

BEN MILAM

Elementary School

4200 McKinney Avenue
Dallas, Texas 75205

Trustee District No. 2
Northwest Quadrant

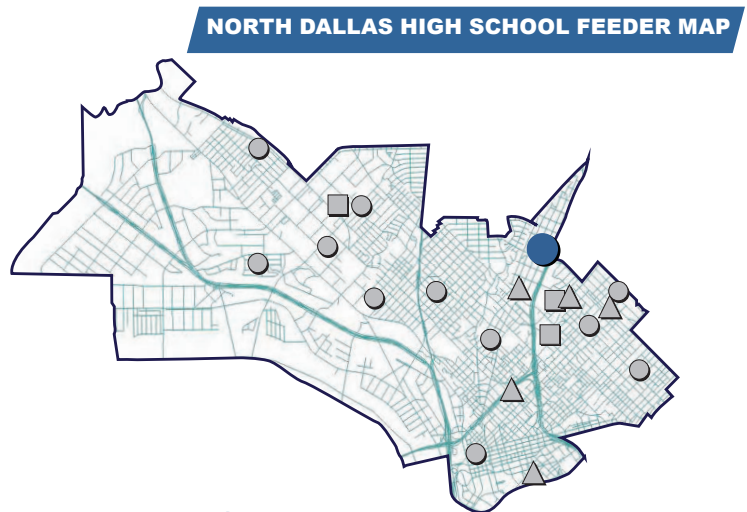


Year Built: 1909
Building Area: 42,430 SF
Site Acreage: 2.87

Optimal Student Capacity: 399
Enrollment (2018 - 19): 293
Campus Utilization: 73%
Facility Condition Index (Life-Cycle): 71.67%

