

Property Assessment Report

Westridge Middle School

9300 Nieman Rd, Overland Park, KS 66214



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Evaluation - Westridge Middle School

Dec. 27, 2018

Client

	Possible Points	Actual Points
1.00 SCHOOL SITE	150	127
2.00 STRUCTURE AND MECHANICAL FEATURES	200	136
3.00 PLANT MAINTAINABILITY	100	75
4.00 SCHOOL BUILDING SAFETY	200	163
5.00 ENVIRONMENT FOR EDUCATION	150	127
6.00 EDUCATIONAL ADEQUACY	200	100
7.00 FUTURE READY ENVIRONMENTS	100	57
Total	1100	785

Adapted from CEPPI Facility Evaluation

Score 71%

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Client

1.00 SCHOOL SITE

150 POINTS

		Possible Points	Actual Points
LOCATION			
1.01	Site is central to and easily accessible to the present and/or future population.	20	20
1.02	Site is large enough to meet educational needs as determined by the state and local district (10 acres + 1 acre/100 students).	25	25
1.03	Site is removed from undesirable business, industry and traffic.	10	8
1.04	Site can accomodate future on-site expansion if needed.	10	8
1.05	Site has adequate drainage, both from designed topography and storm systems.	5	2
1.06	Site has stable, well-drained soil free of erosion and is well landscaped.	5	3

AMENITIES

1.07	Sufficient on-site hard surface parking for faculty, staff and visitors is provided.	5	5
1.08	Athletic/Activity Fields are well located and removed from streets, drives and parking areas.	5	4
1.09	Site has opportunities for outdoor learning experiences with adequate seating, workspaces and coverage from the elements	5	4
1.10	Outdoor play areas are well equipped for all age levels.	5	4

SITE SAFETY

1.11	Car and bus traffic is adequately separated.	10	10
1.12	On site traffic can flow smoothly, maintaining minimal impact on adjacent streets during drop off/pick up.	10	7
1.13	Number and location of fire hydrants are adequate for the building.	10	10
1.14	Access streets have sidewalks and sufficient signals and signs to permit safe access to and from school site.	5	5
1.15	Site lighting is adequate for safety and security at night.	5	3
1.16	On-site walks and steps are in good condition and protected by proper signs and signals.	5	3
1.17	Loading docks and large truck traffic are separated from cars and pedestrians.	5	1
1.18	Plantings are appropriately placed and groomed, ensuring there are no blind or hiding spots near entrances.	5	5
TOTAL - SCHOOL SITE		150	127

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2.00 STRUCTURE AND MECHANICAL FEATURES

200 POINTS

BUILDING STRUCTURE		Possible Points	Actual Points
2.01	Foundations are sound and stable.	10	9
2.02	Exterior walls are free of deterioration, with proper expansion joints.	10	8
2.03	Roofs are structurally sound, have adequate drainage and are weathertight.	10	8
2.04	Building "envelope" meets energy use code requirements.	5	3
2.05	Entrances and exits are located so as to permit efficient student traffic flow.	10	9
2.06	Interior walls are free of deterioration.	10	10
2.07	Well-maintained ceilings create acoustically appropriate environments for learning	5	3
2.08	Wall construction permits sufficient flexibility options over time	10	6
2.09	Interior is free of friable asbestos and/or toxic materials.	10	5

MECHANICAL / ELECTRICAL

2.10	Electrical service is underground.	5	5
2.11	Outside water supply is adequate for normal usage.	10	8
2.12	Heating units are separated from student-occupied areas in accordance with local building code.	10	7
2.13	Building electrical system is adequate for the educational program.	10	8
2.14	Learning areas have adequate access to grounded wall outlets.	5	3
2.15	Well-maintained light sources provide adequate and adjustable lighting levels.	5	3
2.16	Plumbing fixtures and piping are in good condition.	5	4
2.17	The number and location of useable drinking fountains are adequate including provisions for the disabled.	5	3
2.18	Number of toilet rooms and fixtures meet or exceed code requirements.	10	8
2.19	Individual toilets have been included to address gender neutrality or family access.	5	2
2.20	Internal building water supply is adequate with sufficient pressure to meet health and safety needs.	10	8
2.21	Automatic and manual fire alarm system with a distinctive sound and flashing light is provided.	10	6
2.22	Fire alarms, smoke detectors, sprinkler systems stand pipes and hose cabinets are properly maintained and meet or exceed code requirements.	10	6
2.23	Intercommunication system includes a central unit that allows dependable two-way communication between the office and each room.	5	3
2.24	Kitchen exhaust hood is of adequate size, properly maintained, and has approved fire suppression system.	5	3
2.25	Technology infrastructure meets current needs and can be adapted for the future	10	7
TOTAL - STRUCTURAL & MECHANICAL FEATURES		200	136

Evaluation - Westridge Middle School

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Client

3.00 MAINTAINABILITY OF FACILITY

100 POINTS

		Possible Points	Actual Points
	MAINTENANCE		
3.01	Windows, doors and walls are of material and finish requiring minimum maintenance.	10	7
3.02	Outdoor light fixtures, electric outlets, equipment and other fixtures are accessible for repair and replacement.	10	7
3.03	HVAC equipment is designed and constructed for ease of operation and maintenance.	10	6
3.04	Learning area floor finishes require minimum care.	10	10
3.05	Floors in restrooms, kitchens, cafeterias and corridors require minimum maintenance.	10	8
3.06	Service area walls and ceilings are durable and easily cleaned.	10	7
3.07	Restroom fixtures are wall-mounted and of quality construction.	10	8
3.08	Adequate custodial storage space with water and drain is accessible to all areas.	10	7
3.09	Adequate electric outlets and power are available in every area to permit routine cleaning.	10	7
3.10	Operating door hardware is coordinated and in good condition.	10	8
	TOTAL - MAINTANABILITY OF FACILITY	100	75

