

Property Assessment Report

Shawnee Mission Instructional Support Center

9700 W 96th St, Overland Park, KS 66212



CEFPI Evaluation - SMIC

Date

	Possible Points	Actual Points
1.00 THE SCHOOL SITE	100	62
2.00 STRUCTURE AND MECHNICAL FEATURES	200	120
3.00 PLANT MAINTAINABILITY	100	40
4.00 SCHOOL BUILDING SAFETY	200	160
5.00 ENVIRONMENT FOR EDUCATION	200	105
6.00 EDUCATIONAL ADEQUACY	200	95
Total	1000	582

CEFPI Evaluation - SMIC

Date

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	14
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	5
1.5	Topography provides good drainage, but without steep inclines.	5	4
1.6	Site has adequate storm drainage system.	5	3
1.7	Site has stable, well-drained soil free of erosion and is well landscaped.	5	3
	<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	2
1.9	Pedestrian services include adequate sidewalks with designated crosswalks, curb cuts and acceptable grades.	5	4
1.10	Sufficient on-site hard surface parking for faculty, staff and visitors is provided.	5	4
1.11	PE Fields are well located and removed from streets, drives and parking areas.	5	3
1.12	Outdoor play fields are well equipped for all age levels.	5	5
	<u>TOTAL - THE SCHOOL SITE</u>	<u>100</u>	<u>62</u>

CEFPI Evaluation - SMIC

Date _____

2.00 STRUCTURE AND MECHANICAL FEATURES**200 POINTS****BUILDING STRUCTURE**

- 2.01** Exterior walls are free of deterioration, with proper expansion joints.
- 2.02** Foundations are sound and stable.
- 2.03** Interior walls are free of deterioration.
- 2.04** Roofs are structurally sound, have adequate drainage and are weathertight.
- 2.05** Entrances and exits are located so as to permit efficient student traffic flow.
- 2.06** Building "envelope" meets energy use code requirements.
- 2.07** Well-maintained ceilings adequately retard sound.
- 2.08** Walls permit sufficient flexibility for a variety of class sizes.
- 2.09** Interior is free of friable asbestos and/or toxic materials.

MECHANICAL / ELECTRICAL

- 2.10** Electrical service is underground.
- 2.11** Reliable masterclock system sounds bells inside and outside of building.
- 2.12** Outside water supply is adequate for normal usage.
- 2.13** Building electrical system is adequate for the educational program..
- 2.14** Each teaching/learning area has four or more grounded wall outlets.
- 2.15** Well-maintained light sources provide adequate lighting.
- 2.16** The number and location of useable drinking fountains are adequate including provisions for the disabled.
- 2.17** Number of toilet rooms and fixtures meet or exceed code requirements.
- 2.18** Internal building water supply is adequate with sufficient pressure to meet health and safety needs.
- 2.19** Plumbing fixtures and piping are in good condition.
- 2.20** Fire alarms, smoke detectors, sprinkler systems stand pipes and hose cabinets are properly maintained and meet or exceed code requirements.
- 2.21** Intercommunication system includes a central unit that allows dependable two-way communication between the office and each room.
- 2.22** Kitchen exhaust hood is of adequate size, properly maintained, and has approved fire suppression system.
- 2.23** Cabling for computer and/or TV networking can be easily installed or modified.

TOTAL - STRUCTURAL & MECHANICAL FEATURES

Possible Points	Actual Points
10	8
10	6
5	3
15	10
15	10
10	5
5	2
10	3
10	9
5	5
5	0
5	2
15	10
5	2
10	3
5	3
10	10
10	8
10	8
10	8
5	3
5	0
10	2
<u>200</u>	<u>120</u>

