

Property Assessment Report

Trailridge Middle School

7500 Quivira Rd, Shawnee, KS 66216



Home of the Wildcats

Evaluation - Trailridge Middle School

Dec. 27, 2018

Client

	Possible Points	Actual Points
1.00 SCHOOL SITE	150	134
2.00 STRUCTURE AND MECHNICAL FEATURES	200	129
3.00 PLANT MAINTAINABILITY	100	82
4.00 SCHOOL BUILDING SAFETY	200	162
5.00 ENVIRONMENT FOR EDUCATION	150	121
6.00 EDUCATIONAL ADEQUACY	200	98
7.00 FUTURE READY ENVIRONMENTS	100	58
Total		784

Adapted from CEFPI Facility Evaluation

Score 71%

Evaluation - Trailridge Middle School

Dec. 27, 2018

SMSD

1.00 SCHOOL SITE

150 POINTS

LOCATION		Possible Points	Actual Points
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	7
1.04	Site can accomodate future on-site expansion if needed.	10	10
1.05	Site has adequate drainage, both from designed topography and storm systems.	5	4
1.06	Site has stable, well-drained soil free of erosion and is well landscaped.	5	4

AMENITIES		Possible Points	Actual Points
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	5
1.10	Outdoor play areas are well equipped for all age levels.	5	5

SITE SAFETY		Possible Points	Actual Points
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	8
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	4
1.18	Plantings are appropriately placed and groomed, ensuring there are no blind or hiding spots near entrances.	5	2
TOTAL - SCHOOL SITE		<u>150</u>	<u>134</u>

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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	6
2.03	Roofs are structurally sound, have adequate drainage and are weathertight.	10	4
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	10
2.06	Interior walls are free of deterioration.	10	10
2.07	Well-maintained ceilings create accoustically appropriate environments for learning	5	2
2.08	Wall construction permits sufficient flexibility options over time	10	0
2.09	Interior is free of friable asbestos and/or toxic materials.	10	5
MECHNICAL / 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	8
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	3
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	8
2.22	Fire alarms, smoke detectors, sprinkler systems stand pipes and hose cabinets are properly maintained and meet or exceed code requirements.	10	9
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	129

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3.00 MAINTAINABILITY OF FACILITY		100 POINTS	
MAINTENANCE		Possible Points	Actual Points
3.01	Windows, doors and walls are of material and finish requiring minimum maintenance.	10	10
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	7
3.04	Learning area floor finishes require minimum care.	10	10
3.05	Floors in restrooms, kitchens, cafeterias and corridors require minimum maintenance.	10	10
3.06	Service area walls and ceilings are durable and easily cleaned.	10	10
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	6
TOTAL - MAINTANABILITY OF FACILITY		<u>100</u>	<u>82</u>

Evaluation - Trailridge Middle School

Dec. 27, 2018

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	15
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	3
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	7
4.17	Ample space is provided in traffic and protected areas for student safety in high wind (storm) events	15	11
TOTAL - SCHOOL BUILDING SAFETY		200	162

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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	8
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	10
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		Possible Points	Actual Points
5.08	Special Education areas are appropriately sized and outfitted for unique student population needs.	10	7
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	3
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	4
5.14	Storage for student/teacher materials in special learning areas is adequate.	5	5

SUPPORT SPACE		Possible Points	Actual Points
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	8
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	9
5.23	Indoor activity area available during inclement weather.	5	5
TOTAL - ENVIRONMENT FOR EDUCATION		150	121

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6.00 EDUCATIONAL ADEQUACY

125 POINTS

		Possible Points	Actual Points
EXTERIOR ENVIRONMENT			
6.01	Overall building appearance is attractive and welcoming.	10	9
6.02	Site and building are well landscaped.	10	5
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	10
6.05	Entrances are ADA accessible and door assist hardware is in working condition.	10	6
INTERIOR ENVIRONMENT			
6.06	Circulation and large group areas permit ease and control of traffic flow.	10	10
6.07	Areas for students to congregate are suitable to the age group.	5	5
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	7
6.10	Ventilating system quietly provides adequate circulation of fresh air.	10	8
6.11	All classrooms utilized by students for the full day have daylight.	10	3
6.12	Acoustical treatment of ceilings, walls and floors provides effective sound control.	10	7
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		<u>125</u>	<u>98</u>

