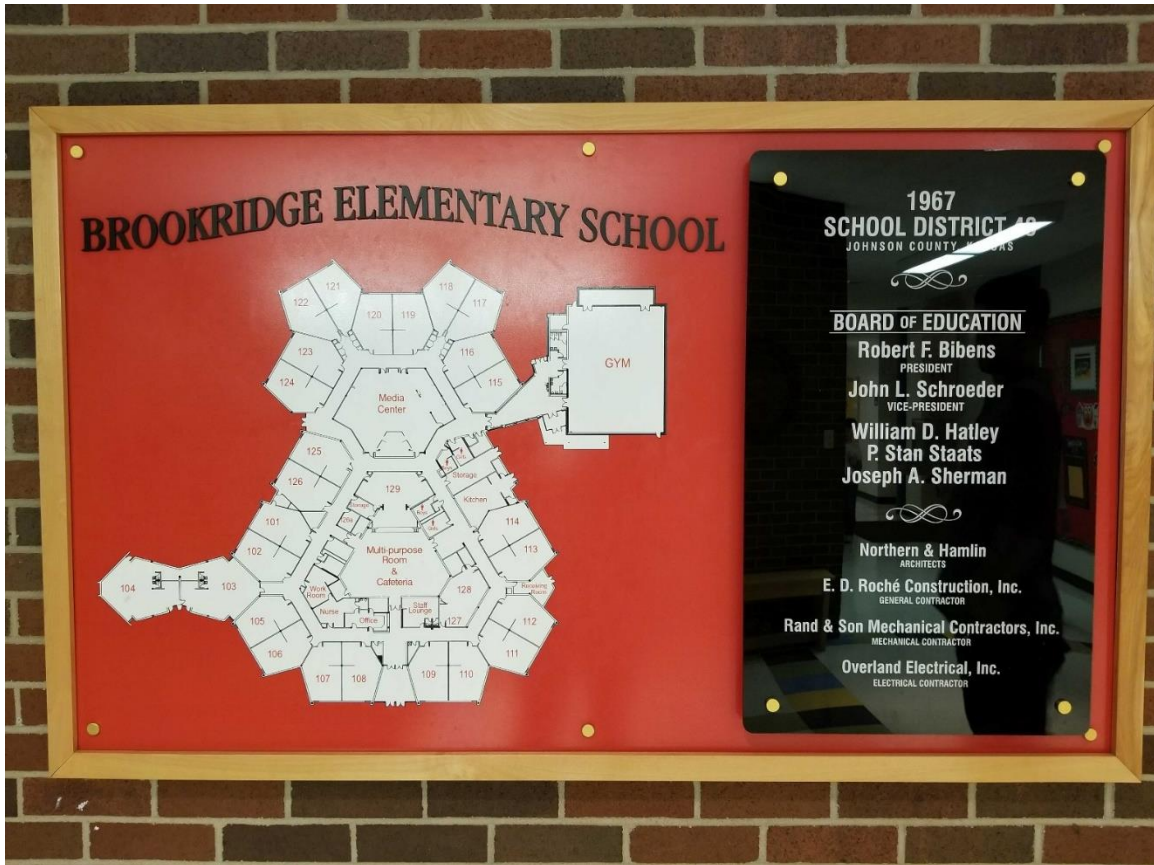


Property Assessment Report

Brookridge Elementary School

9920 Lowell Ave, Overland Park, KS 66212



Home of the Bobcats

Table of Contents

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9. New 2 Section Elementary School Estimate
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CEFPI Evaluation - Brookridge Elementary School

Date 12.1.2017

	Possible Points	Actual Points
1.00 THE SCHOOL SITE	100	70
2.00 STRUCTURE AND MECHANICAL FEATURES	200	123
3.00 PLANT MAINTAINABILITY	100	67
4.00 SCHOOL BUILDING SAFETY	200	163
5.00 ENVIRONMENT FOR EDUCATION	200	145
6.00 EDUCATIONAL ADEQUACY	200	142
<hr/>		
Total	1000	710

CEFPI Evaluation - Brookridge Elementary School

Date 12.1.2017

1.00 THE SCHOOL SITE

100 POINTS

		Possible Points	Actual Points
	<u>LOCATION</u>		
1.1	Site is central to and easily accessible to the present and/or future population.	20	20
1.2	Location is removed from undesirable business, industry and traffic.	5	5
1.3	Site is large enough to meet educational needs as determined by the state and local district (10 acres + 1 acre/100 students).	25	10
1.4	Campus is large enough for future on-site expansion if needed.	10	6
1.5	Topography provides good drainage, but without steep inclines.	5	3
1.6	Site has adequate storm drainage system.	5	4
1.7	Site has stable, well-drained soil free of erosion and is well landscaped.	5	4
	<u>SITE AND POTENTIAL</u>		
1.8	Site is suitable for special instruction needs, e.g. nature study, school gardens and restricted play areas.	5	3
1.9	Pedestrian services include adequate sidewalks with designated crosswalks, curb cuts and acceptable grades.	5	3
1.10	Sufficient on-site hard surface parking for faculty, staff and visitors is provided.	5	3
1.11	PE Fields are well located and removed from streets, drives and parking areas.	5	4
1.12	Outdoor play fields are well equipped for all age levels.	5	5
	<u>TOTAL - THE SCHOOL SITE</u>	<u>100</u>	<u>70</u>