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CEFPI Evaluation - SMIC

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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	5
3.02	Outdoor light fixtures, electric outlets, equipment and other fixtures are accessible for repair and replacement.	5	3
3.03	Classroom floor finishes require minimum of care.	10	5
3.04	Ceilings and walls are easily cleaned and resistant to stain.	10	2
3.05	HVAC equipment is designed and constructed for ease of operation and maintenance.	15	2
3.06	Floors in restrooms, kitchens, cafeterias and corridors require a minimum of maintenance.	10	3
3.07	Walls and ceilings in service areas can be easily cleaned.	10	6
3.08	Restroom fixtures are wall-mounted and of quality construction.	10	0
3.09	Adequate custodial storage space with water and drain is accessible to all areas.	10	8
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>40</u>

CEFPI Evaluation - SMIC

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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	7
4.02	Site lighting is adequate for safety and security at night.	5	3
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	3
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	10
4.09	Classroom doors are recessed and open outward.	5	0
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	10
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	8
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	1
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	9
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>	<u>200</u>	<u>160</u>

CEFPI Evaluation - SMIC

Date

5.00 ENVIRONMENT FOR EDUCATION

200 POINTS

ACADMEIC LEARNING AREAS

- 5.01** Size of academic learning areas meets minimum standards (K: 900/1050/1200 SF) (E=700/800/900 SF).
- 5.02** Learning areas are conveniently located near related educational activities.
- 5.03** Academic areas are situated away from noisy areas such as cafeterias and gyms.
- 5.04** Storage for student/teacher materials is adequate.
- 5.05** Design of learning areas is compatible with instructional need.

Possible Points	Actual Points
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15	5
5	3
5	2
10	3
5	3
5	2
10	6
10	5
5	1
5	2
10	2
5	2
5	2
5	2
15	5
10	7
5	4
10	8
10	7
10	5
5	4
5	5
15	10
15	10
200	105

SPECIAL LEARNING AREAS

- 5.06** Size of special learning areas meet minimum standards.
- 5.07** Gymnasium or Multi-Purpose Room serves the school P.E. program.
- 5.08** Library/Resource/Media Center provides appropriate and attractive space.
- 5.09** The music program is provided separate adequate storage and sound treated instructional space.
- 5.10** Space appropriate for the nature of instruction and age of students.
- 5.11** Appropriate space is provided for small groups and/or individual instruction and special programs.
- 5.12** Storage for student materials in special learning areas is adequate.
- 5.13** Storage for teacher materials in special learning areas is adequate.
- 5.14** Design of learning areas is compatible with instructional need.

SUPPORT SPACE

- 5.15** Adequate facilities are available for student programs.
- 5.16** Administrative offices provide the administrative personnel with sufficient work space and privacy.
- 5.17** Suitable reception area for students, teachers and visitors is available.
- 5.18** Ample and conveniently located storage includes secure place for permanent records.
- 5.19** Cafeteria/cafetorium is attractive with sufficient space for dining, service delivery, storage and food preparation, with good circulation in patterns.
- 5.20** Clinic area is near administrative offices and is equipped to meet requirements.
- 5.21** Teachers' lounge/work area provides teachers a place for rest and preparation.
- 5.22** Indoor activity area available during inclement weather.
- 5.23** Site and building meets or exceeds all barrier-free requirements.
- 5.24** Teaching stations have adequate outlets for computers and/or television systems.

TOTAL - ENVIRONMENT FOR EDUCATION

CEFPI Evaluation - SMIC

Date

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

15

5

6.02 Site and building are well landscaped.

5

2

6.03 Building materials provide attractive color and texture.

5

1

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

10

1

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

10

10

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

5

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

10

7

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

15

5

6.11 Ventilating system quietly provides adequate circulation of fresh air.

15

5

6.12 Fenestration contributes to a pleasant environment.

10

5

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

15

5

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

10

6

6.15 Exterior noise is not a distraction in the classrooms.

10

7

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

20

7

6.17 Adequate facilities are provided for student displays.

10

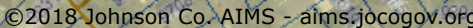
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6.18 Drinking fountains and restroom facilities are conveniently located.

