

MOCKINGBIRD

Elementary School

5828 East Mockingbird Lane
Dallas, Texas 75206

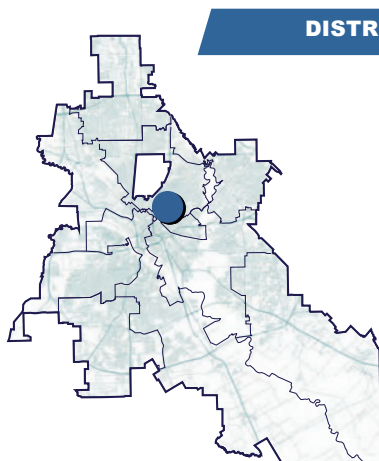
Trustee District No. 2
Northeast Quadrant



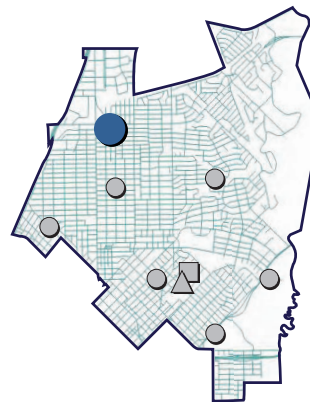
Year Built: 1940
Building Area: 47,680 SF
Site Acreage: 9.10

Optimal Student Capacity: 681
Enrollment (2018 - 19): 664
Campus Utilization: 98%
Facility Condition Index (Life-Cycle): 45.02%