Ben Milam Elementary School

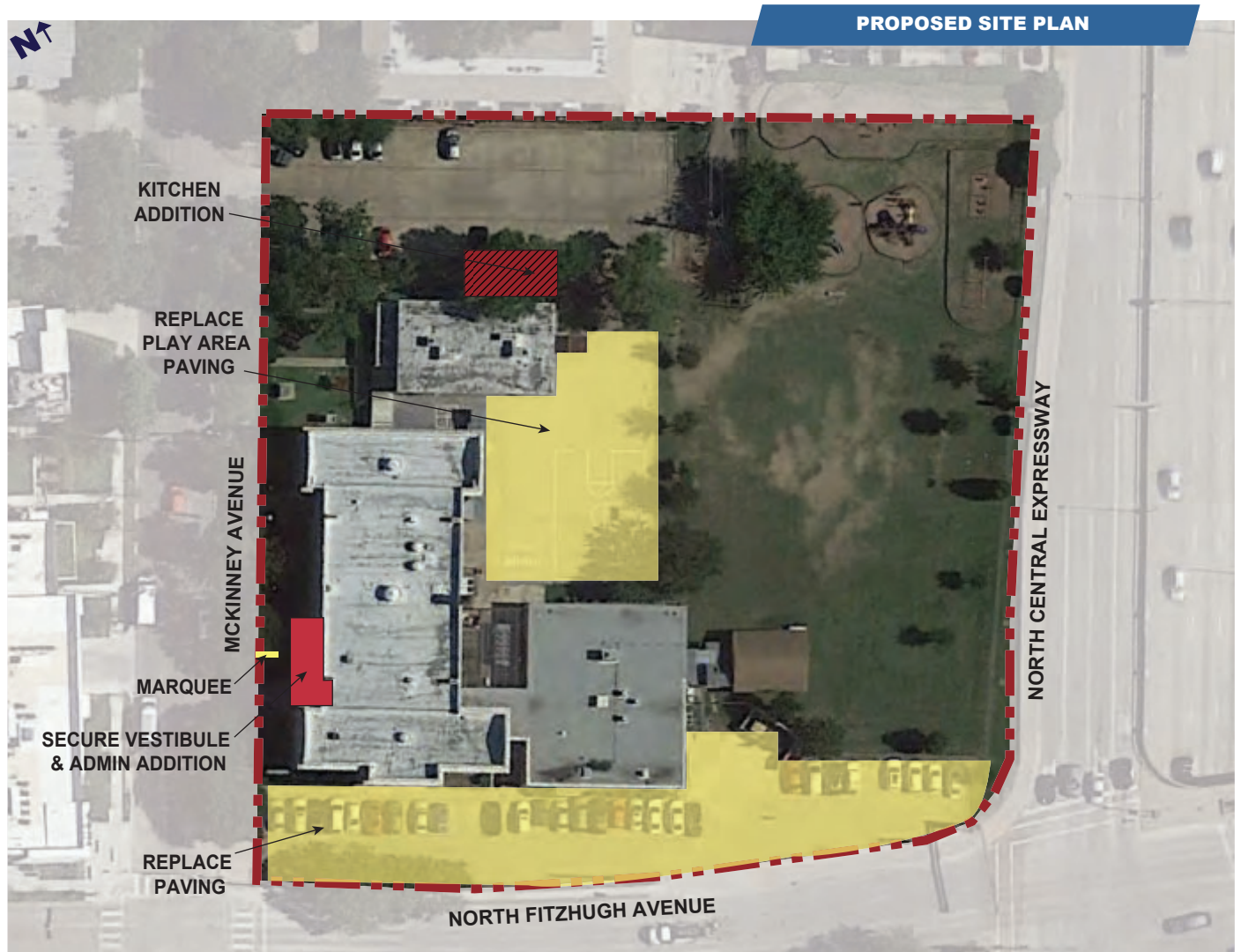
Site Plans








▲ High Schools
 ■ Middle Schools
 ● Elementary Schools

Ben Milam Elementary School

Site Plans



LEGEND

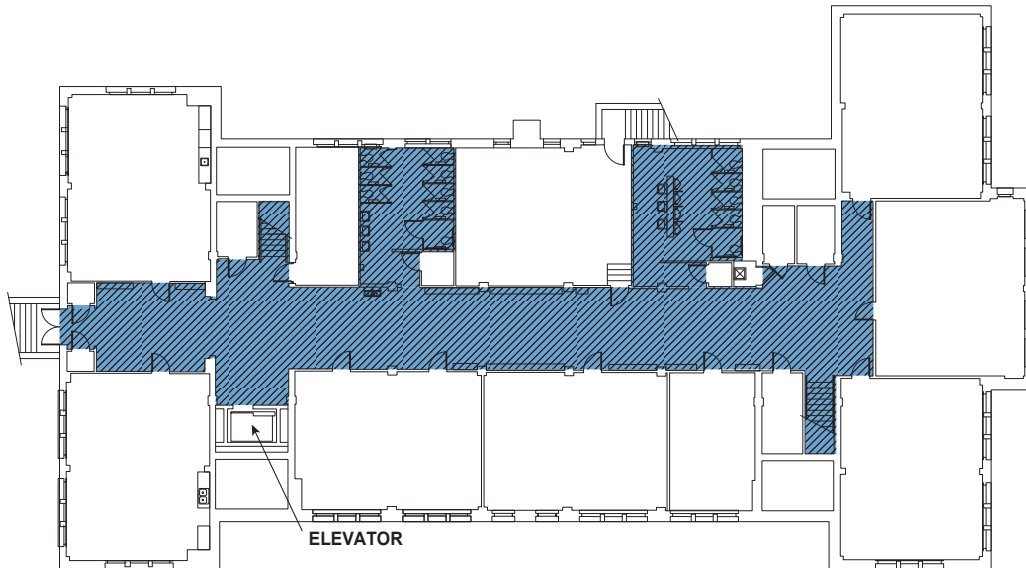
- | | |
|---|--|
|  Site Improvements |  Priority 1 & 2 Interior Renovation |
|  Priority 1 & 2 Building Additions |  Priority 3 & 4 Interior Renovation |
|  Priority 3 & 4 Building Additions | |