15

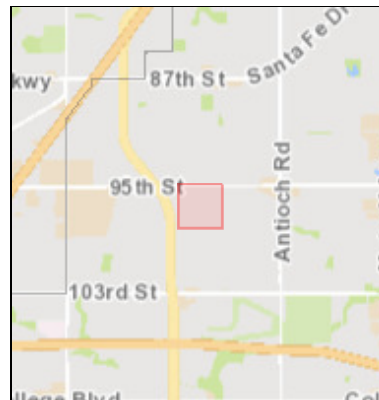
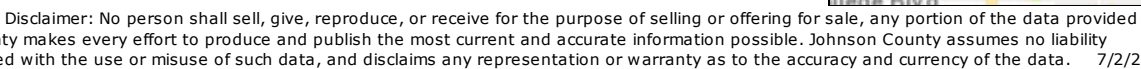
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TOTAL - EDUCATIONAL ADEQUACY**200****95**



LEGEND

Business-Commercial







SHAWNEE MISSION INSTRUCTIONAL CENTER

99700 W. 96th STREET

(CARPENTER)

SCALE: NOT TO SCALE



SHAWNEE MISSION SCHOODO DISTRICT

SHAWNEE MISSION INSTRUCTIONAL SUPPORT CENTER

BUILDING SUMMARY IMAGES

July 2018

Architectural Exterior Images



Playground Equipment



Exterior Windows



Exterior Hollow Metal Doors



Exterior Face Brick and Exposed Structure



Alligatored Asphalt



Deteriorated asphalt and curbing

Architectural Interior Images



Entry Vestibule – No Secure Entry



VCT Flooring issues / Floor Settlement



Carpet Square floor tile



12x12 ceiling tile and surface lighting



Student and Staff Storage



Gymnasium



Water Damaged ceilings



Loose 12x12 ceiling tiles

MEP Images



Inaccessible drinking fountains.



Stage power not operational.



Water heater



Boiler



Chiller in need of significant repairs or replacement



Restroom Fixtures



Outdated Electric MDP

SHAWNEE MISSION SCHOOL DISTRICT

SHAWNEE MISSION INSTRUCTIONAL SUPPORT CENTER

BUILDING SUMMARY REPORT

July 2018

Building Summary

Originally constructed in 1961 as Katherine Carpenter Elementary School, now Shawnee Mission Instructional Support Center, has experienced 1 additions and 0 major renovations. Total of 60,500 SF of type II-b construction.

Due to limited space available on site, if this building is chosen for replacement, the existing Shawnee Mission Instructional Support Center 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 it's warranty expire within 5 years and will need to be considered for improvements in the near future.
- Exterior walls are face brick and stucco and are in fair condition.
- Exterior windows and doors are aluminum framed, have insulated glass and appropriate hardware, but appears to be original to the building in many locations.

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 or carpet square floors and 12" x 12" acoustical ceiling tiles and surface mounted lighting and CMU, painted plaster or gypsum board walls. Flooring, lighting and ceilings need improvements.
- Restrooms have penny tile flooring, CMU walls and gypsum board ceilings.
- Gymnasium / Cafeteria has VCT flooring, CMU walls, and 12" x 12" acoustical ceiling tiles
- No high wind or storm areas were observed.
-

Educational Summary

Curriculum Delivery

- Classrooms are of smaller than adequate size at 870 sf for standard rooms.
- 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

- N/A for Pre-School age students.

Technology

- Technology infrastructure is not required to accommodate the 1 to 1 initiative.

Site Summary

Address: 9700 W 96th St, Overland Park, KS 66212

Zoning: R-1

Size: 8.5 Acres

Site Drainage

- No visible flooding concerns.
- Storm water generally drains away from the building.

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.

Parking Lots, Pavement and Sidewalks.

- All pavement areas need full depth repairs and overlay.

MEP Summary

General

- 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.
- 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 by chiller / boiler systems.
 - The chiller is in need of immediate repair / replacement
 - Controls Systems, pneumatic and should be updated to meet district standards
 - 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 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 Supply
 - Water pressure seem to be sufficient.
- Roof Drains
 - Roof drains appeared to discharge to internal drains.
- Some restroom groups appeared to have been updated with new fixtures, wall and floor finishes and were in poor 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

Page 3 of 5

- the classroom.
- Replace non-ADA compliant plumbing fixtures.

