

LAKEWOOD

Elementary School

3000 Hillbrook Street
Dallas, Texas 75214

Trustee District No. 2
Northeast Quadrant

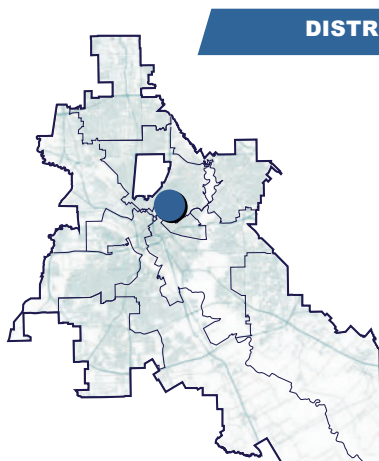


Year Built: 1952
Building Area: 46,530 SF
Site Acreage: 8.38

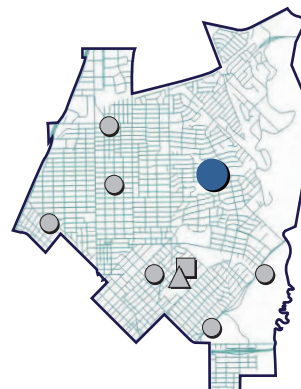
Optimal Student Capacity: 957
Enrollment (2018 - 19): 942
Campus Utilization: 98%
Facility Condition Index (Life-Cycle): 24.03%

Lakewood Elementary School

Site Plans



WOODROW WILSON HIGH SCHOOL FEEDER MAP



- High Schools
- Middle Schools
- Elementary Schools

Lakewood Elementary School

Site Plans



LEGEND

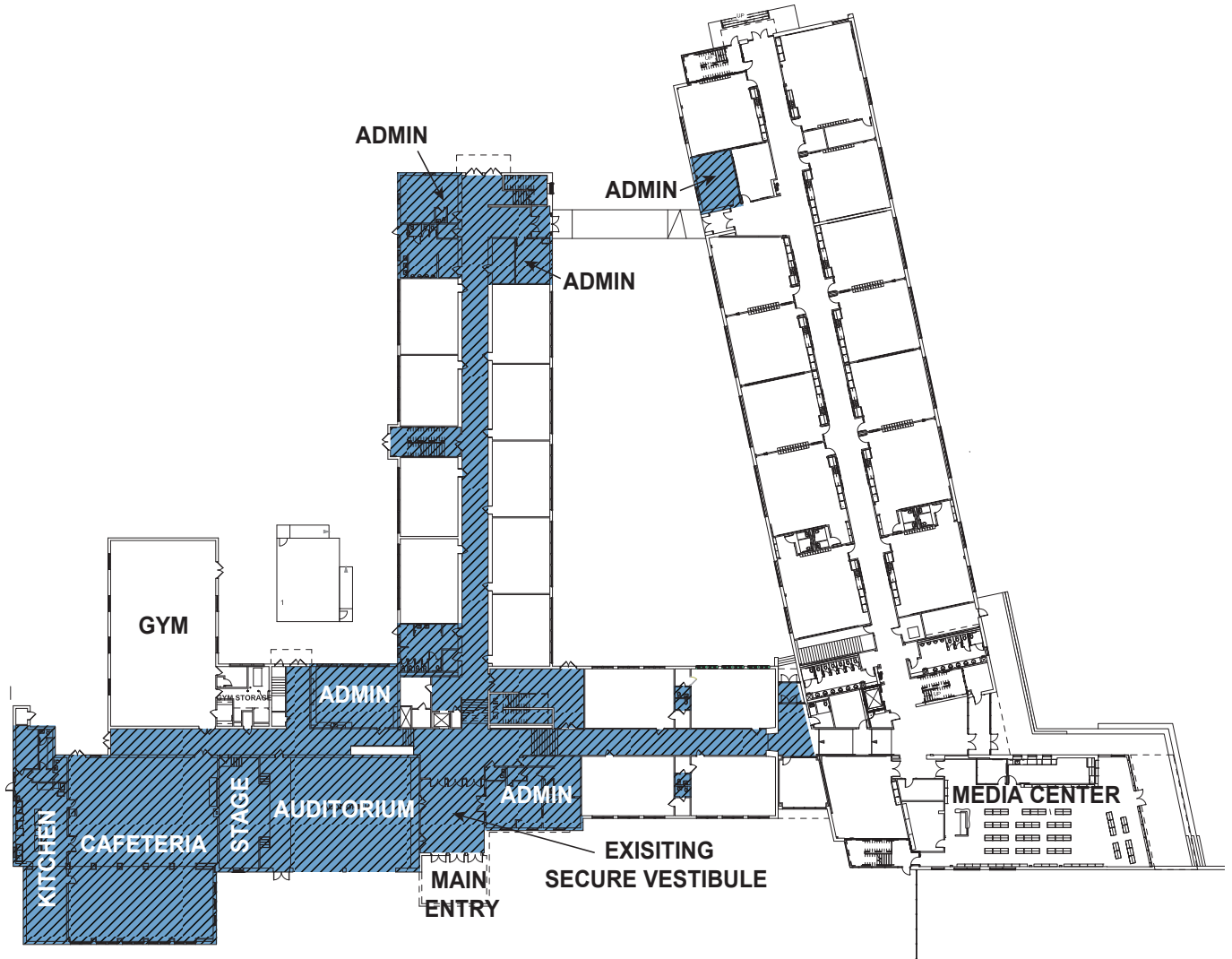
- Site Improvements
- Priority 1 & 2 Building Additions
- Priority 1 & 2 Interior Renovation
- Priority 3 & 4 Building Additions
- Priority 3 & 4 Interior Renovation