Refer to Deficiency Priority Report for Detailed Scope Descriptions

Ben Milam Elementary School

Floor Plans

PROPOSED BASEMENT FLOOR PLAN



LEGEND

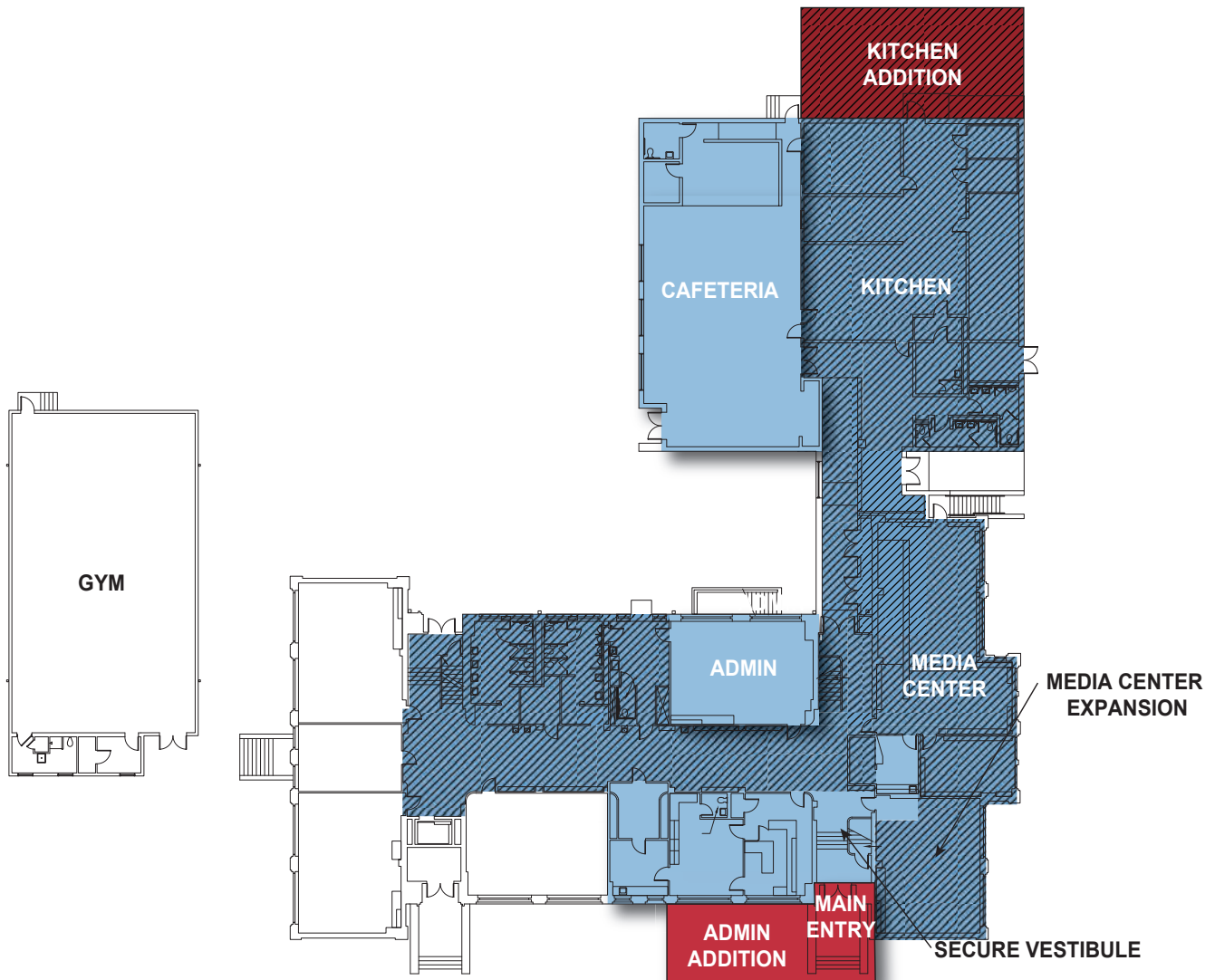
- | | | | |
|---|---|---|------------------------------------|
|  | Selective Life Cycle Upgrades and Interior Finish Out |  | Priority 1 & 2 Interior Renovation |
|  | Priority 1 & 2 Building Additions |  | Priority 3 & 4 Interior Renovation |
|  | Priority 3 & 4 Building Additions | | |

