

Property Assessment Report

Santa Fe Trail Elementary School

7100 Lamar, Overland Park, KS 66204



Home of the Trailblazers

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CEFPI Evaluation - Santa Fe Elementary School

Date 12.1.2017

	Possible Points	Actual Points
1.00 THE SCHOOL SITE	100	72
2.00 STRUCTURE AND MECHNICAL FEATURES	200	121
3.00 PLANT MAINTAINABILITY	100	63
4.00 SCHOOL BUILDING SAFETY	200	156
5.00 ENVIRONMENT FOR EDUCATION	200	121
6.00 EDUCATIONAL ADEQUACY	200	121
Total		1000
		654

CEFPI Evaluation - Santa Fe 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	4
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	15
1.4	Campus is large enough for future on-site expansion if needed.	10	7
1.5	Topography provides good drainage, but without steep inclines.	5	3
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	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	3
1.12	Outdoor play fields are well equipped for all age levels.	5	4
	<u>TOTAL - THE SCHOOL SITE</u>	<u>100</u>	<u>72</u>

CEFPI Evaluation - Santa Fe Elementary School

Date 12.1.2017

2.00 STRUCTURE AND MECHANICAL FEATURES

200 POINTS

		Possible Points	Actual Points
	<u>BUILDING STRUCTURE</u>		
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	3
2.04	Roofs are structurally sound, have adequate drainage and are weathertight.	15	15
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	5
	<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	3
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	3
2.17	Number of toilet rooms and fixtures meet or exceed code requirements.	10	4
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	3
2.23	Cabling for computer and/or TV networking can be easily installed or modified.	10	2
	<u>TOTAL - STRUCTURAL & MECHANICAL FEATURES</u>	<u>200</u>	<u>121</u>

CEFPI Evaluation - Santa Fe 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	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	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	5
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	8
3.10	Adequate electric outlets and power are available in every area to permit routine cleaning.	5	4
3.11	Operating door hardware is coordinated and in good condition.	5	3
	<u>TOTAL - PLANT MAINTAINABILITY</u>	<u>100</u>	<u>63</u>

CEFPI Evaluation - Santa Fe 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	5
4.02	Site lighting is adequate for safety and security at night.	5	2
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	12
4.09	Classroom doors are recessed and open outward.	5	4
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	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	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	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	156

CEFPI Evaluation - Santa Fe Elementary School

Date 12.1.2017

5.00 ENVIRONMENT FOR EDUCATION

200 POINTS

		Possible Points	Actual Points
	<u>ACADMEIC LEARNING AREAS</u>		
5.01	Size of academic learning areas meets minimum standards (K: 900/1050/1200 SF) (E=700/800/900 SF).	15	7
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	4
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	2
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	5
5.09	The music program is provided separate adequate storage and sound treated instructional space.	5	1
5.10	Space appropriate for the nature of instruction and age of students.	5	2
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	Aduqate facilities are available for student programs.	15	10
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/cafeterium 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	5
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	6
	<u>TOTAL - ENVIRONMENT FOR EDUCATION</u>	200	121