Electrical Systems

- Lighting
 - Exterior illumination did appear sufficient.
 - Interior lighting is surface mounted fixtures
- Power
 - Electrical service had been upgraded to an underground service.
 - Use of 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.
 - Intercom system appeared functional and sufficient.
 - Data systems appeared functional and sufficient.
- 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



SMIC

Project Description		Square Feet	Cost/ SF	Hard 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	55,000	\$19	\$1,045,000	\$261,250	\$1,306,250
	New 2'x4' Acoustical Ceiling System	50,000	\$6	\$300,000	\$75,000	\$375,000
	Lighting/Controls Refresh - LED	60,500	\$10	\$605,000	\$151,250	\$756,250
	New electrical service and panelboards	60,500	\$7	\$423,500	\$105,875	\$529,375
	Additional outlets / devices / circuiting	60,500	\$1	\$60,500	\$15,125	\$75,625
	Flooring replacement - Demolition and new VCT	45,000	\$7	\$315,000	\$78,750	\$393,750
	Restroom resinous floor recoating	2,800	\$8	\$22,400	\$5,600	\$28,000
	Update HVAC systems – potential VRF/DOAS replacement + New Controls	60,500	\$28	\$1,694,000	\$423,500	\$2,117,500
	Drinking Fountain replacement			\$20,000	\$5,000	\$25,000
	Handwash Sink Mixing Valves			\$8,000	\$2,000	\$10,000
	Hot water recirculation line	60,500	\$0.45	\$27,225	\$6,806	\$34,031
	Sinks in each classroom	60,500	\$4.00	\$242,000	\$60,500	\$302,500
	Flush Valves and Faucets			\$10,000	\$2,500	\$12,500
	New fire alarm system	60,500	\$3	\$181,500	\$45,375	\$226,875
	New Valcom Intercom System	60,500	\$0.35	\$21,175	\$5,294	\$26,469
				\$4,995,300	\$1,248,825	\$6,244,125
	INFLATION FROM 2018 TO 2020 = 10%					\$624,413
	SMIC TOTAL					\$6,868,538

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



Hollis + Miller Architects

CEFPI Evaluation - SMIC

Date _____

Name of Appraiser

Date of Appraisal

Building Name

Street Address

City/Town, State, Zip Code

Setting Urban _____ Suburban _____ Small City _____ Rural _____

Site Acreage _____ Building Area (S.F.) _____

Grades Housed _____ No. of Teaching Stations _____

Student Capacity (Design) _____

Student Enrollment _____ Number of Floors _____

Dates of Construction _____ As Of _____

Energy Source Fuel Oil _____ Gas _____ Electric _____ Solar _____

Air Conditioning _____ Roof Top _____ Wdo Units _____ Central _____ Rm Units _____

Heating Central _____ Roof Top _____ Indiv Units _____

Forced Air _____ Steam _____ Hot Water _____

Annual Utility Costs/S.F. Gas/Oil \$ _____ Electricity \$ _____ Water \$ _____ Total \$ _____

Type of Construction Exterior Surfacing Floor Construction Roofing

Load Bear Masonry _____ Brick _____ Wood Joists _____ B.U.R. _____

Steel Frame _____ Stucco _____ Steel Joists _____ Single-ply _____

Concrete Frame _____ Metal _____ Slabs on Grade _____ Asph Shingle _____

Wood _____ Wood _____ Structural Slab _____ Metal _____

Other _____ Other _____ Other _____ Other _____

CEFPI Evaluation - SMIC

Date

	Possible Points	Actual Points
1.00 THE SCHOOL SITE	100	62
2.00 STRUCTURE AND MECHNICAL FEATURES	200	120
3.00 PLANT MAINTAINABILITY	100	40
4.00 SCHOOL BUILDING SAFETY	200	160
5.00 ENVIRONMENT FOR EDUCATION	200	105
6.00 EDUCATIONAL ADEQUACY	200	95
Total	1000	582

