

HENRY W. LONGFELLOW

Career Exploration Academy

5314 Boaz Street
Dallas, Texas 75209

Trustee District No. 2
Northwest Quadrant

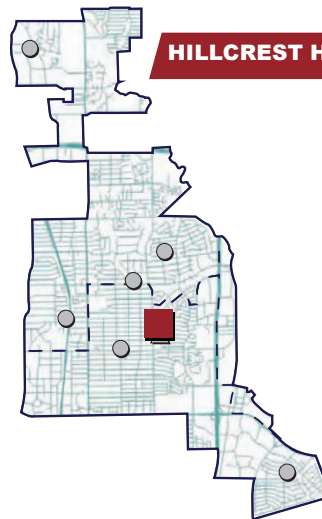
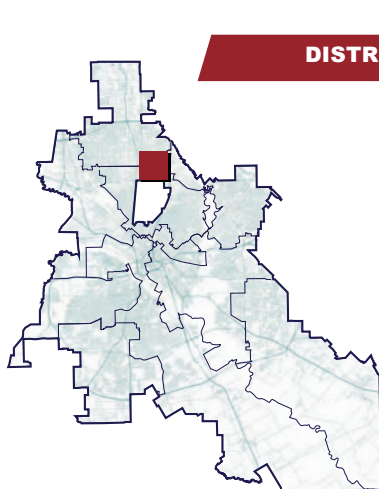
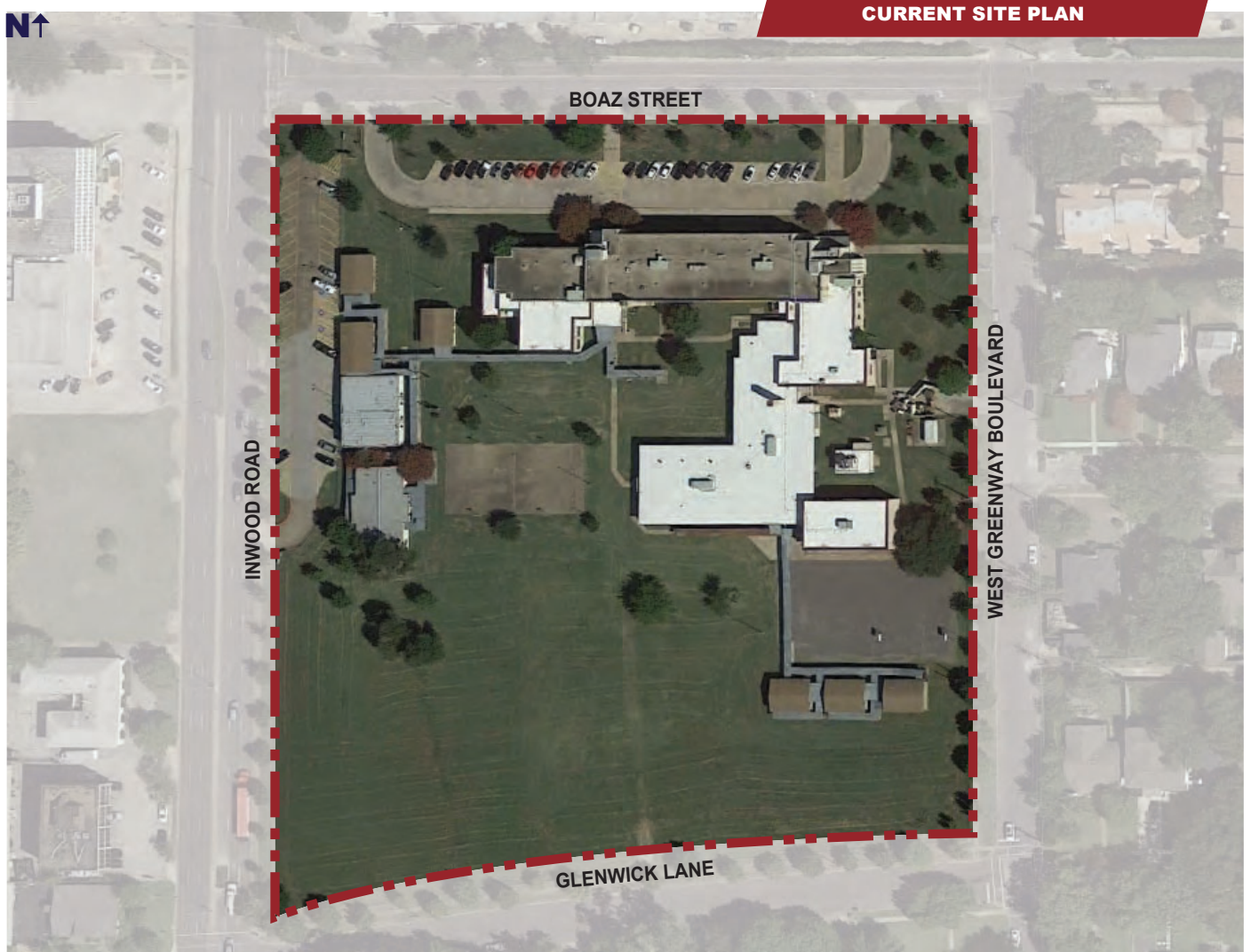