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Dec. 27, 2018

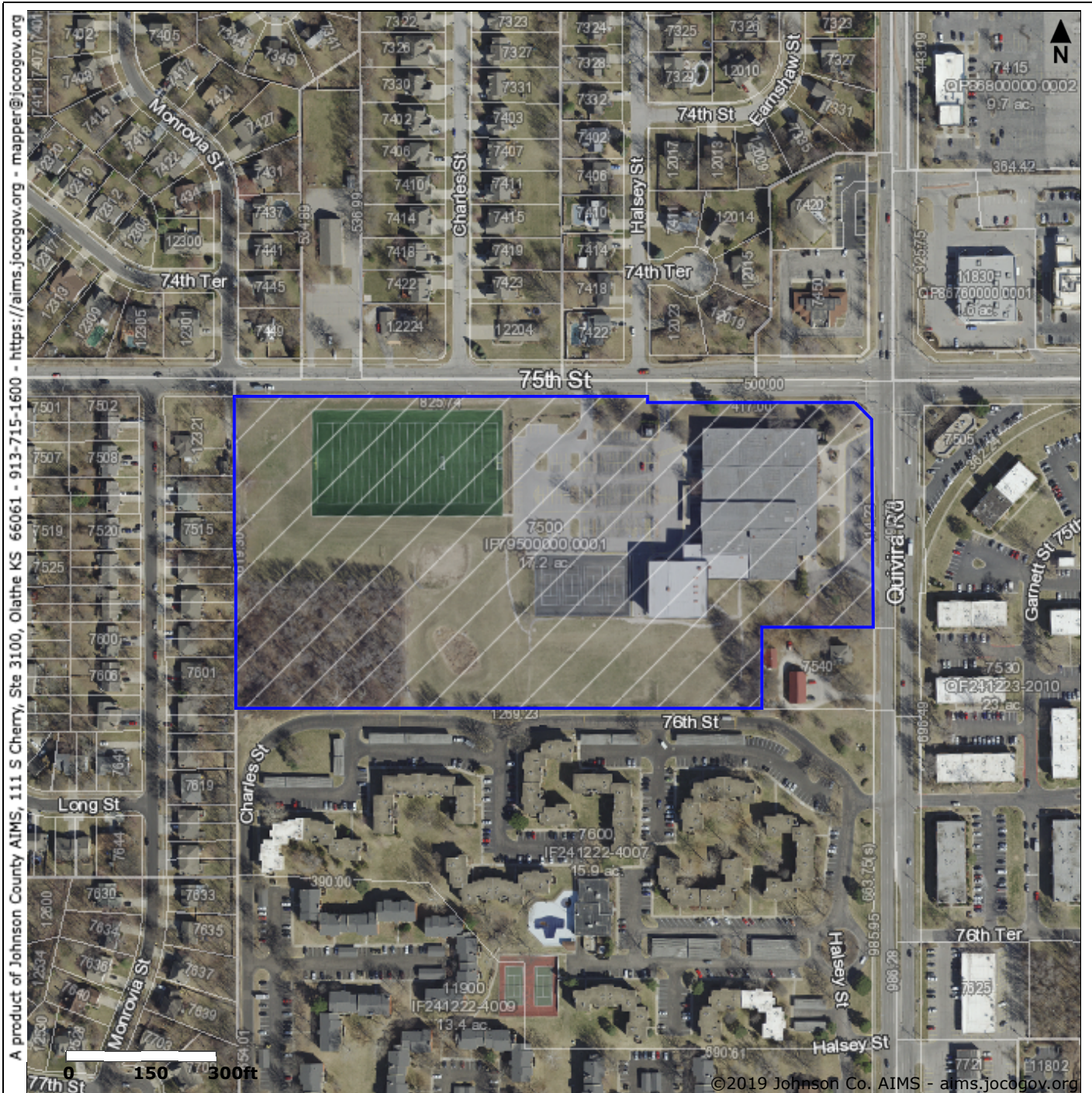
Client

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	4
7.04	Spaces are provided beyond the classrooms walls for flexible learning.	10	2
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	2
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	2
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	5
7.12	Learning is appropriately "on display" through transparency and display opportunities.	5	5
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	58