CEFPI Evaluation - Brookridge Elementary School

Date 12.1.2017

2.00 STRUCTURE AND MECHNICAL FEATURES

200 POINTS

		Possible Points	Actual Points
	<u>BUILDING STRUCTURE</u>		
2.01	Exterior walls are free of deterioration, with proper expansion joints.	10	9
2.02	Foundations are sound and stable.	10	10
2.03	Interior walls are free of deterioration.	5	4
2.04	Roofs are structurally sound, have adequate drainage and are weathertight.	15	6
2.05	Entrances and exits are located so as to permit efficient student traffic flow.	15	10
2.06	Building "envelope" meets energy use code requirements.	10	5
2.07	Well-maintained ceilings adequately retard sound.	5	3
2.08	Walls permit sufficient flexibility for a variety of class sizes.	10	5
2.09	Interior is free of friable asbestos and/or toxic materials.	10	6
	<u>MECHANICAL / ELECTRICAL</u>		
2.10	Electrical service is underground.	5	5
2.11	Reliable masterclock system sounds bells inside and outside of building.	5	2
2.12	Outside water supply is adequate for normal usage.	5	4
2.13	Building electrical system is adequate for the educational program..	15	6
2.14	Each teaching/learning area has four or more grounded wall outlets.	5	2
2.15	Well-maintained light sources provide adequate lighting.	10	6
2.16	The number and location of useable drinking fountains are adequate including provisions for the disabled.	5	3
2.17	Number of toilet rooms and fixtures meet or exceed code requirements.	10	6
2.18	Internal building water supply is adequate with sufficient pressure to meet health and safety needs.	10	8
2.19	Plumbing fixtures and piping are in good condition.	10	6
2.20	Fire alarms, smoke detectors, sprinkler systems stand pipes and hose cabinets are properly maintained and meet or exceed code requirements.	10	6
2.21	Intercommunication system includes a central unit that allows dependable two-way communication between the office and each room.	5	4
2.22	Kitchen exhaust hood is of adequate size, properly maintained, and has approved fire suppression system.	5	5
2.23	Cabling for computer and/or TV networking can be easily installed or modified.	10	2
	<u>TOTAL - STRUCTURAL & MECHANICAL FEATURES</u>	200	123

CEFPI Evaluation - Brookridge Elementary School

Date 12.1.2017

3.00 PLANT MAINTAINABILITY

100 POINTS

		Possible Points	Actual Points
	<u>MAINTENANCE</u>		
3.01	Windows, doors and walls are of material and finish requiring minimum maintenance.	10	7
3.02	Outdoor light fixtures, electric outlets, equipment and other fixtures are accessible for repair and replacement.	5	4
3.03	Classroom floor finishes require minimum of care.	10	7
3.04	Ceilings and walls are easily cleaned and resistant to stain.	10	7
3.05	HVAC equipment is designed and constructed for ease of operation and maintenance.	15	9
3.06	Floors in restrooms, kitchens, cafeterias and corridors require a minimum of maintenance.	10	7
3.07	Walls and ceilings in service areas can be easily cleaned.	10	7
3.08	Restroom fixtures are wall-mounted and of quality construction.	10	6
3.09	Adequate custodial storage space with water and drain is accessible to all areas.	10	7
3.10	Adequate electric outlets and power are available in every area to permit routine cleaning.	5	3
3.11	Operating door hardware is coordinated and in good condition.	5	3
	<u>TOTAL - PLANT MAINTAINABILITY</u>	<u>100</u>	<u>67</u>

CEFPI Evaluation - Brookridge Elementary School

Date 12.1.2017

4.00 SCHOOL BUILDING SAFETY**200 POINTS**

		Possible Points	Actual Points
	<u>SITE SAFETY</u>		
4.01	Access streets have sidewalks and sufficient signals and signs to permit safe access to and from school site.	10	8
4.02	Site lighting is adequate for safety and security at night.	5	4
4.03	On-site walks and steps are in good condition and protected by proper signs and signals.	5	5
4.04	Vehicular entrances and exits are safe for traffic flow.	5	4
4.05	Student loading areas are segregated from other vehicular traffic and pedestrian walkways.	5	2
4.06	Locations of outdoor PE Areas are free from hazard.	10	8
4.07	Number and location of fire hydrants are adequate for the building.	10	8
	<u>BUILDING SAFETY</u>		
4.08	Heating units are separated from student-occupied areas in accordance with local building code.	15	9
4.09	Classroom doors are recessed and open outward.	5	5
4.10	Exterior doors open outward and are equipped with panic hardware.	10	10
4.11	Exits are marked with lighted exit signs on separate electrical circuits.	10	6
4.12	Glass is properly located and protected to prevent accidental student contact -- safety glass or wire glass per code requirements.	5	4
4.13	Emergency lighting is provided throughout building.	10	6
4.14	Flooring (including ramps) is maintained in a nonslip condition.	5	5
4.15	Stair risers do not exceed 72" and range in number from 3 - 16 per flight.	5	5
4.16	Multi-story buildings have at least two protected exit stairways.	15	15
4.17	Fixed projections in the traffic areas do not extend more than 8" from the corridor wall.	5	2
4.18	Traffic areas terminate at an exit or an exit stairway leading to an egress.	5	5
	<u>EMERGENCY SAFETY</u>		
4.19	Automatic and manual fire alarm system with a distinctive sound and flashing light is provided.	10	10
4.20	There are at least two independent exits to safety from any point in the building and no dead-end corridors over 20' in length.	15	15
4.21	Stairways and/or exits are of fire-resistant material.	10	9
4.22	Noncombustible and/or fire-resistant materials are used throughout the structure.	5	5
4.23	Adequate fire safety equipment is properly located.	10	8
4.24	Ample space is provided in traffic and protected areas for student safety in the event of natural disasters.	10	5
	<u>TOTAL - SCHOOL BUILDING SAFETY</u>	200	163

