

J.L. LONG

Middle School (Historical Designation)

6116 Reiger Avenue
Dallas, Texas 75214

Trustee District No. 2
Northeast Quadrant

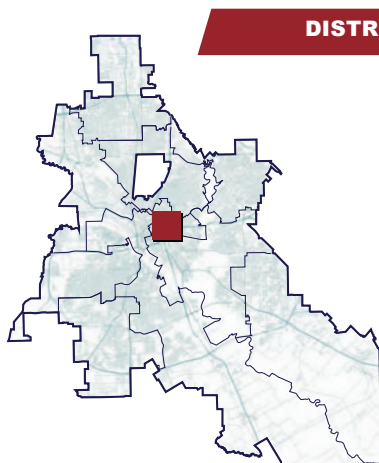


Year Built: 1933
Building Area: 142,789 SF
Site Acreage: 9.03

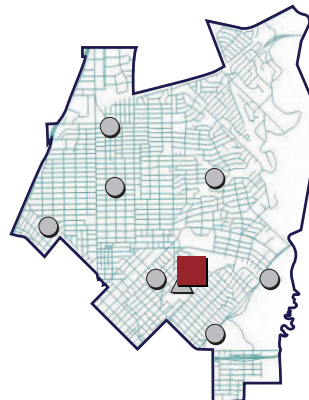
Optimal Student Capacity: 2,007
Enrollment (2018 - 19): 1,469
Campus Utilization: 73%
Facility Condition Index (Life-Cycle): 43.63%