Mockingbird Elementary School Site Plans



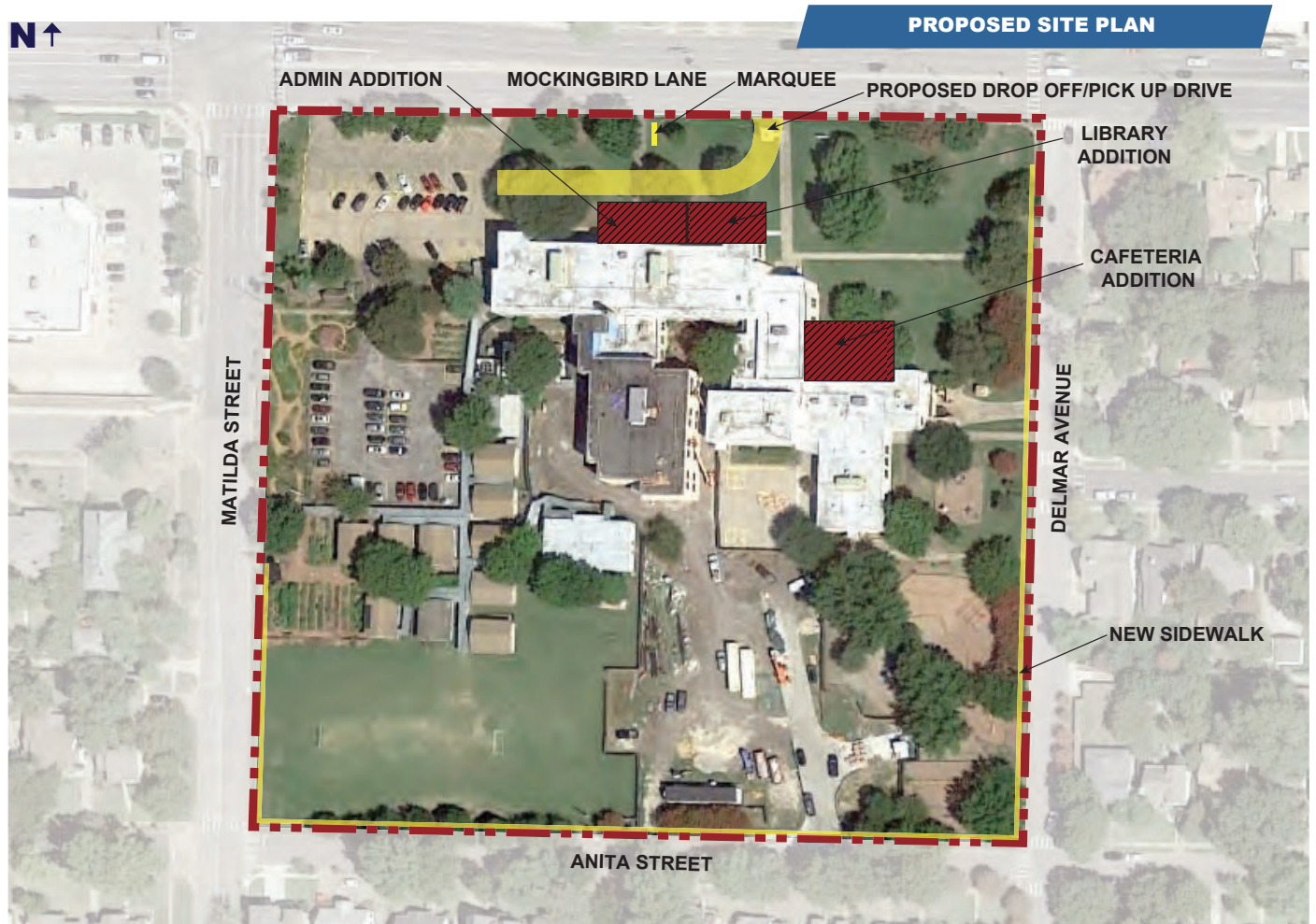
WOODROW WILSON HIGH SCHOOL FEEDER MAP








▲ High Schools
 ■ Middle Schools
 ● Elementary Schools

Mockingbird 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		

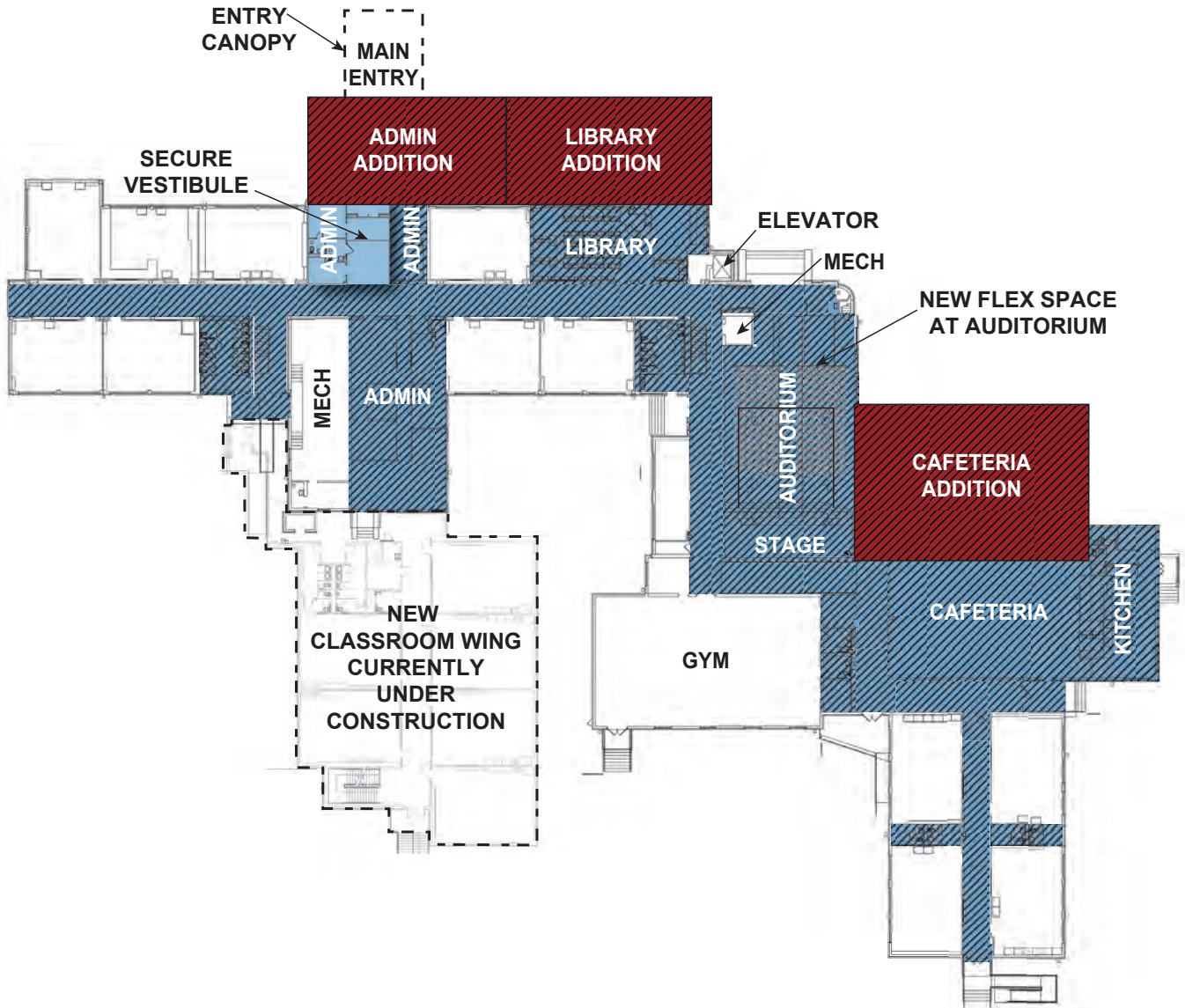
Refer to Deficiency Priority Report for Detailed Scope Descriptions