CEFPI Evaluation - Brookridge Elementary School

Date 12.1.2017

5.00 ENVIRONMENT FOR EDUCATION

200 POINTS

		Possible Points	Actual Points
	<u>ACADEMIC LEARNING AREAS</u>		
5.01	Size of academic learning areas meets minimum standards (K: 900/1050/1200 SF) (E=700/800/900 SF).	15	15
5.02	Learning areas are conveniently located near related educational activities.	5	3
5.03	Academic areas are situated away from noisy areas such as cafeterias and gyms.	5	4
5.04	Storage for student/teacher materials is adequate.	10	7
5.05	Design of learning areas is compatible with instructional need.	5	3
	<u>SPECIAL LEARNING AREAS</u>		
5.06	Size of special learning areas meet minimum standards.	5	3
5.07	Gymnasium or Multi-Purpose Room serves the school P.E. program.	10	9
5.08	Library/Resource/Media Center provides appropriate and attractive space.	10	7
5.09	The music program is provided separate adequate storage and sound treated instructional space.	5	2
5.10	Space appropriate for the nature of instruction and age of students.	5	3
5.11	Appropriate space is provided for small groups and/or individual instruction and special programs.	10	4
5.12	Storage for student materials in special learning areas is adequate.	5	3
5.13	Storage for teacher materials in special learning areas is adequate.	5	3
5.14	Design of learning areas is compatible with instructional need.	5	3
	<u>SUPPORT SPACE</u>		
5.15	Adequate facilities are available for student programs.	15	12
5.16	Administrative offices provide the administrative personnel with sufficient work space and privacy.	10	9
5.17	Suitable reception area for students, teachers and visitors is available.	5	4
5.18	Ample and conveniently located storage includes secure place for permanent records.	10	8
5.19	Cafeteria/cafetorium is attractive with sufficient space for dining, service delivery, storage and food preparation, with good circulation in patterns.	10	7
5.20	Clinic area is near administrative offices and is equipped to meet requirements.	10	10
5.21	Teachers' lounge/work area provides teachers a place for rest and preparation.	5	4
5.22	Indoor activity area available during inclement weather.	5	5
5.23	Site and building meets or exceeds all barrier-free requirements.	15	10
5.24	Teaching stations have adequate outlets for computers and/or television systems.	15	7
	<u>TOTAL - ENVIRONMENT FOR EDUCATION</u>	<u>200</u>	<u>145</u>

CEFPI Evaluation - Brookridge Elementary SchoolDate 12.1.2017

6.00 EDUCATIONAL ADEQUACY**200 POINTS****EXTERIOR ENVIRONMENT**Possible
Points Actual
Points**6.01** Overall building appearance is aesthetically pleasing and inviting to children.

15

12

6.02 Site and building are well landscaped.

5

4

6.03 Building materials provide attractive color and texture.

5

4

6.04 Entrances are appealing to students of the age and maturity of students served.

10

6

6.05 Entrances and walkways are sheltered from sun and inclement weather.

10

8

INTERIOR ENVIRONMENT**6.06** Interior stairways and ramps have handrails that meet code requirements.

5

5

6.07 Movement areas permit ease and control of traffic flow.

10

7

6.08 Areas for students to congregate are suitable to the age group.

10

7

6.09 Large group areas are designed for effective control of children.

10

8

6.10 A comfortable temperature can be maintained throughout the building in all seasons.

15

7

6.11 Ventilating system quietly provides adequate circulation of fresh air.

15

12

6.12 Fenestration contributes to a pleasant environment.

10

8

6.13 Lighting system provides proper intensity, diffusion and distribution of illumination.

15

9

6.14 Acoustical treatment of ceilings, walls and floors provides effective sound control.

10

8

6.15 Exterior noise is not a distraction in the classrooms.

10

9

6.16 Color schemes, building materials and decor enhances learning experience.

20

14

6.17 Adequate facilities are provided for student displays.

10

7

6.18 Drinking fountains and restroom facilities are conveniently located.

15

7

TOTAL - EDUCATIONAL ADEQUACY**200****142**



Brookridge Elementary



Johnson Co AIMS Map

LEGEND

Property_ComInt/VertLabels

+ Address Point

□ Building/Structure

Property

□ Untaxed

□ Common Interest

□ Vertical

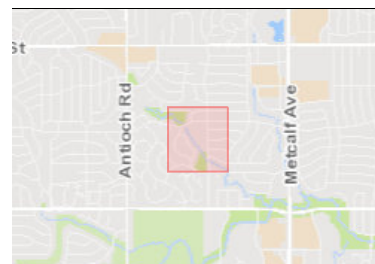
□ Platted

□ Unplatted

□ Right-of-way

□ Mineral Rights

□ Leased Land



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AIMS

12/3/2017

Property Information for NP07180000 0001

<i>Tax Property ID</i>	NP07180000 0001	<i>KS Uniform Parcel #</i>	0460730602018001000
<i>Situs Address</i>	9920 LOWELL AVE	<i>Acres</i>	9.02 (392,974.63 ft ²)
<i>Owner1 Name</i>	UNIFIED SCHOOL DIST #512	<i>Owner2 Name</i>	
<i>Owner Address</i>	8200 W 71ST ST , OVERLAND PARK, KS 66204	<i>Year Built</i>	1968
<i>Class</i>	E	<i>Neighborhood Code</i>	422.X
<i>LBCS</i>	6121	<i>Taxing Unit</i>	0660UW
<i>Zoning</i>	R-1		