Johnson Co AIMS Map

LEGEND

AIMS Imagery: Current Imagery (2018)

Property



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JOHNSON COUNTY
KANSAS
AIMS GIS & Mapping

Property Information for IP79500000 0001

Tax Property ID	IP79500000 0001	KS Uniform Parcel #	0460552204009001000
Situs Address	7500 QUIVIRA RD	Acres	17.18 (748,403.48 ft ²)
Owner1 Name	SHAWNEE MISSION HIGH SCHOOL	Owner2 Name	DIST
Owner Address	8200 W 71ST ST , OVERLAND PARK, KS 66204	Year Built	1967
Class	E	Neighborhood Code	416.A
LBCS	6122	Taxing Unit	0604UW
Zoning	R1		

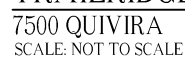
City	Lenexa	Zip Code	66216
AIMS Map No.	E22 (T-R-S: 12-24-22)	Quarter Section	SE
Fire Dist.	Lenexa Fire	Sheriff Dist.	0
Commissioner Dist.	2 (Jim Allen)	FEMA Flood Panel #	20091C0036G

School District	Shawnee Mission	High School	SM Northwest
Middle School	Trailridge	Elementary School	Mill Creek

Plat Name	TRAILRIDGE MIDDLE SCHOOL FIRST PLAT		
Book/Page	201203 / 10653	Quarter Section	SE
Date Recorded	3/30/2012	Number of Units	1
Subdivision Name	TRAILRIDGE MIDDLE SCHOOL		

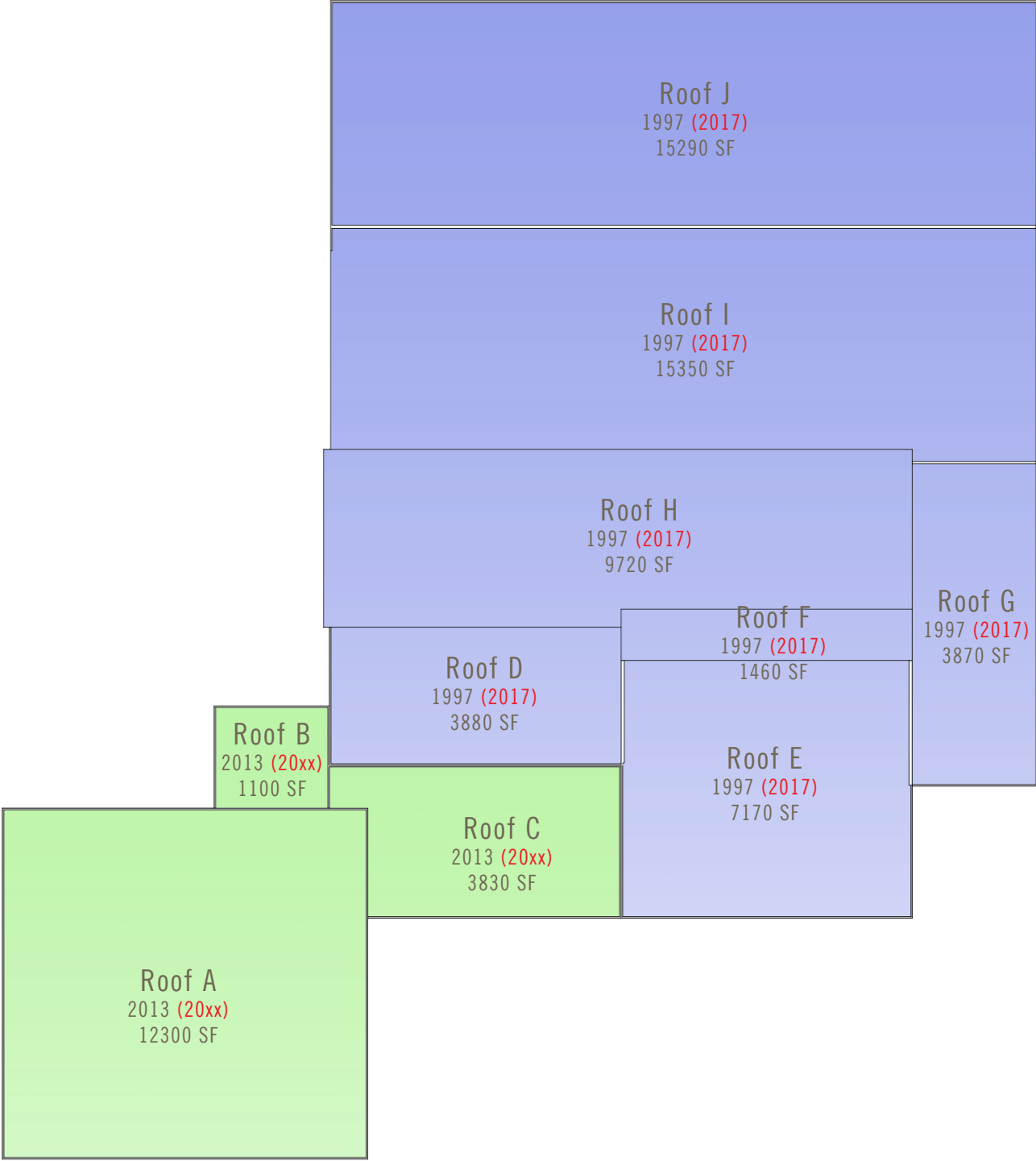
Legal Desc. TRAILRIDGE MIDDLE SCHOOL FIRST PLAT LT 1
(abbreviated)

