

# Property Assessment Report

## John Diemer Elementary School

9600 Lamar Ave, Overland Park, KS 66207



Home of the Eagles

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# CEFPI Evaluation - John Deimer Elementary School

Date 12.1.2017

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	Possible Points	Actual Points
<b>1.00 THE SCHOOL SITE</b>	<b>100</b>	<b>67</b>
<b>2.00 STRUCTURE AND MECHANICAL FEATURES</b>	<b>200</b>	<b>103</b>
<b>3.00 PLANT MAINTAINABILITY</b>	<b>100</b>	<b>46</b>
<b>4.00 SCHOOL BUILDING SAFETY</b>	<b>200</b>	<b>154</b>
<b>5.00 ENVIRONMENT FOR EDUCATION</b>	<b>200</b>	<b>129</b>
<b>6.00 EDUCATIONAL ADEQUACY</b>	<b>200</b>	<b>86</b>
<b>Total</b>	<b>1000</b>	<b>585</b>

# CEFPI Evaluation - John Deimer Elementary School

Date 12.1.2017

## 1.00 THE SCHOOL SITE

**100 POINTS**

### LOCATION

- 1.1 Site is central to and easily accessible to the present and/or future population.
- 1.2 Location is removed from undesirable business, industry and traffic.
- 1.3 Site is large enough to meet educational needs as determined by the state and local district (10 acres + 1 acre/100 students).
- 1.4 Campus is large enough for future on-site expansion if needed.
- 1.5 Topography provides good drainage, but without steep inclines.
- 1.6 Site has adequate storm drainage system.
- 1.7 Site has stable, well-drained soil free of erosion and is well landscaped.

### SITE AND POTENTIAL

- 1.8 Site is suitable for special instruction needs, e.g. nature study, school gardens and restricted play areas.
- 1.9 Pedestrian services include adequate sidewalks with designated crosswalks, curb cuts and acceptable grades.
- 1.10 Sufficient on-site hard surface parking for faculty, staff and visitors is provided.
- 1.11 PE Fields are well located and removed from streets, drives and parking areas.
- 1.12 Outdoor play fields are well equipped for all age levels.

### TOTAL - THE SCHOOL SITE

Possible Points	Actual Points
20	20
5	4
25	8
10	7
5	3
5	2
5	4
5	4
5	4
5	3
5	4
5	4
<b>100</b>	<b>67</b>

# CEFPI Evaluation - John Deimer Elementary School

Date 12.1.2017

## 2.00 STRUCTURE AND MECHANICAL FEATURES

200 POINTS

		Possible Points	Actual Points
<b><u>BUILDING STRUCTURE</u></b>			
2.01	Exterior walls are free of deterioration, with proper expansion joints.	10	8
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	5
2.05	Entrances and exits are located so as to permit efficient student traffic flow.	15	8
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	2
2.09	Interior is free of friable asbestos and/or toxic materials.	10	5
<b><u>MECHANICAL / ELECTRICAL</u></b>			
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	2
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	1
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	0
2.17	Number of toilet rooms and fixtures meet or exceed code requirements.	10	2
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	4
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
<b><u>TOTAL - STRUCTURAL &amp; MECHANICAL FEATURES</u></b>		<b><u>200</u></b>	<b><u>103</u></b>

# CEFPI Evaluation - John Deimer Elementary School

Date 12.1.2017

## 3.00 PLANT MAINTAINABILITY

**100 POINTS**

		Possible Points	Actual Points
<b><u>MAINTENANCE</u></b>			
3.01	Windows, doors and walls are of material and finish requiring minimum maintenance.	10	5
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	5
3.04	Ceilings and walls are easily cleaned and resistant to stain.	10	5
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	4
3.07	Walls and ceilings in service areas can be easily cleaned.	10	2
3.08	Restroom fixtures are wall-mounted and of quality construction.	10	2
3.09	Adequate custodial storage space with water and drain is accessible to all areas.	10	5
3.10	Adequate electric outlets and power are available in every area to permit routine cleaning.	5	2
3.11	Operating door hardware is coordinated and in good condition.	5	3
<b><u>TOTAL - PLANT MAINTAINABILITY</u></b>		<b><u>100</u></b>	<b><u>46</u></b>

