

WILLIAM LIPSCOMB

Elementary School (Historical Designation)

5801 Worth Street
Dallas, Texas 75214

Trustee District No. 2
Northeast Quadrant

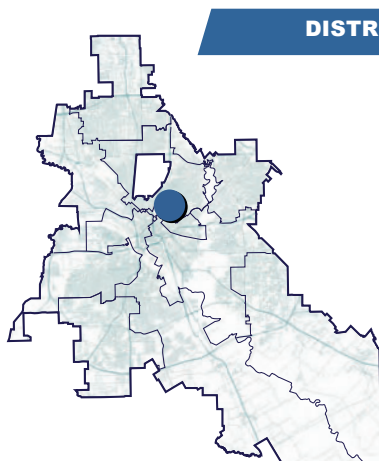


Year Built: 1920
Building Area: 55,736 SF
Site Acreage: 3.61

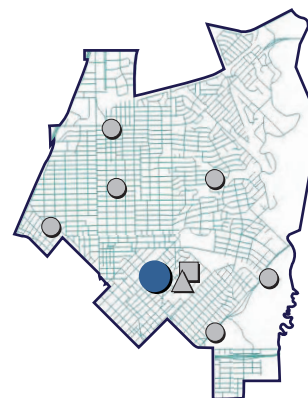
Optimal Student Capacity: 650
Enrollment (2018 - 19): 453
Campus Utilization: 70%
Facility Condition Index (Life-Cycle): 45.40%