Evaluation - Westridge Middle School

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Client

4.00 SCHOOL BUILDING SAFETY

200 POINTS

BUILDING SAFETY		Possible Points	Actual Points
4.01	Classrooms have the appropriate number of exits and doors are recessed.	15	10
4.02	Exterior doors open outward and are equipped with panic hardware.	15	12
4.03	Glass is properly located and protected - safety glass utilized per code requirements.	10	5
4.04	Flooring (including ramps) is maintained in a nonslip condition.	5	5
4.05	Stair risers do not exceed 72" and range in number from 3 - 16 per flight.	5	5
4.06	Circulation areas are free from obstructions and are adequately sized for the student population	10	10
4.07	Multi-story buildings have at least two protected exit stairways.	15	15
4.08	Exits are marked with lighted exit signs on separate electrical circuits.	10	5
4.09	Traffic areas terminate at an exit or an exit stairway leading to an egress.	15	15
4.10	Interior stairways and ramps have handrails that meet code requirements.	10	6
EMERGENCY SAFETY			
4.11	A secure entry point ensures visitors must check in to the office.	15	15
4.12	Building is zoned to ensure safety in the event of an intruder scenario.	15	8
4.13	Emergency lighting is provided throughout building.	10	7
4.14	There are at least two independent exits to safety from any point in the building.	15	15
4.15	Noncombustible and/or fire-resistant materials are used throughout the structure.	10	10
4.16	Adequate fire safety equipment is properly located.	10	5
4.17	Ample space is provided in traffic and protected areas for student safety in high wind (storm) events	15	15
TOTAL - SCHOOL BUILDING SAFETY		<u>200</u>	<u>163</u>

Evaluation - Westridge Middle School

Dec. 27, 2018

Client

5.00 ENVIRONMENT FOR EDUCATION

150 POINTS

GENERAL LEARNING AREAS		Possible Points	Actual Points
5.01	Size of general learning areas meets minimum standards (PK/K: 900-1200 SF) (ES/MS/HS=700-900 SF)	10	10
5.02	Classrooms provide adequate space for district desired student/teacher ratio limits.	10	8
5.03	Classroom areas are conveniently located near related educational activities.	10	3
5.04	Academic areas have appropriate acoustic separation from noisy spaces.	10	9
5.05	Design of learning areas is compatible with instructional need.	5	3
5.06	Storage for student/teacher materials is adequate.	5	4
5.07	Flexible space for teachers is provided in classrooms while still maximizing learning space for students.	5	2

SPECIAL LEARNING AREAS

5.08	Special Education areas are appropriately sized and outfitted for unique student population needs.	10	10
5.09	Gymnasium or Multi-Purpose Room serves the school P.E. program and after school activities appropriately	5	5
5.10	Library/Resource/Media Center provides appropriate space that is flexible and inviting.	5	4
5.11	Music areas have adequate storage and sound treated instructional space.	5	4
5.12	Art rooms have adequate storage & lighting and access to water is included.	5	5
5.13	Appropriate space is provided for small groups and/or individual instruction and special programs.	5	5
5.14	Storage for student/teacher materials in special learning areas is adequate.	5	3

SUPPORT SPACE

5.15	Suitable reception area for students, teachers and visitors is available.	5	5
5.16	Adequate facilities are available for student programs and clubs.	5	5
5.17	Administrative offices provide staff with sufficient work space and the opportunity to collaborate when needed.	5	5
5.18	Ample and conveniently located storage includes secure place for permanent records.	5	5
5.19	Welcoming counseling space is provided to support the social/emotional wellbeing of students.	5	4
5.20	Health clinic area is near administrative offices and is equipped to meet requirements.	10	10
5.21	Teachers' lounge/work area provides teachers a place for rest and preparation.	5	4
5.22	Cafeteria/Commons is attractive with sufficient space for dining, service delivery, storage and food preparation, with good circulation patterns.	10	10
5.23	Indoor activity area available during inclement weather.	5	4

TOTAL - ENVIRONMENT FOR EDUCATION

150 127

Evaluation - Westridge Middle School

Dec. 27, 2018

SMSD

6.00 EDUCATIONAL ADEQUACY

125 POINTS

EXTERIOR ENVIRONMENT		Possible Points	Actual Points
6.01	Overall building appearance is attractive and welcoming.	10	9
6.02	Site and building are well landscaped.	10	7
6.03	Entrances are scaled appropriately for the age and number of students served.	5	5
6.04	Entrances and walkways are sheltered from sun and inclement weather.	10	8
6.05	Entrances are ADA accessible and door assist hardware is in working condition.	10	8
INTERIOR ENVIRONMENT		Possible Points	Actual Points
6.06	Circulation and large group areas permit ease and control of traffic flow.	10	9
6.07	Areas for students to congregate are suitable to the age group.	5	4
6.08	Large group areas are designed for effective supervision and organization of students	5	5
6.09	A comfortable temperature can be maintained throughout the building in all seasons.	10	4
6.10	Ventilating system quietly provides adequate circulation of fresh air.	10	6
6.11	All classrooms utilized by students for the full day have daylight.	10	8
6.12	Acoustical treatment of ceilings, walls and floors provides effective sound control.	10	9
6.13	Exterior noise is not a distraction in the classrooms.	10	10
6.14	Color schemes, building materials and decor enhances learning experience.	5	3
6.15	Adequate areas are provided for student displays.	5	5
TOTAL - EDUCATIONAL ADEQUACY		125	100

