

NORTH DALLAS

High School (Historical Designation)

3120 North Haskell Avenue
Dallas, Texas 75204

Trustee District No. 2
Northwest Quadrant

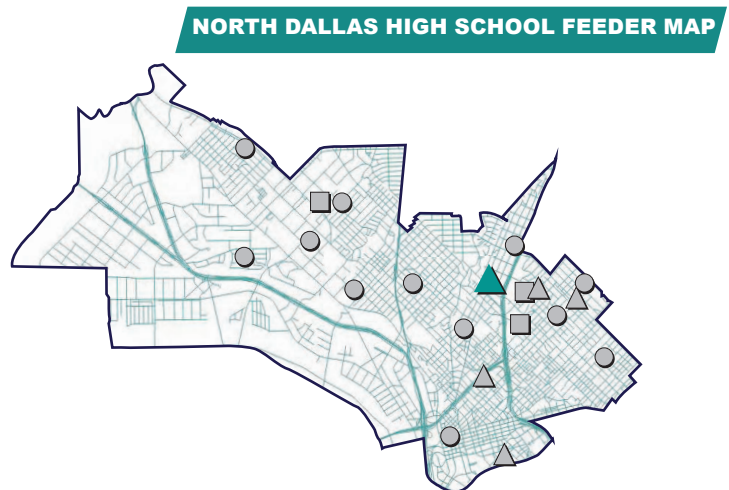


Year Built: 1921 (Original Building)
Building Area: 183,525 SF
Site Acreage: 7.58

Optimal Student Capacity: 2,115
Enrollment (2018 - 19): 1,051
Campus Utilization: 50%
Facility Condition Index (Life-Cycle): 89.24%