Year Built: 1945
Building Area: 125,688 SF
Site Acreage: 8.95

Optimal Student Capacity: 495
Enrollment (2018 - 19): 429
Campus Utilization: 87%
Facility Condition Index (Life-Cycle): 70.77%

Henry W. Longfellow Career Exploration Academy

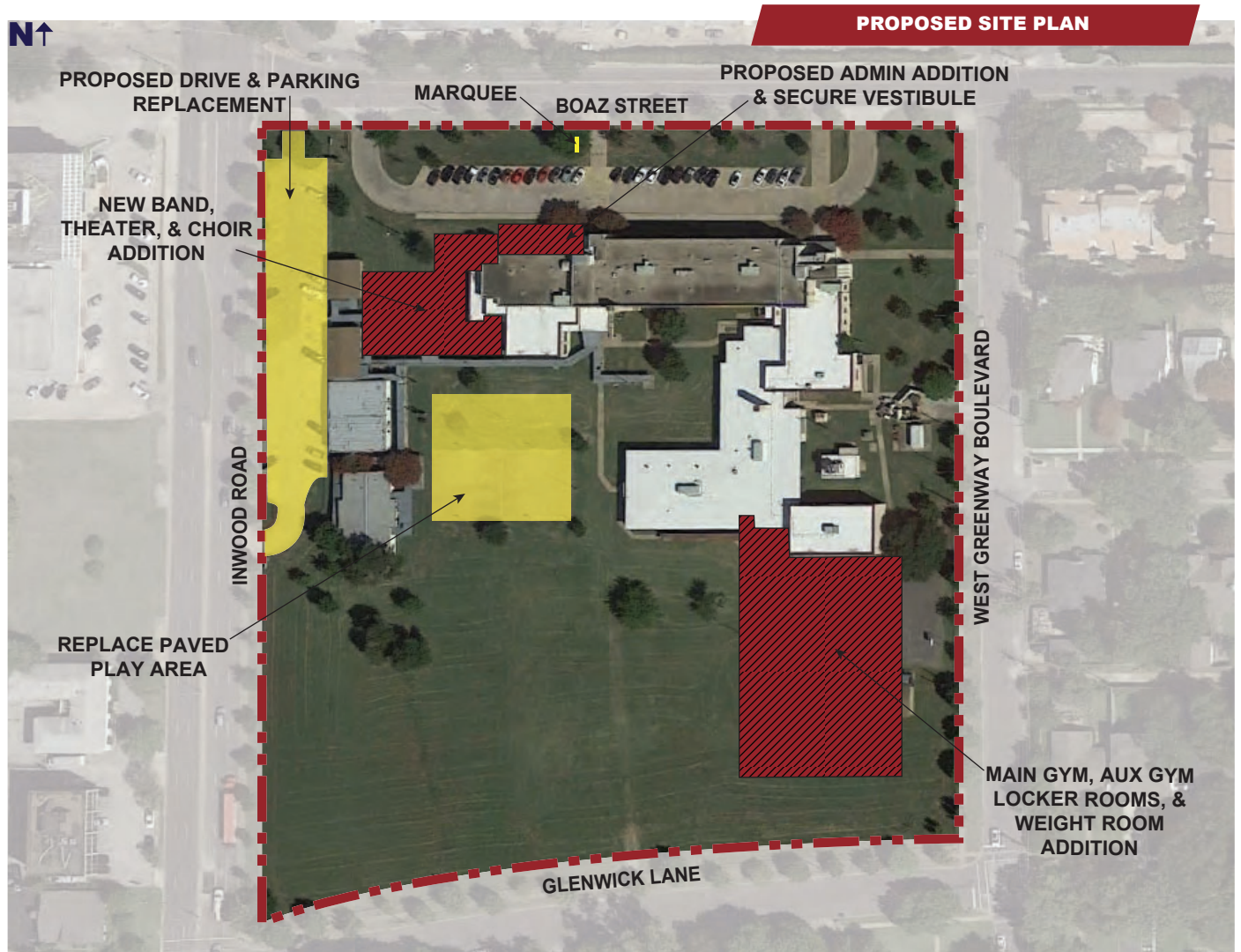