J.L. Long Middle School

Site Plans



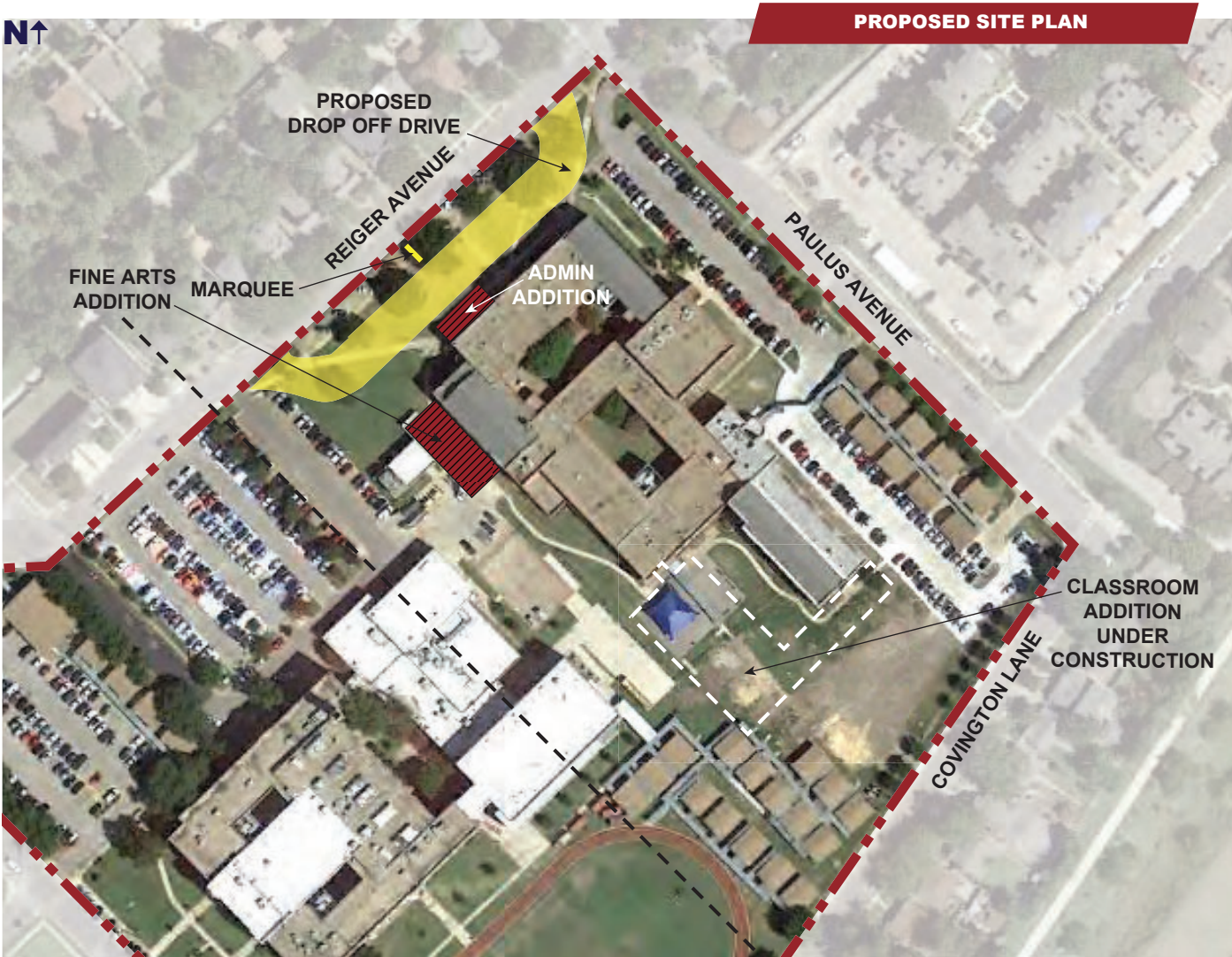
WOODROW WILSON HIGH SCHOOL FEEDER MAP








▲ High Schools
 ■ Middle Schools
 ● Elementary Schools

J.L. Long Middle School

Site Plans



LEGEND

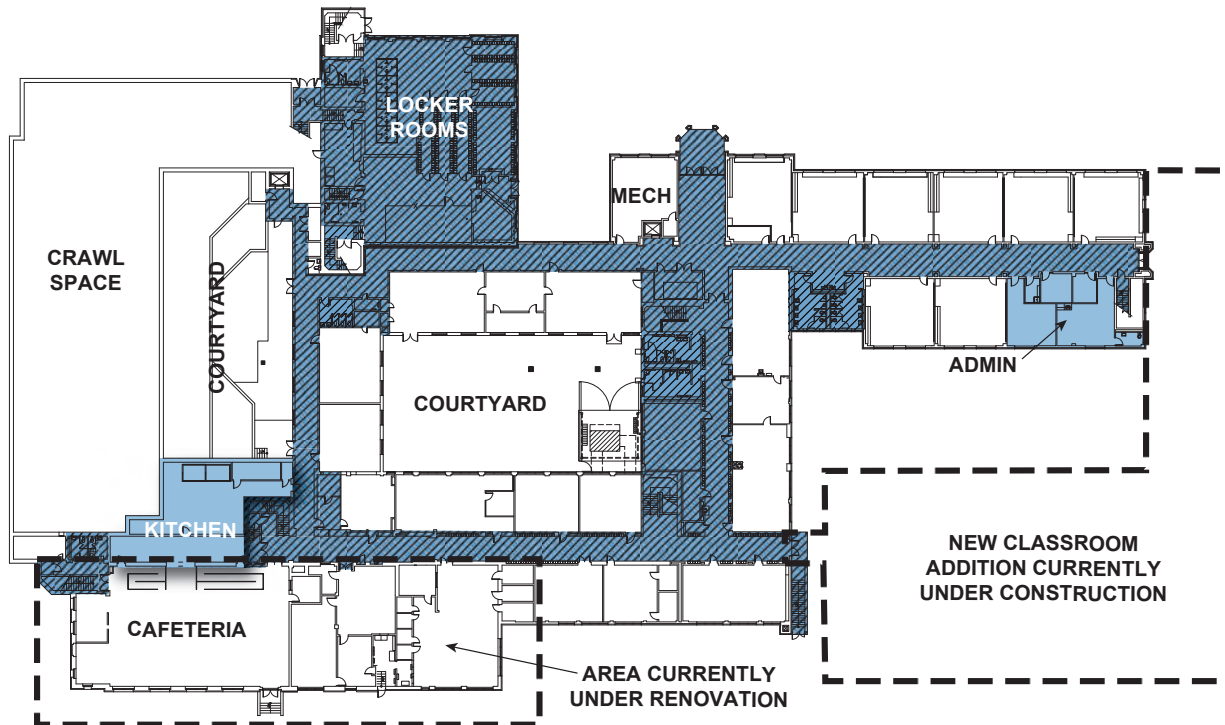
- | | |
|---|--|
|  Site Improvements |  Priority 1 & 2 Interior Renovation |
|  Priority 1 & 2 Building Additions |  Priority 3 & 4 Interior Renovation |
|  Priority 3 & 4 Building Additions | |