Evaluation - Westridge Middle School

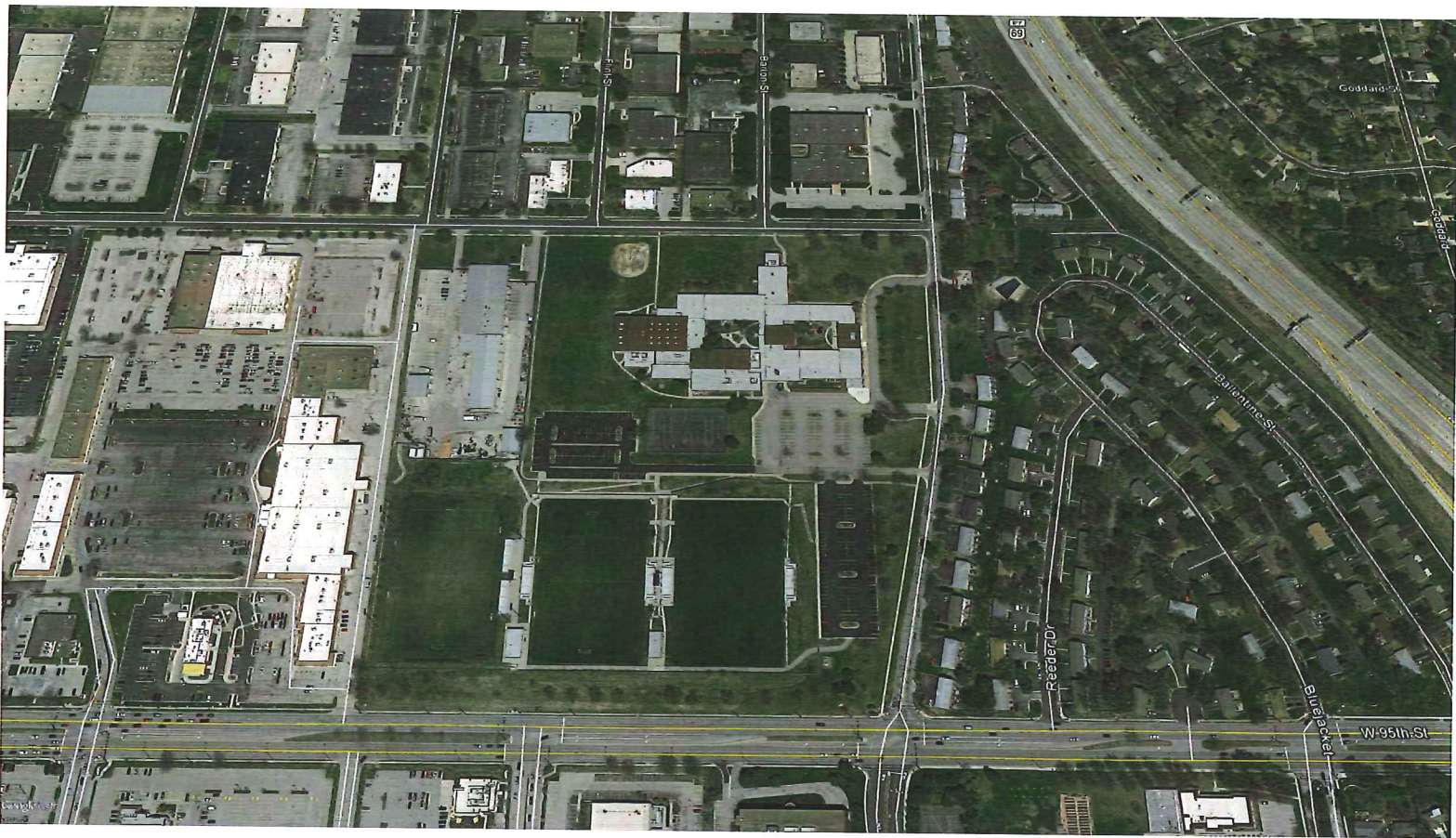
Dec. 27, 2018

Client

7.00 FUTURE READY ENVIRONMENTS

100 POINTS

Future Ready Environments		Possible Points	Actual Points
7.01	Student population is broken down into smaller neighborhoods for comfort and familiarity amongst students and staff.	10	8
7.02	Circulation areas have added learning value and are not just used for moving people.	10	2
7.03	Wayfinding is clear for staff, students and visitors.	5	2
7.04	Spaces are provided beyond the classrooms walls for flexible learning.	10	5
7.05	A variety of group sizes is accommodated to allow breakout learning or individual work environments.	5	2
7.06	Flexible learning spaces are easy to monitor by staff to allow student choice in learning settings.	10	5
7.07	A hands-on learning space is available to all students. (Maker space or Tinker Lab)	5	4
7.08	The building supports co-teaching opportunities.	5	0
7.09	Furniture is flexible, appropriately sized and easy to manipulate by staff and students.	10	9
7.10	Data access is plentiful and reliable.	10	10
7.11	A strong learning culture is supported through visual messaging and student display.	5	4
7.12	Learning is appropriately "on display" through transparency and display opportunities.	5	3
7.13	Green design has been incorporated into the building.	5	2
7.14	Green design has been leveraged in the building as a learning tool for students.	5	1
TOTAL - FUTURE READY ENVIRONMENTS		100	57