CEFPI Evaluation - SMIC

Date

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	14
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	5
1.5	Topography provides good drainage, but without steep inclines.	5	4
1.6	Site has adequate storm drainage system.	5	3
1.7	Site has stable, well-drained soil free of erosion and is well landscaped.	5	3
	<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	2
1.9	Pedestrian services include adequate sidewalks with designated crosswalks, curb cuts and acceptable grades.	5	4
1.10	Sufficient on-site hard surface parking for faculty, staff and visitors is provided.	5	4
1.11	PE Fields are well located and removed from streets, drives and parking areas.	5	3
1.12	Outdoor play fields are well equipped for all age levels.	5	5
	<u>TOTAL - THE SCHOOL SITE</u>	<u>100</u>	<u>62</u>

CEFPI Evaluation - SMIC

Date

2.00 STRUCTURE AND MECHANICAL FEATURES**200 POINTS****BUILDING STRUCTURE**

- 2.01** Exterior walls are free of deterioration, with proper expansion joints.
- 2.02** Foundations are sound and stable.
- 2.03** Interior walls are free of deterioration.
- 2.04** Roofs are structurally sound, have adequate drainage and are weathertight.
- 2.05** Entrances and exits are located so as to permit efficient student traffic flow.
- 2.06** Building "envelope" meets energy use code requirements.
- 2.07** Well-maintained ceilings adequately retard sound.
- 2.08** Walls permit sufficient flexibility for a variety of class sizes.
- 2.09** Interior is free of friable asbestos and/or toxic materials.

MECHANICAL / ELECTRICAL

- 2.10** Electrical service is underground.
- 2.11** Reliable masterclock system sounds bells inside and outside of building.
- 2.12** Outside water supply is adequate for normal usage.
- 2.13** Building electrical system is adequate for the educational program..
- 2.14** Each teaching/learning area has four or more grounded wall outlets.
- 2.15** Well-maintained light sources provide adequate lighting.
- 2.16** The number and location of useable drinking fountains are adequate including provisions for the disabled.
- 2.17** Number of toilet rooms and fixtures meet or exceed code requirements.
- 2.18** Internal building water supply is adequate with sufficient pressure to meet health and safety needs.
- 2.19** Plumbing fixtures and piping are in good condition.
- 2.20** Fire alarms, smoke detectors, sprinkler systems stand pipes and hose cabinets are properly maintained and meet or exceed code requirements.
- 2.21** Intercommunication system includes a central unit that allows dependable two-way communication between the office and each room.
- 2.22** Kitchen exhaust hood is of adequate size, properly maintained, and has approved fire suppression system.
- 2.23** Cabling for computer and/or TV networking can be easily installed or modified.

TOTAL - STRUCTURAL & MECHANICAL FEATURES

Possible Points	Actual Points
10	8
10	6
5	3
15	10
15	10
10	5
5	2
10	3
10	9
5	5
5	0
5	2
15	10
5	2
10	3
5	3
10	10
10	8
10	8
10	8
5	3
5	0
10	2
<u>200</u>	<u>120</u>

J

CEFPI Evaluation - SMIC

Date

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	5
3.02	Outdoor light fixtures, electric outlets, equipment and other fixtures are accessible for repair and replacement.	5	3
3.03	Classroom floor finishes require minimum of care.	10	5
3.04	Ceilings and walls are easily cleaned and resistant to stain.	10	2
3.05	HVAC equipment is designed and constructed for ease of operation and maintenance.	15	2
3.06	Floors in restrooms, kitchens, cafeterias and corridors require a minimum of maintenance.	10	3
3.07	Walls and ceilings in service areas can be easily cleaned.	10	6
3.08	Restroom fixtures are wall-mounted and of quality construction.	10	0
3.09	Adequate custodial storage space with water and drain is accessible to all areas.	10	8
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>40</u>