Refer to Deficiency Priority Report for Detailed Scope Descriptions




J.L. Long Middle School

Floor Plans

PROPOSED BASEMENT FLOOR PLAN



LEGEND

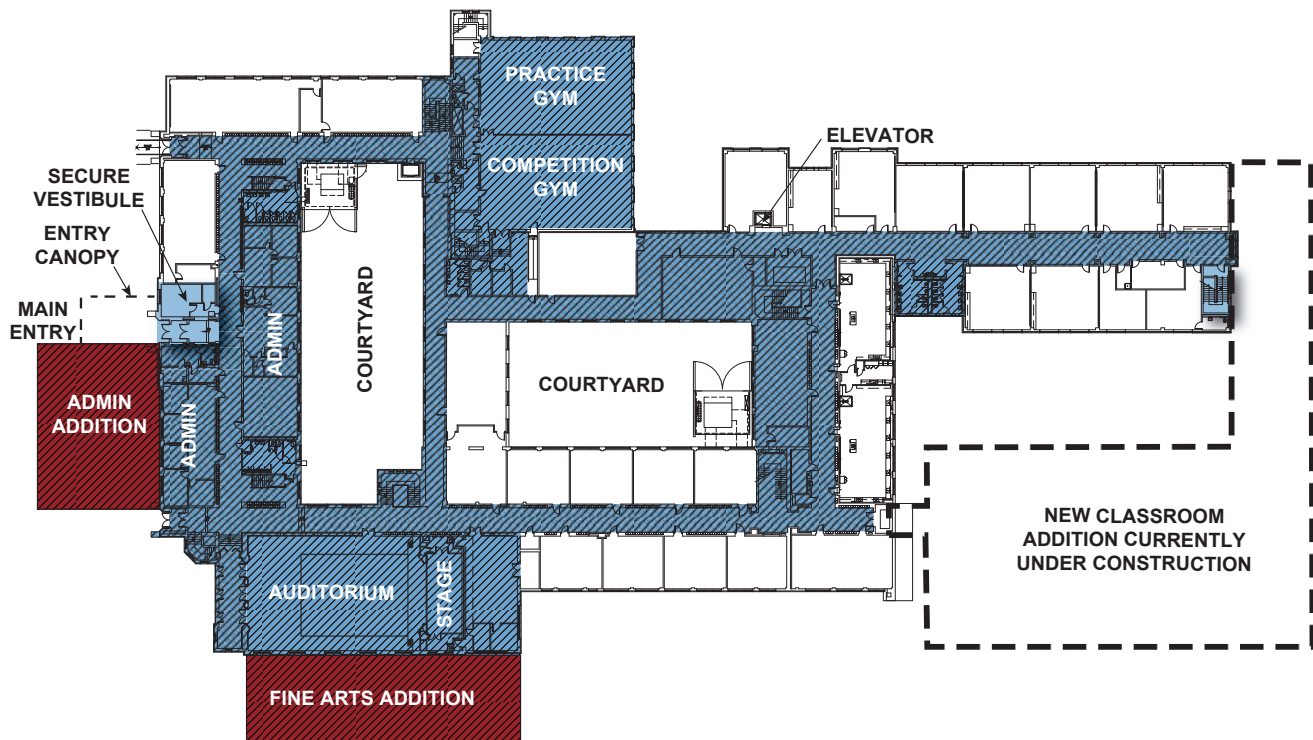
- | | | |
|---|--|--|
|  Selective Life Cycle Upgrades and Interior Finish Out |  Priority 1 & 2 Building Additions |  Priority 1 & 2 Interior Renovation |
|  Priority 3 & 4 Building Additions |  Priority 3 & 4 Interior Renovation | |