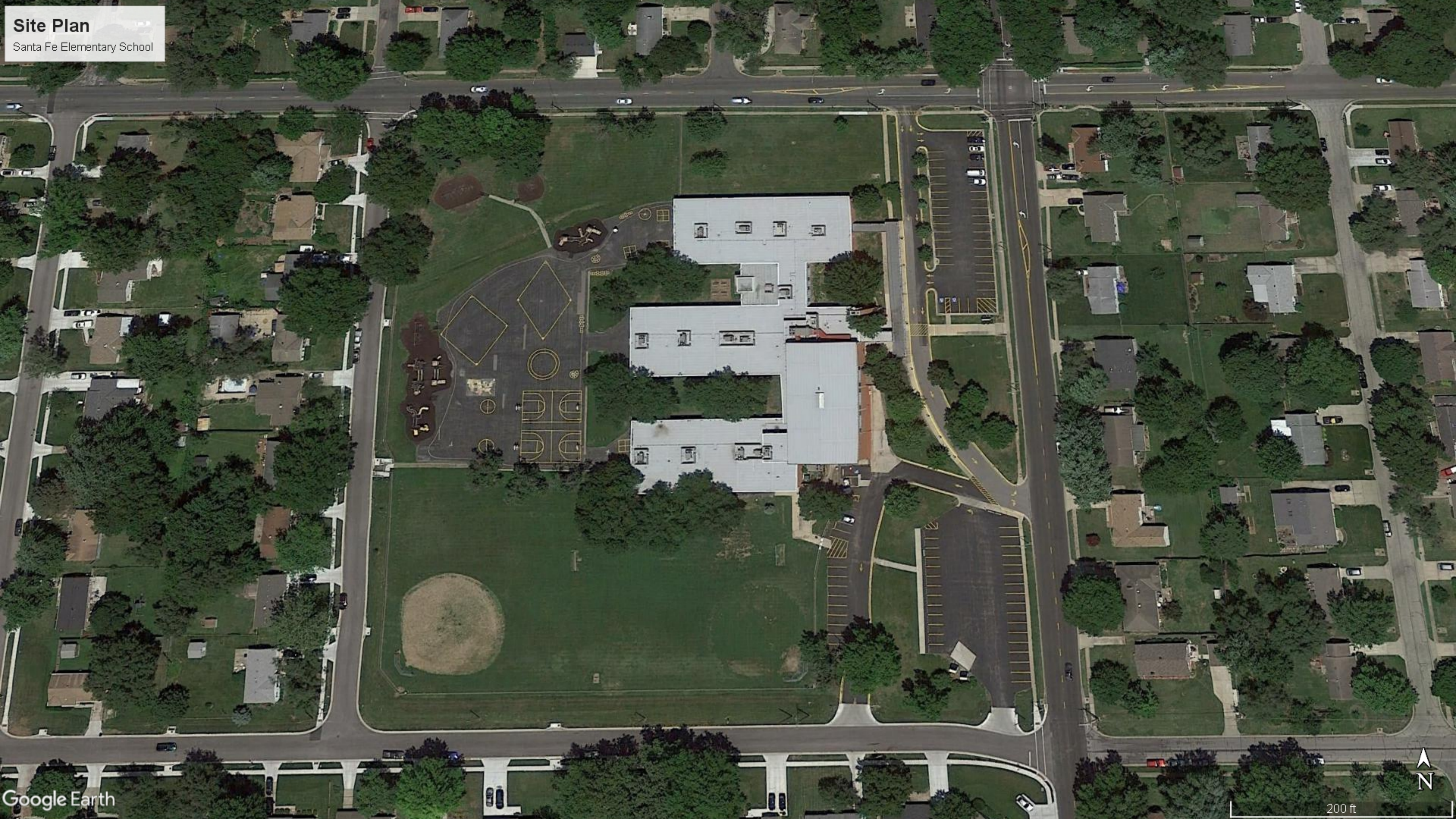
CEFPI Evaluation - Santa Fe Elementary School

Date 12.1.2017

6.00 EDUCATIONAL ADEQUACY

200 POINTS

		Possible Points	Actual Points
	<u>EXTERIOR ENVIRONMENT</u>		
6.01	Overall building appearance is aesthetically pleasing and inviting to children.	15	10
6.02	Site and building are well landscaped.	5	3
6.03	Building materials provide attractive color and texture.	5	2
6.04	Entrances are appealing to students of the age and maturity of students served.	10	5
6.05	Entrances and walkways are sheltered from sun and inclement weather.	10	8
	<u>INTERIOR ENVIRONMENT</u>		
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	9
6.11	Ventilating system quietly provides adequate circulation of fresh air.	15	9
6.12	Fenestration contributes to a pleasant environment.	10	5
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	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	9
	<u>TOTAL - EDUCATIONAL ADEQUACY</u>	<u>200</u>	<u>121</u>



Site Plan

Santa Fe Elementary School

Property Information for NP68700000 0048

<i>Tax Property ID</i>	NP68700000 0048	<i>KS Uniform Parcel #</i>	0460642002001002000
<i>Situs Address</i>	7100 LAMAR AVE	<i>Acres</i>	8.21 (357,572.22 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>	1953
<i>Class</i>	E	<i>Neighborhood Code</i>	414.X
<i>LBCS</i>	6121	<i>Taxing Unit</i>	0660UW
<i>Zoning</i>	R-1		

<i>City</i>	Overland Park	<i>Zip Code</i>	66204
<i>AIMS Map No.</i>	F20 (T-R-S: 12-25-20)	<i>Quarter Section</i>	NW
<i>Fire Dist.</i>	Overland Park Fire	<i>Sheriff Dist.</i>	0
<i>Commissioner Dist.</i>	1 (Ronald L. Shaffer)	<i>FEMA Flood Panel #</i>	20091C0038G

<i>School District</i>	Shawnee Mission	<i>High School</i>	SM North
<i>Middle School</i>	Hocker Grove	<i>Elementary School</i>	Santa Fe Trail