Refer to Deficiency Priority Report for Detailed Scope Descriptions

Lakewood 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

Lakewood 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

Lakewood 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 | \$348,556.00 |
| Priority - 2 | \$1,364,944.75 |
| Priority - 3 | \$11,191,246.95 |
| Priority - 4 | \$1,192,041.50 |
| Priority Total | \$14,096,789.20 |

| DISCIPLINE | PRIORITY 1 | PRIORITY-2 | PRIORITY-3 | PRIORITY 4 | COST |
|------------------------|---------------------|-----------------------|------------------------|-----------------------|------------------------|
| Civil | \$0.00 | \$0.00 | \$162,500.00 | \$0.00 | \$162,500.00 |
| Building Envelope | \$0.00 | \$1,205,093.50 | \$0.00 | \$0.00 | \$1,205,093.50 |
| Architecture | \$0.00 | \$0.00 | \$6,209,724.95 | \$1,192,041.50 | \$7,401,766.45 |
| Mechanical | \$0.00 | \$0.00 | \$117,000.00 | \$0.00 | \$117,000.00 |
| Electrical | \$0.00 | \$0.00 | \$241,956.00 | \$0.00 | \$241,956.00 |
| Plumbing | \$0.00 | \$0.00 | \$527,800.00 | \$0.00 | \$527,800.00 |
| Life Safety & Security | \$348,556.00 | \$87,100.00 | \$139,613.50 | \$0.00 | \$575,269.50 |
| Athletics/Activities | \$0.00 | \$72,751.25 | \$23,400.00 | \$0.00 | \$96,151.25 |
| Food Service | \$0.00 | \$0.00 | \$3,769,252.50 | \$0.00 | \$3,769,252.50 |
| Priority Total | \$348,556.00 | \$1,364,944.75 | \$11,191,246.95 | \$1,192,041.50 | \$14,096,789.20 |

| | |
|----------------------|-----------------|
| Total 1 | \$348,556.00 |
| Total 1 2 | \$1,135,000.50 |
| Total 1 2 3 | \$12,904,747.70 |
| Total 1 2 3 4 | \$14,096,789.20 |

Lakewood 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 | | | | | | \$162,500.00 |
| | C1 | Repair existing sidewalk/parking paving and Landscape Allowance | SPR | 3 | CA-DP | |
| BUILDING ENVELOPE | | | | | | \$1,205,035.50 |
| | B1 | Replace exterior doors. | DR | 2 | 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 mod bit roof system per DISTRICT STANDARDS. | RFR | 2 | CA-DP | |
| | B4 | Replace exterior waterproofing/sealant joints (include all exterior wall control/expansion joints, material transitions, around door and window frames, wall penetrations, etc.). | WS | 2 | CA-DP | |
| ARCHITECTURE | | | | | | \$7,401,766.45 |
| | A1 | Remove and replace ceiling with new acoustical lay-in ceiling tile and grid throughout facility (except at areas of renovation). | CLG | 3 | CA-DP | |
| | A2 | Replace interior doors and hardware. Re-key entire facility per new District "grand master" keying system. | DR | 3 | 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 | 3 | CA-DP | |
| | A4 | Replace vinyl composite tile (VCT) flooring and base at corridors per DISTRICT STANDARDS | FLR | 3 | CA-DP | |
| | A5 | Provide new flexible "next gen" furniture at Cafeteria per DISTRICT STANDARDS. | FRN | 3 | CA-DP | |
| | A6 | Provide new flexible "next gen" furniture at all classrooms per DISTRICT STANDARDS. | FRN | 3 | CA-DP | |
| | A7 | Provide new flexible "next gen" furniture at Library per DISTRICT STANDARDS. | FRN | 3 | CA-DP | |
| | A8 | Replace teaching surfaces (marker boards, tack boards, etc.) at each classroom. | MBTB | 3 | CA-DP | |
| | A9 | 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 | 3 | CA-DP | |
| | A10 | Paint all previously painted interior surfaces. Repair/patch walls prior to painting (except at areas of renovation). | PTG | 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 | |