## CEFPI Evaluation - John Deimer Elementary School

Date 12.1.2017

### 4.00 SCHOOL BUILDING SAFETY

200 POINTS

		Possible Points	Actual Points
<b><u>SITE SAFETY</u></b>			
4.01	Access streets have sidewalks and sufficient signals and signs to permit safe access to and from school site.	10	9
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	4
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	9
4.07	Number and location of fire hydrants are adequate for the building.	10	10
<b><u>BUILDING SAFETY</u></b>			
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	5
4.13	Emergency lighting is provided throughout building.	10	4
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	10
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
<b><u>EMERGENCY SAFETY</u></b>			
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	10
4.22	Noncombustible and/or fire-resistant materials are used throughout the structure.	5	3
4.23	Adequate fire safety equipment is properly located.	10	5
4.24	Ample space is provided in traffic and protected areas for student safety in the event of natural disasters.	10	3
<b><u>TOTAL - SCHOOL BUILDING SAFETY</u></b>		<b>200</b>	<b>154</b>

## CEFPI Evaluation - John Deimer Elementary School

Date 12.1.2017

### 5.00 ENVIRONMENT FOR EDUCATION

200 POINTS

		Possible Points	Actual Points
<b><u>ACADMEIC LEARNING AREAS</u></b>			
5.01	Size of academic learning areas meets minimum standards (K: 900/1050/1200 SF) (E=700/800/900 SF).	15	12
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	3
5.04	Storage for student/teacher materials is adequate.	10	7
5.05	Design of learning areas is compatible with instructional need.	5	3
<b><u>SPECIAL LEARNING AREAS</u></b>			
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	8
5.08	Library/Resource/Media Center provides appropriate and attractive space.	10	9
5.09	The music program is provided separate adequate storage and sound treated instructional space.	5	3
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	2
<b><u>SUPPORT SPACE</u></b>			
5.15	Adequate facilities are available for student programs.	15	9
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	3
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	2
5.22	Indoor activity area available during inclement weather.	5	3
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	5
<b><u>TOTAL - ENVIRONMENT FOR EDUCATION</u></b>		<b><u>200</u></b>	<b><u>129</u></b>

## CEFPI Evaluation - John Deimer Elementary School

Date 12.1.2017

### 6.00 EDUCATIONAL ADEQUACY

200 POINTS

#### EXTERIOR ENVIRONMENT

- 6.01 Overall building appearance is aesthetically pleasing and inviting to children.
- 6.02 Site and building are well landscaped.
- 6.03 Building materials provide attractive color and texture.
- 6.04 Entrances are appealing to students of the age and maturity of students served.
- 6.05 Entrances and walkways are sheltered from sun and inclement weather.

#### INTERIOR ENVIRONMENT

- 6.06 Interior stairways and ramps have handrails that meet code requirements.
- 6.07 Movement areas permit ease and control of traffic flow.
- 6.08 Areas for students to congregate are suitable to the age group.
- 6.09 Large group areas are designed for effective control of children.
- 6.10 A comfortable temperature can be maintained throughout the building in all seasons.
- 6.11 Ventilating system quietly provides adequate circulation of fresh air.
- 6.12 Fenestration contributes to a pleasant environment.
- 6.13 Lighting system provides proper intensity, diffusion and distribution of illumination.
- 6.14 Acoustical treatment of ceilings, walls and floors provides effective sound control.
- 6.15 Exterior noise is not a distraction in the classrooms.
- 6.16 Color schemes, building materials and decor enhances learning experience.
- 6.17 Adequate facilities are provided for student displays.
- 6.18 Drinking fountains and restroom facilities are conveniently located.