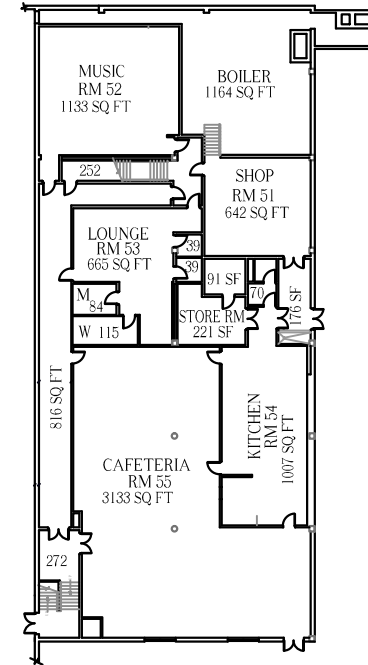
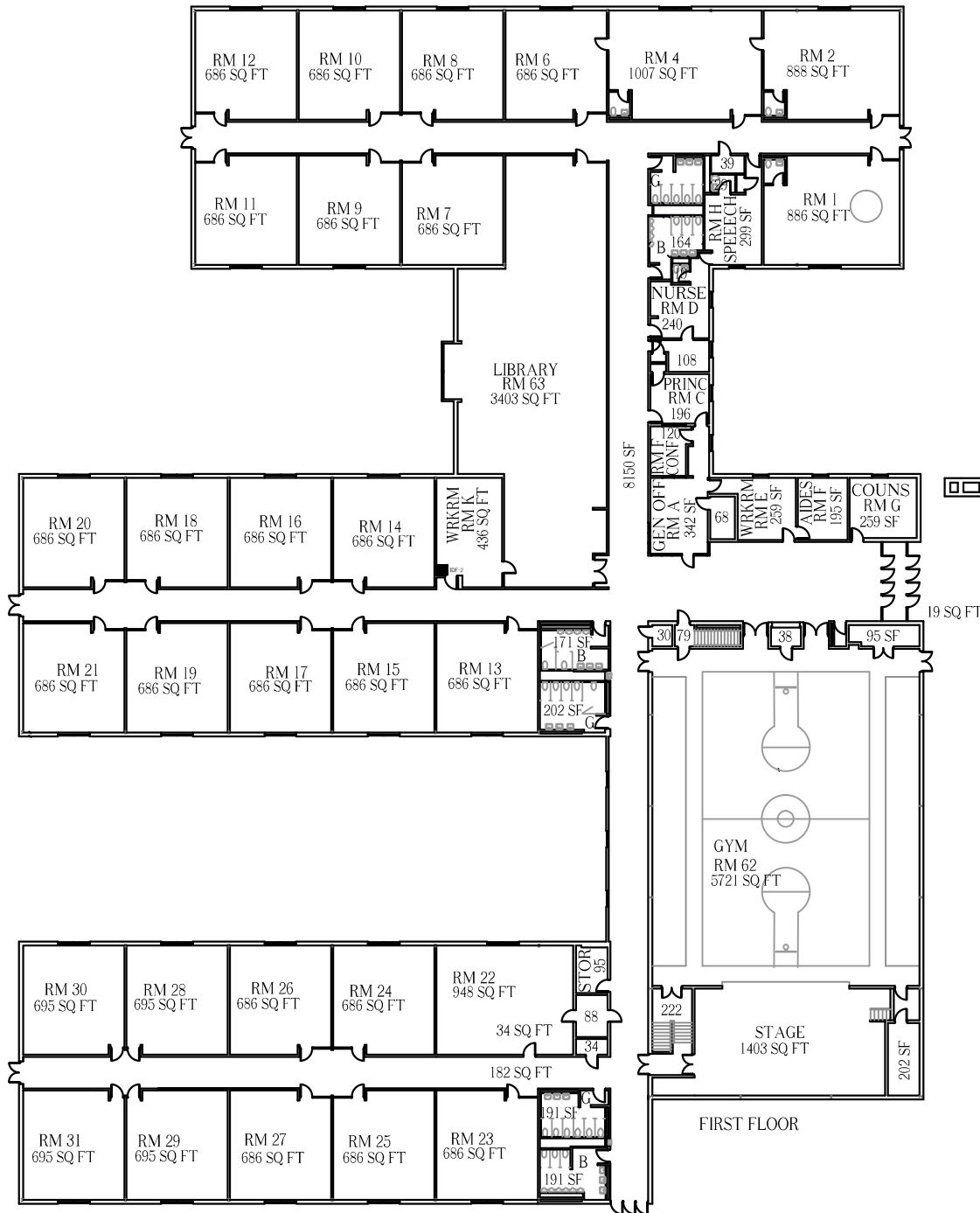
<i>Plat Name</i>	PRAIRIE VIEW NO. 2 (LTS 48-77)	<i>Quarter Section</i>	NW
<i>Book/Page</i>	15 / 45	<i>Number of Units</i>	30
<i>Date Recorded</i>	1952		
<i>Subdivision Name</i>	SANTA FE TRAIL ELEM SCHOOL		

Legal Desc. PRAIRIE VIEW NO. 2 LTS 48 TO 77 OPC 545 1 BTAO 4137 0
(abbreviated)