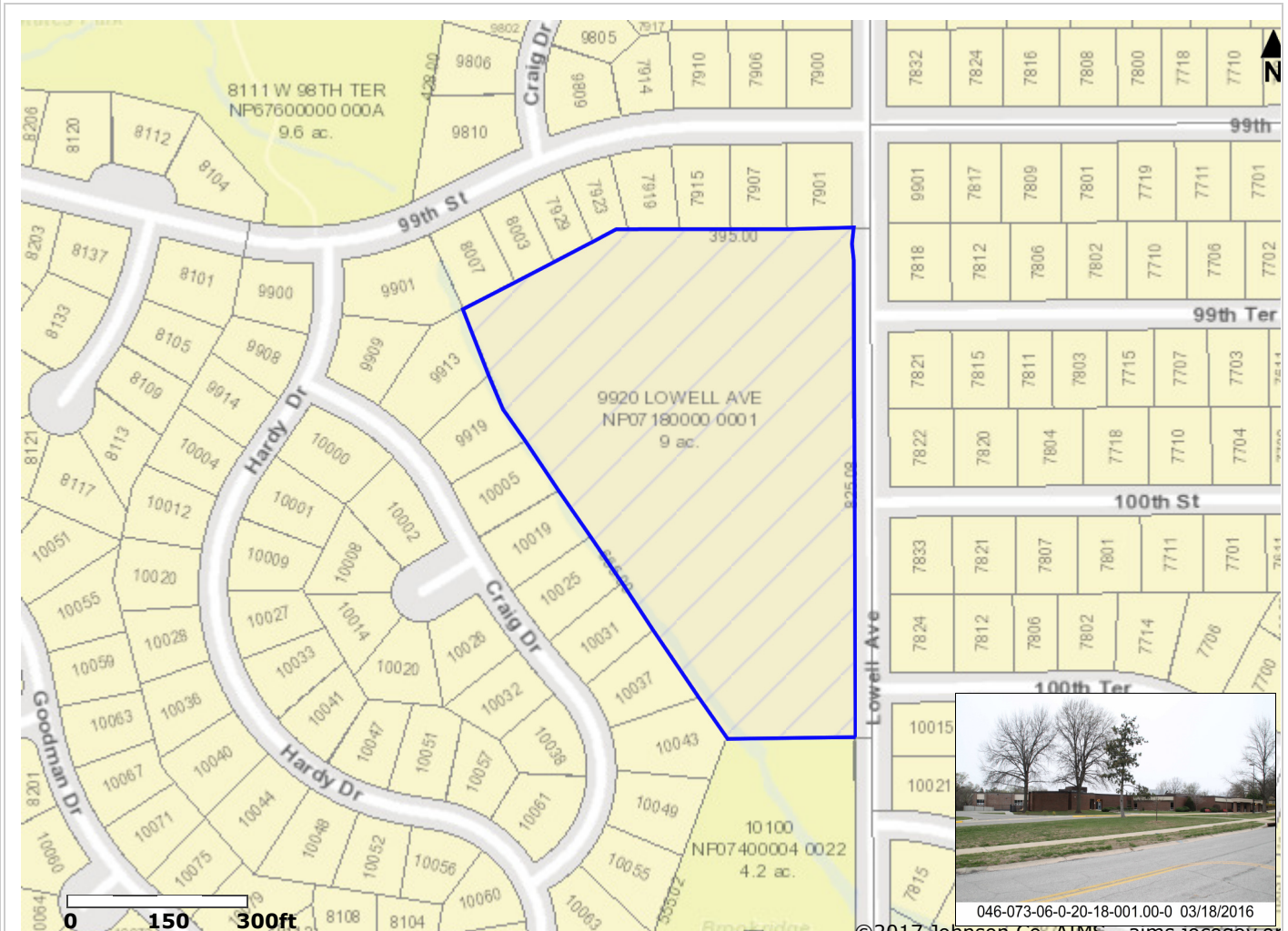
<i>City</i>	Overland Park	<i>Zip Code</i>	66212
<i>AIMS Map No.</i>	L06 (T-R-S: 13-25-06)	<i>Quarter Section</i>	SW
<i>Fire Dist.</i>	Overland Park Fire	<i>Sheriff Dist.</i>	0
<i>Commissioner Dist.</i>	4 (Jason L. Osterhaus)	<i>FEMA Flood Panel #</i>	20091C0053G

<i>School District</i>	Shawnee Mission	<i>High School</i>	SM South
<i>Middle School</i>	Indian Woods	<i>Elementary School</i>	Brookridge

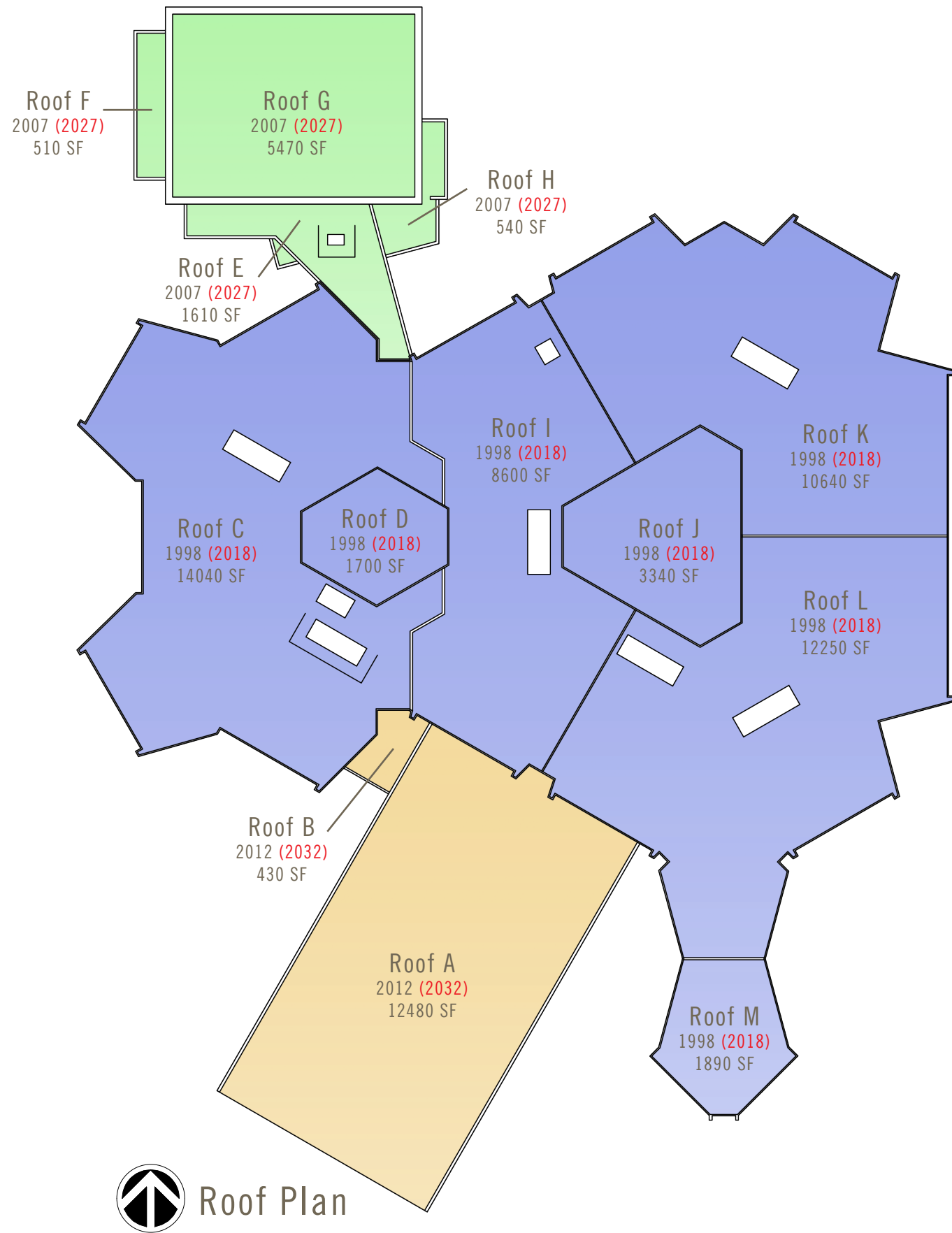
<i>Plat Name</i>	BROOKRIDGE ELEMENTARY SCHOOL	<i>Quarter Section</i>	SW
<i>Book/Page</i>	200601 / 3799	<i>Number of Units</i>	1
<i>Date Recorded</i>	1/13/2006		
<i>Subdivision Name</i>	BROOKRIDGE ELEM SCHOOL		