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J.L. Long Middle School

Floor Plans

PROPOSED 1ST FLOOR PLAN



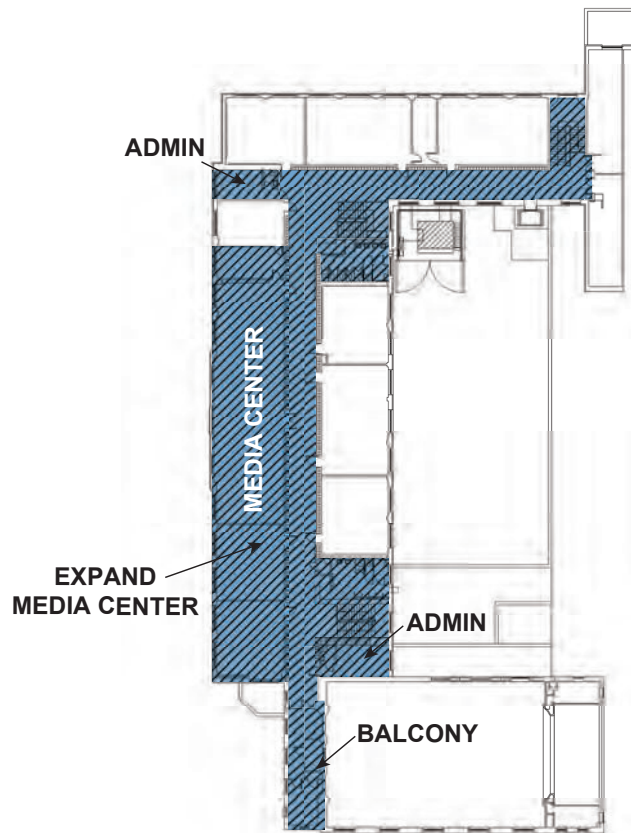
LEGEND

	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

J.L. Long Middle School
Floor Plans

PROPOSED 3RD 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

J.L. Long Middle 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	\$2,233,075.00
Priority - 2	\$5,554,633.50
Priority - 3	\$30,880,465.20
Priority - 4	\$1,419,990.00
Priority Totals	\$40,088,163.70

DISCIPLINE	PRIORITY-1	PRIORITY-2	PRIORITY-3	PRIORITY-4	COST
Civil	\$0.00	\$110,500.00	\$555,750.00	\$0.00	\$666,250.00
Building Envelope	\$1,129,700.00	\$2,458,401.40	\$65,000.00	\$0.00	\$3,653,101.40
Architecture	\$130,000.00	\$2,048,692.10	\$18,189,891.85	\$1,419,990.00	\$21,788,573.95
Mechanical	\$0.00	\$0.00	\$6,083,710.75	\$0.00	\$6,083,710.75
Electrical	\$0.00	\$0.00	\$1,020,941.35	\$0.00	\$1,020,941.35
Plumbing	\$0.00	\$0.00	\$2,060,494.15	\$0.00	\$2,060,494.15
Technology	\$175,500.00	\$0.00	\$278,438.55	\$0.00	\$453,938.55
Life Safety & Security	\$797,875.00	\$309,140.00	\$278,438.55	\$0.00	\$1,385,453.55
Athletics/Activities	\$0.00	\$0.00	\$2,347,800.00	\$0.00	\$2,347,800.00
Food Service	\$0.00	\$627,900.00	\$0.00	\$0.00	\$627,900.00
Priority Totals	\$2,233,075.00	\$5,554,633.50	\$30,880,465.20	\$1,419,990.00	\$40,088,163.70
			Totals 1		\$2,233,075.00
			Totals 1 2		\$7,787,708.50
			Totals 1 2 3		\$38,668,173.70
			Totals 1 2 3 4		\$40,088,163.70

J.L. Long Middle 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	TOT L COST
CI IL						\$666,250.00
	C1	North tiered courtyard. Significant flooding within courtyard. Only a single drain at main courtyard level. Roof drains drain water into main courtyard level.	SG	2	SI	
	C2	Remove and replace 10' x 50' of concrete sidewalk between new building and existing building, also add retaining wall 2 foot tall by 50 foot long	SPR	2	CA-DP	
	C3	Remove and replace pavement.	SPR	3	CA-DP	
ILDIN EN ELOPE						\$3,653,101.40
	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	1	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	Replace 2-ply modified bitumen roof system per DISTRICT STANDARDS.	RFR	2	CA-DP	
	B5	Replace asphalt shingle roof system per DISTRICT STANDARDS.	RFR	2	CA-DP	
	B6	Replace CTP built up roof with gravel roof system per DISTRICT STANDARDS.	RFR	2	CA-DP	
	B7	Perform mild detergent medium pressure wash on stained or mildewed façade.	WRE	3	CA-DP	
RC ITECT RE						\$21, 88,5 3.95
	A1	Replace the older of the (2) elevators.	MEQ	1	CA-DP	
	A2	Replace vinyl composite tile (VCT) flooring and base at corridors per DISTRICT STANDARDS	FLR	2	CA-DP	
	A3	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	
	A4	Replace teaching surfaces (marker boards, tack boards, etc.) at each classroom.	MBTB	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	Provide new addition for choir, dance, and theater suites and renovate existing spaces into core classrooms per DISTRICT STANDARDS. (Includes dressing space, acoustical treatments, storage, kilns, finishes, etc.)	REN	3	CA-DP	