Lakewood Elementary School

Proposed Work Items

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| DISCIPLINE | ITEM NO. | ITEM DESCRIPTION | CLASS. CODE | PRIORITY CODE | SOURCE CODE | TOTAL COST |
|----------------------|----------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|---------------|-------------|--------------|
| | A12 | 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 | |
| | A13 | Provide new platform level at back of auditorium seating area to create multipurpose area. Includes structure, finishes, railing, stairs, etc. | REN | 3 | CA-DP | |
| | A14 | Renovate restrooms (include new wall and floor finishes, fixtures, toilet partitions etc.). | REN | 3 | CA-DP | |
| | A15 | Replace stage curtains (include front, valance, etc.). | STGC | 3 | CA-DP | |
| | A16 | Replace educational casework in all classrooms (excluding science labs) per DISTRICT STANDARDS (include counter tops, workstations and sinks). | CWK | 4 | CA-DP | |
| | A17 | Renovate library into learning center based on DISTRICT STANDARDS. | REN | 4 | CA-DP | |
| MECHANICAL | | | | | | \$117,000.00 |
| | M1 | Replace Heating Water Pumps | HVAC | 3 | CA-DP | |
| ELECTRICAL | | | | | | \$241, 56.00 |
| | E1 | Replace interior lights with LED lighting. | LTG-I | 3 | CA-DP | |
| PLUMBING | | | | | | \$527,800.00 |
| | P1 | Provide washer/dryer connections. | MEQ | 3 | CA-DP | |
| | P2 | Replace Hot Water Heater | PLDW | 3 | CA-DP | |
| | P3 | Provide one accessible sink at 4 classrooms (2nd grade level). Includes additional casework and associated plumbing extensions/requirements. | PLF | 3 | CA-DP | |
| | P4 | 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 | |
| | P5 | Replace Waste Piping | PLSS | 3 | CA-DP | |
| LIFE SAFETY SECURITY | | | | | | \$575,26 .50 |
| | LSS1 | Replace fire alarm system. | FA | 1 | CA-DP | |
| | LSS2 | Replace/Add security screens at first floor windows as per DISTRICT STANDARDS. | WDW | 1 | CA-DP | |
| | LSS3 | Provide new marquee sign located at front entry per DISTRICT STANDARDS. | SGN | 2 | CA-DP | |
| | LSS4 | Replace intercom system. | PA | 3 | CA-DP | |
| | LSS5 | Provide new room graphics and way-finding signage. | SGN | 3 | CA-DP | |
| | LSS6 | Provide new way-finding site signage. | SGN | 3 | CA-DP | |
| ATHLETICS/ACTIVITIES | | | | | | \$ 6,151.25 |

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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 |
|--------------|----------|--------------------------------------------------------------------------------------------------------------------|-------------|---------------|-------------|----------------|
| | AA1 | Replace existing wood gym floor (include re-striping). | FLR | 2 | CA-DP | |
| | AA2 | Provide new/additional acoustical treatment at gyms. | ACO | 3 | CA-DP | |
| FOOD SERVICE | | | | | | \$3,76 ,252.50 |
| | FS1 | Renovate and expand kitchen (includes kitchen equipment, finishes and MEP upgrade). | ADD | 3 | CA-DP | |
| | FS2 | Renovate and expand existing Cafeteria (include new finishes, acoustical treatment, lighting, sound system, etc.). | ADD | 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 |
|------------|----------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|---------------|-------------|-----------------|
| | | | | | | |
| | CODE | PRIORITY | | | | |
| | 1 | Must Do: Critical replacements of equipment & systems, safety & security items and ADA accessibility. - (Life Expectancy: 0 - 2 years) | | | | \$348,556.00 |
| | 2 | Should Do: Replacements of equipment & systems, modernization of classrooms & hallways and exterior improvements. - (Life Expectancy: 3 - 5 years) | | | | \$1,364,944.75 |
| | 3 | Would Like to Do: Replacements of equipment & systems, programmatic campus renovations & additions to meet current standards. - (Life Expectancy: 6 - 10 years) | | | | \$11,191,246.95 |
| | 4 | Future Consideration: Replacements of equipment & systems. - (Life Expectancy: 11 + years) | | | | \$1,192,041.50 |
| | | | | | | \$14,0 6,78 .20 |

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 | 348,556.00 | 100.00% | \$348,556.00 |
| PRIORITY 2 TOTAL | 1,364,944.75 | 100.00% | \$1,364,944.75 |
| PRIORITY 3 TOTAL | 3,387,060.95 | 100.00% | \$3,387,060.95 |
| PRIORITY 4 TOTAL | 442,000.00 | 0.00% | \$0.00 |
| FACILITY CONDITION REPAIR COST | | | \$5,100,561.70 |
| FACILITY REPLACEMENT VALUE (SQ.FT. X REPLACEMENT COST + SOFT COSTS) | | | \$21,226,400.00 |
| FACILITY CONDITION INDEX | | | 24.03% |