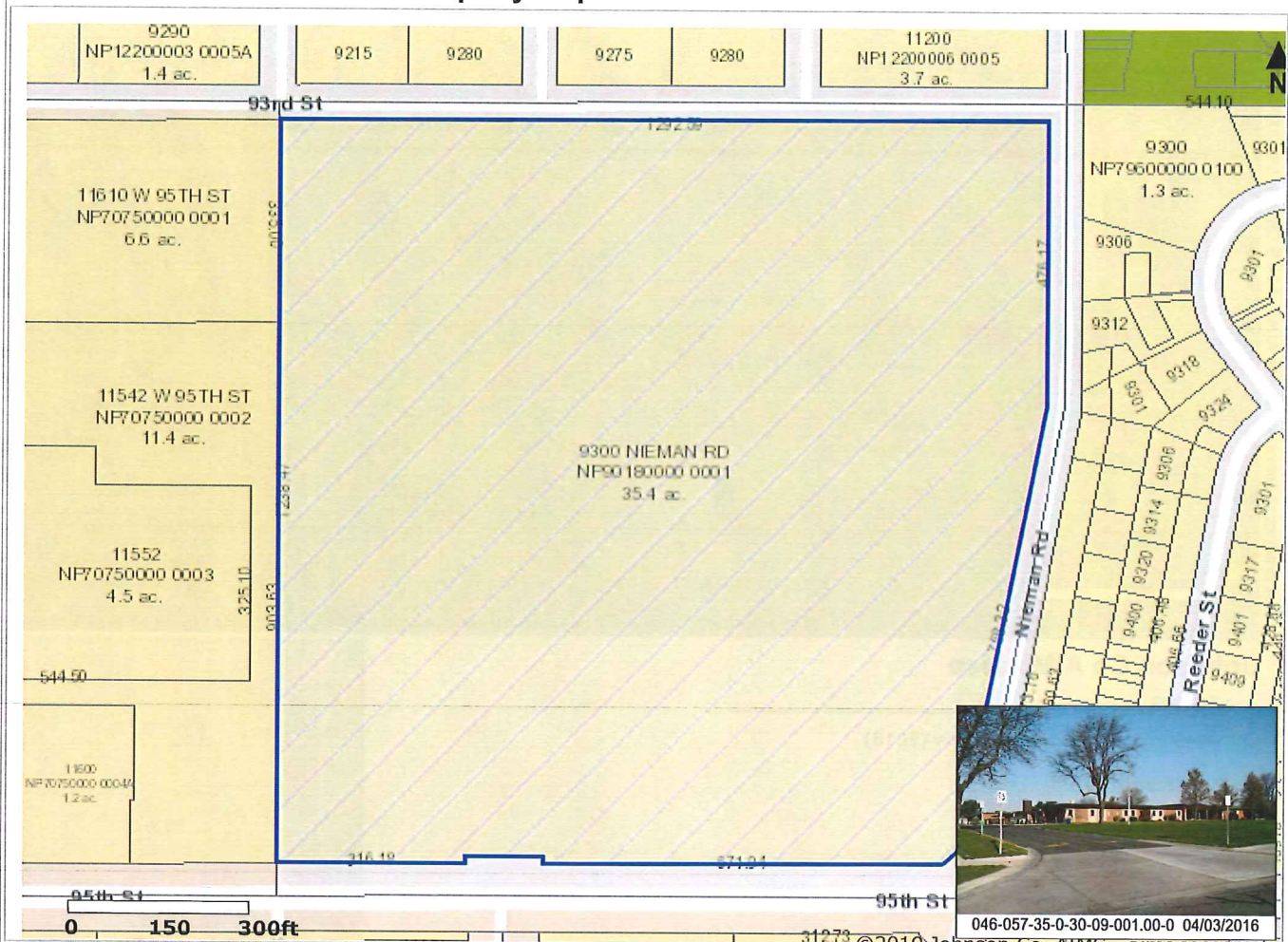


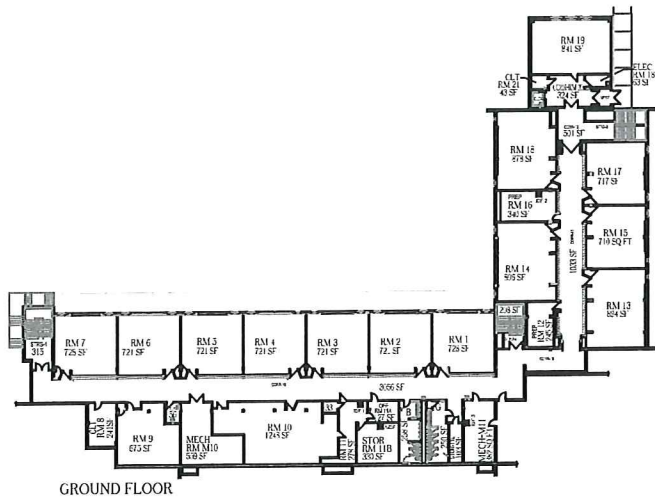


Property Information for NP90180000 0001

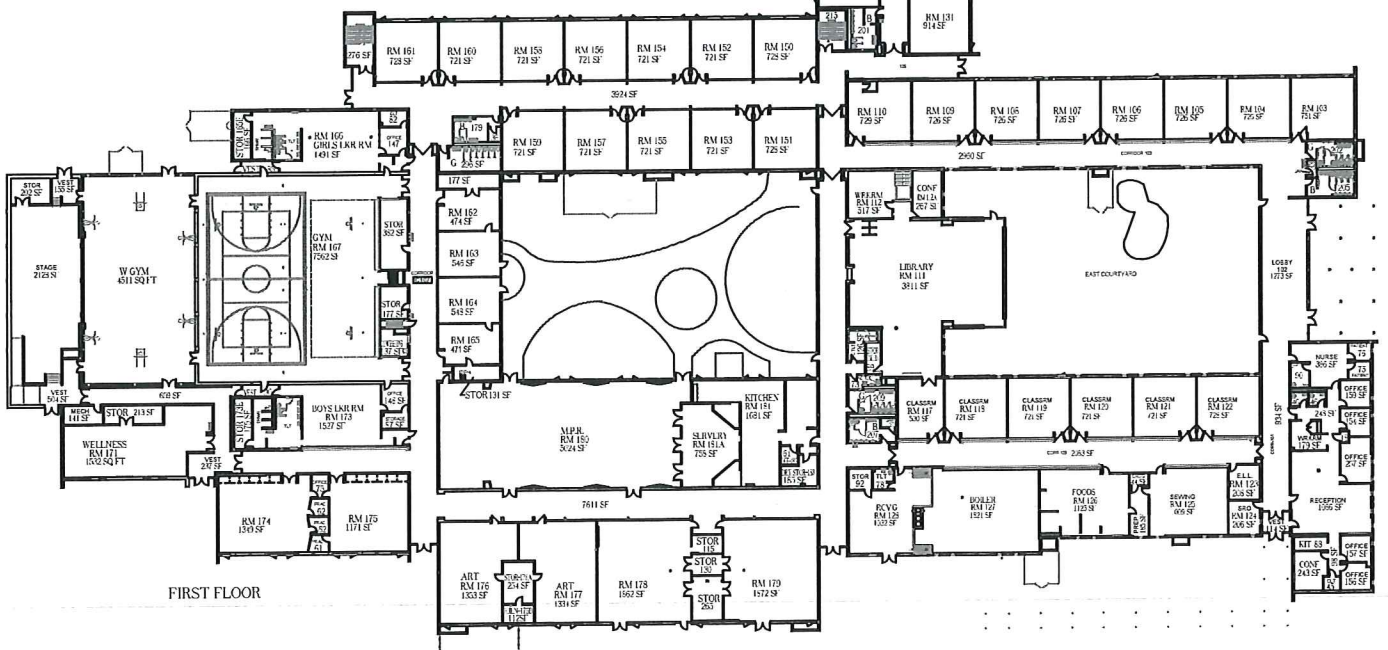
<i>Tax Property ID</i>	NP90180000 0001	<i>KS Uniform Parcel #</i>	0460573503009001000
<i>Situs Address</i>	9300 NIEMAN RD	<i>Acres</i>	35.36 (1,540,482.05 ft ²)
<i>Owner1 Name</i>	UNIFIED SCHOOL DIST #512	<i>Owner2 Name</i>	
<i>Owner Address</i>	8200 W 71ST ST, OVERLAND PARK, KS 66204	<i>Year Built</i>	1963
<i>Class</i>	E	<i>Neighborhood Code</i>	423.R
<i>LBCS</i>	6122	<i>Taxing Unit</i>	0660UW
<i>Zoning</i>	R-1,M-1		
<i>City</i>	Overland Park	<i>Zip Code</i>	66214
<i>AIMS Map No.</i>	E35 (T-R-S: 12-24-35)	<i>Quarter Section</i>	SW
<i>Fire Dist.</i>	Overland Park Fire	<i>Sheriff Dist.</i>	0
<i>Commissioner Dist.</i>	4 (Janee Hanzlick)	<i>FEMA Flood Panel #</i>	20091C0052G
<i>School District</i>	Shawnee Mission	<i>High School</i>	SM West
<i>Middle School</i>	Westridge	<i>Elementary School</i>	Apachels
<i>Plat Name</i>	WESTRIDGE		
<i>Book/Page</i>	201105 / 7085	<i>Quarter Section</i>	SW
<i>Date Recorded</i>	5/26/2011	<i>Number of Units</i>	1