North Dallas High School

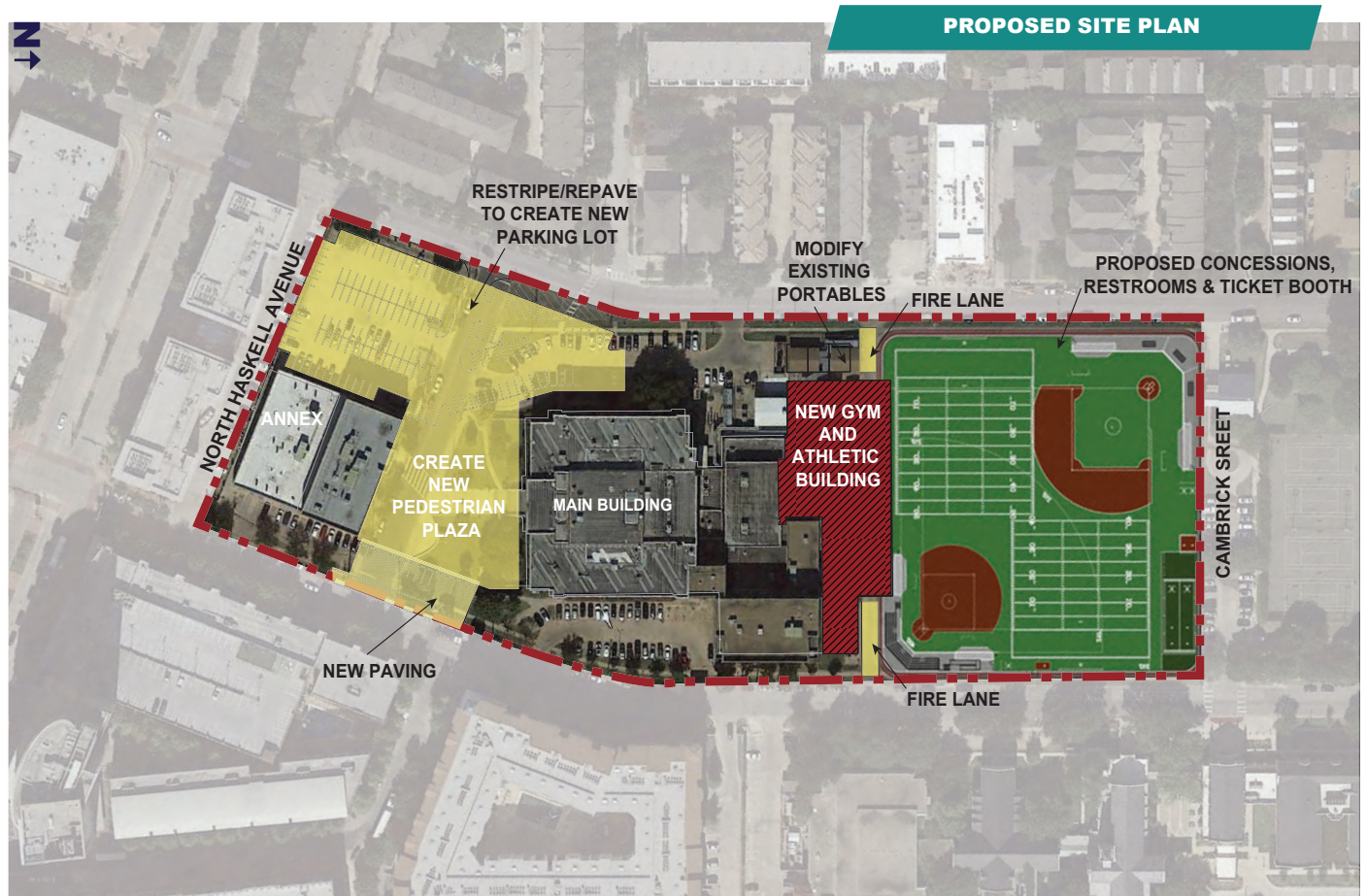
Site Plans



▲ High Schools
 ■ Middle Schools
 ● Elementary Schools

North Dallas High School

Site Plans



LEGEND

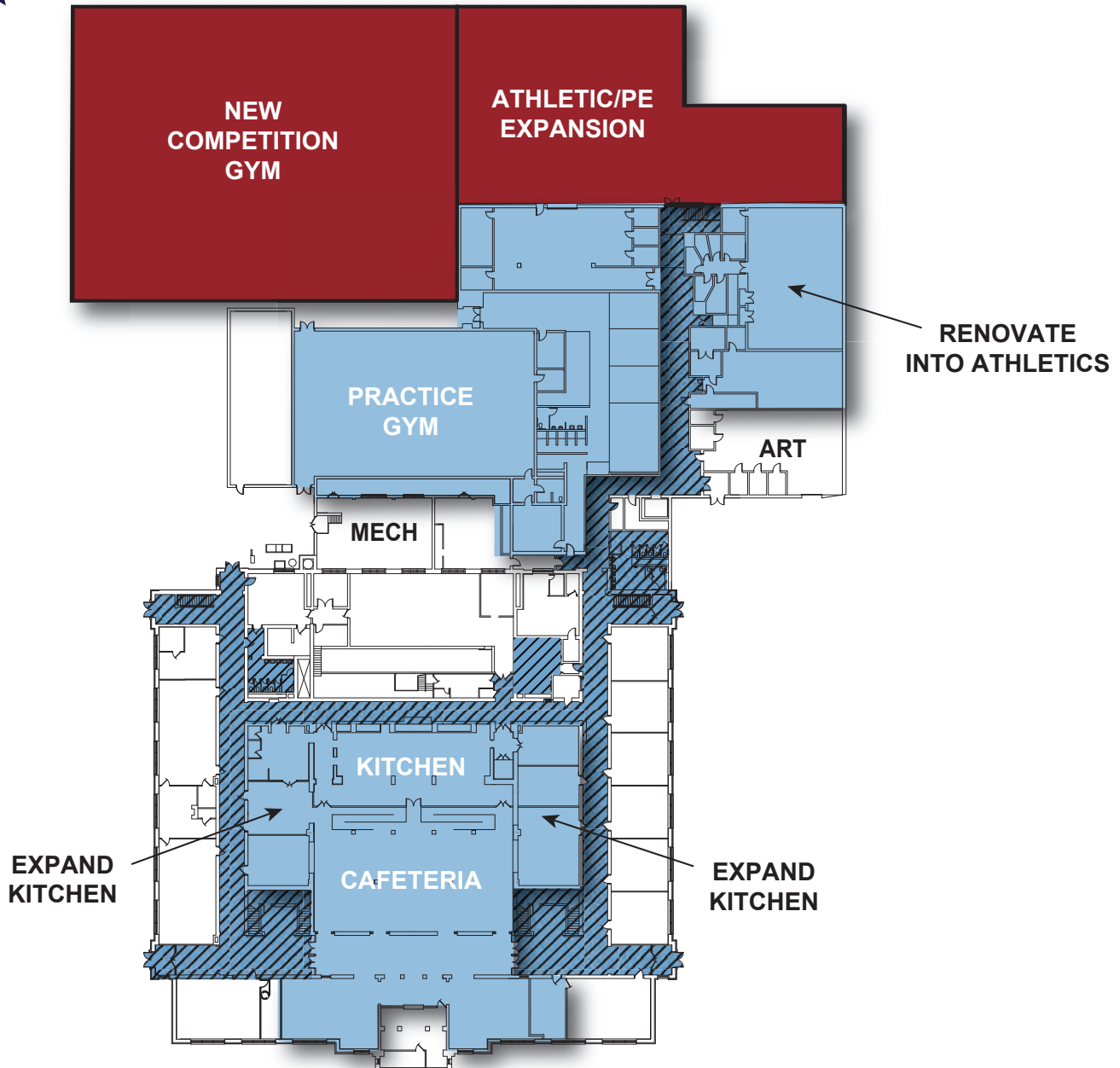
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|---|--|
| Site Improvements | Priority 1 & 2 Interior Renovation |
| Priority 1 & 2 Building Additions | Priority 3 & 4 Interior Renovation |
| Priority 3 & 4 Building Additions | |