Legal Desc. (abbreviated) BROOKRIDGE ELEMENTARY SCHOOL LT 1 OPC 815A 5 1 1 BTAO 4137 0

Property Map for NP07180000 0001







Roof Areas

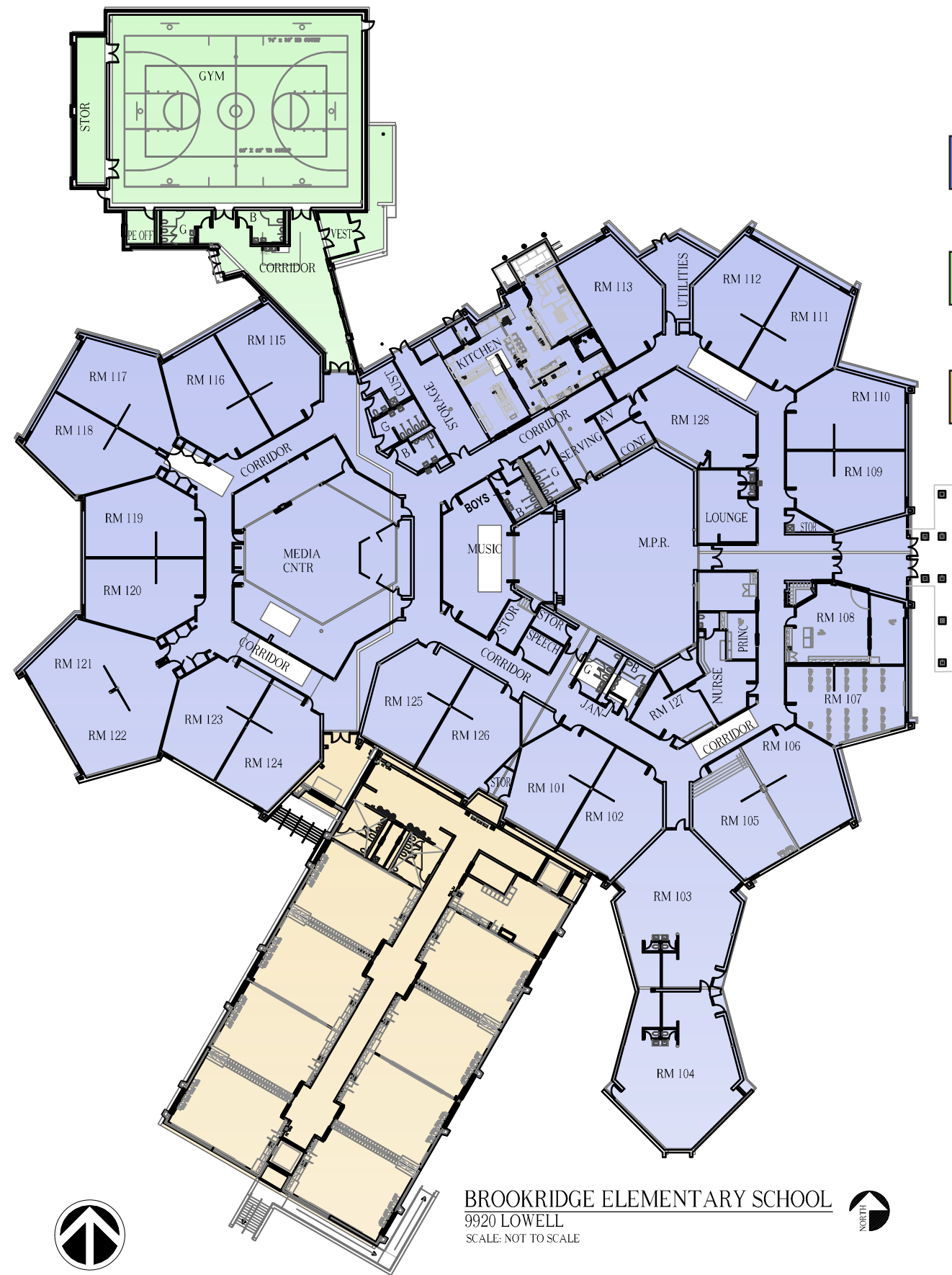
- Roofs C,D,I,J,K,L,M
Tamko 103 / 510 squares
November 1998 (20 year) **2018**
- Roofs E,F,G,H
Tamko 109FR / 84 squares
January 2007 (20 year) **2027**
- Roofs A,B
Tamko 109FR / 131 squares
April 2012 (20 year) **2032**



ROOF ASSESSMENT

A1





Roof Areas

- Roofs C,D,I,J,K,L,M
Tamko 103 / 510 squares
November 1998 (20 year) **2018**
- Roofs E,F,G,H
Tamko 109FR / 84 squares
January 2007 (20 year) **2027**
- Roofs A,B
Tamko 109FR / 131 squares
April 2012 (20 year) **2032**