Legal Desc. WESTRIDGE LT 1
(abbreviated)

Property Map for NP90180000 0001



WESTRIDGE MIDDLE SCHOOL 9300 NIEMAN ROAD SCALE: NOT TO SCALE



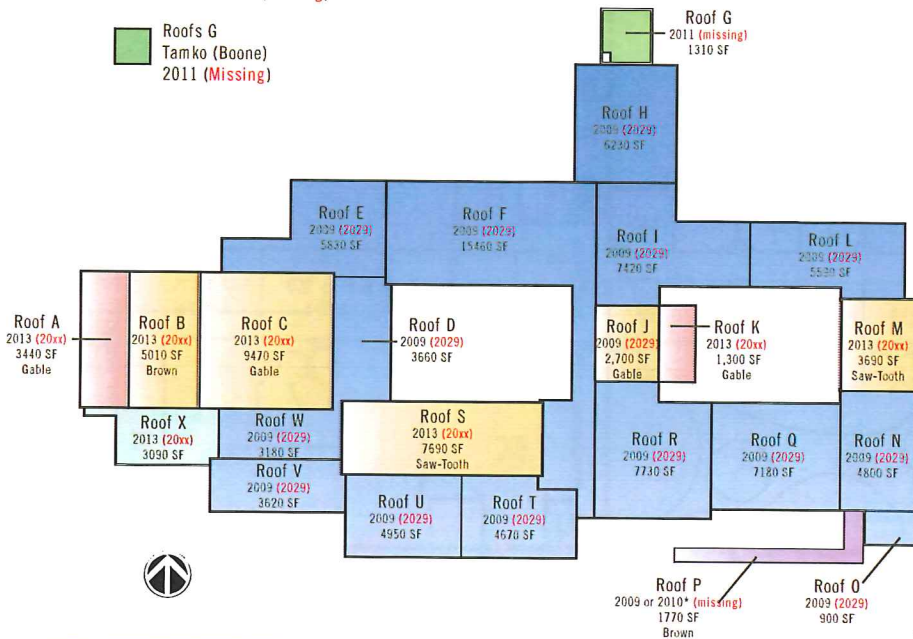
Roof Areas

White Roofs B,C,D,E,F,H,I,J,L,M,N,O,Q,R,S,T,U,V,W
Tamko 117FR M3 / 887 squares
Brown August 2009 (20 year) 2029

White Roofs A,K,X
Delta XXX
Brown 2013 (Missing) 20XX

Roof P
Tamko Brown
2008- 2010* (Missing)

Roofs G
Tamko (Boone)
2011 (Missing)



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ROOF ASSESSMENT

A1

WESTRIDGE MIDDLE SCHOOL

Shawnee Mission School District



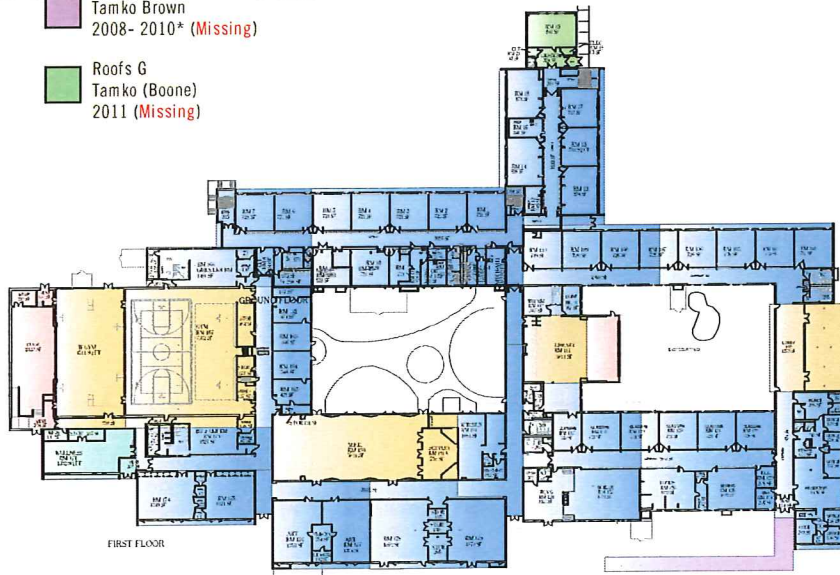
Roof Areas

White Roofs B,C,D,E,F,H,I,J,L,M,N,O,Q,R,S,T,U,V,W
Tamko 117FR M3 / 887 squares
Brown August 2009 (20 year) 2029

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Delta XXX
Brown 2013 (Missing) 20XX

Roof P
Tamko Brown
2008-2010* (Missing)

Roofs G
Tamko (Boone)
2011 (Missing)