Site Plans








▲ High Schools
 ■ Middle Schools
 ● Elementary Schools

Henry W. Longfellow Career Exploration 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 | |

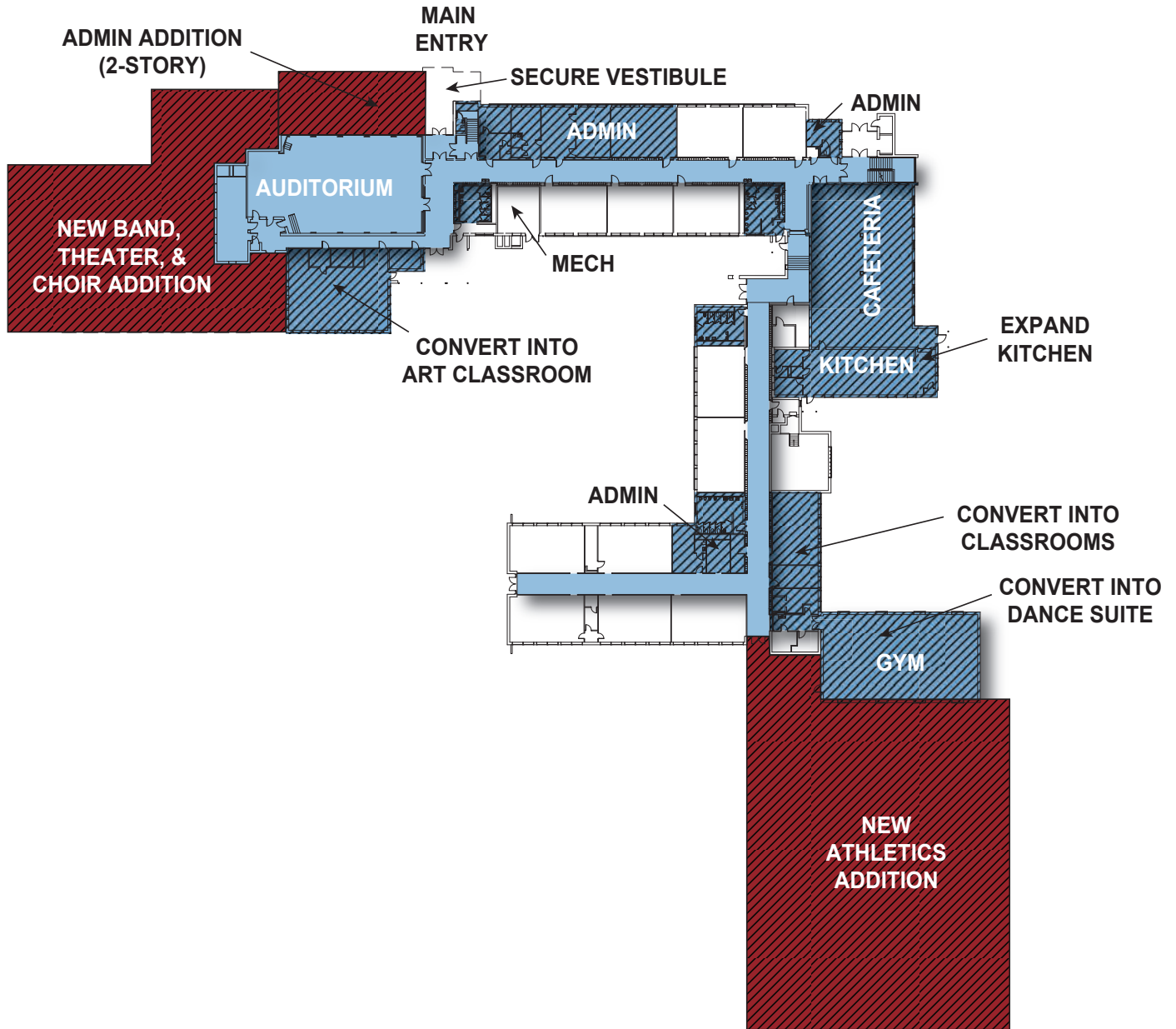
Refer to Deficiency Priority Report for Detailed Scope Descriptions