SHAWNEE MISSION SCHOOD DISTRICT BROOKRIDGE ELEMENTARY SCHOOL BUILDING SUMMARY IMAGES

November 2017

Architectural Exterior Images



Damaged Brick at old hose bib



2006 Gymnasium addition



Aluminum windows



Aluminum Framed FRP doors

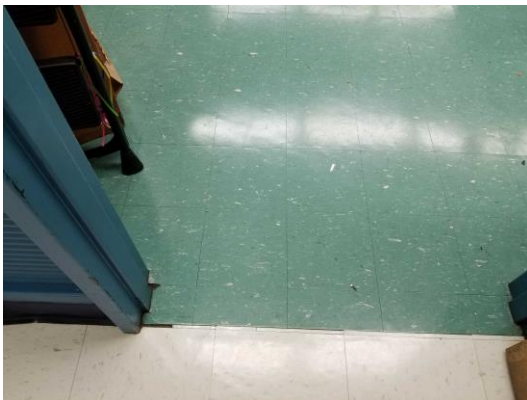
Architectural Interior Images



Aluminum Vestibule – Secure Entry



VCT Flooring issues



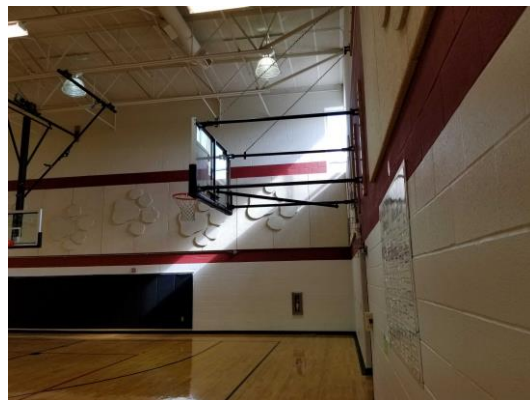
Original 9x9 floor tile



12x12 ceiling tile and surface lighting



Student and Staff Storage



2006 Gymnasium Addition

MEP Images



Inaccessible drinking fountains.



Stage power not operational.



Water heater & drain in same closet as Data Rack.



Water service impedes on work area.



Water service installed in required clearance of panelboard.



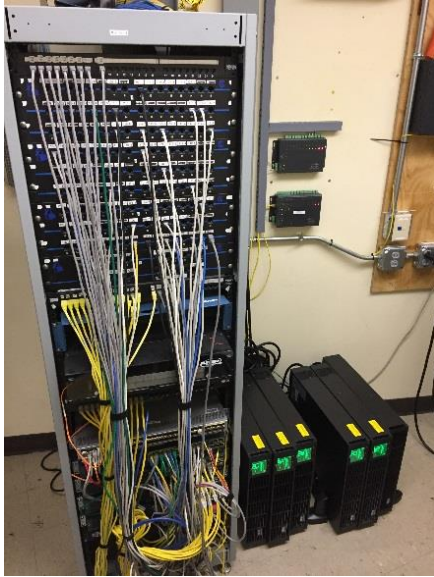
Classroom sink, no hot water.



Corridor being used as return air path.



Non-ADA water cooler.



No dedicated mechanical equipment for data room.



Return air transfer from classroom to corridor.

SHAWNEE MISSION SCHOOL DISTRICT

BROOKRIDGE ELEMENTARY SCHOOL

BUILDING SUMMARY REPORT

November 2017

Building Summary

Originally constructed in 1966, Brookridge Elementary School has experienced 3 additions and 2 major renovations. Additions in 1970, 2006 and 2011 added additional classroom spaces and a gymnasium for a total of 71,236 SF of type II-b construction.

Due to limited space available on site, if this building is chosen for replacement, the existing Brookridge Elementary will need to be razed prior to the construction of a new elementary on this site. Students will need to be relocated to another facility for approximately 18 months for construction.

Exterior Skin Summary

- Roof construction is low slope modified bitumen roofing and in fair condition. A majority of the roof system will have its warranty expire in 2018 and will need to be considered for improvements in the near future.
- Exterior walls are face brick and stucco and are in good condition.
- Exterior windows and doors are aluminum framed, have insulated glass and appropriate hardware.

Interior Summary

- Classrooms have carpet square floors, 12" x 12" ceiling tiles and surface mounted lighting and painted plaster or gypsum board walls. Lighting and ceilings need improvements.
- Wood doors, steel door frames and good hardware.
- Classroom doors open toward the corridor and are recessed to not encroach onto the corridor path of travel.
- Corridors have VCT floors and 12" x 12" acoustical ceiling tiles and surface mounted lighting and painted plaster or gypsum board walls. Flooring, lighting and ceilings need improvements.
- Restrooms have resinous or welded seam sheet vinyl flooring, acoustical ceiling tile systems and painted walls. Many resinous floors are stained and should be recoated.
- Gymnasium has wood flooring, CMU walls, exposed structure and wood fiber ceilings
- Cafeteria has VCT flooring, CMU walls, exposed structure and wood fiber ceilings
- No high wind or storm areas were observed.

Educational Summary

Curriculum Delivery

- Classrooms are of adequate size ranging from 885 sf – 910 sf for standard rooms and Kindergarten are large in size at 1,600 sf.
- Most classrooms are located on perimeter of the building allowing access to natural daylight.
- Teacher and student storage in many classrooms is in need updating to be in line with district standards.

Scheduling

- Separate gymnasium and cafeteria spaces allow for better scheduling of classes and lunch shifts.

Future Ready Skills & Lifelong Learning

- The building is in need of large spaces with plumbing, storage and amenities for STEM and PLTW classes.

Technology

- Technology infrastructure is in place for the 1 to 1 initiative set forth by the district, but there is a lack of electrical outlets for charging of devices.

Site Summary

Address: 9920 Lowell Ave, Overland Park, KS 66212

Zoning: R-1

Size: 9 Acres

Site Drainage

- Potential drainage issues in front of school. No visible flooding concerns but there is the potential if corrective measures are not taken.
- Storm water generally drains towards the building.
- Low points at the North and Northeast sides of school with no overflow path before storm water will enter building.
- Inlet partially blocked by bollards.
- Appears to be low spot in drive near the front door.
- Hump in soft play area (S of building) where storm pipe is located. This impacts the use of the grass play area.

Other Items of Note

- No dedicated dock.
- No fence around dumpster.
- No concrete pads under recycle bins. No concrete pads for trucks.

Fire hydrants

- Adequate fire hydrant coverage.
- SE corner of Lowell Ave. and 100th St.
- NW corner of Gym.

Parking Lots, Pavement and Sidewalks.

- Replace east drive and north parking lot pavement.
- Rear stairs @ SW addition spalling at handrail post locations.
- Front parking not ADA compliant.
- No apparent bus/parent drop off separation
- Only one entrance and exit to site.