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Ben Milam Elementary School

Floor Plans

PROPOSED 1ST FLOOR PLAN



LEGEND

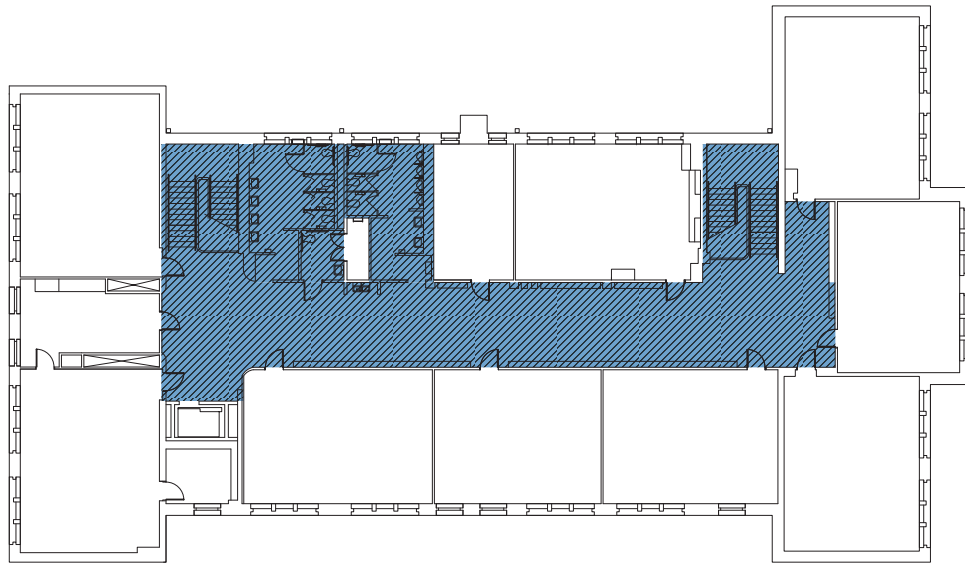
- Selective Life Cycle Upgrades and Interior Finish Out
- Priority 1 & 2 Building Additions
- Priority 1 & 2 Interior Renovation
- Priority 3 & 4 Building Additions
- Priority 3 & 4 Interior Renovation

Refer to Deficiency Priority Report for Detailed Scope Descriptions

Ben Milam Elementary School

Floor Plans

PROPOSED 2ND FLOOR PLAN



LEGEND

- | | | | |
|---|---|---|------------------------------------|
|  | Selective Life Cycle Upgrades and Interior Finish Out |  | Priority 1 & 2 Interior Renovation |
|  | Priority 1 & 2 Building Additions |  | Priority 3 & 4 Interior Renovation |
|  | Priority 3 & 4 Building Additions | | |

Refer to Deficiency Priority Report for Detailed Scope Descriptions

Ben Milam Elementary School

Proposed Work Items

SUMMARY REPORT

All costs are shown in 2018 dollars with soft costs included - NO INFLATION ADDED.

Priority	Total Cost
Priority - 1	\$1,839,500.00
Priority - 2	\$4,161,752.40
Priority - 3	\$6,889,740.00
Priority Totals	\$12,890,992.40

DISCIPLINE	PRIORITY 1	PRIORITY-2	PRIORITY-3	PRIORITY 4	COST
Civil	\$0.00	\$408,850.00	\$0.00	\$0.00	\$408,850.00
Building Envelope	\$32,500.00	\$442,838.50	\$572,520.00	\$0.00	\$1,047,858.50
Architecture	\$492,739.00	\$636,708.15	\$2,895,321.00	\$0.00	\$4,024,768.15
Mechanical	\$0.00	\$1,521,078.00	\$193,056.50	\$0.00	\$1,714,134.50
Electrical	\$0.00	\$303,374.50	\$0.00	\$0.00	\$303,374.50
Plumbing	\$0.00	\$113,750.00	\$947,154.00	\$0.00	\$1,060,904.00
Technology	\$162,500.00	\$0.00	\$0.00	\$0.00	\$162,500.00
Life Safety & Security	\$1,151,761.00	\$87,100.00	\$239,778.50	\$0.00	\$1,478,639.50
Athletics/Activities	\$0.00	\$111,803.25	\$0.00	\$0.00	\$111,803.25
Food Service	\$0.00	\$536,250.00	\$2,041,910.00	\$0.00	\$2,578,160.00
Priority Totals	\$1,839,500.00	\$4,161,752.40	\$6,889,740.00	\$0.00	\$12,890,992.40
Totals 1					\$1,839,500.00
Totals 1 2					\$6,001,252.40
Totals 1 2 3					\$12,890,992.40
Totals 1 2 3 4					\$12,890,992.40

Ben Milam Elementary School

Proposed Work Items

DETAILED REPORT

All costs are shown in 2018 dollars with soft costs included - NO INFLATION ADDED.