Mockingbird Elementary School

Floor Plans

PROPOSED 1ST FLOOR PLAN

N ↑



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

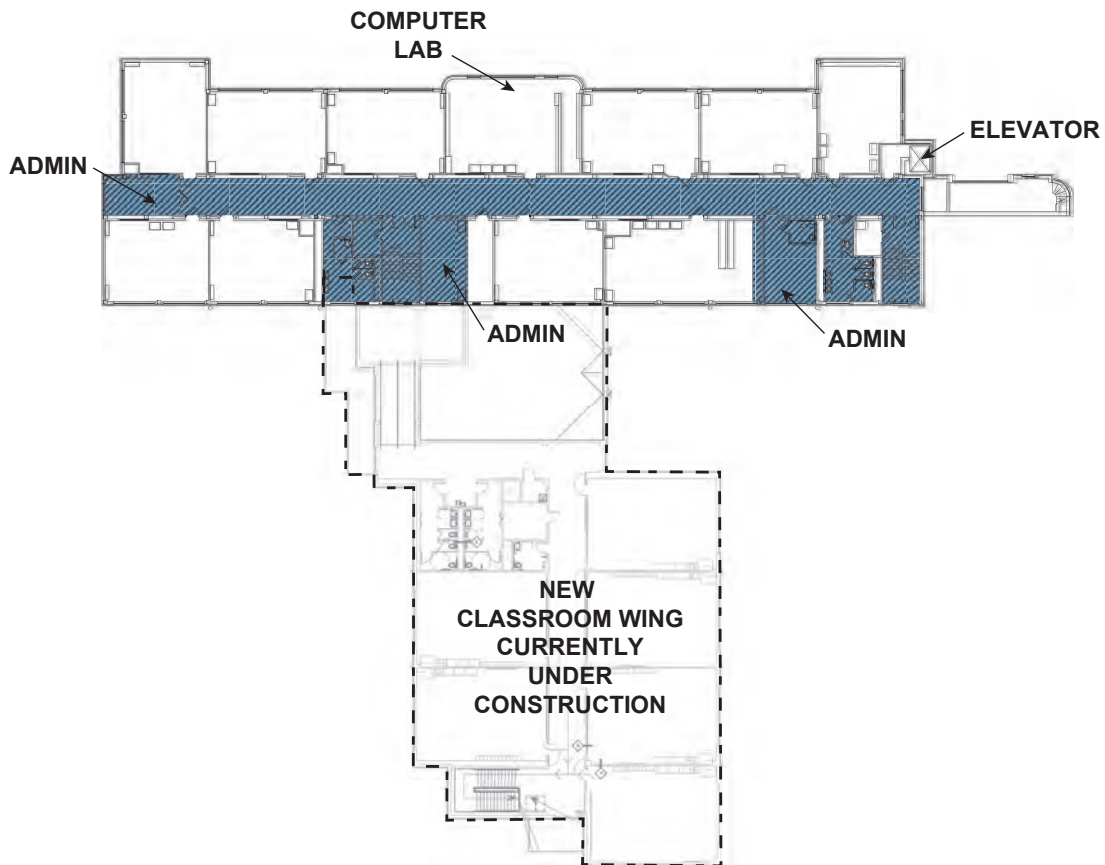
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Mockingbird Elementary School