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Proposed Work Items

DETAILED REPORT

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DISCIPLINE	ITE NO.	ITE DESCRIPTION	CL. SS. CODE	PRIORITY CODE	SO. RCE CODE	TOT. L. COST
	A7	Provide new A/V systems and controls per DISTRICT STANDARDS (includes lighting, sound, video, theatrical light fixtures, speakers & inputs, DMX, sound amplifiers, projector and screen, control booth, Communications, etc.).	AV	3	CA-DP	
	A8	Replace educational casework in all classrooms (excluding science labs) casework per DISTRICT STANDARDS (include counter tops, workstations and sinks).	CWK	3	CA-DP	
	A9	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid throughout facility (except at areas of renovation).	CLG	3	CA-DP	
	A10	Provide new flexible "next gen" furniture at Library per DISTRICT STANDARDS.	FRN	3	CA-DP	
	A11	Provide new flexible "next gen" furniture at Cafeteria per DISTRICT STANDARDS.	FRN	3	CA-DP	
	A12	Provide new flexible "next gen" furniture at all classrooms per DISTRICT STANDARDS.	FRN	3	CA-DP	
	A13	Renovate restrooms (include new wall and floor finishes, fixtures, toilet partitions etc.).	REN	3	CA-DP	
	A14	Renovate and expand library into learning center based on DISTRICT STANDARDS.	ADD	3	CA-DP	
	A15	Renovate auditorium per DISTRICT STANDARDS (includes catwalks, replacing stage deck, new acoustical treatment, finishes, seating, backstage work lighting, large format stage doors, etc.). Does not include new rigging or theatrical lighting & sound systems.	REN	3	CA-DP	
	A16	Renovate and expand administration area per DISTRICT STANDARDS (include vestibule, reception, admin offices, counselor suite, conference room, teacher workroom/lounge, clinic suite, restrooms, etc.).	ADD	3	CA-DP	
	A17	Renovate corridor to provide new durable surfaces throughout (remove existing lockers, floor, ceiling, and include ACM abatement where applicable).	REN	3	CA-DP	
	A18	Provide new rigging & curtain system per DISTRICT STANDARDS (includes fly battens, curtains & tracks, variable speed hoist rigging system, fire curtain, etc.).	STGC	3	CA-DP	
	A19	Replace science lab/classroom casework per DISTRICT STANDARDS (include chemical resistant counter tops, workstations and sinks).	CWK	4	CA-DP	
	A20	Replace interior doors and hardware. Re-key entire facility per new District "grand master" keying system.	DR	4	CA-DP	
EC NIC L						\$6,083, 10. 5
	M1	Replace heating water pumps.	HVAC	3	CA-DP	
	M2	Replace rooftop DX units.	HVAC	3	CA-DP	

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Proposed Work Items

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DISCIPLINE	ITE NO.	ITE DESCRIPTION	CL SS. CODE	PRIORITY CODE	SO RCE CODE	TOT L COST
	M3	Provide VFD on pumps.	HVAC	3	CA-DP	
	M4	Provide VFD on pumps.	HVAC	3	CA-DP	
	M5	Provide VFD on pumps.	HVAC	3	CA-DP	
	M6	Replace condenser water pumps.	HVAC	3	CA-DP	
	M7	Replace split system AC units.	HVAC	3	CA-DP	
	M8	Remove exhaust chimney down to roof level. Includes roof repair/replacement, new exhaust fans, and associated duct work	HVAC	3	CA-DP	
	M9	Replace grilles and diffusers.	HVAC	3	CA-DP	
	M10	Replace chilled water pumps.	HVAC	3	CA-DP	
	M11	Replace refrigerant monitoring system.	HVAC	3	CA-DP	
	M12	Replace boiler.	HVAC	3	CA-DP	
	M13	Replace exhaust fans.	HVAC	3	CA-DP	
	M14	Replace central station air handling units.	HVAC	3	CA-DP	
	M15	Replace air cooled chiller.	HVAC	3	CA-DP	
	M16	Replace chiller.	HVAC	3	CA-DP	
	M17	Replace cooling tower.	HVAC	3	CA-DP	
	M18	Provide test and balance of HVAC systems.	HVAC	3	CA-DP	
	M19	Provide commissioning of MEP systems.	HVAC	3	CA-DP	
	M20	Replace lined ductwork.	HVAC	3	CA-DP	
ELECTRIC L						\$1,020,941.35
	E1	Provide interior lighting controls.	LTG-I	3	CA-DP	
	E2	Replace interior lights with LED lighting.	LTG-I	3	CA-DP	
PL IN						\$2,060,494.15
	P1	Replace electric drinking fountains.	EDF	3	CA-DP	
	P2	Replace hot water piping.	PLDW	3	CA-DP	
	P3	Replace cold water piping.	PLDW	3	CA-DP	
	P4	Provide hose bibs.	PLF	3	CA-DP	
	P5	Replace gas piping.	PLGP	3	CA-DP	