Henry W. Longfellow Career Exploration Academy

Floor Plans

N↑

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

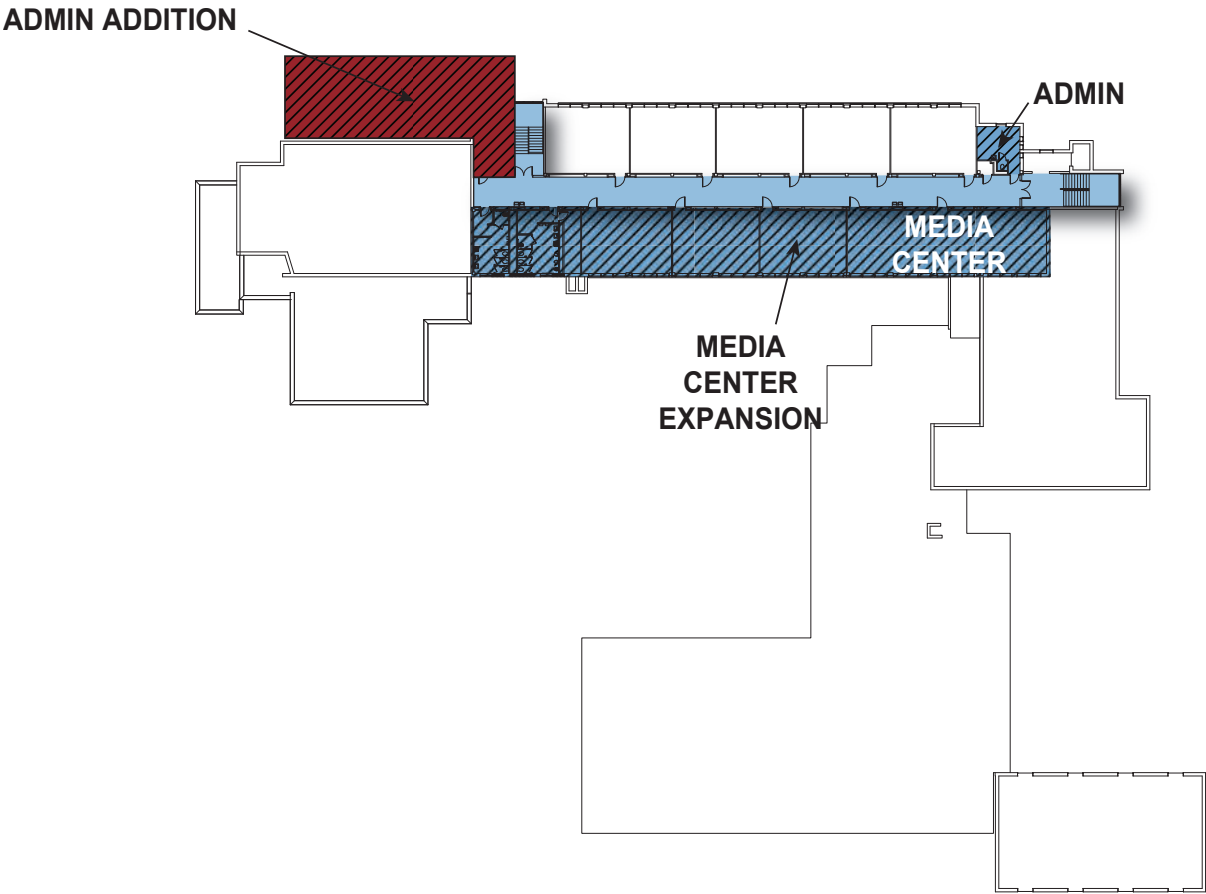
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Henry W. Longfellow Career Exploration Academy

