

# BENJAMIN FRANKLIN

## International Exploratory Academy

6920 Meadow Road  
Dallas, Texas 75230

Trustee District No. 2  
Northwest Quadrant



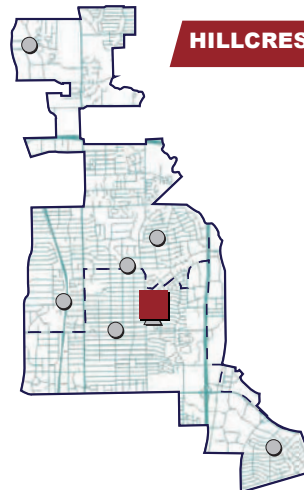
Year Built: 1956  
Building Area: 138,175 SF  
Site Acreage: 11.91

Optimal Student Capacity: 1,463  
Enrollment (2018 - 19): 1,120  
Campus Utilization: 77%  
Facility Condition Index (Life-Cycle): 41.24%



# Benjamin Franklin International Exploratory Academy

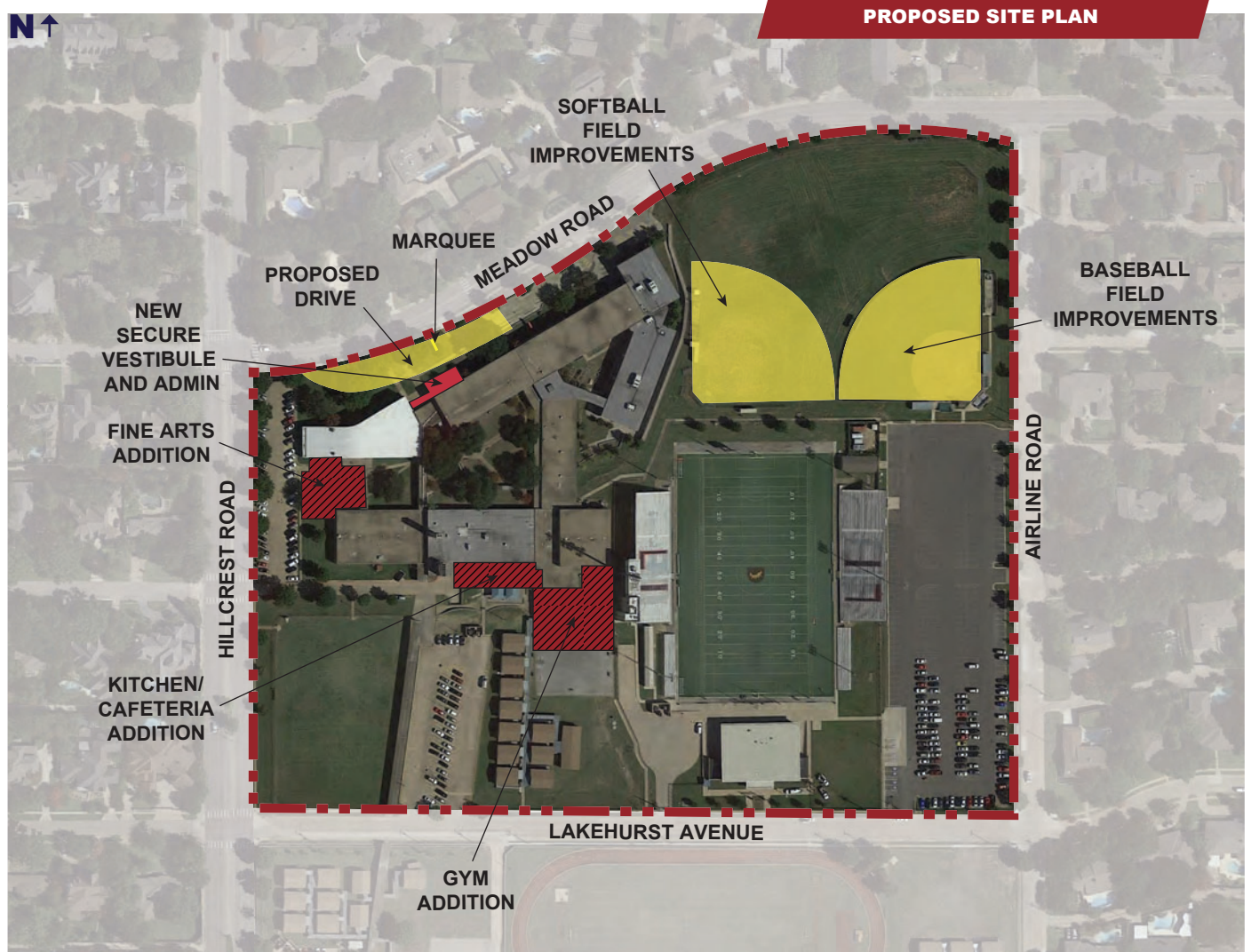
## Site Plans








▲ High Schools
 ■ Middle Schools
 ● Elementary Schools

# Benjamin Franklin International Exploratory Academy

## 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		

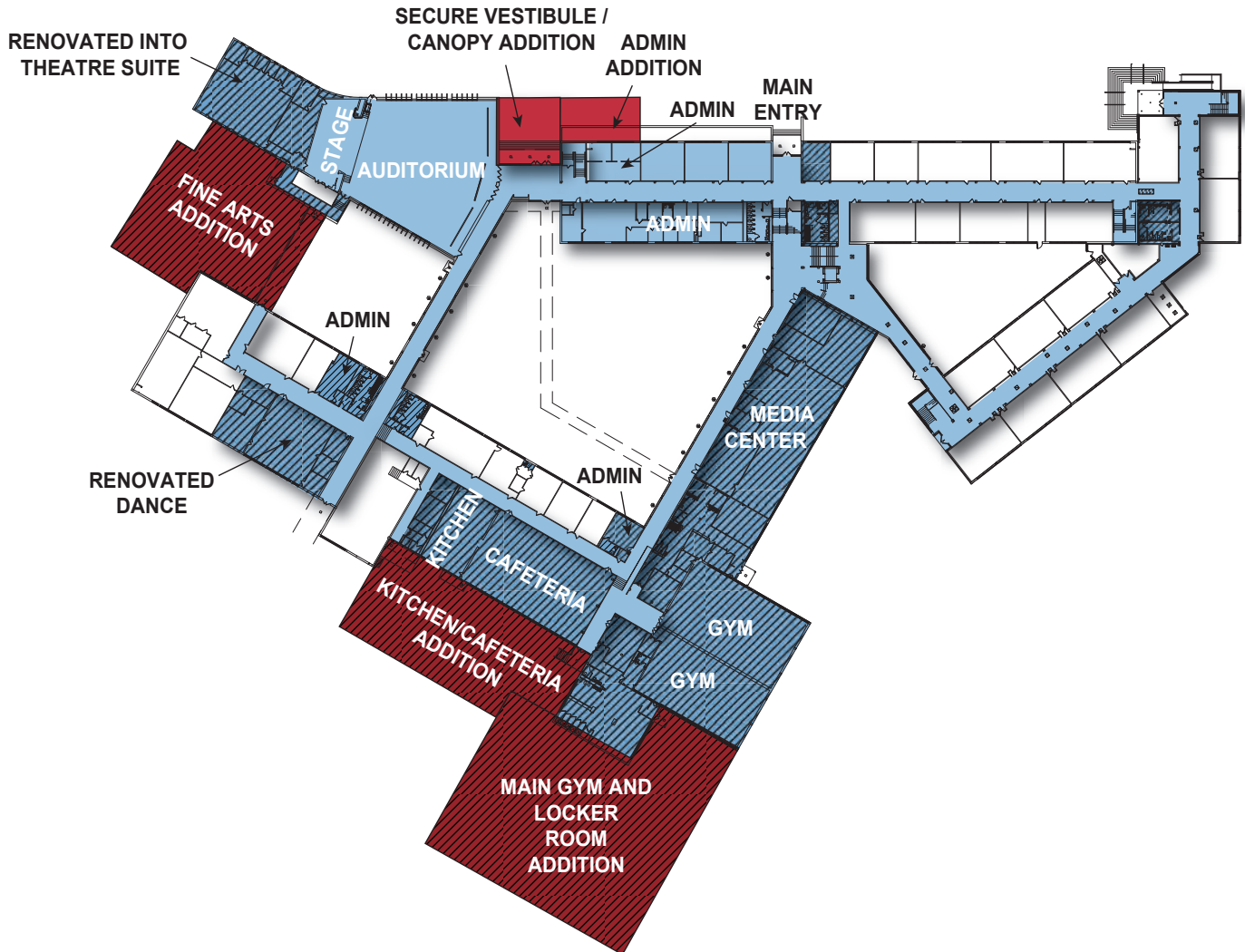
Refer to Deficiency Priority Report for Detailed Scope Descriptions