Property Map for NP68700000 0048



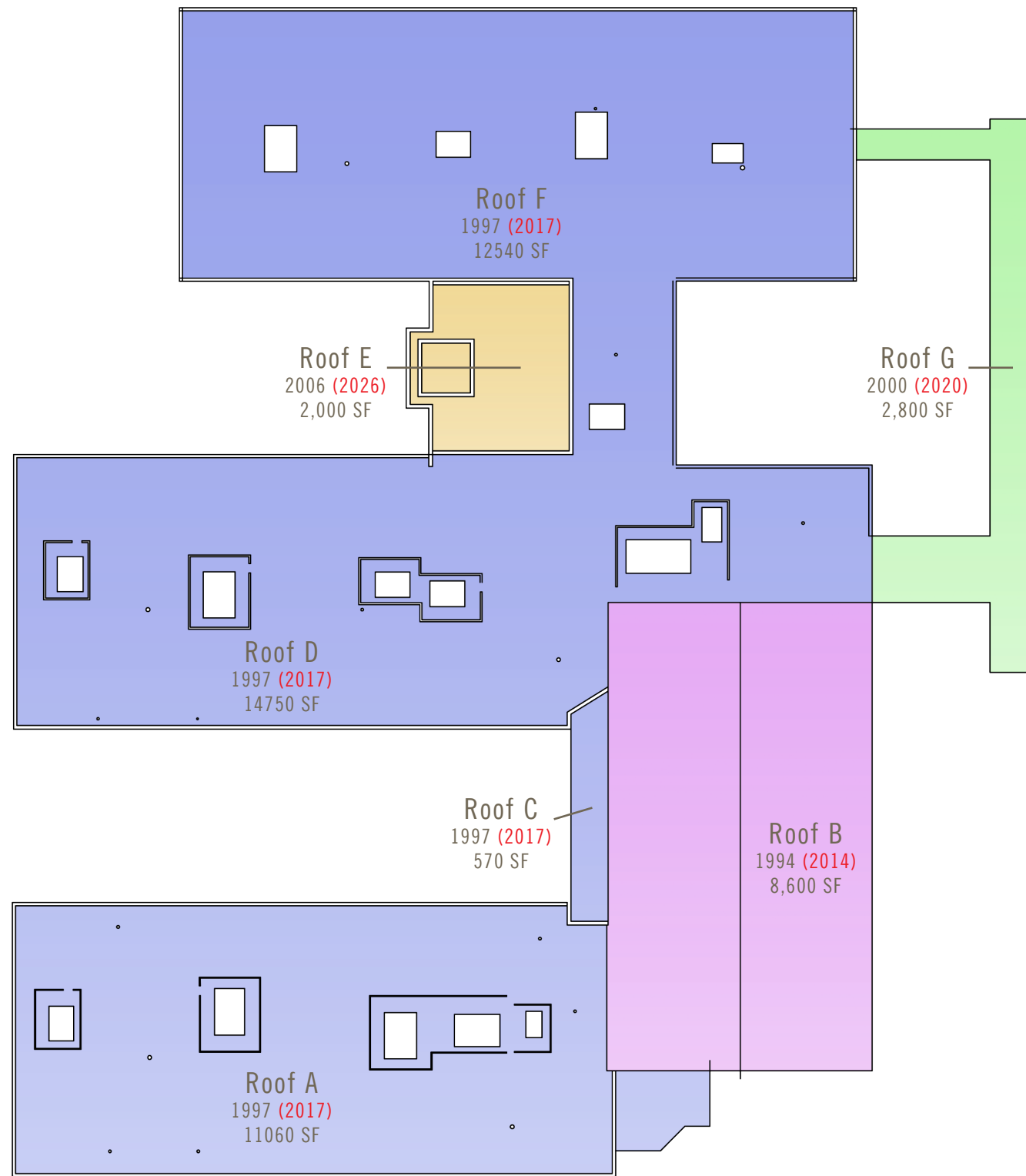
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FIRST FLOOR