DISCIPLINE	ITEM NO.	ITEM DESCRIPTION	CLASS. CODE	PRIORITY CODE	SOURCE CODE	TOTAL COST
CIVIL						\$408,850.00
	C1	Remove and replace parking lot.	SPR	2	CA-DP	
	C2	Remove and replace concrete sidewalks.	SPR	2	CA-DP	
BUILDING ENVELOPE						\$1,047,858.50
	B1	Replace exterior waterproofing/sealant joints (include all exterior wall control/expansion joints, material transitions, around door and window frames, wall penetrations, etc.).	WS	1	CA-DP	
	B2	Replace outdated exterior windows with new energy efficient window assembly per DISTRICT STANDARDS.	WDW	2	CA-DP	
	B3	Paint all previously painted exterior surfaces and powerwash as required. Provide new landscaping and sidewalk replacement as required. Construct new front entry canopy .	REN	2	CA-DP	
	B4	Perform mild detergent medium pressure wash on stained or mildewed façade.	WRE	2	CA-DP	
	B5	Replace 2-ply modified bitumen roof system per DISTRICT STANDARDS.	RFR	3	CA-DP	
	B6	Replace spray foam roof system per DISTRICT STANDARDS.	RFR	3	CA-DP	
ARCHITECTURE						\$4,024,768.15
	A1	Renovate and expand administration area per DISTRICT STANDARDS (include vestibule, reception, admin offices, counselor suite, conference room, teacher workroom/lounge, clinic suite, restrooms, etc.).	REN	1	CA-DP	
	A2	Replace teaching surfaces (marker boards, tack boards, etc.) at each classroom.	MBTB	2	CA-DP	
	A3	Replace existing art room kilns and exhaust system and provide dedicated room (120 SF min.) per DISTRICT STANDARDS. (Includes, finishes, MEP upgrades, kilns, walls, etc.)	MEQ	2	CA-DP	
	A4	Paint all previously painted interior surfaces. Repair/patch walls prior to painting (except at areas of renovation).	PTG	2	CA-DP	
	A5	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid throughout facility (except at areas of renovation).	CLG	2	CA-DP	
	A6	Replace carpet/vinyl composite tile (VCT) and base throughout facility excluding all main corridors, auditorium and athletic areas (include ACM abatement where applicable and except at areas of renovation).	FLR	2	CA-DP	
	A7	Renovate restrooms (include new wall and floor finishes, fixtures, toilet partitions etc.).	REN	3	CA-DP	
	A8	Replace stage curtains (include front, valance, etc.).	MEQ	3	CA-DP	
	A9	Replace interior doors and hardware. Re-key entire facility per new District "grand master" keying system.	DR	3	CA-DP	

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Proposed Work Items

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DISCIPLINE	ITEM NO.	ITEM DESCRIPTION	CLASS. CODE	PRIORITY CODE	SOURCE CODE	TOTAL COST
	A10	Replace educational casework in all classrooms (excluding science labs) per DISTRICT STANDARDS (include counter tops, workstations and sinks).	CWK	3	CA-DP	
	A11	Renovate corridor to provide new durable surfaces throughout (remove existing lockers, floor, ceiling, and include ACM abatement where applicable).	REN	3	CA-DP	
	A12	Renovate and expand library into learning center based on DISTRICT STANDARDS.	REN	3	CA-DP	
	A13	Provide new flexible "next gen" furniture at Library per DISTRICT STANDARDS.	FRN	3	CA-DP	
	A14	Provide new flexible "next gen" furniture at Cafeteria per DISTRICT STANDARDS.	FRN	3	CA-DP	
	A15	Provide new flexible "next gen" furniture at all classrooms per DISTRICT STANDARDS.	FRN	3	CA-DP	
MECHANICAL						\$1,714,134.50
	M1	Provide VFD on chilled water pumps.	HVAC	2	CA-DP	
	M2	Replace split system AC units.	HVAC	2	CA-DP	
	M3	Replace rooftop DX units.	HVAC	2	CA-DP	
	M4	Replace lined ductwork.	HVAC	2	CA-DP	
	M5	Replace chilled water pumps.	HVAC	2	CA-DP	
	M6	Provide DDC controls.	HVAC	2	CA-DP	
	M7	Replace exhaust fans.	HVAC	2	CA-DP	
	M8	Provide test and balance of HVAC systems.	HVAC	3	CA-DP	
	M9	Provide commissioning of MEP systems.	HVAC	3	CA-DP	
ELECTRICAL						\$303,374.50
	E1	Replace interior lights with LED lighting.	LTG-I	2	CA-DP	
	E2	Provide interior lighting controls.	LTG-I	2	CA-DP	
PLUMBING						\$1,060, 04.00
	P1	Provide hose bibs.	PLF	2	CA-DP	
	P2	Replace grease waste piping.	PLGT	2	CA-DP	
	P3	Replace electric drinking fountains.	EDF	3	CA-DP	
	P4	Replace hot water piping.	PLDW	3	CA-DP	