William Lipscomb Elementary School

Site Plans



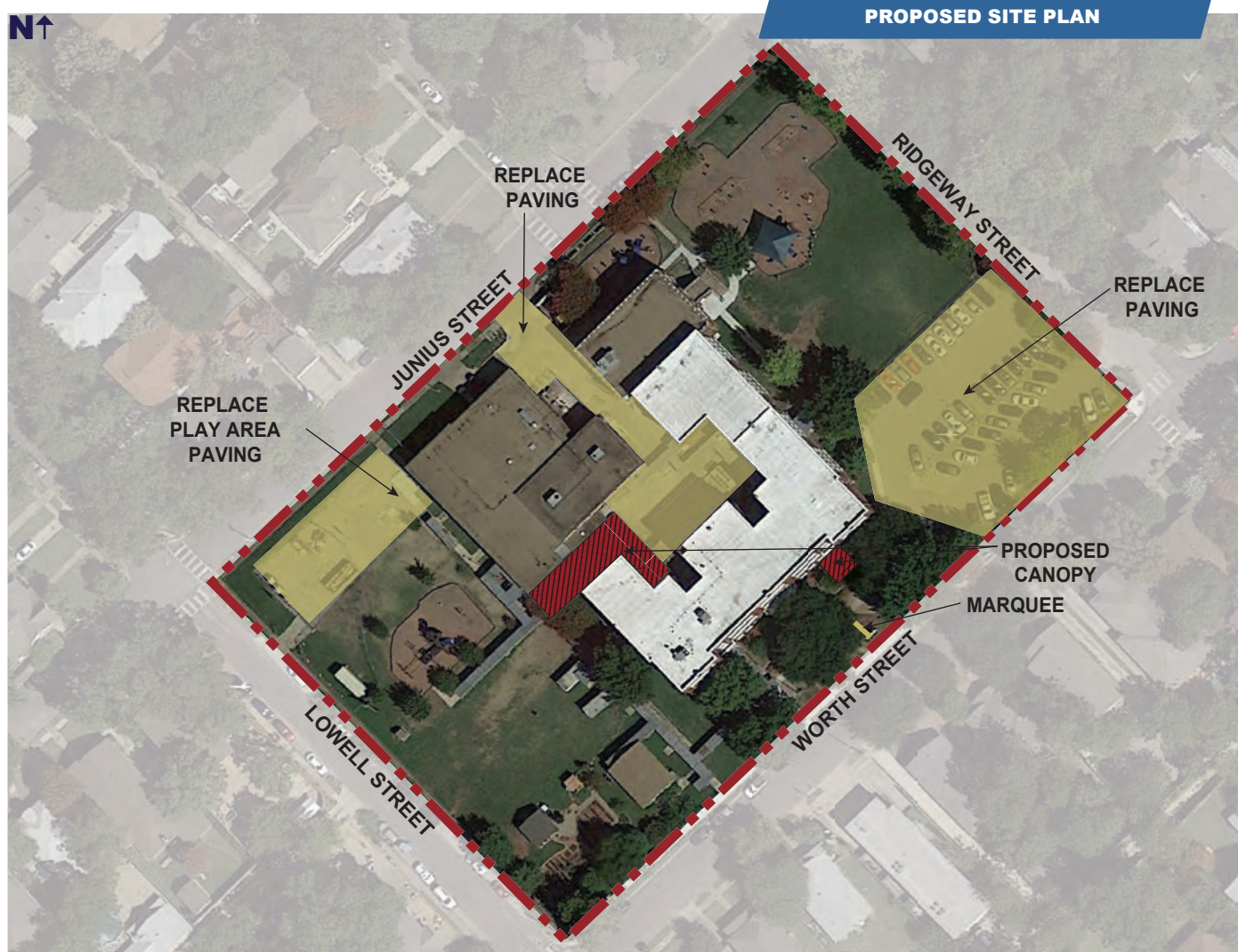
WOODROW WILSON HIGH SCHOOL FEEDER MAP



▲ High Schools
 ■ Middle Schools
 ● Elementary Schools

William Lipscomb Elementary School

Site Plans



LEGEND

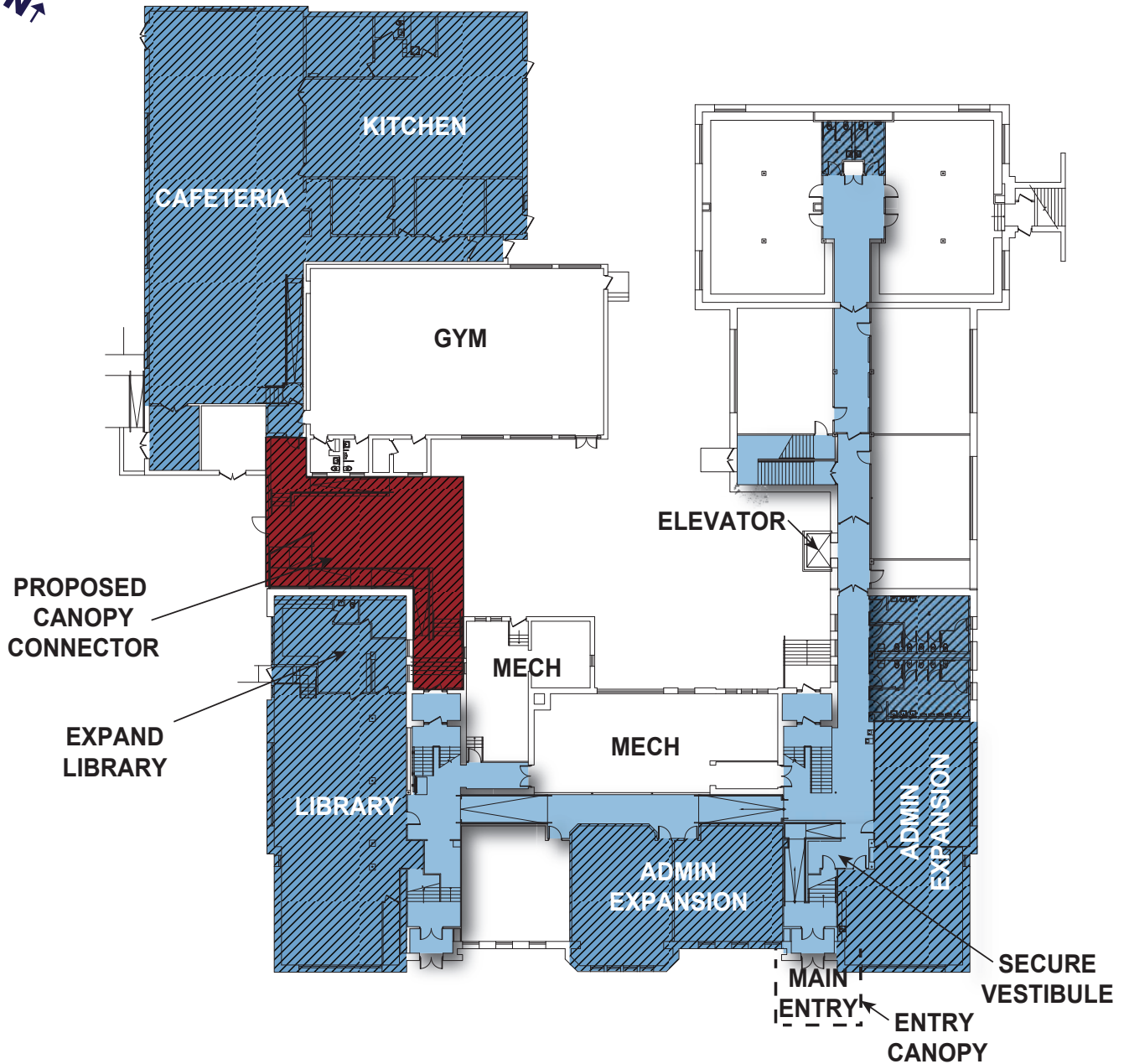
- | | |
|---|--|
| Site Improvements | Priority 1 & 2 Interior Renovation |
| Priority 1 & 2 Building Additions | Priority 3 & 4 Interior Renovation |
| Priority 3 & 4 Building Additions | |