Property Map for IP79500000 0001



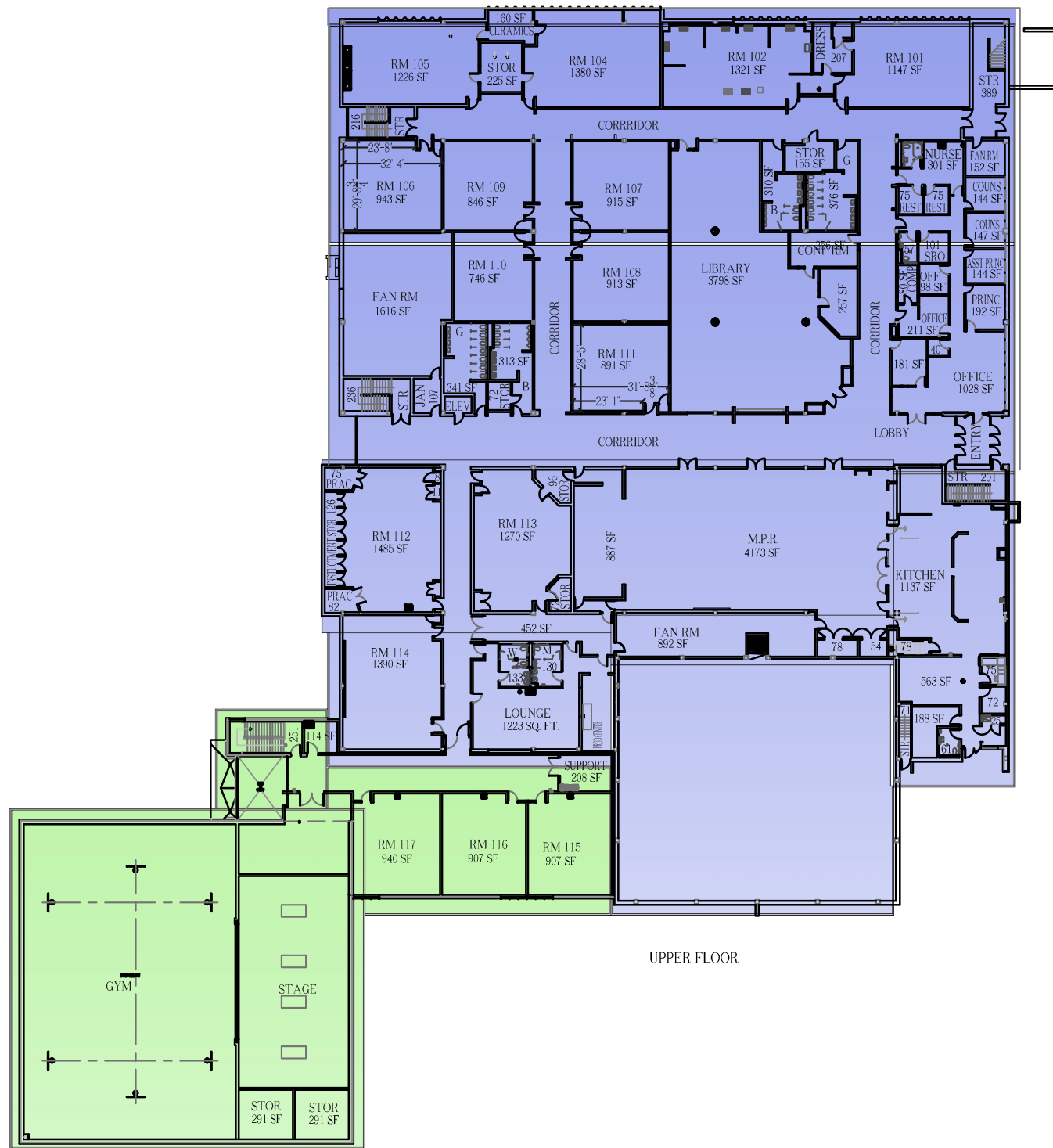
Roof Areas

- Roofs D,E,F,G,H,I,J
Tamko 103 / 622 squares
August 1997 (20 year) 2017
- Roofs A,B,C
GAF
2013 (Missing)



Roof Plan





Roof Areas

- Roofs D,E,F,G,H,I,J
Tamko 103
August 1997 (20 year) 2017
- Roofs A,B,C
GAF
2013 (Missing)



Roof Plan

TRAILRIDGE MIDDLE SCHOOL
7500 QUIVIRA
SCALE: NOT TO SCALE



SHAWNEE MISSION SCHOOL DISTRICT TRAILRIDGE MIDDLE SCHOOL BUILDING SUMMARY IMAGES

December 2018

Architectural Exterior Images



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Architectural Interior Images



Typical classroom



Classroom Casework



Teacher work station



Commons



Gymnasium



Locker Room



Media Center



Kitchen



Bathroom



Bathroom



Bathroom ceilings



Bathroom



Floor tile



Classroom ceilings / lighting

MEP Images



Emergency Lighting



Fire Strobe.



Urinal



Drinking Fountains



Fan for circulation



Plumbing Fixture

SHAWNEE MISSION SCHOOL DISTRICT TRAILRIDGE MIDDLE SCHOOL BUILDING SUMMARY REPORT

December 2018

Building Summary

Originally constructed in 1965, one addition in 2011 and renovations 1990, 1992.

Exterior Skin Summary

- Roof construction is low slope modified bitumen roofing and in good condition. A majority of the roof system will be replaced in 2019.
- Exterior walls face brick and needs tuckpoint around the dock location, 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, 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.
- Corridors have VCT floors, 2'x4' ceiling tiles and recess lighting and painted CMU walls
- Restrooms have terrazzo or epoxy resinous flooring, 12" x 12" ceiling tiles and surface mounted lighting, and CMU walls.
- Gymnasium has wood flooring, CMU walls, ceiling is open to structure with surface mounted lighting
- Cafeteria has VCT flooring, CMU walls, 2'x4' ceiling tiles and recess lighting

Educational Summary

Curriculum Delivery

- Classrooms are of adequate in size at 758 SF to 844 SF for standard rooms
- Most classrooms are located on perimeter of the building but several rooms do not have windows for access to natural daylight
- 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.