SHAWNEE MISSION SCHOOL DISTRICT
WESTRIDGE MIDDLE SCHOOL
BUILDING SUMMARY IMAGES
December 2018

Architectural Exterior Images



Architectural Interior Images



Typical classroom



Typical Classroom



Teacher work station



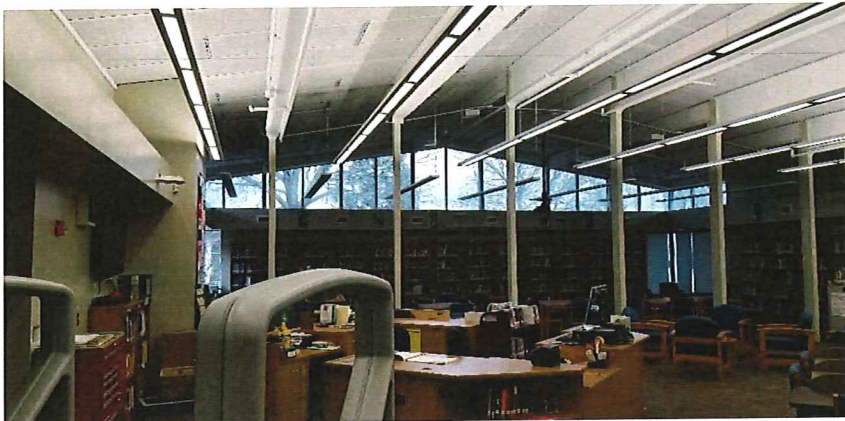
Commons



Gymnasium



Locker Room



Media Center



Kitchen



Bathroom



Bathroom



Bathroom ceilings



Bathroom

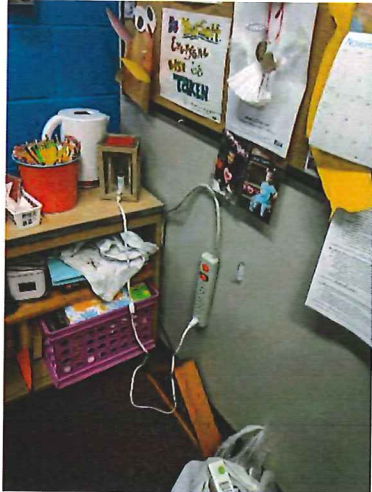


Floor tile



Classroom ceilings / lighting

MEP Images



Power Strips



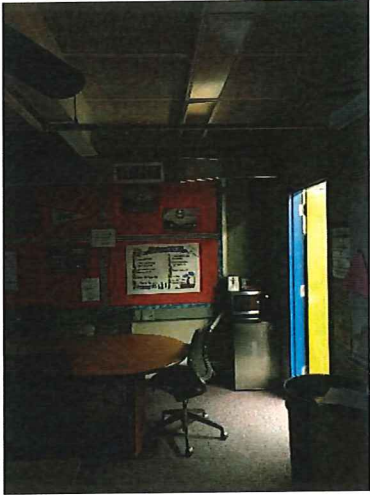
Exterior lighting



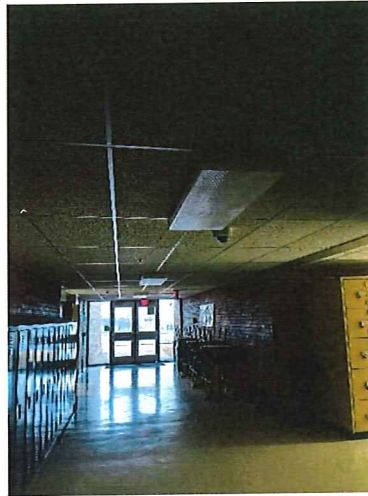
Roof Drainage



Urinals



Exposed ductwork



Surface lighting

SHAWNEE MISSION SCHOOL DISTRICT WESTRIDGE HIGH SCHOOL BUILDING SUMMARY REPORT

December 2018

Building Summary

Originally constructed in 1962, additions in 1968, 2011 and 2013 renovations 1988 and 2006.

Exterior Skin Summary

- Roof construction is low slope modified bitumen roofing and in good condition. A majority of the roof system were replaced between 2009 - 2013
- Exterior walls face brick and are in fair condition
- Exterior windows are aluminum framed and have insulated glass and appropriate hardware.
- Exterior doors have aluminum frames and insulated glass and appropriate hardware.
- Exterior soffits are tecum and need repair in several locations.

Interior Summary

- Classrooms have a combination of VCT and carpet square floors, exposed tectum ceilings and surface mounted lighting, and painted plaster and CMU walls.
- Wood doors with steel door frames and good hardware.
- Classroom doors open toward the corridor and are recessed and do not encroach onto the corridor path of travel. many classroom doors do not meet current ADA clearance requirements.
- Corridors have VCT floors, 2'x2' ceiling tiles and surface mounted lighting with brick and painted CMU walls
- Restrooms have epoxy resinous flooring, gypsum board ceilings and surface mounted lighting, and CMU walls.
- Gymnasium has wood flooring, glazed block walls, ceiling is open to structure with surface mounted lighting
- Cafeteria has VCT flooring, CMU walls, 2'x4' ceiling tiles and recess lighting
- No storm shelter was observed.

Educational Summary

Curriculum Delivery

- Classrooms are of adequate in size at 721 SF to 914 SF for standard rooms
- Most classrooms are located on perimeter of the building for access to natural daylight

Page 1 of 7

- Teacher and student storage in many classrooms is in need of updating to be in line with district standards.

Future Ready Skills & Lifelong Learning

- The building has adequate 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.

Westridge Requests

- Room 9A/9B – Knock. Out the hallway wall to open this room up for flexible learning space. Would need flexible furniture to put there.
- Remove Lockers – Replace with bars/bar stools/electrical outlets or flexible learning space
- Update all bathrooms
- Update locker rooms
- Redo auxiliary gym so that it replicates what all other middle schools in Shawnee Mission have. Right now we cannot play basketball in our auxiliary gym because of space, but all other middle schools have brand new aux gyms and can play games.
- Update room off of the library. Walls need to be knocked down and redone (Makerspace)
- Sound System in our Aux Gym – needs updated so that our students can be heard. This is where we hold our plays, musicals and performances (stage is located there)
- Classroom furniture is out of date – mostly slanted desks, we have piece together random tables and chairs in some classrooms, but don't have the funds to do all.
- Switch out projectors for TVs in all classrooms
- Office upgrades – our main office is clustered, and I would like to look at a redesign.
- Switch out projectors for TVs in all conference rooms
- Turf field right outside our gym for P.E. All other middle schools in Shawnee Mission have this, we don't.
- Parking lot is a mess at arrival and dismissal. Buses and cars depart out of the same exit. Would love to reconfigure.
- Courtyards converted into outdoor learning spaces.
- Lunchroom space needs to be considered.
- Building signage, bulletin boards, paint, etc. needs to be considered
- Water bottle friendly water fountains installed throughout the building.
- Build an Auditorium
- Lighting in classrooms – consider up to date and adjustable
- Basketball Courts put in outside by tennis courts.