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DISCIPLINE	ITEM NO.	ITEM DESCRIPTION	CLASS. CODE	PRIORITY CODE	SOURCE CODE	TOTAL COST
	P5	Replace cold water piping.	PLDW	3	CA-DP	
	P6	Replace waste piping.	PLSS	3	CA-DP	
	P7	Provide 4 sinks at 6 classrooms (2 classrooms per grade levels 3-5). Includes additional casework and associated plumbing extensions/requirements.	PLF	3	CA-DP	
	P8	Provide one accessible sink at 4 classrooms (2nd grade level). Includes additional casework and associated plumbing extensions/requirements.	PLF	3	CA-DP	
TECHNOLOGY						\$162,500.00
	T1	Provide/replace IDF/MDF air conditioning.	HVAC	1	CA-DP	
LIFE SAFETY SECURITY						\$1,478,63 .50
	LSS1	Provide exterior lighting controls.	LTG-E	1	CA-DP	
	LSS2	Replace fire alarm system.	FA	1	CA-DP	
	LSS3	Replace exterior lights with LED lighting.	LTG-E	1	CA-DP	
	LSS4	Replace/Add security screens at first floor windows as per DISTRICT STANDARDS.	WDW	1	CA-DP	
	LSS5	Provide secure front vestibule. Include admin addition.	REN	1	CA-DP	
	LSS6	Provide new marquee sign located at front entry per DISTRICT STANDARDS.	SGN	2	CA-DP	
	LSS7	Provide new way-finding site signage.	SGN	3	CA-DP	
	LSS8	Replace exterior doors.	DR	3	CA-DP	
	LSS9	Replace intercom system.	PA	3	CA-DP	
	LSS10	Provide new room graphics and way-finding signage.	SGN	3	CA-DP	
ATHLETICS/ACTIVITIES						\$111,803.25
	AA1	Provide new/additional acoustical treatment at gyms.	ACO	2	CA-DP	
	AA2	Replace gym wall padding, backboards, goals and supports.	MEQ	2	CA-DP	
	AA3	Replace existing wood gym floor (include re-striping).	FLR	2	CA-DP	
FOOD SERVICE						\$2,578,160.00
	FS1	Renovate existing Cafeteria (include new finishes, acoustical treatment, lighting, sound system, etc.).	REN	2	CA-DP	
	FS2	Renovate kitchen and expand into existing Cafeteria (includes kitchen equipment, finishes and MEP upgrade).	REN	3	CA-DP	

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DISCIPLINE	ITEM NO.	ITEM DESCRIPTION	CLASS. CODE	PRIORITY CODE	SOURCE CODE	TOTAL COST
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CODE	PRIORITY	TOTAL
1	Must Do: Critical replacements of equipment & systems, safety & security items and ADA accessibility. - (Life Expectancy: 0 - 2 years)	\$1,839,500.00
2	Should Do: Replacements of equipment & systems, modernization of classrooms & hallways and exterior improvements. - (Life Expectancy: 3 - 5 years)	\$4,161,752.40
3	Would Like to Do: Replacements of equipment & systems, programmatic campus renovations & additions to meet current standards. - (Life Expectancy: 6 - 10 years)	\$6,889,740.00
		\$12,8 0, 2.40

FACILITY CONDITION INDEX (Life-Cycle Items Only)

The Facility Condition Index (FCI) is used throughout the facility assessment industry as a general indicator of building health. The FCI is calculated by dividing the Facility Condition Repair Cost by the Replacement Value. As a rule of thumb, an FCI of 0% - 10% is considered Excellent, 11% - 20% is Good, 21% - 40% is Fair, 41% - 59% is considered Poor, and 60% and above is considered Very Poor.

PRIORITY MP TOTAL	0.00	0.00%	\$0.00
PRIORITY 1 TOTAL	618,761.00	100.00%	\$618,761.00
PRIORITY 2 TOTAL	4,161,752.40	100.00%	\$4,161,752.40
PRIORITY 3 TOTAL	5,343,559.00	100.00%	\$5,343,559.00
PRIORITY 4 TOTAL	0.00	0.00%	\$0.00
FACILITY CONDITION REPAIR COST			\$10,124,072.40
FACILITY REPLACEMENT VALUE (SQ.FT. X REPLACEMENT COST + SOFT COSTS)			\$14,125,475.00
FACILITY CONDITION INDEX			71.67%