Trailridge Requests

- Main Office Remodel – Add windows, reconfigure office spaces for two additional spaces
- Corridor & Commons Finish Upgrades (Flooring, ceilings, paint...)
- Orchestra Instrument Storage
- MPR - Stage Renovation
- Choir Room Ceiling and Acoustical Improvements
- PLTW Renovations

Site Summary

Address: 7500 Quivira Rd, Shawnee, KS 66216

Zoning: R-1

Size: 17.2 Acres

Site Evaluation performed Thursday, December 27, 2018

The site evaluation began at the NE corner of the front parking lot/circulation drive east of the main entrance to the school and proceeded clockwise around the building. 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:

- Overall, drainage appears to function well throughout the facility. Exceptions are noted in the following items
- Trough drain along sidewalk leading to Door #17 on SE corner of building (lower level) is clogged with leaves and sediment, leaving standing water on the sidewalk adjacent to the building.
- Some ponding of water along the south side of the building in the sidewalk.
- Some ponding of water near NE corner of circulation drive

Traffic and Circulation

- Unaware of any traffic or circulation problems

ADA Facilities & Access

- There are 2 parallel ADA stalls marked in the circulation drive at the front of the building. There is a sidewalk ramp behind the ADA stalls leading to the front entrance. There is a small ledge at the front of the ramp.

- There are 6 additional ADA stalls at the rear of the building with access to ADA ramps to building Entrance #12

Fire Protection / Hydrants

- See aerial layout of FH locations Trailridge MS Aerial

Pavement Condition

- The front circulation drive has moderate raveling, severe block cracking and some alligator cracking with some minor potholes. Pavement elevation is only 2" to 3" below top of curb.
- At a minimum, mill & overlay is required. Further evaluation necessary to determine if removal and reconstruction of pavement is required.
- The east half of the rear (west) parking lot has slight-to-moderate raveling, block cracking, and some alligator cracking. Curb height is fairly short, so an overlay without milling is not feasible.
- The west half of the lot is in better condition, with minor raveling and block cracking. Crack seal and sealcoat recommended.
- Several sidewalk panels (estimated 20%) are cracked in the entrance area on the east side of the school.
- Some cracking of sidewalk to entrance #17
- Major cracking of several sidewalk panels at entrance #16 on south side of building
- Stairway and landing at rear of building exhibits D-cracking.
- Cracked and spalled concrete at sidewalk ramp at west-most entrance to rear lot.
- Poor concrete paving in wall-enclosed area screening electrical equipment and gas meter.
- Minor cracking of sidewalk at entrance #8 (rear of building)
- Several cracked sidewalk panels along 75th Street adjacent to building.
- Cracked concrete at exit drive (south end of front circulation drive). No contraction joints in concrete.

MEP Summary

General

- Mechanical system serving the building is a 4-pipe hydronic system with air handlers located in various mechanical rooms / roof. Age of mechanical equipment ranges from 5 years to 25 years. Some spaces are served by multi-zone air handlers.
- Lighting levels throughout building appear to be sufficient, though majority of building has surface mounted light fixtures. Majority of building has fluorescent light fixtures some areas have been replaced with LEDs. A couple offices have covers over fluorescent lights to help reduce glare.
- Existing electrical service size seems to be sufficient, however not a lot of room to expand electrical system. Very few panels appeared to have space for additional circuits.
- Majority of building does not have fire sprinkler protection. Newer additions are provided with fire sprinkler coverage.

Mechanical

- System Descriptions
 - 4-pipe hydronic system, air-handlers and fan powered boxes
 - Water cooled chillers around 5 years old. Typical life of a chiller is 20 – 25 years.
 - Cooling tower around 10 - 15 years old. Typical life of a cooling tower is 15 – 20 years.
 - Air-Handlers vary 15 – 25 years old. Typical life of air-handler is 20– 25 years.
 - Pool unit is more than 20 years old. Typical life span is 15 – 20 years.
 - Boilers more than 20 years old. Typical life span is 20-25 years.
 - Multizone air handlers are an inefficient mechanical system.
 - Pool mechanical system appears to utilize electric heat.
 - Corridor radiant heater fans appear to be turned off for the most part.
 - Kitchen mechanical system is less than 10 years old and appears to be in good condition.
 - Boilers are not high efficient type.
 - 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. Portions appear to have been upgrade while others haven't.
 - Majority of classrooms 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.
 - Multizone air handlers replaced with more efficient system.