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DISCIPLINE	ITE NO.	ITE DESCRIPTION	CL SS. CODE	PRIORITY CODE	SO RCE CODE	TOT L COST
	P6	Replace grease trap.	PLGT	3	CA-DP	
	P7	Replace grease waste piping.	PLGT	3	CA-DP	
TEC NOLO Y						\$453,938.55
	T1	Provide/replace IDF/MDF air conditioning.	HVAC	1	CA-DP	
	T2	Replace sound system.	SR	3	CA-DP	
LI E S ETY SEC RITY						\$1,385,453.55
	LSS1	Provide exterior lighting controls.	LTG-E	1	CA-DP	
	LSS2	Replace exterior lights with LED lighting.	LTG-E	1	CA-DP	
	LSS3	Provide secure front vestibule by renovating existing main entry and portion of admin suite to create entry vestibule that funnels visitors into new reception area. Includes: New storefront, bullet resistant film, doors, card readers, finishes, reception	REN	1	CA-DP	
	LSS4	Provide new/additional cameras.	SCM	1	CA-DP	
	LSS5	Provide access control system upgrade. Add additional card readers/door contacts. Video Intercom at 2 entrances	SCR	1	CA-DP	
	LSS6	Replace/Add security screens at first floor windows as per DISTRICT STANDARDS.	WDW	1	CA-DP	
	LSS7	Replace exterior doors.	DR	2	CA-DP	
	LSS8	Provide new way-finding site signage.	SGN	2	CA-DP	
	LSS9	Provide new marquee sign located at front entry per DISTRICT STANDARDS.	SGN	2	CA-DP	
	LSS10	Provide new room graphics and way-finding signage.	SGN	2	CA-DP	
	LSS11	Replace intercom system.	PA	3	CA-DP	
T LETICS CTI ITIES						\$2,34 ,800.00
	AA1	Renovate weight room.	REN	3	CA-DP	
	AA2	Renovate Boy's locker room	REN	3	CA-DP	
	AA3	Renovate Girl's locker room.	REN	3	CA-DP	
	AA4	Renovate Main Gym.	REN	3	CA-DP	
	AA5	Renovate Auxiliary Gym.	REN	3	CA-DP	
OOD SER ICE						\$62 ,900.00
	FS1	Renovate kitchen (includes kitchen equipment, finishes and MEP upgrade).	REN	2	CA-DP	

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DISCIPLINE	ITE NO.	ITE DESCRIPTION	CL SS. CODE	PRIORITY CODE	SO RCE CODE	TOT L COST
	CODE	PRIORITY				
	1	Must Do: Critical replacements of equipment & systems, safety & security items and ADA accessibility. - (Life Expectancy: 0 - 2 years)				\$2,233,075.00
	2	Should Do: Replacements of equipment & systems, modernization of classrooms & hallways and exterior improvements. - (Life Expectancy: 3 - 5 years)				\$5,554,633.50
	3	Would Like to Do: Replacements of equipment & systems, programmatic campus renovations & additions to meet current standards. - (Life Expectancy: 6 - 10 years)				\$30,880,465.20
	4	Future Consideration: Replacements of equipment & systems. - (Life Expectancy: 11 + years)				\$1,419,990.00
						\$40,088,163. 0

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	2,070,575.00	100.00%	\$2,070,575.00
PRIORITY 2 TOTAL	4,926,733.50	100.00%	\$4,926,733.50
PRIORITY 3 TOTAL	14,465,417.20	100.00%	\$14,465,417.20
PRIORITY 4 TOTAL	1,419,990.00	0.00%	\$0.00
FACILITY CONDITION REPAIR COST			\$21,462,725.70
FACILITY REPLACEMENT VALUE (SQ.FT. X REPLACEMENT COST + SOFT COSTS)			\$49,190,810.50
FACILITY CONDITION INDEX			43.63%