% Repair, 6=25% Maintenance, 7=Maintenance

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Main	Mechanical/Service Rooms	6	25% Maintenance	SF	7,000	\$29,000.00
Main	Non-Ducted Air Return (>20KCFM)	4	Replace System	EA	2	\$228,000.00
Main	Pneumatic System	4	100% Replace	SF	98,800	\$200,000.00
Main	Radiators	4	100% Replace	EA	20	\$44,000.00
Main	Thermostat and Zone Dampers	4	100% Replace	SF	98,800	\$118,000.00
						\$994,000.00

Lighting Renovation

Main	Distribution panels	6	25% Maintenance	SF	98,800	\$31,000.00
Main	Emergency AC Lighting	6	25% Maintenance	SF	98,800	\$21,000.00
Main	Fire Pump (<1000 GPM)	4	100% Replace	EA	1	\$53,000.00
Main	Generator	4	100% Replace	EA	1	\$31,000.00
Main	Interior Lighting	4	100% Replace	SF	98,800	\$720,000.00
Main	MDF/IDF	6	25% Maintenance	EA	1	\$3,000.00
Main	Panel Boards	6	25% Maintenance	SF	98,800	\$15,000.00
Main	Security System	6	25% Maintenance	SF	98,800	\$52,000.00
Main	Sprinkler System	5	50% Repair	SF	98,800	\$179,000.00
Main	SYSTEM I ATS Configuration	4	100% Replace	EA	1	\$17,000.00
Main	UPS System	4	100% Replace	EA	1	\$70,000.00
						\$1,192,000.00

Priority Total:

\$2,389,000.00

Interior Renovation

Gymnasium Renovation

Main	Gymnasium	6	25% Maintenance	EA	1	\$21,000.00
						\$21,000.00

Interior Renovation

Main	Administrative Suites	6	25% Maintenance	EA	3	\$49,000.00
Main	Auditorium	6	25% Maintenance	EA	1	\$97,000.00
Main	Classrooms	6	25% Maintenance	EA	34	\$484,000.00
Main	Corridor/Lobby	6	25% Maintenance	LF	1,295	\$150,000.00
Main	Interior Doors	4	100% Replace	EA	110	\$257,000.00
Main	Library	6	25% Maintenance	EA	1	\$32,000.00
Main	Multi-Purpose Room	6	25% Maintenance	EA	1	\$12,000.00
						\$1,081,000.00

Kitchen and Lunchroom Renovation

Main	Kitchen	5	50% Repair	EA	1	\$99,000.00
Main	Lunchroom	5	50% Repair	EA	1	\$50,000.00
	Trash Enclosures	4	100% Replace/ New	EA	2	\$19,000.00
						\$168,000.00

Pre-K Classroom Renovation

Main	Pre-Kindergarten	6	25% Maintenance	EA	1	\$14,000.00
						\$14,000.00

Priority Total:

\$1,284,000.00

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Site Improvement

Campus Park

Campus Park	5	50%Repair /New	EA	1	\$440,000.00
					\$440,000.00

Site Improvements

Fencing	6	100%Refinish	LF	1,135	\$19,000.00
Free-Standing Signage	6	100%Refinish	EA	2	\$11,000.00
Parking lot interior plantings	6	25%Replace/Code	EA	6	\$2,000.00
Parking lots	6	Refinish	SF	11,400	\$18,000.00
Parkway trees	4	100%Replace/New Trees	EA	14	\$14,000.00
					\$64,000.00

Priority Total:

\$504,000.00

New Construction

Temporary Units Renovation

Masonry Fieldhouse	4	100% Replace/Gut Rehab	EA	1	\$1,116,000.00
					\$1,116,000.00

Priority Total:

\$1,116,000.00

School Total:

\$5,664,000.00

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