Floor Plans

PROPOSED 2ND FLOOR PLAN

N ↑



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

Mockingbird 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	\$1,587,625.00
Priority - 2	\$2,416,302.20
Priority - 3	\$11,413,660.70
Priority - 4	\$985,400.00
Priority Totals	\$16,402,987.90

DISCIPLINE	PRIORITY 1	PRIORITY-2	PRIORITY-3	PRIORITY 4	COST
Civil	\$0.00	\$0.00	\$835,900.00	\$0.00	\$835,900.00
Building Envelope	\$960,700.00	\$125,476.00	\$152,880.00	\$0.00	\$1,239,056.00
Architecture	\$0.00	\$890,596.20	\$5,020,618.20	\$0.00	\$5,911,214.40
Mechanical	\$0.00	\$1,057,030.00	\$346,944.00	\$0.00	\$1,403,974.00
Electrical	\$0.00	\$343,200.00	\$0.00	\$0.00	\$343,200.00
Plumbing	\$0.00	\$0.00	\$297,700.00	\$0.00	\$297,700.00
Technology	\$32,500.00	\$0.00	\$92,976.00	\$0.00	\$125,476.00
Life Safety & Security	\$594,425.00	\$0.00	\$0.00	\$985,400.00	\$1,579,825.00
Athletics/Activities	\$0.00	\$0.00	\$111,442.50	\$0.00	\$111,442.50
Food Service	\$0.00	\$0.00	\$4,555,200.00	\$0.00	\$4,555,200.00
Priority Totals	\$1,587,625.00	\$2,416,302.20	\$11,413,660.70	\$985,400.00	\$16,402,987.90

Totals 1	\$1,587,625.00
Totals 1 2	\$4,003,927.20
Totals 1 2 3	\$15,417,587.90
Totals 1 2 3 4	\$16,402,987.90

Mockingbird 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						\$835, 00.00
	C1	Replace/add sidewalks along perimeter of site	SPN	3	CA-DP	
	C2	Provide new front loop drive.	SPN	3	CA-DP	
	C3	Remove and replace concrete sidewalks.	SPR	3	CA-DP	
	C4	Remove and replace pavement.	SPR	3	CA-DP	
BUILDING ENVELOPE						\$1,23 ,056.00
	B1	Replace spray foam 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 exterior doors.	DR	3	CA-DP	
ARCHITECTURE						\$5, 11,214.40
	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 gym ceiling and provide tectum acoustical panels. (includes paint and MEP upgrades)	CLG	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	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	
	A6	Paint all previously painted interior surfaces. Repair/patch walls prior to painting (except at areas of renovation).	PTG	2	CA-DP	
	A7	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid throughout facility (except at areas of renovation).	CLG	3	CA-DP	
	A8	Replace interior doors and hardware. Re-key entire facility per new District "grand master" keying system.	DR	3	CA-DP	