Site Summary

Address: 9300 Nieman Road, Overland Park, KS 66214

Zoning: R-1, M-1

Size: 17.2 Acres

Site Evaluation performed Thursday, December 27, 2018

The site evaluation began at the south end of the south parking lot near the athletic fields and proceeded north along Nieman Road, across the front of the school to 93rd Street. It continued along the east side of the north wing, across the drive and front entrance into the school parking lot on the south side of the school. The evaluator then worked their way west through the lot and along the south side of the school, then to the west and north sides of the building. The final area observed was the west parking lot and area just north of the athletic fields. The evaluation took place after a substantial rainfall, which allowed observation of drainage patterns and function, as well as grading deficiencies in pavement and on the grounds.

Drainage:

- Pavement drainage appears good overall. There was little, if any, pooling of runoff on the pavement.
- There were some low spots ponding water in the turf behind the sidewalk along Nieman Road. It appeared that it may have been a utility trench that had settled below the existing grade.
- There were substantial areas of ponded water in the turf on the north side of the school in the following areas:
 - Along the east side of the north wing - this area should drain to 93rd Street to an inlet in a sump at the intersection with Barton St.
 - On the north side of the NW classroom wing of the building among a linear grouping of trees. This also drains to the same inlet on 93rd St.
- Drainage in the south lot is collected by two inlets, one at the southwest corner of the parking area, and one at a sump location along the drive south of the parking lot.
 - It appeared that sump inlet contained a BMP filtering device did not have capacity to handle the most recent rainfall event; as there was evidence that runoff topped the curb and overflowed to the southwest
 - There was standing water and a pothole in front of the sump inlet. The asphalt seam falls at the low point in the pavement and is failing at this location.
- To the west of the parking lot and south of the school, there was some ponding of water in the turf area, especially just to the north of the tennis courts.
- The cross-slope on the sidewalk approach to entrance #12, on the southwest side of the building, slopes east toward the building wall. Longitudinal slope along the sidewalk slopes to the south away from the building.
- To the west of entrance #12, the ground adjacent to the building is very flat, and there are exterior downspouts which drain onto splash pans adjacent to the building. There is standing water next to the building in these locations.
- The west parking lot is uniquely drained with linear slot drains running in the drive lanes of the first two southernmost bays. The slots are approximately 2 inches wide with an

expanded metal grate. The south one appears clear while the north slot drain was covered with pine needles and leaves.

Traffic and Circulation

- The front loop directly east of the building coming off Nieman Road is signed "Buses Only". It circulates counterclockwise and exits at the south end of the building back to Nieman on a one- way exit drive.
- A drive further to the south is marked as "One Way" and is striped for two lanes. It appears that car riders are dropped off along the south side of the school building by a covered walk to the left side of the car. Cars then exit into the same drive as the buses.
- Potential limited car stacking capacity

ADA Facilities & Access

- There are two ADA curb ramps along the bus loop at the front of the building, one at the north end serving a sidewalk running along the north side of the east wing of the building, and one at the main entrance to the building.
- Two ADA stalls are marked along the bus loop, but appear to be in a drive lane during admission and dismissal times. The ADA stalls are parallel to the drive and do not allow a driver to exit from the left side of the vehicle.
- An additional parallel ADA stall is located at the southeast corner of the building at the east end of the student drop-off zone. Two additional parallel stalls are located at the west end of the student drop-off zone.
- Three additional pull-in ADA stalls are located at the northeast corner of the parking lot. There is a marked crosswalk from the stalls, but it leads to a non-ramped curb. Disabled people would need to navigate and unmarked path to a ramp at the northwest end of the parallel ADA stall.
- Most entrances to the building are served by sidewalks that are ADA accessible.
- Perpendicular curb ramps do not meet current standards for slope along the sidewalk's path.
- Dumpster and dock area are adjacent to the car drop-off area.

Fire Protection / Hydrants

- See aerial layout of FH locations

Pavement Condition

- The south and west lots serving the athletic fields appear to have been sealcoated in the last 4 years. There is some cracking exceeding 1/2" wide - would recommend crack sealing.
- The main school parking lot and drives shows slight raveling and cracking. There is no evidence of rutting or base or subgrade failure with the exception of some potholes and large cracks along the seam in the sump area near the curb inlet.
 - Recommendations:

- Full depth repair of pothole and seam crack across south drive at sump
- Exit drive - full depth repair of asphalt at transition to concrete (approx. 2' wide for full width of entrance)
- Crack seal and sealcoat of parking lot and drive
- South entrance - Repair 2 concrete panels at entrance from Nieman
- South lot by athletic fields - wide joint between curb and sidewalk needs to be refilled with backing rod and joint sealer
- Replace curb along west edge of main parking lot
- Repair sidewalk at locations shown on aerial photo log. Sidewalk Repair Photo Locations
- The dock area and dumpster locations do not have a concrete pad, although there is no evidence of rutting or pavement failure in and around these areas.

MEP Summary

General

- Mechanical system serving the building is Single Zone Rooftop Units and VAV Rooftops with hot water reheat VAV boxes. Age of mechanical equipment ranges from 1 years to 10 years.
- Lighting throughout building appears to be sufficient. Majority of building has fluorescent light fixtures some areas have been replaced with LEDs. Gym appears to have hot spots from metal halide light fixtures.
- Existing electrical service size appears to have been added onto to have multiple service disconnects. Total service size appears to be sufficient. Most areas of the building have available space for additional circuits.
- Majority of building does not have fire sprinkler protection. Newer additions are provided with fire sprinkler coverage.
- Not all classrooms have their own thermostat.

Mechanical

- System Descriptions
 - Single Zone RTUs and VAV RTUs
 - Single Zone Rooftop units 1 - 7 years old. Typical life of a rooftop unit is 15 – 20 years.
 - VAV Rooftop units 1 year old. Typical life of a rooftop unit is 15 – 20 years
 - Boilers are around 13 years old. Typical life span is 20-25 years.
 - Office VRF system
 - VRF system around 5 years old. Typical life span is 20 – 25 years.