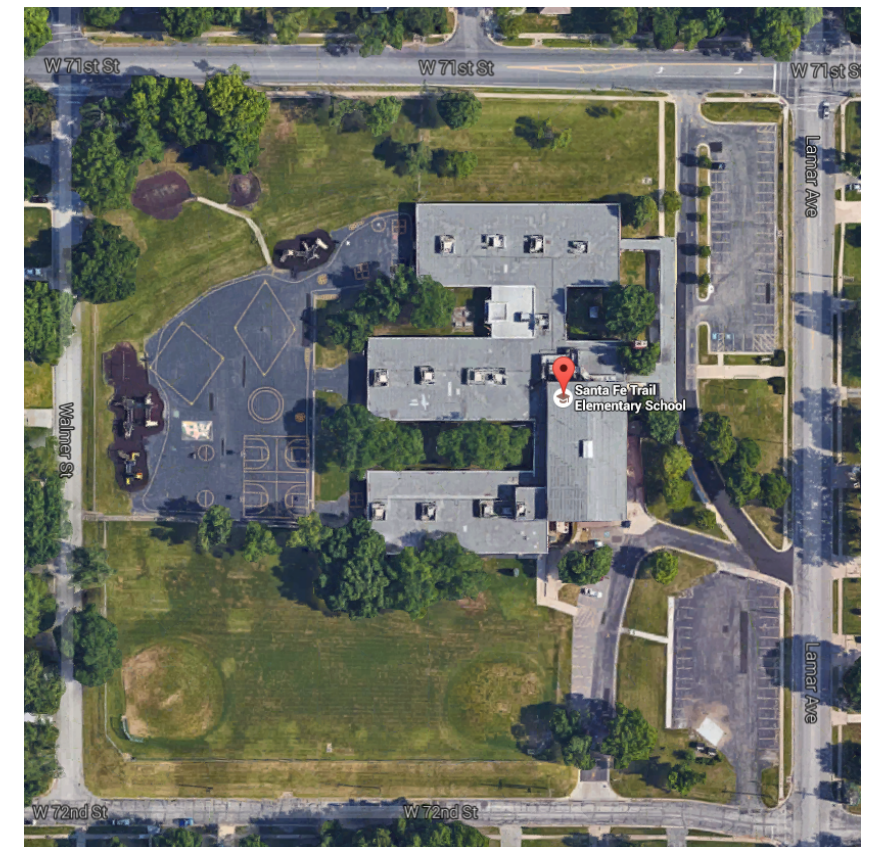


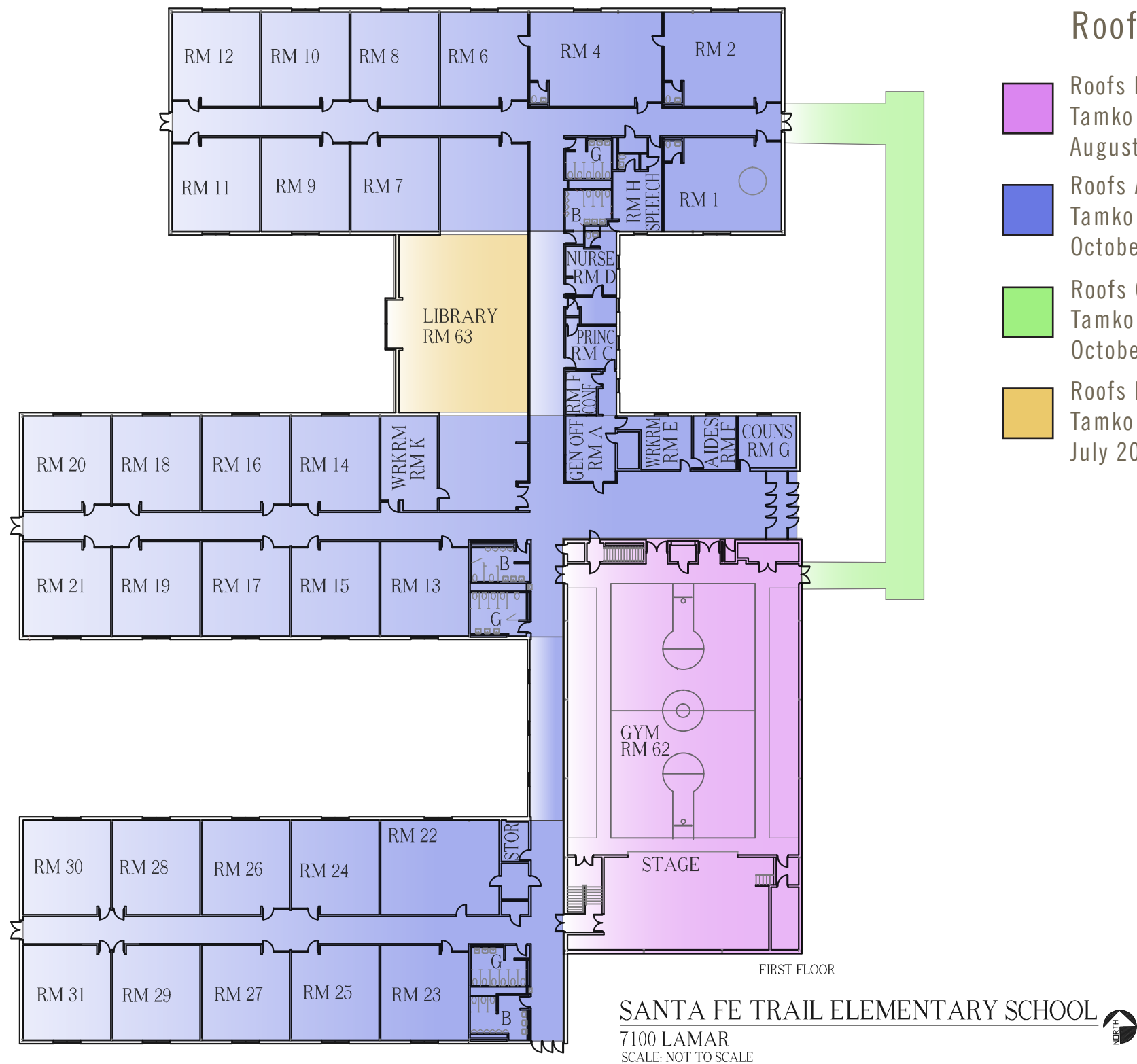
SECOND FLOOR



Roof Areas

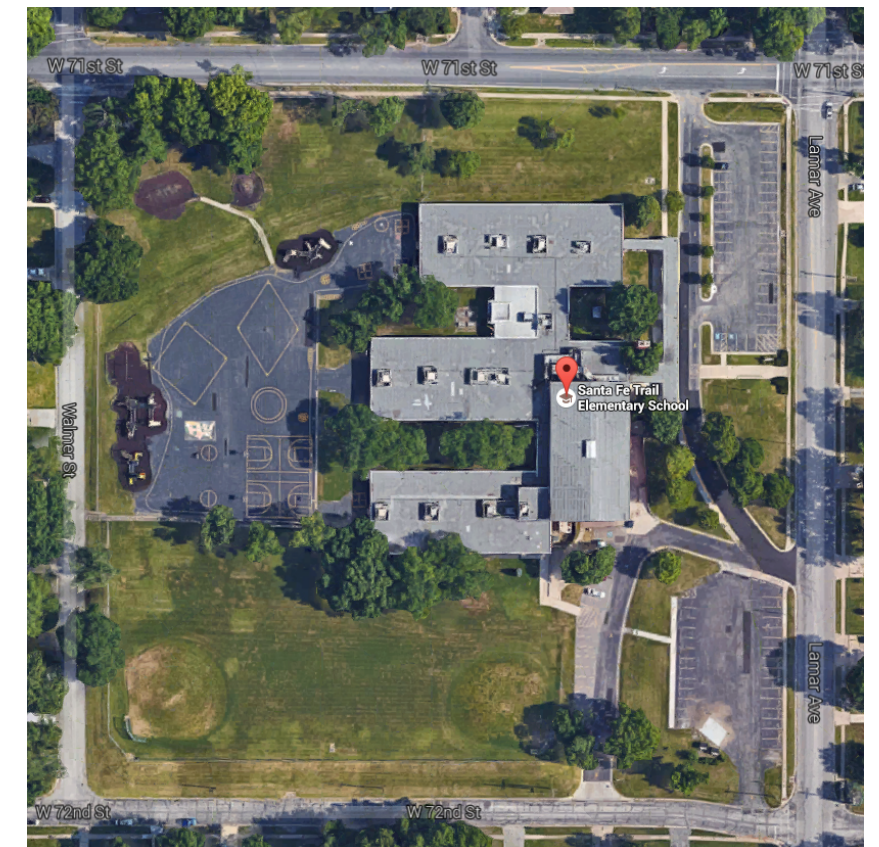
- Roofs B (Gym)
Tamko 103 / 86 SQ.
August 1994 (20 year) **2014**
- Roofs A,C,D,F
Tamko 103 / 400 SQ.
October 1997 (20 year) **2017**
- Roofs G (Canopy)
Tamko 103 / 28 SQ.
October 2000 (20 year) **2020**
- Roofs E (Library)
Tamko 103FR / 20 SQ.
July 2006 (20 year) **2026**





Roof Areas

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SHAWNEE MISSION SCHOOD DISTRICT SANTA FE TRAIL ELEMENTARY SCHOOL BUILDING SUMMARY IMAGES

November 2017

Architectural Exterior Images



Facebrick and EFIS



Typical exterior windows

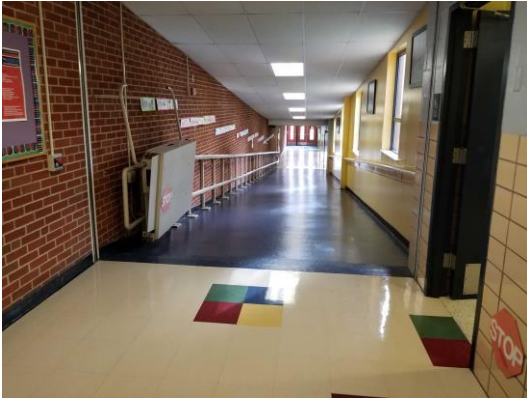
Architectural Interior Images



Typical classroom



Classroom storage and cubbies



Corridor with VCT flooring



Corridor with carpet tile



Aluminum exterior doors



Gymnasium



Efflorescence in gym



Classroom door encroaching on corridor

MEP Images



Additional exterior lighting recommended for security.