Refer to Deficiency Priority Report for Detailed Scope Descriptions

William Lipscomb Elementary School

Floor Plans

PROPOSED 1ST FLOOR PLAN



LEGEND

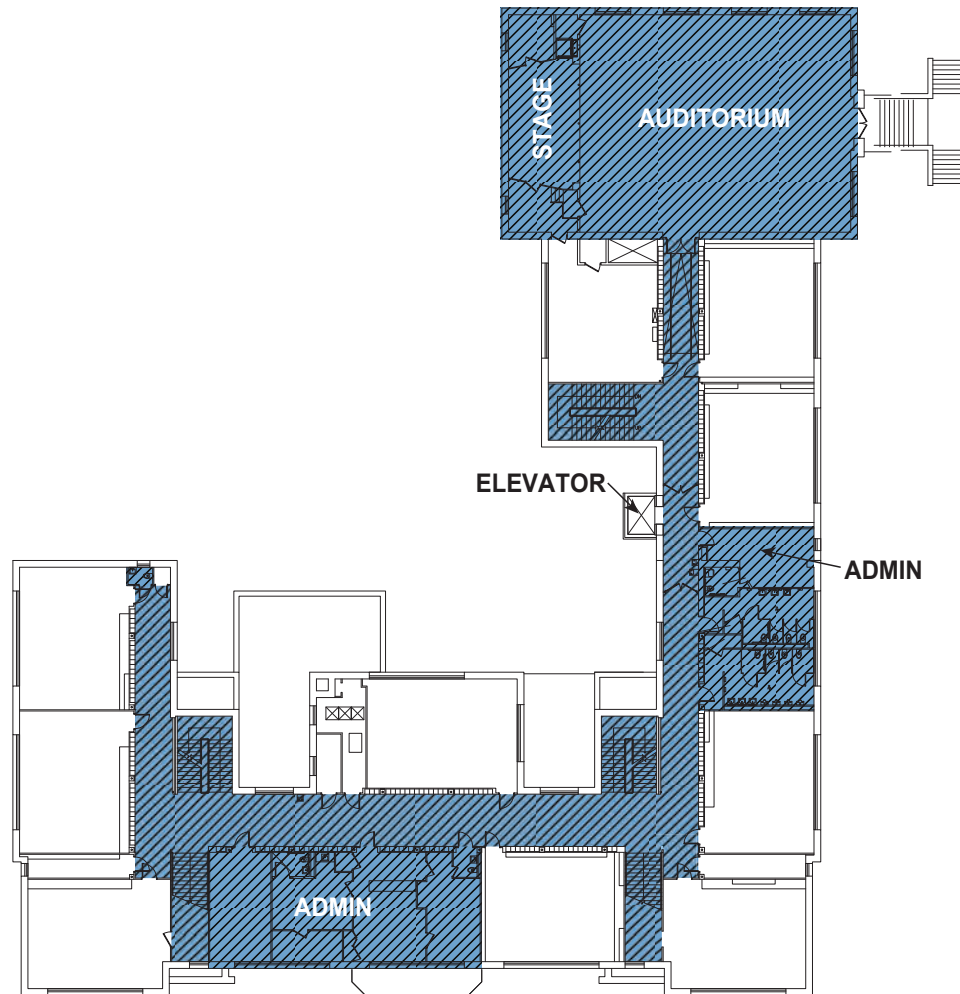
- Selective Life Cycle Upgrades and Interior Finish Out
- Priority 1 & 2 Building Additions
- Priority 1 & 2 Interior Renovation
- Priority 3 & 4 Building Additions
- Priority 3 & 4 Interior Renovation