Refer to Deficiency Priority Report for Detailed Scope Descriptions


North Dallas High School

Floor Plans

PROPOSED 1ST FLOOR PLAN



LEGEND

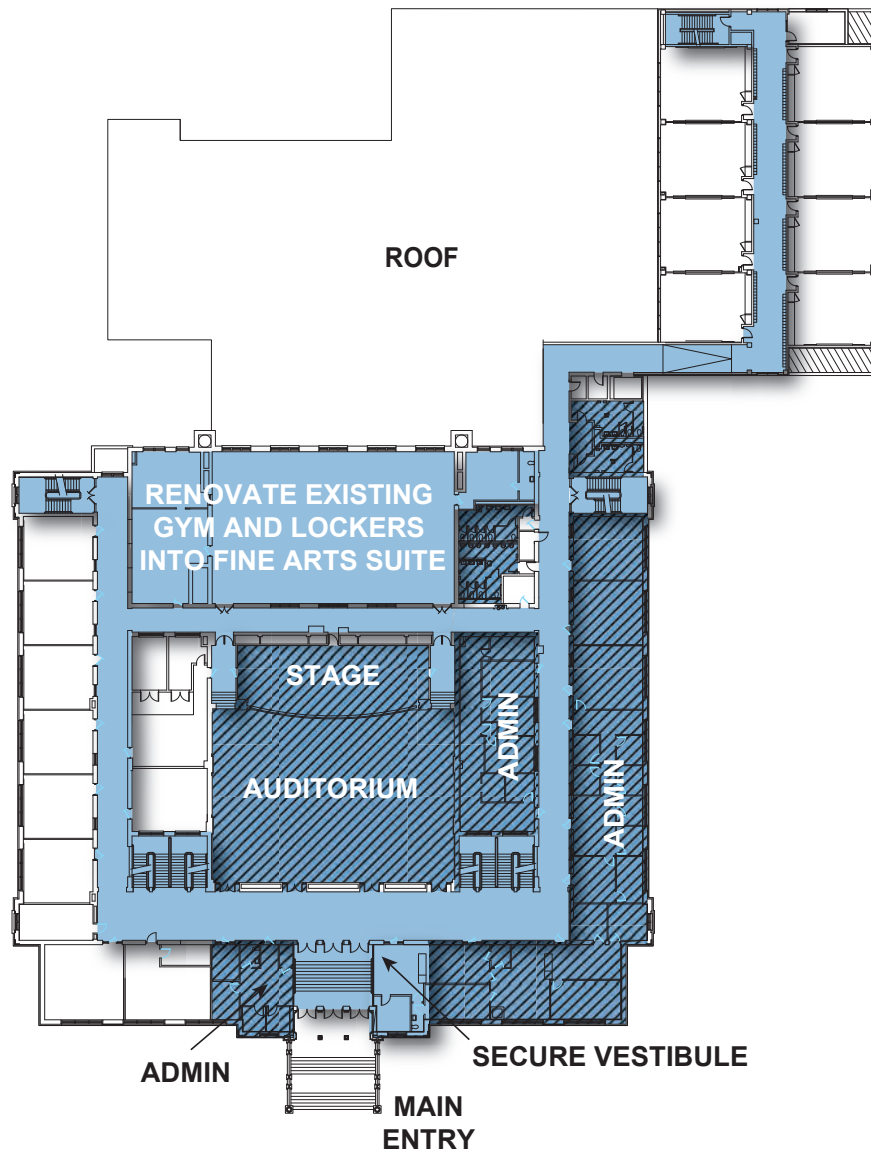
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|---|--|
|  Selective Life Cycle Upgrades and Interior Finish Out |  Priority 1 & 2 Interior Renovation |
|  Priority 1 & 2 Building Additions |  Priority 3 & 4 Interior Renovation |
|  Priority 3 & 4 Building Additions | |