Dishwasher not vented.



Exterior lighting in need of update & additional fixtures.



Original boiler & chiller system no longer in use.



Hot water supply in classrooms has low pressure.



Classroom temperature & air flow issues.



Updated fire alarm system
Capable of expansion to mass notification.



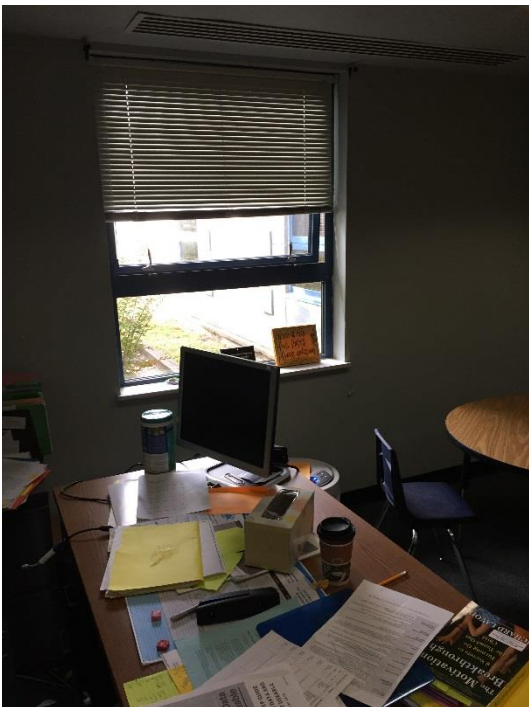
Supply diffuser rusting due to high humidity levels.



Damaged condenser coil fins.



Non-ADA water cooler.



Operable window left open.



Portable dehumidifier.

SHAWNEE MISSION SCHOOL DISTRICT

SANTA FE ELEMENTARY SCHOOL

BUILDING SUMMARY REPORT

November 2017

Building Summary

Originally constructed in 1964, Santa Fe Elementary School has experienced no additions and 4 major renovations for a total of 58,551 SF of type II-b construction.

Open land along the south side of the site (72nd Street) may allow for the construction of a new school to take place while students and staff occupy the existing Santa Fe Elementary School. Once a new school is built, it may be occupied and the existing school may be razed, meaning students will not need to relocate to another off site school for 18 months during construction.

Exterior Skin Summary

- Roof construction is low slope modified bitumen roofing and in good condition. A majority of the roof system was replaced in 2017 and no roof warranties will expire prior to 2026.
- Exterior walls are EFIS and face brick and is in fair condition, large areas of efflorescence were observed in the gymnasium and moisture infiltration will need to be addressed.
- Exterior windows are aluminum framed and have insulated glass and appropriate hardware.
- Exterior doors have aluminum frames and insulated glass and appropriate hardware.

Interior Summary

- Classrooms have a combination of VCT and carpet square floors, 2'x4' ceiling tiles and recessed lighting, exposed ductwork and painted plaster and CMU walls. Ceilings tiles are warped and sagging and should be replaced.
- Wood doors with steel door frames and good hardware.
- Classroom doors open toward the corridor and are recessed but sill encroach onto the corridor path of travel.
- Corridors have carpet tile and VCT floors, 2'x4' ceiling tiles and recess lighting and a glazed block wainscot and painted CMU walls
- Restrooms have resinous, 2'x4' ceiling tiles and recess lighting, and glazed block walls.
- Gymnasium has wood flooring, CMU walls, 2'x4' ceiling tiles and recess lighting
- Cafeteria has VCT flooring, CMU walls, 2'x4' ceiling tiles and recess lighting
- No storm shelter was observed.

Page 1 of 6

Educational Summary

Curriculum Delivery

- Classrooms are of small in size at 686 sf for standard rooms and Kindergarten are small to adequate in size ranging from 886 sf to 1,007 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 of 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: 7100 Lamar Ave., Overland Park, KS 66204

Zoning: R-1

Size: 8.2 Acres

Site Drainage

- Central walkway to hard play has drain pipe w outlet buried.
- Large headwalls and railing around drainage structures.
- Storm water runoff possibly ponds at south side of hard play.
- Area Inlet in soft play area on south side of school appears to have little to no drainage area.
- Drainage swale bisects play areas.

Fire hydrants

Adequate fire hydrant coverage.

- NW corner of Lamar Avenue and W. 72nd Street
- NE corner of Lamar Avenue and W. 71st Street
- NE corner of Lamar Avenue and Walmer Street
- NW corner of Lamar Avenue and Walmer Street

Parking Lots, Pavement and Sidewalks.

- Traffic light at intersection of Lamar Avenue and 71st Street can back up traffic across entrance.
- Might be a tight turn for buses.
- No separation between parent drop off and buses.

- Proximity of south parking lot drive too close to intersection.
- Three parking lots confusing.
- ADA access not compliant at secondary parking lots.
- Access drives need replacing - parking areas good.