Possible Points	Actual Points
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15	5
5	3
5	2
10	2
10	7
5	4
10	5
10	3
10	4
15	4
15	7
10	5
15	7
10	3
10	8
20	5
10	5
15	7
<b>200</b>	<b>86</b>

#### TOTAL - EDUCATIONAL ADEQUACY

**Site Plan**  
John Diemer Elementary School



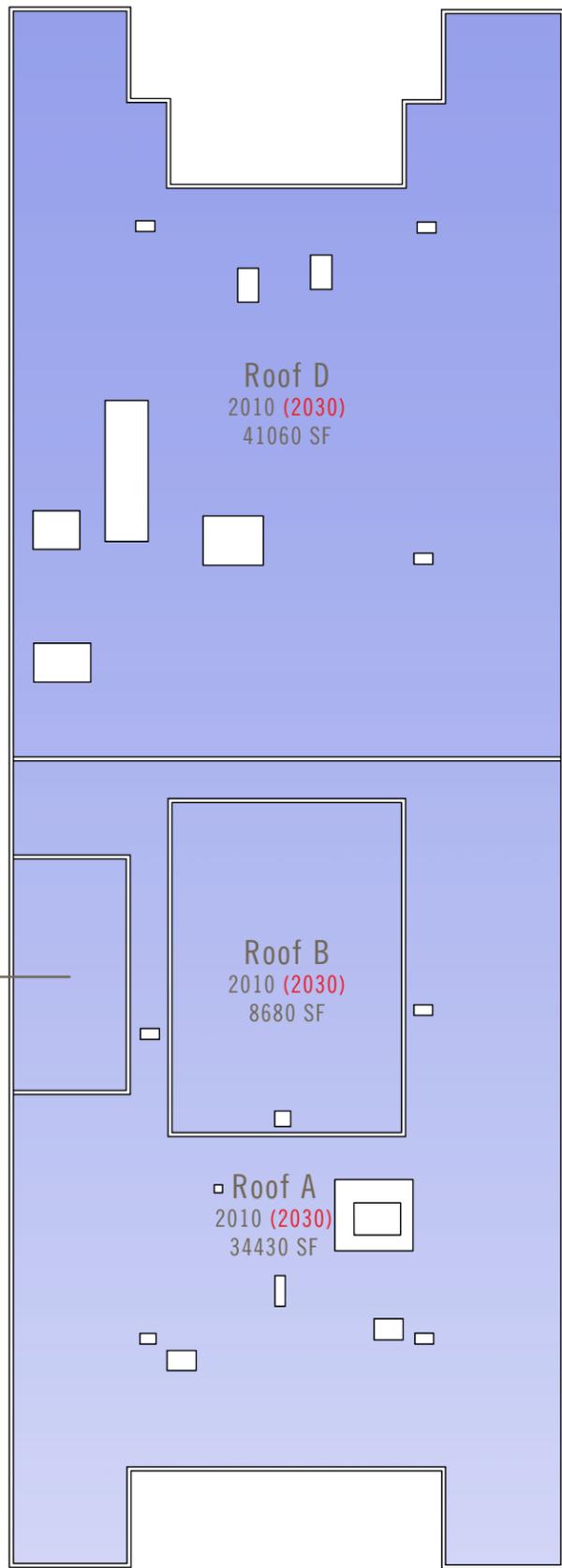
John Diemer Elementary School











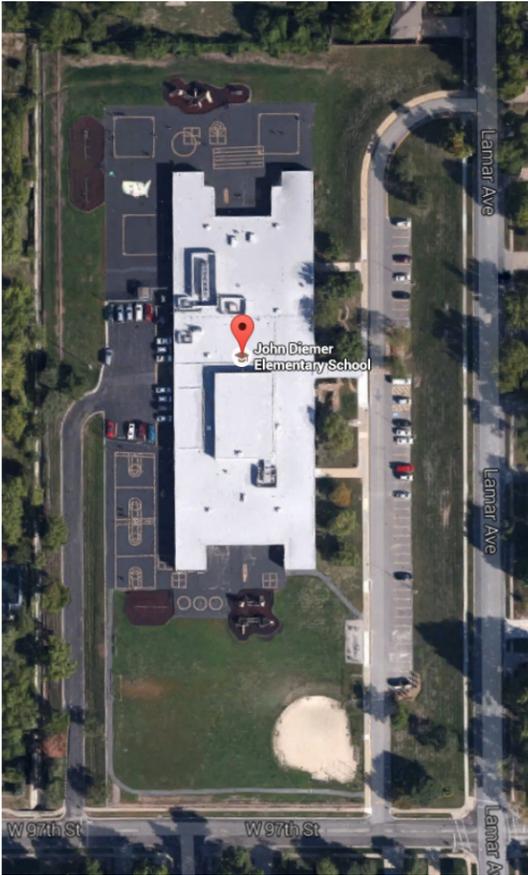
**Roof Areas**  
 ■ Roofs A,B,C,D,E  
 Tamko 103\* / 509 squares  
 Replaced 2010 (20 year) **Missing**