# Benjamin Franklin International Exploratory Academy

## 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

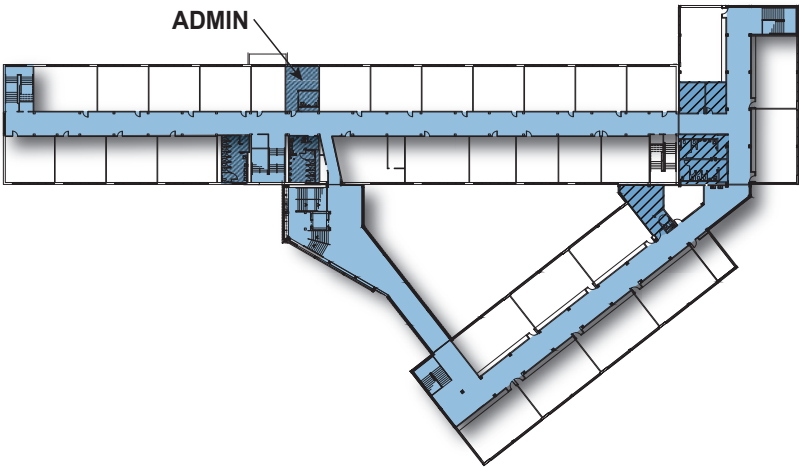
Refer to Deficiency Priority Report for Detailed Scope Descriptions

# Benjamin Franklin International Exploratory Academy



## 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

# Benjamin Franklin International Exploratory Academy

## Proposed Work Items

### SUMMARY REPORT

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

Priority	Total Cost
Priority - 1	\$4,817,426.25
Priority - 2	\$15,548,970.45
Priority - 3	\$32,680,300.25
<b>Priority Totals</b>	<b>\$53,046,696.95</b>

DISCIPLINE	PRIORITY 1	PRIORITY 2	PRIORITY 3	PRIORITY 4	COST
Civil	\$0.00	\$0.00	\$1,651,000.00	\$0.00	\$1,651,000.00
Building Envelope	\$65,000.00	\$3,907,865.00	\$0.00	\$0.00	\$3,972,865.00
Architecture	\$0.00	\$7,224,924.20	\$13,946,120.50	\$0.00	\$21,171,044.70
Mechanical	\$0.00	\$1,883,960.00	\$758,696.25	\$0.00	\$2,642,656.25
Electrical	\$0.00	\$987,951.25	\$0.00	\$0.00	\$987,951.25
Plumbing	\$0.00	\$1,205,750.00	\$1,134,965.00	\$0.00	\$2,340,715.00
Technology	\$162,500.00	\$0.00	\$0.00	\$0.00	\$162,500.00
Life Safety & Security	\$4,589,926.25	\$338,520.00	\$212,940.00	\$0.00	\$5,141,386.25
Athletics/Activities	\$0.00	\$0.00	\$10,117,250.00	\$0.00	\$10,117,250.00
Food Service	\$0.00	\$0.00	\$4,859,328.50	\$0.00	\$4,859,328.50
<b>Priority Totals</b>	<b>\$4,817,426.25</b>	<b>\$15,548,970.45</b>	<b>\$32,680,300.25</b>	<b>\$0.00</b>	<b>\$53,046,696.95</b>

<b>Totals 1</b>	\$4,817,426.25
<b>Totals 1 2</b>	\$20,366,367.00
<b>Totals 1 2 3</b>	\$53,046,696.95
<b>Totals 1 2 3 4</b>	\$53,046,696.95

# Benjamin Franklin International Exploratory Academy

## Proposed Work Items

### DETAILED REPORT

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

DISCIPLINE	ITE NO.	ITE DESCRIPTION	CL. SS. CODE	PRIORITY CODE	SOURCE CODE	TOTAL COST
CIVIL						\$1,651,000.00
	C1	Remove and replace concrete sidewalks.	SPR	3	CA-DP	
	C2	Remove and replace pavement.	SPR	3	CA-DP	
BUILDING ENVELOPE						\$3, 72,865.00
	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	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	
	B3	Replace 2-ply modified bitumen roof system per DISTRICT STANDARDS.	RFR	2	CA-DP	
	B4	Replace CTP built up roof with gravel roof system per DISTRICT STANDARDS.	RFR	2	CA-DP	
	B5	Perform mild detergent medium pressure wash on stained or mildewed façade.	WRE	2	CA-DP	
	B6	Replace outdated exterior windows with new energy efficient window assembly per DISTRICT STANDARDS.	WDW	2	CA-DP	
ARCHITECTURE						\$21,171,044.70
	A1	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid throughout facility (except at areas of renovation).	CLG	2	CA-DP	
	A2	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	
	A3	Replace teaching surfaces (marker boards, tack boards, etc.) at each classroom.	MBTB	2	CA-DP	
	A4	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	
	A5	Paint all previously painted interior surfaces. Repair/patch walls prior to painting (except at areas of renovation).	PTG	2	CA-DP	
	A6	Renovate auditorium per DISTRICT STANDARDS (includes catwalks, new curtains, new acoustical treatment, finishes, theatrical lighting & sound systems, seating, and doors).	REN	2	CA-DP	
	A7	Renovate corridor to provide new durable surfaces throughout (remove existing lockers, floor, ceiling, and include ACM abatement where applicable).	REN	2	CA-DP	
	A8	Provide new band & choir suites and renovate existing band suite into theater suite with black box classroom space.	ADD	3	CA-DP	