CEFPI Evaluation - SMIC

Date

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	7
4.02	Site lighting is adequate for safety and security at night.	5	3
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	3
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	10
4.09	Classroom doors are recessed and open outward.	5	0
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	10
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	8
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	1
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	9
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>	<u>200</u>	<u>160</u>

CEFPI Evaluation - SMIC

Date _____

5.00 ENVIRONMENT FOR EDUCATION

200 POINTS

ACADMEIC LEARNING AREAS

- 5.01** Size of academic learning areas meets minimum standards (K: 900/1050/1200 SF) (E=700/800/900 SF).
- 5.02** Learning areas are conveniently located near related educational activities.
- 5.03** Academic areas are situated away from noisy areas such as cafeterias and gyms.
- 5.04** Storage for student/teacher materials is adequate.
- 5.05** Design of learning areas is compatible with instructional need.

Possible Points	Actual Points
--------------------	------------------

15	5
5	3
5	2
10	3
5	3
5	2
10	6
10	5
5	1
5	2
10	2
5	2
5	2
5	2
15	5
10	7
5	4
10	8
10	7
10	5
5	4
5	5
15	10
15	10
200	105

SPECIAL LEARNING AREAS

- 5.06** Size of special learning areas meet minimum standards.
- 5.07** Gymnasium or Multi-Purpose Room serves the school P.E. program.
- 5.08** Library/Resource/Media Center provides appropriate and attractive space.
- 5.09** The music program is provided separate adequate storage and sound treated instructional space.
- 5.10** Space appropriate for the nature of instruction and age of students.
- 5.11** Appropriate space is provided for small groups and/or individual instruction and special programs.
- 5.12** Storage for student materials in special learning areas is adequate.
- 5.13** Storage for teacher materials in special learning areas is adequate.
- 5.14** Design of learning areas is compatible with instructional need.

SUPPORT SPACE

- 5.15** Adequate facilities are available for student programs.
- 5.16** Administrative offices provide the administrative personnel with sufficient work space and privacy.
- 5.17** Suitable reception area for students, teachers and visitors is available.
- 5.18** Ample and conveniently located storage includes secure place for permanent records.
- 5.19** Cafeteria/cafetorium is attractive with sufficient space for dining, service delivery, storage and food preparation, with good circulation in patterns.
- 5.20** Clinic area is near administrative offices and is equipped to meet requirements.
- 5.21** Teachers' lounge/work area provides teachers a place for rest and preparation.
- 5.22** Indoor activity area available during inclement weather.
- 5.23** Site and building meets or exceeds all barrier-free requirements.
- 5.24** Teaching stations have adequate outlets for computers and/or television systems.

TOTAL - ENVIRONMENT FOR EDUCATION

CEFPI Evaluation - SMIC

Date

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

15

5

6.02 Site and building are well landscaped.

5

2

6.03 Building materials provide attractive color and texture.

5

1

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

10

1

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

10

10

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

5

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

10

7

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

15

5

6.11 Ventilating system quietly provides adequate circulation of fresh air.

15

5

6.12 Fenestration contributes to a pleasant environment.

10

5

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

15

5

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

10

6

6.15 Exterior noise is not a distraction in the classrooms.

10

7

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

20

7

6.17 Adequate facilities are provided for student displays.

10

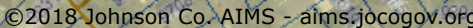
5

6.18 Drinking fountains and restroom facilities are conveniently located.





15

7

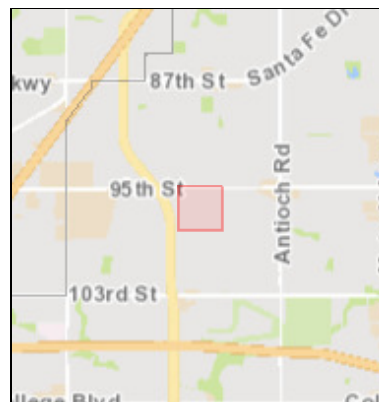
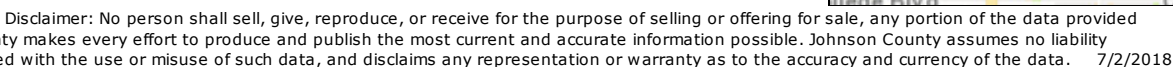
TOTAL - EDUCATIONAL ADEQUACY**200****95**