Roof E  
 2010 (2030)  
 Canopy

Roof C  
 2010 (2030)  
 3000 SF

Roof B  
 2010 (2030)  
 8680 SF

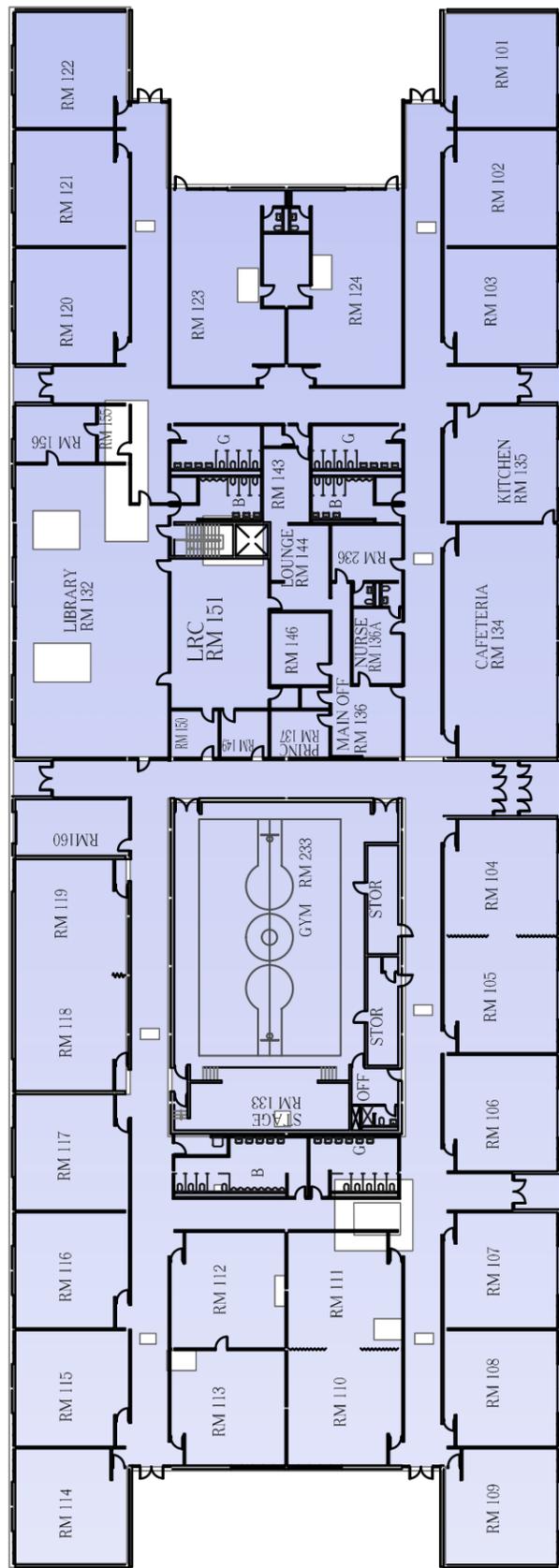
Roof A  
 2010 (2030)  
 34430 SF



**ROOF ASSESSMENT**

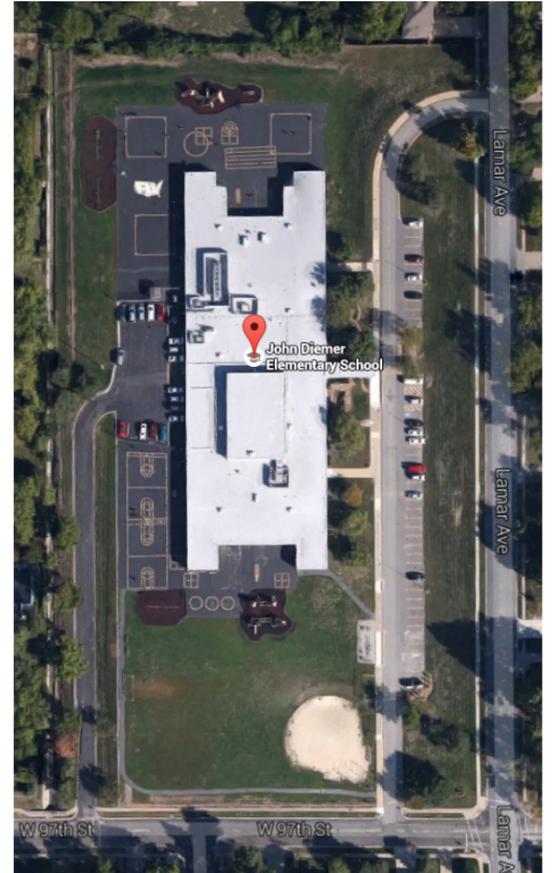
**A1**





## Roof Areas

- Roofs A,B,C,D,E
- Tamko 103\* / 509 squares
- Replaced 2010 (20 year) **Missing**



# SHAWNEE MISSION SCHOOL DISTRICT JOHN DIEMER ELEMENTARY SCHOOL BUILDING SUMMARY IMAGES

November 2017

## Architectural Exterior Images



Facebrick and painted concrete structure



Main entry canopy and exterior doors



Ponded water



Typical exterior windows

## Architectural Interior Images



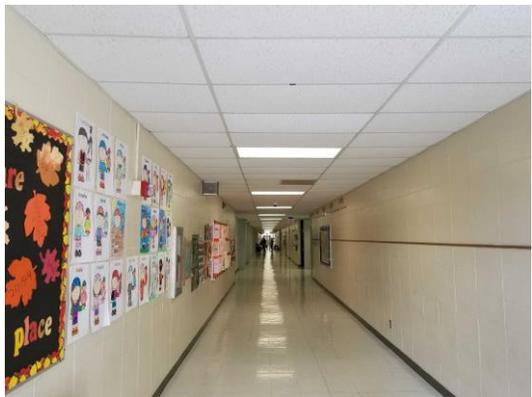
Updated classroom casework



Classroom furniture and cubbies



Lack of outlets for charging of devices



Typical corridor



VCT flooring issue



Line of sight issues at restrooms



Gymnasium



Ceiling tile, surface mounted lights and roof leak

### MEP Images



Classroom transfer air to corridor for Building circulation.



Damage to condenser coil fins.



Domestic water piping not insulated  
In mechanical room.



Floor mounted water closets and urinals.



Inaccessible water cooler.



Not enough receptacles in classrooms.



Poor exterior lighting for security purposes



Surface mounted electrical power.



Operable window left open.