# Benjamin Franklin International Exploratory Academy

## Proposed Work Items

### DETAILED REPORT

All items are shown in 2018 dollars. The cost of all work items after this date should be advised accordingly.

DISCIPLINE	ITEM NO.	ITEM DESCRIPTION	CLASS. CODE	PRIORITY CODE	SOURCE CODE	TOTAL COST
	A9	Replace science lab/classroom casework per DISTRICT STANDARDS (include chemical resistant counter tops, workstations and sinks).	CWK	3	CA-DP	
	A10	Replace educational casework in all classrooms (excluding science labs) per DISTRICT STANDARDS (include counter tops, workstations and sinks).	CWK	3	CA-DP	
	A11	Replace interior doors and hardware. Re-key entire facility per new District "grand master" keying system.	DR	3	CA-DP	
	A12	Provide new flexible "next gen" furniture at Cafeteria per DISTRICT STANDARDS.	FRN	3	CA-DP	
	A13	Provide new flexible "next gen" furniture at all classrooms per DISTRICT STANDARDS.	FRN	3	CA-DP	
	A14	Provide new flexible "next gen" furniture at Library per DISTRICT STANDARDS.	FRN	3	CA-DP	
	A15	Renovate library into learning center based on DISTRICT STANDARDS.	REN	3	CA-DP	
	A16	Renovate restrooms (include new wall and floor finishes, fixtures, toilet partitions etc.).	REN	3	CA-DP	
	A17	Renovate Auxiliary gym (3444 SF) into new dance suite per DISTRICT STANDARDS. Includes: new B./G. dressing rooms, office, general storage, uniform & shoe storage, mirrors. Wall mounted ballet bars, sound system, etc. Renovate existing dance suite (2966 SF) into new choir suite (includes new acoustics, practice rooms, sound system, general & uniform storage, etc.).	REN	3	CA-DP	
<b>MECHANICAL</b>						<b>\$2,642,656.25</b>
	M1	Provide VFD on condenser pumps.	HVAC	2	CA-DP	
	M2	Replace kitchen hood and fans.	HVAC	2	CA-DP	
	M3	Replace fan coil units.	HVAC	2	CA-DP	
	M4	Replace condenser water pumps.	HVAC	2	CA-DP	
	M5	Provide VFD on chilled water pumps.	HVAC	2	CA-DP	
	M6	Replace central station air handling units.	HVAC	2	CA-DP	
	M7	Replace split system AC units.	HVAC	2	CA-DP	
	M8	Provide DDC controls.	HVAC	2	CA-DP	
	M9	Replace exhaust fans.	HVAC	2	CA-DP	
	M10	Replace rooftop DX units.	HVAC	2	CA-DP	
	M11	Remove exhaust chimney down to roof level. Includes roof repair/replacement, new exhaust fans, and associated duct work.	HVAC	3	CA-DP	