MEP Summary

General

- Corridors appear to be a return air path for the Rooftop Units. Exit corridors are not allowed to be used as return air path per International Mechanical Code.
- A significant portion of existing building in older portions included non-accessible ceiling space.
- The majority of the classrooms have operable windows. Operable windows make it difficult for the mechanical equipment to control humidity levels. With large amounts of untreated outside air, this may cause high humidity levels and can lead to moisture problems.
- A few areas of the building that have been recent additions have a fire sprinkler system however the older areas of the building do not have a fire sprinkler system.
- Observations regarding code deficiencies are in reference to the current 2012 IBC code series adopted by local jurisdictions. Should local jurisdictions adopt codes newer than the 2012 IBC, additional updates may be required to building systems. Items of note include:
 - 2015 IBC requires a full FEMA storm shelter which would require backup generator power, ventilation and restrooms.
 - 2015 IBC added requirements for carbon monoxide detection in select classrooms served by fuel fired equipment.

Mechanical

- System Descriptions
 - The majority of the building is served from rooftop units. A few rooftops have been replaced in the last 2 years, however the majority of the units are 10 years old. Typical life span of a rooftop unit is 15 years. Majority of rooftop unit's condenser coil fins are damaged, which limits performance and efficiency. The older rooftops use R-22 refrigerant which is a refrigerant that is being phased out.
 - The rooftop unit serving the kitchen has recently been replaced.
 - Return air path for the rooftops is through the corridor.
- Controls Systems
 - A full BMS control system is currently installed to serve all HVAC equipment.
 - Not all classrooms were provided with dedicated thermostat controls. Several classrooms were served from one unit and shared thermostats which can cause student and teacher discomfort.
- Additional Updates required to bring systems up to current codes:
 - Provide alternate path for return air, so the return air path isn't through and exit corridor.

- Provide minimum ventilation per current codes to each classroom.
 - Energy recovery will be required when minimum ventilation rates are brought up to code.
- Additional Updates required to bring systems up to current SMSD Standards:
 - HVAC equipment efficiencies shall be increased.
 - Each classroom shall be provided with its own thermostat.
 -

Plumbing Systems

- Hot Water
 - Domestic hot water system consists of multiple gas-fired water heaters distributed around the building. Majority of water heaters are around 10 years old. One of the water heaters doesn't appear to be sealed combustion and the room doesn't appear to meet the requirements need for combustion air.
 - Domestic hot water supply appeared to be sufficient.
 - Not all classrooms have hot water at classroom sink.
- Water Supply
 - There were at least two separate water service entrances to the building.
 - Water pressure seem to be sufficient.
- Roof Drains
 - Roof drains appeared to discharge to storm sewer and overflow scuppers were provided on the majority of the building.
- Some restroom groups appeared to have been updated with new fixtures, wall and floor finishes and were in good condition.
- The nurse area does not have a shower – accessible or otherwise.
- Additional Updates required to bring systems up to current codes:
 - Several water coolers and plumbing fixtures are not ADA compliant and need to be replaced.
 - All handwashing sinks will need to have thermostat mixing valves installed to limit maximum water hot water temperature to 110°F.
- Additional Updates required to bring systems up to current SMSD Standards:
 - Replace all faucets and flush valves with Toto sensor devices.
 - Add accessible roll-in shower for the Nurse Area.
 - Hot water recirculation line shall tie into hot water line with-in 3 feet of every hand washing sink.
 - All classrooms shall be provided with a sink that has domestic hot and cold water in the classroom.
 - Replace non-ADA compliant plumbing fixtures.

Electrical Systems

- Lighting
 - Exterior illumination did appear sufficient. However, wall mounted light fixtures were aged and lenses were significantly yellowed.
 - 2011 classroom wing addition did include occupancy sensors in corridors, all other areas did not have any automatic energy saving controls.

- Wire-guard on exit signs in MPR obscured visibility of sign.
- Power
 - Electrical service had been upgraded to an underground service.
 - In classrooms other than the 2011 classroom addition, extension cords and power supplies were common in classrooms due to insufficient quantities and locations of electrical receptacles.
 - Power systems appeared to have available space and spare for future improvements, depending on scope. However, should a different HVAC system be installed, the electrical service would likely require an upgrade.
- Special Systems (Fire Alarm, Intercom, Data Systems)
 - Fire Alarm system was an analog system and would not support a new mass notification system. An entirely new fire alarm system and infrastructure would be required to bring the system up to current codes.
 - Dukane Intercom system appeared functional and sufficient.
 - Data systems appeared functional and sufficient. However, locations for data racks were in difficult to access storage spaces at times. Main server rack was located in closet accessed between two classrooms. One location Data rack shared location with water heater. Water heater relief drain and floor drain were directly adjacent to data rack.
- Additional Updates required to bring systems up to current codes:
 - Electrical
 - All receptacles to be replaced with tamper resistant devices.
 - Additional Exterior lighting to ensure sufficient illumination.
 - Lighting – New lighting controls with occupancy sensors installed in entire building.
 - Fire Alarm – Complete Replacement of all devices and control panels to support a mass notification system. Additional Smoke Detection may be required.
 - Intercom system – None
 - Data systems – None
- Additional Updates required to bring systems up to current SMSD Standards:
 - Electrical
 - Energy Metering added to all electrical equipment. May require replacement of main service panel.
 - Additional receptacles added throughout classrooms.
 - Lighting
 - New LED light fixtures installed in all areas, interior and exterior
 - Dimming Controls added in classrooms.
 - Fire Alarm – Complete Replacement of all devices and control panels to support a mass notification system. Additional Smoke Detection may be required.
 - Intercom system – New Valcom Intercom System
 - Data systems – Dedicated IT closets for Data Racks and data associated equipment.