# SHAWNEE MISSION SCHOOL DISTRICT

## JOHN DIEMER ELEMENTARY SCHOOL

### BUILDING SUMMARY REPORT

November 2017

## Building Summary

Originally constructed in 1963, John Diemer Elementary School has experienced 1 addition and 1 major renovation. Addition 1967 added additional one classroom space for a total of 45,974 SF of type II-b construction.

Due to limited space available on site, if this building is chosen for replacement, the existing John Diemer 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 was replaced in 2010 and is under a manufacturer's warranty until 2030. Several stained ceiling tile caused by roof leaks were observed during the walk through.
- Exterior walls are face brick and painted concrete structure.
- Exterior windows and doors are aluminum framed, have insulated glass and appropriate hardware.

## Interior Summary

- Classrooms have a mix of VCT and carpet square floors, 2' x 4' acoustical ceiling tiles and surface mounted lighting and painted CMU 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.
- Classroom door recess does not meet ADA clearance for a pull side approach. Door recess need to be redesigned to meet ADA
- Corridors have VCT floors and 2' x 4' acoustical ceiling tiles and recessed lighting and CMU walls. Lighting should be updated.
- Restrooms have resinous or welded seam sheet vinyl flooring, acoustical ceiling tile systems and painted CMU walls. Recoat resinous flooring
- Gymnasium has Taraflex resilient sports flooring, CMU walls, 2' x 4' acoustical ceiling tiles

Page 1 of 6

and recessed lighting and skylights.

- Cafeteria has VCT flooring, CMU walls, 2' x 4' acoustical ceiling tiles and surface mounted lighting
- No high wind or storm areas were observed.

## Educational Summary

### Curriculum Delivery

- Classrooms are of adequate size ranging from 822 sf – 833sf for standard rooms and Kindergarten are large in size at 1,250 sf.
- Most classrooms are located on perimeter of the building allowing access to natural daylight.
- Teacher and student storage in classrooms has been updates with newer casework.

### Scheduling

- Separate gymnasium and cafeteria spaces allow for better scheduling of classes and lunch shifts.
- The building needs break out spaces for teachers and students to work in medium to small groups.

### 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: 9600 Lamar Ave, Overland Park, KS 66207

Zoning: R-1

Size: 7.2 Acres

### Site Drainage

- North of north playground equipment - water stands & is always wet.
- Appears to be low spot in front drive at entry doors.
- Long flat area along drive in front of school do not allow for good drainage.
- During heavy rains, moisture will enter the school.

### Other Items of Note

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

### Fire hydrants

- Adequate fire hydrant coverage.
- NW corner of Lamar Avenue and 96th Street.

- NE corner of site.

#### Parking Lots, Pavement and Sidewalks.

- Staff parking from long drive in back of building. Limited staff parking. Intermingling with dumpster / dock access.
- No separation between bus / parent dropoff.
- Parking at south end of east parking lot is a long way from the front door.
- Site can be easily missed coming from north - no monument sign near entry. Small one at 96th Street and Lamar.
- Replace east drive and parking asphalt pavement.
- Large cracking in both hard play areas.

## MEP Summary

### General

- 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.
- The building is not equipped with a fire sprinkler system.
- Corridors appear to be used as transfer air and air circulation throughout the building. Exit corridors are not allowed to be used as plenums / ducts per International Mechanical Code.
- 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.
- No permanent roof access was available at the building. A temporary ladder was required to be leaned against side of building to access equipment on roof.

### Mechanical

#### System Descriptions

- Majority of building is fed from a 2-pipe system serving unit ventilators. System can be in either heating or cooling mode, but cannot perform simultaneous heating and cooling.
- Chiller has recently been replaced within the last 3 years.
- Both boilers seem to be about 15 years old. Typical life span of a boiler is 20-25 years.

- Rooftop units were either 10 years old or 20 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. Rooftops use R-22 refrigerant which is a refrigerant that is phased out making it difficult to repair the refrigerant systems.
- The majority of the classrooms are being conditioned from unit ventilators fed from the 2-pipe system. If teacher is too hot or too cold they turn off the unit ventilator which does not allow any outside air into the classroom.
- Select classrooms contained ceiling fans.
- Rooftop unit serving kitchen has been replaced with in the last 2 years.
- Library had a portable dehumidifier, leading us to believe there are humidity issues in the space.