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William Lipscomb Elementary School

Floor Plans

PROPOSED 2ND FLOOR PLAN



LEGEND

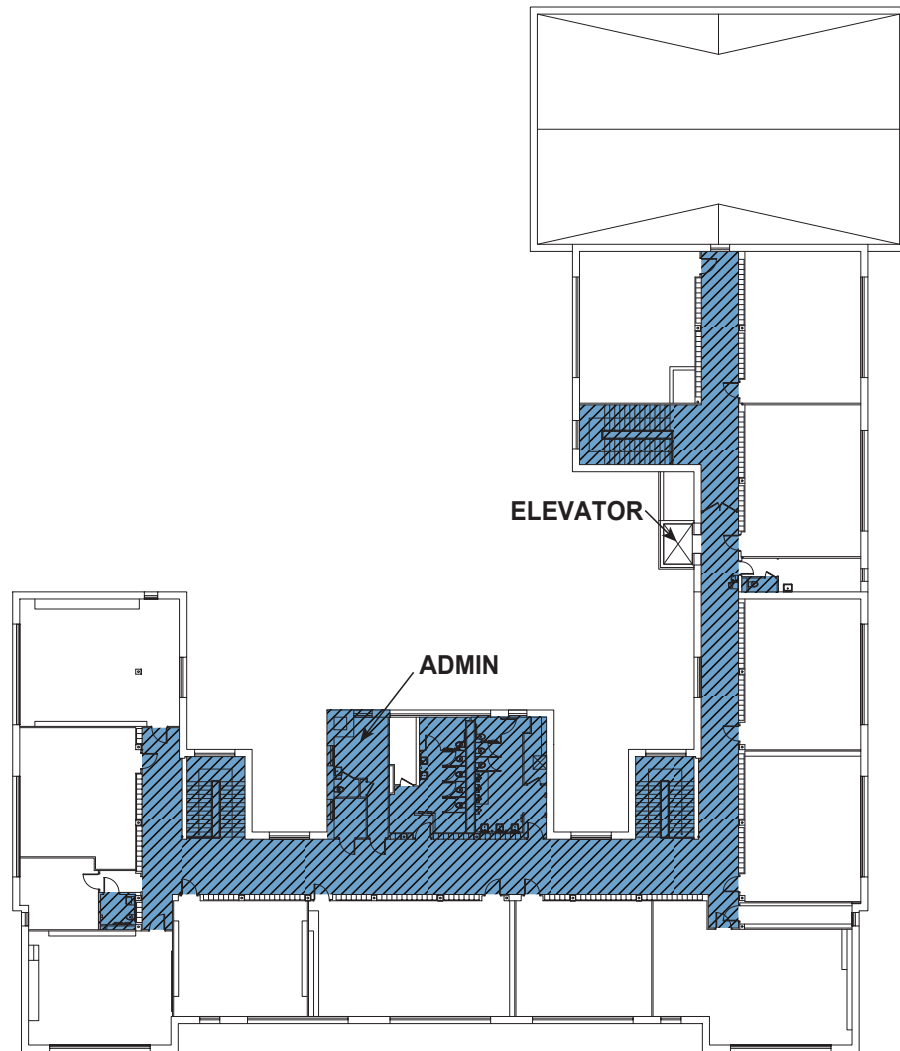
	Selective Life Cycle Upgrades and Interior Finish Out		Priority 1 & 2 Interior Renovation
	Priority 1 & 2 Building Additions		Priority 3 & 4 Interior Renovation
	Priority 3 & 4 Building Additions		

Refer to Deficiency Priority Report for Detailed Scope Descriptions

William Lipscomb Elementary 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

William Lipscomb 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	\$1,557,002.20
Priority - 2	\$5,271,004.70
Priority - 3	\$8,835,151.00
Priority - 4	\$178,430.20
Priority Totals	\$15,841,588.10