SHAWNEE MISSION SCHOOL DISTRICT ELEMENTARY ASSESSMENTS
11/21/2017



BROOKRIDGE ELEMENTARY SCHOOL

Project Description		Square Feet	Cost/ SF	Construction Cost	25% soft costs	Total Project Cost
BROOKRIDGE ELEMENATRY SCHOOOL - 71,236 SF						
	Parking Lot & Sidewalk Improvements			\$20,000	\$5,000	\$25,000
	Roof Improvements	51,000	\$19	\$969,000	\$242,250	\$1,211,250
	New 2'x4' Acoustical Ceiling System	35,618	\$6	\$213,708	\$53,427	\$267,135
	Lighting/Controls Refresh - LED	71,236	\$10	\$712,360	\$178,090	\$890,450
	New electrical service and panelboards	71,236	\$7	\$498,652	\$124,663	\$623,315
	Additional outlets / devices / circuiting	71,236	\$1	\$71,236	\$17,809	\$89,045
	Flooring replacement - Demolition and new VCT	35,618	\$7	\$249,326	\$62,332	\$311,658
	Restroom resinous floor recoating	5,500	\$8	\$44,000	\$11,000	\$55,000
	Site Drainage Issues			\$250,000	\$62,500	\$312,500
	Stair Railing repair			\$5,000	\$1,250	\$6,250
	Update HVAC systems – potential VRF/DOAS replacement + New Controls	71,236	\$28	\$1,994,608	\$498,652	\$2,493,260
	Drinking Fountain replacement			\$35,000	\$8,750	\$43,750
	Handwash Sink Mixing Valves			\$15,000	\$3,750	\$18,750
	Hot water recirculation line	71,236	\$0.45	\$32,056	\$8,014	\$40,070
	Sinks in each classroom	71,236	\$4.00	\$284,944	\$71,236	\$356,180
	Flush Valves and Faucets			\$12,000	\$3,000	\$15,000
	New fire alarm system	71,236	\$3	\$213,708	\$53,427	\$267,135
	New Valcom Intercom System	71,236	\$0.35	\$24,933	\$6,233	\$31,166
				\$5,645,531	\$1,411,383	\$7,056,914
						\$705,691
	INFLATION FROM 2018 TO 2020 = 10%					
	BROOKRIDGE TOTAL					\$7,762,605

Shawnee Mission School District

New 2 Section Elementary School

1-Dec-17

GOAL:

NEW ELEMENTARY SCHOOL

Grades PreK thru 6

Planning Capacity: 400 Students

Estimated construction start 2020



	Phase One				Phase Two	
1.0 - Schematic Program						
	1.0 - Administration/Counseling			3,000		0
	2.0 - Academic Staff Areas			32,000		0
	3.0 - Education Support Areas			12,000		0
	4.0 - Food Service / Mechanical			6,600		0
	5.0 - Support Areas			1,500		0
	13.0-Net to Gross Multiplier			13,000		0
	Total Square Footage			68,100		0
2.0 - Hard Cost Summary						
	Building Construction Cost	68,100	\$264	\$17,978,400	0	\$0
	Safe Room	5,800	\$125	\$725,000		
	Site Development	68,100	\$29	\$1,974,900		\$0
	Offsite Development		LS	\$175,000		\$0
	Other (Playground)		LS	\$385,000		\$0
	Hard Cost			\$21,238,300		\$0
3.0 - Soft Cost Summary						
	Furniture + Fixtures	550	1600	\$880,000		\$0
	District Equipment			\$75,000		\$0
	Contingency			\$637,149		\$0
	Professional Fees		0.0575%	\$1,257,838		\$0
	Tech Infrastructure			\$204,300		\$0
	Tech Systems-lump sum			\$204,300		\$0
	Site Purchase-lump sum			\$0		\$0
	Survey/Consult			\$522,300		\$0
	Demolition	56000	5	\$280,000		\$0
	Books			\$0		\$0
	Printing-lump sum			\$7,500		\$0
	Signage			\$60,000		\$0
	Irrigation			\$20,000		\$0
	Bonding Fee-1%			\$0		\$0
	Total Soft Cost			\$4,148,387		\$0
4.0 - Project Total						
	Bid January 2020			\$25,386,687	Bid Feb 2015	\$0
	Square per Student			155	Square per Student	0
	Call it			\$25,400,000	Call it	\$0
				A1		A2

Survey/Consult	
State / County / City Permits and Fees	\$55,000
Kitchen	\$10,000
Commissioning	\$34,050
IT, Security, Audio Visual	\$85,125
Civil, Traffic, Detention, Staking, Survey	\$167,867
Landscape	\$25,000
GeoTech - Soil Testing: borings	\$24,686
Furniture	\$0
Construction Testing	\$95,572
Graphic Design	\$25,000
	\$522,300



Shawnee Mission School District

New 3 Section Elementary School

1-Dec-17

GOAL:

NEW ELEMENTARY SCHOOL

Grades PreK thru 6

Planning Capacity: 550 Students

Estimated construction start 2020



	Phase One				Phase Two	
1.0 - Schematic Program						
1.0 - Administration/Counseling				3,000		0
2.0 - Academic Staff Areas				38,400		0
3.0 - Education Support Areas				12,000		0
4.0 - Food Service / Mechanical				6,600		0
5.0 - Support Areas				1,500		0
13.0-Net to Gross Multiplier				13,000		0
Total Square Footage				74,500		0
2.0 - Hard Cost Summary						
Building Construction Cost	74,500	\$264	\$19,668,000		0	\$0
Safe Room	5,800	\$125	\$725,000			
Site Development	74,500	\$29	\$2,160,500			\$0
Offsite Development		LS	\$175,000			\$0
Other (Playground)		LS	\$385,000			\$0
Hard Cost			\$23,113,500			\$0
3.0 - Soft Cost Summary						
Furniture + Fixtures	550	1600	\$880,000			\$0
District Equipment			\$75,000			\$0
Contingency			\$693,405			\$0
Professional Fees		0.0575%	\$1,368,897			\$0
Tech Infrastructure			\$223,500			\$0
Tech Systems-lump sum			\$223,500			\$0
Site Purchase-lump sum			\$0			\$0
Survey/Consult			\$560,035			\$0
Demolition	56000	5	\$280,000			\$0
Books			\$0			\$0
Printing-lump sum			\$7,500			\$0
Signage			\$60,000			\$0
Irrigation			\$20,000			\$0
Bonding Fee-1%			\$0			\$0
Total Soft Cost			\$4,391,837			\$0
4.0 - Project Total						
	Bid January 2020		\$27,505,337	Bid Feb 2015		\$0
	Square per Student		135	Square per Student		0
	Call it		\$27,500,000	Call it		\$0
			A1			A2

Survey/Consult	
State / County / City Permits and Fees	\$55,000
Kitchen	\$10,000
Commissioning	\$37,250
IT, Security, Audio Visual	\$93,125
Civil, Traffic, Detention, Staking, Survey	\$183,643
Landscape	\$25,000
GeoTech - Soil Testing: borings	\$27,006
Furniture	\$0
Construction Testing	\$104,011
Graphic Design	\$25,000
	\$560,035