### Controls Systems

- A full BMS control system is currently installed to serve all HVAC equipment.

### Additional Updates required to bring systems up to current codes:

- Exit corridors cannot be used as air passageway.
- Add emergency boiler shutdown to existing boiler systems
- Provide minimum ventilation per current codes to each classroom.
- Energy recovery will be required when minimum ventilation rates are brought up to code.
- Fire sprinkler system would have to be installed.

### Additional Updates required to bring systems up to current SMSD Standards:

- HVAC equipment efficiencies shall be increased.
- 2-pipe hydronic system shall be eliminated.
- Each classroom shall be provided with its own thermostat.

### Plumbing Systems

#### Hot Water

- Domestic hot water system consists of multiple gas-fired water heaters located in the basement. Majority of water heaters have recently been replaced and are around 2 years old.
- Domestic hot water supply appeared to be sufficient, though hot water recirculation lines may have been a great distance from the fixture due to length of time for hot water to get to the fixture.

#### Water Supply

- Water service was equipped with backflow preventer. Appears to have been recently added.
- Water pressure to plumbing fixtures appeared to be sufficient.

#### Roof Drains

- No overflow roof drains are installed. May cause standing water on roof if a roof

drain becomes plugged.

- Majority of restrooms contained floor mounted water closets and floor mounted urinals. None of the lavatories had ADA under sink protection.
- 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 in the classroom.
- Replace majority of water closets with new wall-mounted water closets.

## Electrical Systems

### Lighting

- Basement Electrical and Mechanical room illumination was not sufficient to see or maintain equipment.
- Exterior illumination did not appear sufficient. There was no dedicated parking lot lighting. Wall mounted light fixtures were aged and lenses were significantly yellowed.
- A few of the classrooms have been updated to have vacancy sensors. The majority of the building has surface mounted T8 fluorescent light fixtures.

### Power

- Building is fed from an underground service located at the back of the building.
- 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)

- 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.
- Fire alarm appears to have been added in the last 10 years.

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 – None
- 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.

Intercom system

- New Valcom Intercom System

Data systems

- Dedicated IT closets for Data Racks and data associated equipment.



# 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	
<b>1.0 - Schematic Program</b>					
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
<b>Total Square Footage</b>			<b>68,100</b>		<b>0</b>
<b>2.0 - Hard Cost Summary</b>					
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
<b>Hard Cost</b>			<b>\$21,238,300</b>		<b>\$0</b>
<b>3.0 - Soft Cost Summary</b>					
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
<b>Total Soft Cost</b>			<b>\$4,148,387</b>		<b>\$0</b>
<b>4.0 - Project Total</b>					
			Bid January 2020	\$25,386,687	Bid Feb 2015
			Square per Student	155	Square per Student
			<b>Call it</b>	<b>\$25,400,000</b>	<b>Call it</b>
			<b>A1</b>		<b>A2</b>

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
	<b>\$522,300</b>



# 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	
<b>1.0 - Schematic Program</b>					
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
<b>Total Square Footage</b>			<b>74,500</b>		<b>0</b>
<b>2.0 - Hard Cost Summary</b>					
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
<b>Hard Cost</b>			<b>\$23,113,500</b>		<b>\$0</b>
<b>3.0 - Soft Cost Summary</b>					
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
<b>Total Soft Cost</b>			<b>\$4,391,837</b>		<b>\$0</b>
<b>4.0 - Project Total</b>					
			Bid January 2020	\$27,505,337	Bid Feb 2015
			Square per Student	135	Square per Student
			<b>Call it</b>	<b>\$27,500,000</b>	<b>Call it</b>
				<b>A1</b>	<b>A2</b>

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
	<b>\$560,035</b>