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North Dallas High School

Floor Plans

PROPOSED 2ND FLOOR PLAN



LEGEND

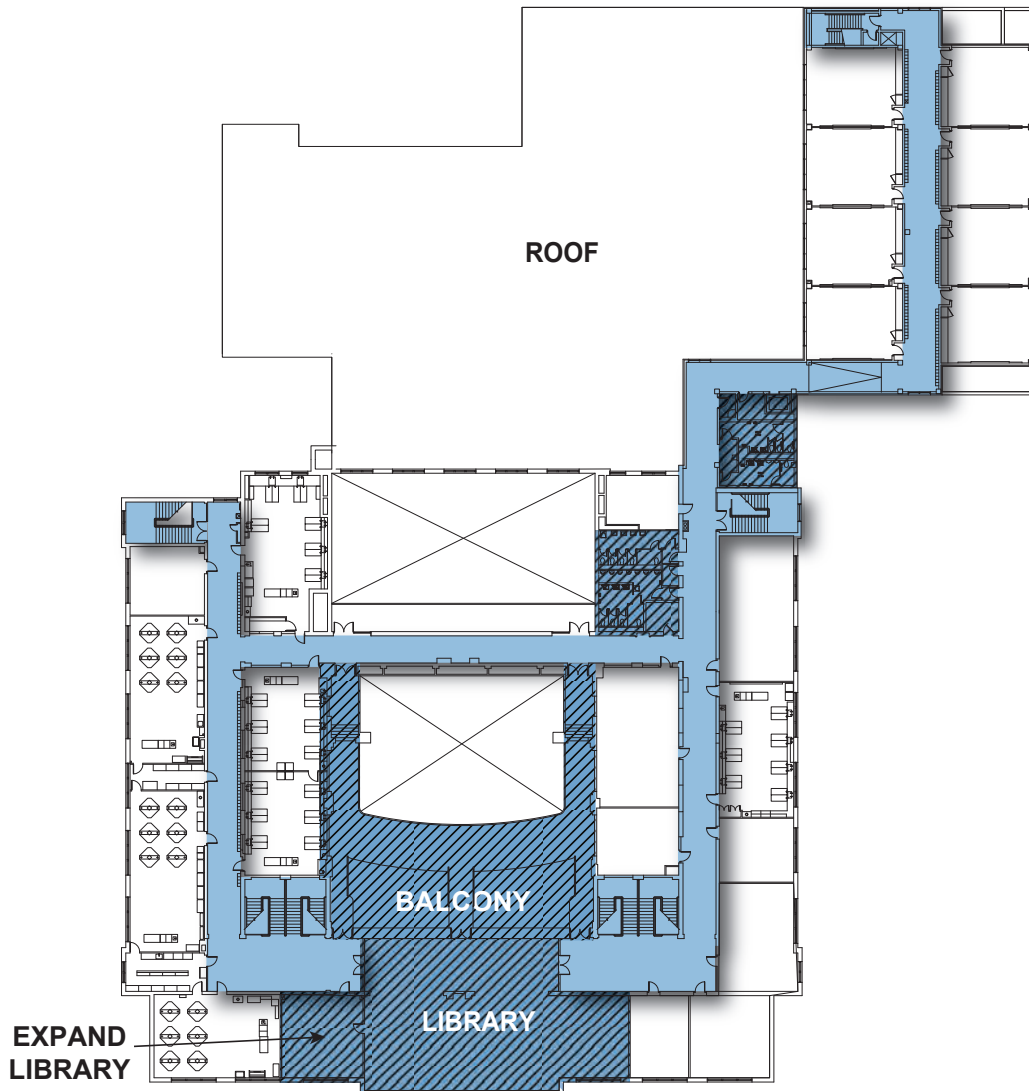
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|---|---|---|------------------------------------|
|  | Selective Life Cycle Upgrades and Interior Finish Out |  | Priority 1 & 2 Interior Renovation |
|  | Priority 1 & 2 Building Additions |  | Priority 3 & 4 Interior Renovation |
|  | Priority 3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