LEGEND

 Property
 Parcel Line
 Plat Boundary
 Proposed Zoning

Business-Commercial







SHAWNEE MISSION INSTRUCTIONAL CENTER

99700 W. 96th STREET

(CARPENTER)

SCALE: NOT TO SCALE



SHAWNEE MISSION SCHOODO DISTRICT

SHAWNEE MISSION INSTRUCTIONAL SUPPORT CENTER

BUILDING SUMMARY IMAGES

July 2018

Architectural Exterior Images



Playground Equipment



Exterior Windows



Exterior Hollow Metal Doors



Exterior Face Brick and Exposed Structure



Alligatoring Asphalt



Deteriorated asphalt and curbing

Architectural Interior Images



Entry Vestibule – No Secure Entry



VCT Flooring issues / Floor Settlement



Carpet Square floor tile



12x12 ceiling tile and surface lighting



Student and Staff Storage



Gymnasium



Water Damaged ceilings



Loose 12x12 ceiling tiles

MEP Images



Inaccessible drinking fountains.



Stage power not operational.



Water heater



Boiler



Chiller in need of significant repairs or replacement



Restroom Fixtures



Outdated Electric MDP

SHAWNEE MISSION SCHOOL DISTRICT

SHAWNEE MISSION INSTRUCTIONAL SUPPORT CENTER

BUILDING SUMMARY REPORT

July 2018

Building Summary

Originally constructed in 1961 as Katherine Carpenter Elementary School, now Shawnee Mission Instructional Support Center, has experienced 1 additions and 0 major renovations. Total of 60,500 SF of type II-b construction.

Due to limited space available on site, if this building is chosen for replacement, the existing Shawnee Mission Instructional Support Center 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 it's warranty expire within 5 years and will need to be considered for improvements in the near future.
- Exterior walls are face brick and stucco and are in fair condition.
- Exterior windows and doors are aluminum framed, have insulated glass and appropriate hardware, but appears to be original to the building in many locations.

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 or carpet square floors and 12" x 12" acoustical ceiling tiles and surface mounted lighting and CMU, painted plaster or gypsum board walls. Flooring, lighting and ceilings need improvements.
- Restrooms have penny tile flooring, CMU walls and gypsum board ceilings.
- Gymnasium / Cafeteria has VCT flooring, CMU walls, and 12" x 12" acoustical ceiling tiles
- No high wind or storm areas were observed.
-

Educational Summary

Curriculum Delivery

- Classrooms are of smaller than adequate size at 870 sf for standard rooms.
- 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

- N/A for Pre-School age students.

Technology

- Technology infrastructure is not required to accommodate the 1 to 1 initiative.

Site Summary

Address: 9700 W 96th St, Overland Park, KS 66212

Zoning: R-1

Size: 8.5 Acres

Site Drainage

- No visible flooding concerns.
- Storm water generally drains away from the building.

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.

Parking Lots, Pavement and Sidewalks.

- All pavement areas need full depth repairs and overlay.

MEP Summary

General

- 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.
- 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 by chiller / boiler systems.
 - The chiller is in need of immediate repair / replacement
 - Controls Systems, pneumatic and should be updated to meet district standards
 - 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 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 Supply
 - Water pressure seem to be sufficient.
- Roof Drains
 - Roof drains appeared to discharge to internal drains.
- Some restroom groups appeared to have been updated with new fixtures, wall and floor finishes and were in poor 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

Page 3 of 5

- the classroom.
- Replace non-ADA compliant plumbing fixtures.