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DISCIPLINE	ITEM NO.	ITEM DESCRIPTION	CLASS. CODE	PRIORITY CODE	SOURCE CODE	TOTAL COST
	A9	Provide new flexible "next gen" furniture at Cafeteria per DISTRICT STANDARDS.	FRN	3	CA-DP	
	A10	Provide new flexible "next gen" furniture at all classrooms per DISTRICT STANDARDS.	FRN	3	CA-DP	
	A11	Provide new flexible "next gen" furniture at Library per DISTRICT STANDARDS.	FRN	3	CA-DP	
	A12	Renovate corridor to provide new durable surfaces throughout (remove existing lockers, floor, ceiling, and include ACM abatement where applicable).	REN	3	CA-DP	
	A13	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	
	A14	Provide new platform level at back of auditorium seating area to create multipurpose area. Includes structure, finishes, railing, stairs, etc.	REN	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	Replace stage curtains (include front, valance, etc.).	STGC	3	CA-DP	
MECHANICAL						\$1,403, 74.00
	M1	Replace exhaust fans.	HVAC	2	CA-DP	
	M2	Provide DDC controls.	HVAC	2	CA-DP	
	M3	Replace condenser water pumps.	HVAC	2	CA-DP	
	M4	Replace refrigerant monitoring system.	HVAC	2	CA-DP	
	M5	Replace cooling tower.	HVAC	2	CA-DP	
	M6	Replace chiller water piping.	HVAC	2	CA-DP	
	M7	Remove exhaust chimney down to roof level. Includes roof repair/replacement, new exhaust fans, and associated duct work	HVAC	3	CA-DP	
	M8	Provide test and balance of HVAC systems.	HVAC	3	CA-DP	
	M9	Provide commissioning of MEP systems.	HVAC	3	CA-DP	
ELECTRICAL						\$343,200.00
	E1	Provide interior lighting controls.	LTG-I	2	CA-DP	
	E2	Replace interior lights with LED lighting.	LTG-I	2	CA-DP	
PLUMBING						\$2 7,700.00
	P1	Replace electric drinking fountains.	EDF	3	CA-DP	

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DISCIPLINE	ITEM NO.	ITEM DESCRIPTION	CLASS. CODE	PRIORITY CODE	SOURCE CODE	TOTAL COST
	P2	Provide hose bibs.	PLF	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	
TECHNOLOGY						\$125,476.00
	T1	Provide/replace IDF/MDF air conditioning.	HVAC	1	CA-DP	
	T2	Replace sound system.	SR	3	CA-DP	
LIFE SAFETY SECURITY						\$1,57 ,825.00
	LSS1	Provide exterior lighting controls.	LTG-E	1	CA-DP	
	LSS2	Replace exterior lights with LED lighting.	LTG-E	1	CA-DP	
	LSS3	Renovate portion of admin at front entry to create a secure vestibule	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 intercom system.	PA	4	CA-DP	
	LSS7	Provide new room graphics and way-finding signage.	SGN	4	CA-DP	
	LSS8	Provide new way-finding site signage.	SGN	4	CA-DP	
ATHLETICS/ACTIVITIES						\$111,442.50
	AA1	Provide new/additional acoustical treatment at gyms.	ACO	3	CA-DP	
	AA2	Replace existing gym wall padding, backboards, goals and supports.	AEQ	3	CA-DP	
	AA3	Replace existing wood gym floor (include re-stripping).	FLR	3	CA-DP	
FOOD SERVICE						\$4,555,200.00
	FS1	Renovate and expand existing kitchen into existing cafeteria. (includes kitchen equipment, finishes and MEP)	ADD	3	CA-DP	
	FS2	Provide new Cafeteria addition with (include new finishes, acoustical treatment, lighting, sound system, etc.).	REN	3	CA-DP	

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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)					\$1,587,625.00
2	Should Do: Replacements of equipment & systems, modernization of classrooms & hallways and exterior improvements. - (Life Expectancy: 3 - 5 years)					\$2,416,302.20
3	Would Like to Do: Replacements of equipment & systems, programmatic campus renovations & additions to meet current standards. - (Life Expectancy: 6 - 10 years)					\$11,413,660.70
4	Future Consideration: Replacements of equipment & systems. - (Life Expectancy: 11 + years)					\$985,400.00
						\$16,402, 87. 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	1,301,625.00	100.00%	\$1,301,625.00
PRIORITY 2 TOTAL	2,416,302.20	100.00%	\$2,416,302.20
PRIORITY 3 TOTAL	3,258,572.20	100.00%	\$3,258,572.20
PRIORITY 4 TOTAL	985,400.00	0.00%	\$0.00
FACILITY CONDITION REPAIR COST			\$6,976,499.40
FACILITY REPLACEMENT VALUE (SQ.FT. X REPLACEMENT COST + SOFT COSTS)			\$15,496,000.00
FACILITY CONDITION INDEX			45.02%