- Not all classrooms have their own thermostat. 1 single zone rooftop unit may serve up to 4 classrooms.
- Some of rooftop units are ground mounted with exterior exposed ductwork.
- Interior kitchen hoods and equipment are around 5 years old however, roof mounted equipment (make-up air unit and exhaust fans) appear to be around 15 years old.
- Portion of the office that is not conditioned by the VRF system appears to have hot and cold spots. Could be caused by multiple non-like spaces are served off of one thermostat.
- Building has operable windows. Operable windows make it difficult to maintain humidity levels within the building.
- Controls Systems
 - A full BMS control system is currently installed to serve all HVAC equipment.
 - Some of classrooms do not appear to have individual control.
- Additional Updates required to bring systems up to current codes:
 - Demand control ventilation shall be provided for spaces larger than 500 square feet and with average occupant over 25 people per 1000 square feet.
 - Energy recovery at locations where exhaust cfm or outside supply cfm exceeds 5500 cfm or is a 100% make-up air / exhaust system. Lockers rooms would require energy recovery.
- Additional Updates required to bring systems up to current SMSD Standards:
 - HVAC equipment efficiencies shall be increased.
 - All classrooms should be provided with own temperature controls.

Plumbing Systems

- Hot Water
 - Portions of the building take a long time to get hot water. Science wing takes 10 minutes faucet continuously running before hot water reaches the sink.
 - Majority of hot water heaters are around 15 years old. Typical life of a hot water heater is 10 – 15 years.
 - Water heaters are electric.
- Water Supply
 - Water pressure appeared to be sufficient.
 - Water service was provided with backflow preventer.
- Roof Drains
 - Some roof drains are internal and others are external.
 - Majority of building appears to not have overflow drains.

- The majority of the restroom groups appeared to have been updated to Shawnee Mission School District standard faucets, flush valves, china, etc.
- Majority of water coolers were ADA compliant but didn't have any bottle filling stations.
- Additional Updates required to bring systems up to current codes:
 - 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:
 - Hot water recirculation line shall tie into hot water line with-in 3 feet of every hand washing sink.
 - Replace majority of urinals with new wall-mounted fixtures.

Electrical Systems

- Lighting
 - Majority of building has fluorescent light fixtures. Very few areas have been upgraded to LED lights.
 - Occupancy sensors and vacancy sensors have not been installed in corridors, classrooms, offices, restrooms, etc. Some offices have wall mounted vacancy sensors.
 - Majority of exterior light fixtures were not LED.
- Power
 - Electrical service is underground.
 - Electrical service has been added onto, providing multiple service disconnects.
 - Electrical service appeared to have energy metering.
 - Extension cords and power supplies were common in classrooms due to insufficient quantities and locations of electrical receptacles.
 - Electrical service appears to be sufficient. Various electrical panels throughout the building have some additional space.
- Special Systems (Fire Alarm, Intercom, Data Systems)
 - Portions of fire alarm system have been updated, however require extensive modifications to support a new mass notification system.
 - Intercom system appeared functional and sufficient.
 - Data systems appeared functional and sufficient.
 - Classrooms were provided with projector systems.
- Additional Updates required to bring systems up to current codes:
 - Electrical
 - Additional Exterior lighting to ensure sufficient illumination.
 - Provide code required surge protection.
 - Lighting

- New lighting controls with occupancy sensors installed in entire building.
 - New lighting to meet watts per square foot based on energy code.
- Fire Alarm – Addition of mass notification speakers.
- 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.
 - Additional receptacles added throughout classrooms.
 - Lighting
 - New LED light fixtures installed in all areas, interior and exterior
 - Dimming Controls added in classrooms.
 - Fire Alarm – Addition of mass notification speakers.
 - Intercom system – New Valcom Intercom System
 - Data systems – Dedicated IT closets for Data Racks and data associated equipment.



SHAWNEE MISSION SCHOOL DISTRICT HIGH SCHOOL & MIDDLE SCHOOL ASSESSMENTS
2.15.2019



WESTRIDGE MIDDLE SCHOOL

Project Description	Square Feet	Cost/ SF	Hard Construction Cost	25% soft costs	Total Project Cost
WESTRIDGE MIDDLE SCHOOL - 133,111 SF					
Parking Lot & Sidewalk Improvements			\$25,000	\$6,250	\$31,250
Soffit and Fascia Repairs			\$75,000	\$18,750	\$93,750
Flooring replacement - Demolition and new VCT	92,500	\$7.00	\$647,500	\$161,875	\$809,375
Lighting/Controls Refresh - LED	133,111	\$10	\$1,331,110	\$332,778	\$1,663,888
Additional outlets / devices / circuiting	36,525	\$1	\$36,525	\$9,131	\$45,656
Tuckpointing			\$22,000	\$5,500	\$27,500
Drinking Fountain replacement			\$35,000	\$8,750	\$43,750
Provide minimum ventilation per current codes to each classroom.	36,252	\$1	\$36,252	\$9,063	\$45,315
Exterior Lighting Upgrade	133,111	\$0.35	\$46,589	\$11,647	\$58,236
New Valcom Intercom System	133,111	\$0.35	\$46,589	\$11,647	\$58,236
New fire alarm system	133,111	\$3	\$399,333	\$99,833	\$499,166
Room 9A/9B – Knock. Out the hallway wall to open this room up for flexible learning space	1,248	\$200	\$249,600	\$62,400	\$312,000
Remove Lockers – Replace with bars/bar stools/electrical outlets	20,000	\$80	\$1,600,000	\$400,000	\$2,000,000
Update all bathrooms	2,500	\$135	\$337,500	\$84,375	\$421,875
Update locker rooms	3,100	\$200	\$620,000	\$155,000	\$775,000
Renovate Aux Gym and sound system	4,511	\$150	\$676,650	\$169,163	\$845,813
Makerspace adjacent to Media Center	517	\$200	\$103,400	\$25,850	\$129,250
Classroom FF&E			\$500,000	\$125,000	\$625,000
Switch out projectors for TVs in all conference rooms	50	\$2,500	\$125,000	\$31,250	\$156,250
Turf field right outside our gym for P.E			\$375,000	\$93,750	\$468,750
Courtyards converted into outdoor learning spaces.			\$300,000	\$75,000	\$375,000
Building Signage			\$175,000	\$43,750	\$218,750
Auditorium Addition	8,500	\$425	\$3,612,500	\$903,125	\$4,515,625
Outdoor basketball courts			\$75,000	\$18,750	\$93,750
			\$11,450,548	\$2,862,637	\$14,313,185
INFLATION FROM 2019 TO 2020 = 6%					\$858,791
WESTRIDGE TOTAL					\$15,171,976