Electrical Systems

- Lighting
 - Exterior illumination did appear sufficient.
 - Interior lighting is surface mounted fixtures
- Power
 - Electrical service had been upgraded to an underground service.
 - Use of 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.
 - Intercom system appeared functional and sufficient.
 - Data systems appeared functional and sufficient.
- 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



SMIC

Project Description		Square Feet	Cost/ SF	Hard 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	55,000	\$19	\$1,045,000	\$261,250	\$1,306,250
	New 2'x4' Acoustical Ceiling System	50,000	\$6	\$300,000	\$75,000	\$375,000
	Lighting/Controls Refresh - LED	60,500	\$10	\$605,000	\$151,250	\$756,250
	New electrical service and panelboards	60,500	\$7	\$423,500	\$105,875	\$529,375
	Additional outlets / devices / circuiting	60,500	\$1	\$60,500	\$15,125	\$75,625
	Flooring replacement - Demolition and new VCT	45,000	\$7	\$315,000	\$78,750	\$393,750
	Restroom resinous floor recoating	2,800	\$8	\$22,400	\$5,600	\$28,000
	Update HVAC systems – potential VRF/DOAS replacement + New Controls	60,500	\$28	\$1,694,000	\$423,500	\$2,117,500
	Drinking Fountain replacement			\$20,000	\$5,000	\$25,000
	Handwash Sink Mixing Valves			\$8,000	\$2,000	\$10,000
	Hot water recirculation line	60,500	\$0.45	\$27,225	\$6,806	\$34,031
	Sinks in each classroom	60,500	\$4.00	\$242,000	\$60,500	\$302,500
	Flush Valves and Faucets			\$10,000	\$2,500	\$12,500
	New fire alarm system	60,500	\$3	\$181,500	\$45,375	\$226,875
	New Valcom Intercom System	60,500	\$0.35	\$21,175	\$5,294	\$26,469
				\$4,995,300	\$1,248,825	\$6,244,125
	INFLATION FROM 2018 TO 2020 = 10%					\$624,413
	SMIC TOTAL					\$6,868,538

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





SHAWNEE MISSION SCHOOL DISTRICT ELEMENTARY ASSESSMENTS
7/2/2018



SMIC

Project Description		Square Feet	Cost/ SF	Hard Construction Cost	25% soft costs	Total Project Cost
Shawnee Mission Instructional Center - 60,500 SF						
	Parking Lot & Sidewalk Improvements			\$20,000	\$5,000	\$25,000
	Roof Improvements	55,000	\$19	\$1,045,000	\$261,250	\$1,306,250
	New 2'x4' Acoustical Ceiling System	50,000	\$6	\$300,000	\$75,000	\$375,000
	Lighting/Controls Refresh - LED	60,500	\$10	\$605,000	\$151,250	\$756,250
	New electrical service and panelboards	60,500	\$7	\$423,500	\$105,875	\$529,375
	Additional outlets / devices / circuiting	60,500	\$1	\$60,500	\$15,125	\$75,625
	Flooring replacement - Demolition and new VCT	45,000	\$7	\$315,000	\$78,750	\$393,750
	Restroom resinous floor recoating	2,800	\$8	\$22,400	\$5,600	\$28,000
	Update HVAC systems – potential VRF/DOAS replacement + New Controls	60,500	\$28	\$1,694,000	\$423,500	\$2,117,500
	Drinking Fountain replacement			\$20,000	\$5,000	\$25,000
	Handwash Sink Mixing Valves			\$8,000	\$2,000	\$10,000
	Hot water recirculation line	60,500	\$0.45	\$27,225	\$6,806	\$34,031
	Sinks in each classroom	60,500	\$4.00	\$242,000	\$60,500	\$302,500
	Flush Valves and Faucets			\$10,000	\$2,500	\$12,500
	New fire alarm system	60,500	\$3	\$181,500	\$45,375	\$226,875
	New Valcom Intercom System	60,500	\$0.35	\$21,175	\$5,294	\$26,469
				\$4,995,300	\$1,248,825	\$6,244,125
	INFLATION FROM 2018 TO 2020 = 10%					\$624,413
	SMIC TOTAL					\$6,868,538