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North Dallas High School

Floor Plans

PROPOSED 3RD FLOOR PLAN



LEGEND

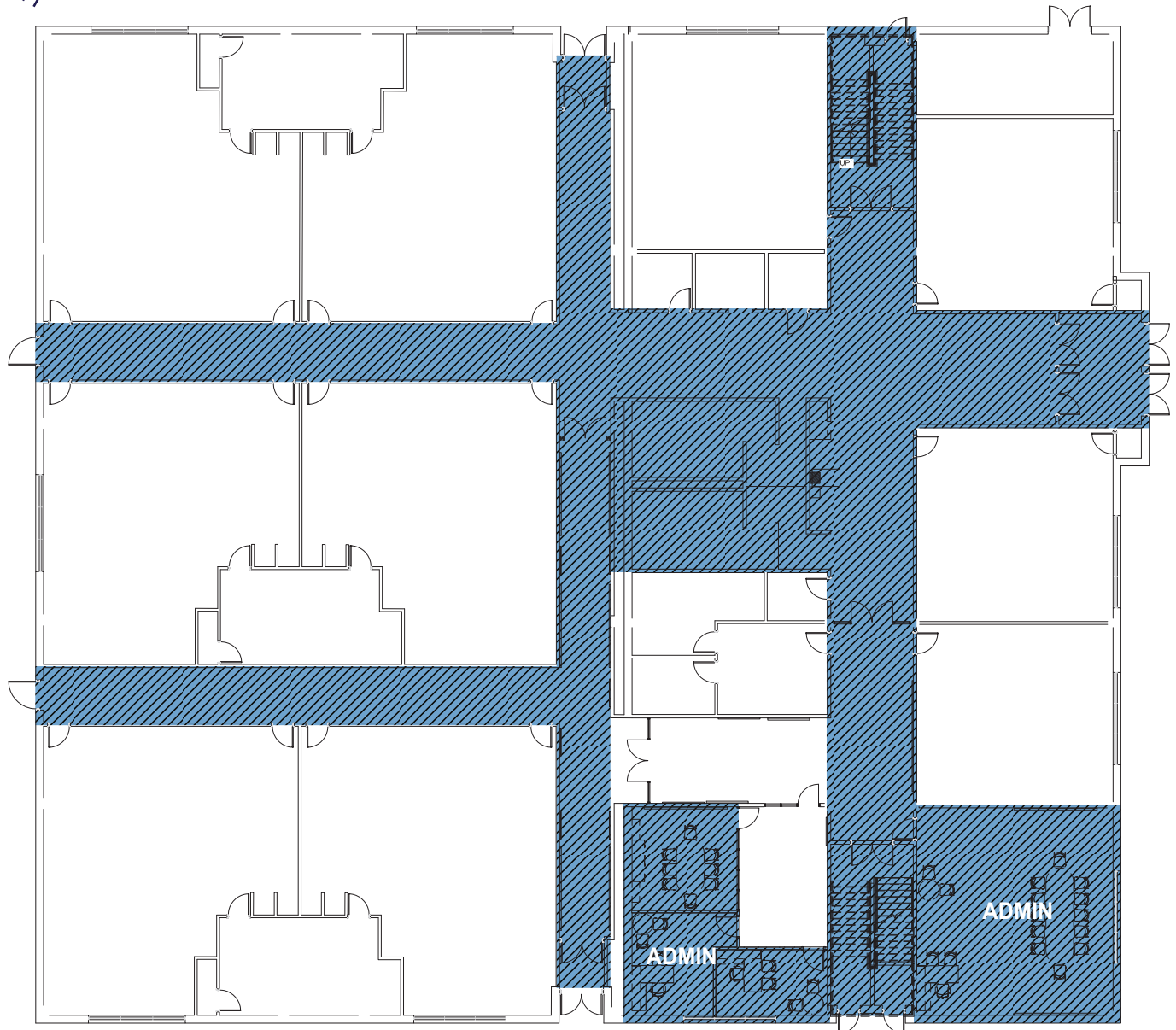
- Selective Life Cycle Upgrades and Interior Finish Out
- Priority 1 & 2 Building Additions
- Priority 1 & 2 Interior Renovation
- Priority 3 & 4 Building Additions
- Priority 3 & 4 Interior Renovation