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## Proposed Work Items

### DETAILED REPORT

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DISCIPLINE	ITEM NO.	ITEM DESCRIPTION	CLASS. CODE	PRIORITY CODE	SOURCE CODE	TOTAL COST
	M12	Provide test and balance of HVAC systems.	HVAC	3	CA-DP	
	M13	Provide commissioning of MEP systems.	HVAC	3	CA-DP	
ELECTRICAL						\$ 87, 51.25
	E1	Provide interior lighting controls.	LTG-I	2	CA-DP	
	E2	Replace interior lights with LED lighting.	LTG-I	2	CA-DP	
PLUMBING						\$2,340,715.00
	P1	Provide washer/dryer connections.	MEQ	2	CA-DP	
	P2	Replace acid piping.	PLSS	2	CA-DP	
	P3	Replace waste piping.	PLSS	2	CA-DP	
	P4	Provide hose bibs.	PLF	2	CA-DP	
	P5	Replace dilution tank.	PLF	2	CA-DP	
	P6	Replace grease waste piping.	PLGT	2	CA-DP	
	P7	Replace electric drinking fountains.	EDF	3	CA-DP	
	P8	Replace hot water piping.	PLDW	3	CA-DP	
	P9	Replace cold water piping.	PLDW	3	CA-DP	
TECHNOLOGY						\$162,500.00
	T1	Provide/replace IDF/MDF air conditioning.	HVAC	1	CA-DP	
LIFE SAFETY SECURITY						\$5,141,386.25
	LSS1	Replace fire alarm system.	FA	1	CA-DP	
	LSS2	Provide exterior lighting controls.	LTG-E	1	CA-DP	
	LSS3	Replace exterior lights with LED lighting.	LTG-E	1	CA-DP	
	LSS4	Replace intercom system.	PA	1	CA-DP	
	LSS5	Provide secure front vestibule: Renovate and expand existing 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	
	LSS6	Provide new/additional cameras.	SCM	1	CA-DP	
	LSS7	Provide access control system upgrade. Add additional card readers/door contacts. Video Intercom at 2 entrances.	SCR	1	CA-DP	
	LSS8	Provide security system upgrade.	SIA	1	CA-DP	

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## Proposed Work Items

### DETAILED REPORT

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DISCIPLINE	ITEM NO.	ITEM DESCRIPTION	CLASS. CODE	PRIORITY CODE	SOURCE CODE	TOTAL COST
	LSS9	Provide new room graphics and way-finding signage.	SGN	2	CA-DP	
	LSS10	Provide new marquee sign located at front entry per DISTRICT STANDARDS.	SGN	2	CA-DP	
	LSS11	Provide new way-finding site signage.	SGN	2	CA-DP	
	LSS12	Replace/Add security screens at first floor windows as per DISTRICT STANDARDS.	WDW	2	CA-DP	
	LSS13	Replace exterior doors.	DR	3	CA-DP	
ATHLETICS/ACTIVITIES						\$10,117,250.00
	AA1	Construct new competition gym with additional locker rooms & weight room. New addition is to also provide storm shelter for entire campus. (Combine with scope of work listed in aux gym renovation into dance suite).	ADD	3	CA-DP	
	AA2	Renovate boys and girls locker/dressing rooms and girls gym into one athletic suite. (Includes, new lockers, restrooms, storage, weight room, training room, cages/storage, MEP upgrades, etc.)	ADD	3	CA-DP	
	AA3	Renovate baseball and softball fields.	REN	3	CA-DP	
	AA4	Renovate Main gym into new aux. gym.	REN	3	CA-DP	
	AA5	Renovate boys' locker room.	REN	3	CA-DP	
	AA6	Renovate girl's locker room.	REN	3	CA-DP	
FOOD SERVICE						\$4,85 ,328.50
	FS1	Renovate existing Cafeteria and provide new addition (include new finishes, acoustical treatment, lighting, sound system, etc.).	REN	3	CA-DP	
	FS2	Renovate existing kitchen and provide new addition (includes kitchen equipment, finishes and MEP upgrade).	REN	3	CA-DP	

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### DETAILED REPORT

All items are shown in 2018 dollars. The cost of all work items after this date should be advised accordingly.

DISCIPLINE	ITEM NO.	ITEM DESCRIPTION	CLASS. CODE	PRIORITY CODE	SOURCE CODE	TOTAL COST
CODE		PRIORITY	TOTAL			
1	Must Do: Critical replacements of equipment & systems, safety & security items and ADA accessibility. - (Life Expectancy: 0 - 2 years)					\$4,817,426.25
2	Should Do: Replacements of equipment & systems, modernization of classrooms & hallways and exterior improvements. - (Life Expectancy: 3 - 5 years)					\$15,548,970.45
3	Would Like to Do: Replacements of equipment & systems, programmatic campus renovations & additions to meet current standards. - (Life Expectancy: 6 - 10 years)					\$32,680,300.25
						\$53,046,666.5

### 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	1,827,426.25	100.00%	\$1,827,426.25
PRIORITY 2 TOTAL	12,732,903.95	100.00%	\$12,732,903.95
PRIORITY 3 TOTAL	6,041,051.25	100.00%	\$6,041,051.25
PRIORITY 4 TOTAL	0.00	0.00%	\$0.00
FACILITY CONDITION REPAIR COST			<b>\$20,601,381.45</b>
FACILITY REPLACEMENT VALUE (SQ.FT. X REPLACEMENT COST + SOFT COSTS)			<b>\$49,952,500.00</b>
<b>FACILITY CONDITION INDEX</b>			<b>41.24%</b>