DISCIPLINE	PRIORITY 1	PRIORITY-2	PRIORITY-3	PRIORITY-4	COST
Civil	\$19,500.00	\$552,500.00	\$0.00	\$0.00	\$572,000.00
Building Envelope	\$403,000.00	\$288,605.20	\$0.00	\$0.00	\$691,605.20
Architecture	\$0.00	\$2,468,168.30	\$5,364,060.00	\$0.00	\$7,832,228.30
Mechanical	\$0.00	\$1,088,100.00	\$465,257.00	\$0.00	\$1,553,357.00
Electrical	\$0.00	\$398,512.40	\$0.00	\$0.00	\$398,512.40
Plumbing	\$0.00	\$327,698.80	\$588,998.80	\$0.00	\$916,697.60
Technology	\$130,000.00	\$0.00	\$108,685.20	\$0.00	\$238,685.20
Life Safety & Security	\$1,004,502.20	\$147,420.00	\$0.00	\$108,685.20	\$1,260,607.40
Athletics/Activities	\$0.00	\$0.00	\$42,900.00	\$69,745.00	\$112,645.00
Food Service	\$0.00	\$0.00	\$2,265,250.00	\$0.00	\$2,265,250.00
Priority Totals	\$1,557,002.20	\$5,271,004.70	\$8,835,151.00	\$178,430.20	\$15,841,588.10
			T t l s 1		\$1,557,002.20
			T t l s 1 2		\$6,828,006.90
			T t l s 1 2 3		\$15,663,157.90
			T t l s 1 2 3 4		\$15,841,588.10

William Lipscomb Elementary School

Proposed Work Items

DETAILED REPORT

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DISCIPLINE	ITEM NO.	ITEM DESCRIPTION	CLASS. CODE	PRIORITY CODE	SOURCE CODE	TOTAL COST
CIVIL						\$5 2,000.00
	C1	Provide access path from building to playground.	SPR	1	CA-DP	
	C2	Remove and replace concrete sidewalks.	SPR	2	CA-DP	
	C3	Remove and replace pavement.	SPR	2	CA-DP	
ILDIN EN ELOPE						\$691,605.20
	B1	Replace CTP built up roof with gravel roof system per DISTRICT STANDARDS.	RFR	1	CA-DP	
	B2	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	
	B3	Replace exterior doors.	DR	2	CA-DP	
	B4	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	
	B5	Perform mild detergent medium pressure wash on stained or mildewed façade.	WRE	2	CA-DP	
RC ITECT RE						\$,832,228.30
	A1	Replace educational casework in all classrooms (excluding science labs) per DISTRICT STANDARDS (include counter tops, workstations and sinks).	CWK	2	CA-DP	
	A2	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid throughout facility (except at areas of renovation).	CLG	2	CA-DP	
	A3	Replace interior doors and hardware. Re-key entire facility per new District "grand master" keying system.	DR	2	CA-DP	
	A4	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	
	A5	Replace teaching surfaces (marker boards, tack boards, etc.) at each classroom.	MBTB	2	CA-DP	
	A6	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	
	A7	Paint all previously painted interior surfaces. Repair/patch walls prior to painting (except at areas of renovation).	PTG	2	CA-DP	
	A8	Renovate corridor to provide new durable surfaces throughout (remove existing lockers, floor, ceiling, and include ACM abatement where applicable).	REN	2	CA-DP	
	A9	New built canopy to provide partial enclosure between buildings.	ADD	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
	A10	Renovate and expand library into learning center based on DISTRICT STANDARDS.	ADD	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	Provide new flexible "next gen" furniture at Library per DISTRICT STANDARDS.	FRN	3	CA-DP	
	A14	Replace stage curtains (include front, valance, etc.).	STGC	3	CA-DP	
	A15	Renovate restrooms (include new wall and floor finishes, fixtures, toilet partitions etc.).	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.).	REN	3	CA-DP	
	A17	Renovate Auditorium (Include new finishes).	REN	3	CA-DP	
EC NIC L						\$1,553,35 .00
	M1	Replace split system AC units.	HVAC	2	CA-DP	
	M2	Replace exhaust fans.	HVAC	2	CA-DP	
	M3	Replace heating water piping.	HVAC	2	CA-DP	
	M4	Replace rooftop DX units.	HVAC	2	CA-DP	
	M5	Provide VFD on pumps.	HVAC	2	CA-DP	
	M6	Provide VFD on pumps.	HVAC	2	CA-DP	
	M7	Replace heating water pumps.	HVAC	2	CA-DP	
	M8	Replace chilled water pumps.	HVAC	2	CA-DP	
	M9	Replace boiler.	HVAC	2	CA-DP	
	M10	Replace grilles and diffusers.	HVAC	3	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	
	M12	Provide test and balance of HVAC systems.	HVAC	3	CA-DP	
	M13	Provide commissioning of MEP systems.	HVAC	3	CA-DP	
ELECTRIC L						\$398,512.40
	E1	Provide interior lighting controls.	LTG-I	2	CA-DP	