Plumbing Systems

- Hot Water
 - Hot water system appears to be sufficient. A couple spaces require running water for a short extended time before receiving hot water.
 - Majority of hot water heaters are around 12 years old. Typical life of a hot water heater is 10 – 15 years.

- Water heaters are gas but not high efficiency type.
- Water Supply
 - Water pressure appeared to be sufficient.
 - Water service was provided with backflow preventer.
- Roof Drains
 - Internal roof drains are provided.
 - Portions of building have internal overflow drains and other portions don't have any overflow drains.
- The majority of the restroom groups appeared to have not been updated to Shawnee Mission School District standard faucets, flush valves, china, etc.
- Some areas of building had water coolers that were ADA compliant and had bottle fillers and the other areas didn't have ADA compliant and bottle filling water coolers.
- 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:
 - Replace all faucets and flush valves with Toto sensor devices.
 - Hot water recirculation line shall tie into hot water line with-in 3 feet of every hand washing sink.
 - Replace majority of water closets and 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.
 - Portions of building still have fluorescent surface mount light fixtures.
 - Occupancy sensors and vacancy sensors have not been installed in corridors, classrooms, offices, restrooms, etc.
 - Exterior lights appeared to be dim and provide low light levels. Majority of exterior light fixtures were not LED.
 - Majority of building appears to have bug eye light fixtures as source of emergency lighting. Difficult to provide code required testing.
- Power
 - Electrical service is underground.
 - Electrical service didn't appear 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 not have a lot of room for expansion of electrical system. Various electrical panels throughout the building appear not to have additional space available.
 - Electrical panel was observed being located in classroom. Not the most convenient location for a electrical panel.
- Special Systems (Fire Alarm, Intercom, Data Systems)
 - Fire Alarm system appeared to have been added onto, but parts of existing system remain. May be difficult to add mass notification system onto existing 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



TRAILRIDGE MIDDLE SCHOOL

Project Description		Square Feet	Cost/ SF	Hard Construction Cost	25% soft costs	Total Project Cost
TRAILRIDGE MIDDLE SCHOOL - 132,170 SF						
	Parking Lot & Sidewalk Improvements			\$25,000	\$6,250	\$31,250
	New 2'x4' Acoustical Ceiling System in lower level classrooms	16,720	\$6.00	\$100,320	\$25,080	\$125,400
	Flooring replacement - Demolition and new VCT	92,500	\$7.00	\$647,500	\$161,875	\$809,375
	Lighting/Controls Refresh - LED	132,170	\$10	\$1,321,700	\$330,425	\$1,652,125
	Additional outlets / devices / circuiting	33,440	\$1	\$33,440	\$8,360	\$41,800
	Tuckpointing			\$22,000	\$5,500	\$27,500
	Restroom Renovations	8,000	\$135	\$1,080,000	\$270,000	\$1,350,000
	Drinking Fountain replacement			\$35,000	\$8,750	\$43,750
	Provide minimum ventilation per current codes to each classroom.	33,440	\$1	\$33,440	\$8,360	\$41,800
	Exterior Lighting Upgrade	132,170	\$0.35	\$46,260	\$11,565	\$57,824
	New Valcom Intercom System	132,170	\$0.35	\$46,260	\$11,565	\$57,824
	New fire alarm system	132,170	\$3	\$396,510	\$99,128	\$495,638
	Main Office Remodel	3,500	\$195	\$682,500	\$170,625	\$853,125
	Corridor & Commons Finish Upgrades (Flooring, ceilings, paint...)	16,850	\$125	\$2,106,250	\$526,563	\$2,632,813
	Orchestra Instrument Storage			\$42,000	\$10,500	\$52,500
	MPR - Stage Renovation	3,100	\$175	\$542,500	\$135,625	\$678,125
	Choir Room Ceiling and Acoustical Improvements	1,270	\$75	\$95,250	\$23,813	\$119,063
	PLTW Renovations	2,089	\$100	\$208,900	\$52,225	\$261,125
				\$7,464,829	\$1,866,207	\$9,331,036
	INFLATION FROM 2019 TO 2020 = 6%					\$1,119,724
	TRAILRIDGE TOTAL					\$10,450,761