Floor Plans

N↑

PROPOSED 2ND 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

Henry W. Longfellow Career Exploration 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	\$2,131,092.60
Priority - 2	\$11,360,669.45
Priority - 3	\$27,745,474.90
Priority Totals	\$41,237,236.95

DISCIPLINE	PRIORITY 1	PRIORITY-2	PRIORITY-3	PRIORITY 4	COST
Civil	\$0.00	\$910,000.00	\$0.00	\$0.00	\$910,000.00
Building Envelope	\$333,840.00	\$978,478.80	\$0.00	\$0.00	\$1,312,318.80
Architecture	\$0.00	\$4,861,075.05	\$14,214,967.00	\$0.00	\$19,076,042.05
Mechanical	\$0.00	\$895,570.00	\$701,880.40	\$0.00	\$1,597,450.40
Electrical	\$0.00	\$1,776,169.20	\$0.00	\$0.00	\$1,776,169.20
Plumbing	\$0.00	\$1,650,256.40	\$67,600.00	\$0.00	\$1,717,856.40
Technology	\$130,000.00	\$0.00	\$0.00	\$0.00	\$130,000.00
Life Safety & Security	\$1,667,252.60	\$289,120.00	\$26,000.00	\$0.00	\$1,982,372.60
Athletics/Activities	\$0.00	\$0.00	\$10,504,000.00	\$0.00	\$10,504,000.00
Food Service	\$0.00	\$0.00	\$2,231,027.50	\$0.00	\$2,231,027.50
Priority Totals	\$2,131,092.60	\$11,360,669.45	\$27,745,474.90	\$0.00	\$41,237,236.95

Totals 1	\$2,131,092.60
Totals 1 2	\$13,491,622.05
Totals 1 2 3	\$41,237,236.95
Totals 1 2 3 4	\$41,237,236.95

Henry W. Longfellow Career Exploration Academy

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						\$ 10,000.00
	C1	Remove and replace staff parking lot & drive.	SPR	2	CA-DP	
	C2	Remove and replace concrete sidewalks.	SPR	2	CA-DP	
BUILDING ENVELOPE						\$1,312,318.80
	B1	Replace CTP 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	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 outdated exterior windows with new energy efficient window assembly per DISTRICT STANDARDS.	WDW	2	CA-DP	
ARCHITECTURE						\$1 ,076,042.05
	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	Paint all previously painted interior surfaces. Repair/patch walls prior to painting (except at areas of renovation).	PTG	2	CA-DP	
	A5	Renovate auditorium per DISTRICT STANDARDS and provide new rigging & A/V systems (Includes: new acoustics, catwalk safety upgrades, new finishes, seating, doors w/ hardware, flooring, and ceiling). To be performed in conjunction with fine arts addition.	REN	2	CA-DP	
	A6	Renovate corridor to provide new durable surfaces throughout (remove existing lockers, floor, ceiling, and include ACM abatement where applicable).	REN	2	CA-DP	
	A7	Demo existing faculty lounge to provide new band, choir & theater suites all per DISTRICT STANDARDS (includes main fine arts educational spaces and all accessory spaces). Renovate existing band hall & book room into new art suite.	ADD	3	CA-DP	
	A8	Replace science lab/classroom casework per DISTRICT STANDARDS (include chemical resistant counter tops, workstations and sinks).	CWK	3	CA-DP	