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DISCIPLINE	ITE NO.	ITE DESCRIPTION	CL SS. CODE	PRIORITY CODE	SO RCE CODE	TOT L COST
PL IN	E2	Replace interior lights with LED lighting.	LTG-I	2	CA-DP	
						\$916,69 .60
	P1	Replace cold water piping.	PLDW	2	CA-DP	
	P2	Replace grease trap.	PLGT	2	CA-DP	
	P3	Replace electric drinking fountains.	EDF	3	CA-DP	
	P4	Provide hose bibs.	PLF	3	CA-DP	
	P5	Provide one accessible sink at 4 classrooms (2nd grade level). Includes additional casework and associated plumbing extensions/requirements.	PLF	3	CA-DP	
	P6	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	
	P7	Replace gas piping.	PLGP	3	CA-DP	
TEC NOLO Y	P8	Replace hot water heater.	WTRH	3	CA-DP	
						\$238,685.20
	T1	Provide/replace IDF/MDF air conditioning.	HVAC	1	CA-DP	
LI E S ETY SEC RITY	T2	Replace sound system.	SR	3	CA-DP	
						\$1,260,60 .40
	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	Provide secure front vestibule.	REN	1	CA-DP	
	LSS5	Provide new/additional cameras.	SCM	1	CA-DP	
	LSS6	Provide access control system upgrade. Add additional card readers/door contacts. Video Intercom at 2 entrances.	SCR	1	CA-DP	
	LSS7	Provide new room graphics and way-finding signage.	SGN	2	CA-DP	
	LSS8	Provide new marquee sign located at front entry per DISTRICT STANDARDS.	SGN	2	CA-DP	
	LSS9	Provide new way-finding site signage.	SGN	2	CA-DP	
T LETICS CTI ITIES	LSS10	Replace intercom system.	PA	4	CA-DP	
						\$112,645.00
AA1		Provide new/additional acoustical treatment at gyms.	ACO	3	CA-DP	

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DISCIPLINE	ITE NO.	ITE DESCRIPTION	CL. SS. CODE	PRIORITY CODE	SO. RCE CODE	TOT. L. COST
	AA2	Replace existing gym wall padding, backboards, goals and supports.	AEQ	3	CA-DP	
	AA3	Replace existing wood gym floor (include re-striping).	FLR	4	CA-DP	
OOD SER. ICE						\$2,265,250.00
	FS1	Renovate existing Cafeteria (include new finishes, acoustical treatment, lighting, sound system, etc.).	REN	3	CA-DP	
	FS2	Renovate kitchen (includes kitchen equipment, finishes and MEP upgrade).	REN	3	CA-DP	

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DISCIPLINE	ITE NO.	ITE DESCRIPTION	CL SS. CODE	PRIORITY CODE	SO RCE CODE	TOT L COST
CODE PRIORITY						TOT L
	1	Must Do: Critical replacements of equipment & systems, safety & security items and ADA accessibility. - (Life Expectancy: 0 - 2 years)				\$1,557,002.20
	2	Should Do: Replacements of equipment & systems, modernization of classrooms & hallways and exterior improvements. - (Life Expectancy: 3 - 5 years)				\$5,271,004.70
	3	Would Like to Do: Replacements of equipment & systems, programmatic campus renovations & additions to meet current standards. - (Life Expectancy: 6 - 10 years)				\$8,835,151.00
	4	Future Consideration: Replacements of equipment & systems. - (Life Expectancy: 11 + years)				\$178,430.20
						\$15,841,588.10

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	1,150,752.20	100.00%	\$1,150,752.20
PRIORITY 2 TOTAL	5,271,004.70	100.00%	\$5,271,004.70
PRIORITY 3 TOTAL	1,801,241.00	100.00%	\$1,801,241.00
PRIORITY 4 TOTAL	178,430.20	0.00%	\$0.00
FACILITY CONDITION REPAIR COST			\$8,222,997.90
FACILITY REPLACEMENT VALUE (SQ.FT. X REPLACEMENT COST + SOFT COSTS)			\$18,114,200.00
FACILITY CONDITION INDEX			45.40%