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.
- Ceilings throughout building appeared to be accessible lay-in ceiling tiles making concealment of new systems more feasible.
- Humidity control seemed to be a big issue for entire building. The majority of the classrooms had portable dehumidification units. It appeared some classrooms had ceiling tiles sagging most likely due to high humidity levels.
- The building is not equipped with 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 them are 7 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. Some of the rooftops use R-22 refrigerant which is a refrigerant that is being phased out.
 - It appears that the majority of the rooftop units do not have humidity control.
 - Kitchen dishwasher did not have ventilation hood to remove heat and humidity from kitchen space.
- 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.
- The majority of the classrooms had a portable dehumidifier in the space and some classrooms had ceiling tiles that appeared to be sagging most likely due to high humidity levels.
- 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.
 - 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 distributed around the building. Majority of water heaters have recently been replaced within the last 3 years, however one is about 15 years old. Typical life span of a water heater is 10-15 years.
 - Domestic hot water at classroom sinks seemed to have low pressure. Piping may be under sized serving the classroom sinks.
- Water Supply
 - Water service to building is provided with backflow preventer.
 - Water pressure appeared to be sufficient.
- Roof Drains
 - Roof drains are discharged to grade by down spouts and not piped to storm sewer. This causes drainage issues around 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 in the classroom.
 - Replace majority of water closets with new wall-mounted water closets.

Electrical Systems

- Lighting
 - Exterior illumination did not appear sufficient. There was no dedicated parking lot lighting. Wall mounted light fixtures were aged and lenses were significantly yellowed.

- Interior lighting did appear sufficient, although several newly remodeled areas (conference and offices) were provided with field installed light filters on the fixtures to dim the light output as dimming control was not provided for the light fixtures.
- Power
 - Electrical service had been upgraded to an underground service, however the main electrical equipment was difficult to access behind fence located on stage. Clearance space in front of main panelboard was barely 3ft to concrete. Current electric code requires minimum clearance of 3.5ft from concrete walls to face of electrical equipment for 480 Volt services.
 - 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.
 - Extension cords and power supplies were common in classrooms due to insufficient quantities and locations of electrical receptacles. Significant usage of surface mounted receptacles and data outlets.
- Special Systems (Fire Alarm, Intercom, Data Systems)
 - Fire Alarm system had been updated. Some adjustments would be required to add Mass Notification speakers to existing system. No smoke detection was evident throughout corridors.
 - 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. Rack with equipment located in classroom utilized for music classes adding noise and heat to the learning environment. Service entrance equipment located on mezzanine only accessible via ladder.
- 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.
 - New electrical service location with sufficient equipment clearance.
 - 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



SANTA FE ELEMENTARY SCHOOL

Project Description		Square Feet	Cost/ SF	Hard Construction Cost	25% soft costs	Total Project Cost
SANTA FE ELEMENATRY SCHOOOL - 58,551 SF						
	Parking Lot & Sidewalk Improvements			\$5,000	\$1,250	\$6,250
	New 2'x4' Acoustical Ceiling System in classrooms	19,208	\$6.00	\$115,248	\$28,812	\$144,060
	Lighting/Controls Refresh - LED	58,551	\$10	\$585,510	\$146,378	\$731,888
	Additional outlets / devices / circuiting	58,551	\$1	\$58,551	\$14,638	\$73,189
	Brick efflorescence at gym	3,200	\$6	\$19,200	\$4,800	\$24,000
	Site Drainage Issues			\$150,000	\$37,500	\$187,500
	Restroom resinous floor recoating	4,200	\$8	\$33,600	\$8,400	\$42,000
	Update HVAC systems – potential VRF/DOAS replacement + New Controls	58,551	\$28	\$1,639,428	\$409,857	\$2,049,285
	Drinking Fountain replacement			\$35,000	\$8,750	\$43,750
	Handwash Sink Mixing Valves			\$15,000	\$3,750	\$18,750
	Hot water recirculation line	58,551	\$0.45	\$26,348	\$6,587	\$32,935
	Sinks in each classroom	58,551	\$4.00	\$234,204	\$58,551	\$292,755
	Flush Valves and Faucets			\$12,000	\$3,000	\$15,000
	Provide minimum ventilation per current codes to each classroom.	58,551	\$1	\$58,551	\$14,638	\$73,189
	Exterior Lighting Upgrade	58,551	\$0.35	\$20,493	\$5,123	\$25,616
	New Valcom Intercom System	58,551	\$0.35	\$20,493	\$5,123	\$25,616
	New fire alarm system	58,551	\$3	\$175,653	\$43,913	\$219,566
				\$3,204,279	\$746,910	\$3,734,550
						\$373,455
	INFLATION FROM 2018 TO 2020 = 10%					
	SANTA FE TOTAL					\$4,108,005

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