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	A9	Replace educational casework in all classrooms (excluding science labs) per DISTRICT STANDARDS (include counter tops, workstations and sinks).	CWK	3	CA-DP	
	A10	Replace interior doors and hardware. Re-key entire facility per new District "grand master" keying system.	DR	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	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.).	ADD	3	CA-DP	
	A15	Renovate existing gym into new dance suite per DISTRICT STANDARDS. Includes: new sprung dance floor, boys and girls dressing rooms, mirrors, uniform & shoe storage, wall mounted ballet bars, office space, general storage, and sound system. Renovate old d	REN	3	CA-DP	
	A16	Renovate and expand existing library into learning center based on DISTRICT STANDARDS. Incorporate and reconfigure nearby computer classroom to account for aux library space.	REN	3	CA-DP	
	A17	Renovate restrooms (include new wall and floor finishes, fixtures, toilet partitions etc.).	REN	3	CA-DP	
MECHANICAL						\$1,5 7,450.40
	M1	Replace kitchen hood and fans.	HVAC	2	CA-DP	
	M2	Provide DDC controls.	HVAC	2	CA-DP	
	M3	Replace rooftop DX units.	HVAC	2	CA-DP	
	M4	Replace chilled water pumps.	HVAC	2	CA-DP	
	M5	Replace exhaust fans.	HVAC	2	CA-DP	
	M6	Remove exhaust chimney down to roof level. Includes roof repair/replacement, new exhaust fans, and associated duct work	HVAC	3	CA-DP	
	M7	Provide test and balance of HVAC systems.	HVAC	3	CA-DP	
	M8	Provide commissioning of MEP systems.	HVAC	3	CA-DP	
ELECTRICAL						\$1,776,16 .20
	E1	Provide interior lighting controls.	LTG-I	2	CA-DP	

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	E2	Replace interior lights with LED lighting.	LTG-I	2	CA-DP	
	E3	Replace secondary switchgear.	ED	2	CA-DP	
	E4	Replace service entrance switchgear.	ED	2	CA-DP	
PLUMBING						\$1,717,856.40
	P1	Provide washer/dryer connections.	MEQ	2	CA-DP	
	P2	Replace hot water piping.	PLDW	2	CA-DP	
	P3	Replace cold water piping.	PLDW	2	CA-DP	
	P4	Replace gas piping.	PLGP	2	CA-DP	
	P5	Provide hose bibs.	PLF	2	CA-DP	
	P6	Replace acid piping.	PLSS	2	CA-DP	
	P7	Replace waste piping.	PLSS	2	CA-DP	
	P8	Replace hot water heater.	WTRH	2	CA-DP	
	P9	Replace dilution tank.	PLF	2	CA-DP	
	P10	Replace grease trap.	PLGT	2	CA-DP	
	P11	Replace grease waste piping.	PLGT	2	CA-DP	
	P12	Replace electric drinking fountains.	EDF	3	CA-DP	
TECHNOLOGY						\$130,000.00
	T1	Provide/replace IDF/MDF air conditioning.	HVAC	1	CA-DP	
LIFE SAFETY SECURITY						\$1, 82,372.60
	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 security system upgrade.	SIA	1	CA-DP	
	LSS8	Replace/Add security screens at first floor windows as per DISTRICT STANDARDS.	WDW	1	CA-DP	

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	LSS9	Replace exterior doors.	DR	2	CA-DP	
	LSS10	Provide new room graphics and way-finding signage.	SGN	2	CA-DP	
	LSS11	Provide new marquee sign located at front entry per DISTRICT STANDARDS.	SGN	2	CA-DP	
	LSS12	Provide new way-finding site signage.	SGN	3	CA-DP	
ATHLETICS/ACTIVITIES						\$10,504,000.00
	AA1	Provide new main & auxiliary gym addition with new boys & girls athletic locker rooms and new weight room all per DISTRICT STANDARDS. Existing gym renovation to be done simultaneously as addition.	ADD	3	CA-DP	
FOOD SERVICE						\$2,231,027.50
	FS1	Renovate Cafeteria to TEA required size (include new finishes, acoustical treatment, lighting, sound system, etc.).	REN	3	CA-DP	
	FS2	Renovate kitchen and expand into cafe (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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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	1,754,092.60	100.00%	\$1,754,092.60
PRIORITY 2 TOTAL	9,276,918.95	100.00%	\$9,276,918.95
PRIORITY 3 TOTAL	2,378,100.40	100.00%	\$2,378,100.40
PRIORITY 4 TOTAL	0.00	0.00%	\$0.00
FACILITY CONDITION REPAIR COST			\$13,409,111.95
FACILITY REPLACEMENT VALUE (SQ.FT. X REPLACEMENT COST + SOFT COSTS)			\$18,947,500.00
FACILITY CONDITION INDEX			70.77%