Refer to Deficiency Priority Report for Detailed Scope Descriptions

North Dallas High School

Floor Plans

PROPOSED ANNEX 1ST FLOOR PLAN



LEGEND

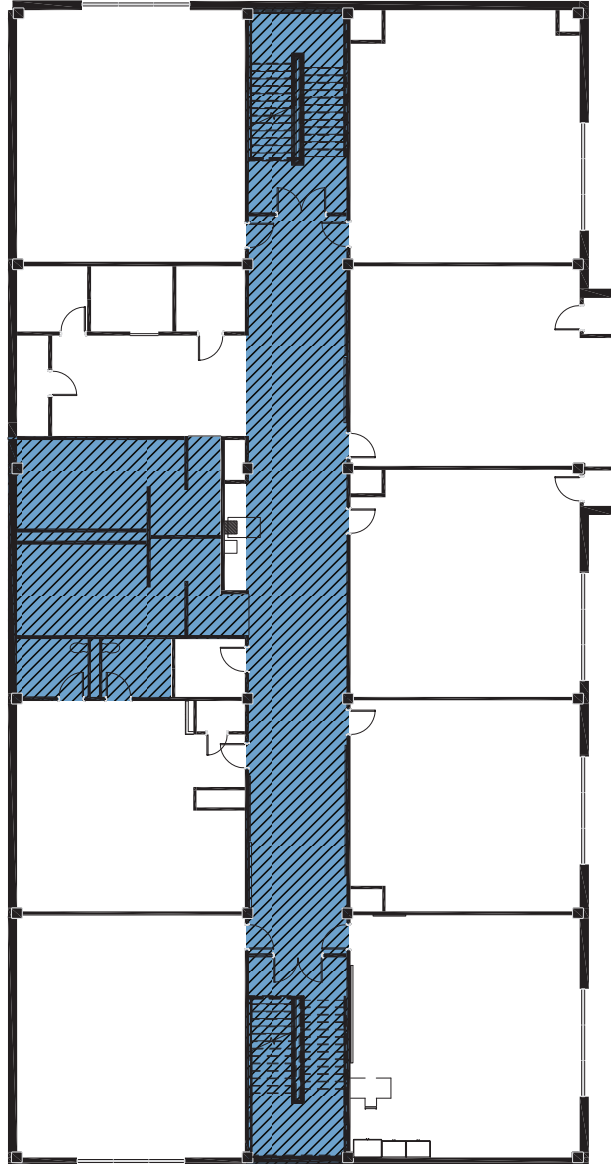
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|---|---|---|------------------------------------|
|  | Selective Life Cycle Upgrades and Interior Finish Out |  | Priority 1 & 2 Interior Renovation |
|  | Priority 1 & 2 Building Additions |  | Priority 3 & 4 Interior Renovation |
|  | Priority 3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

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North Dallas High School

Floor Plans

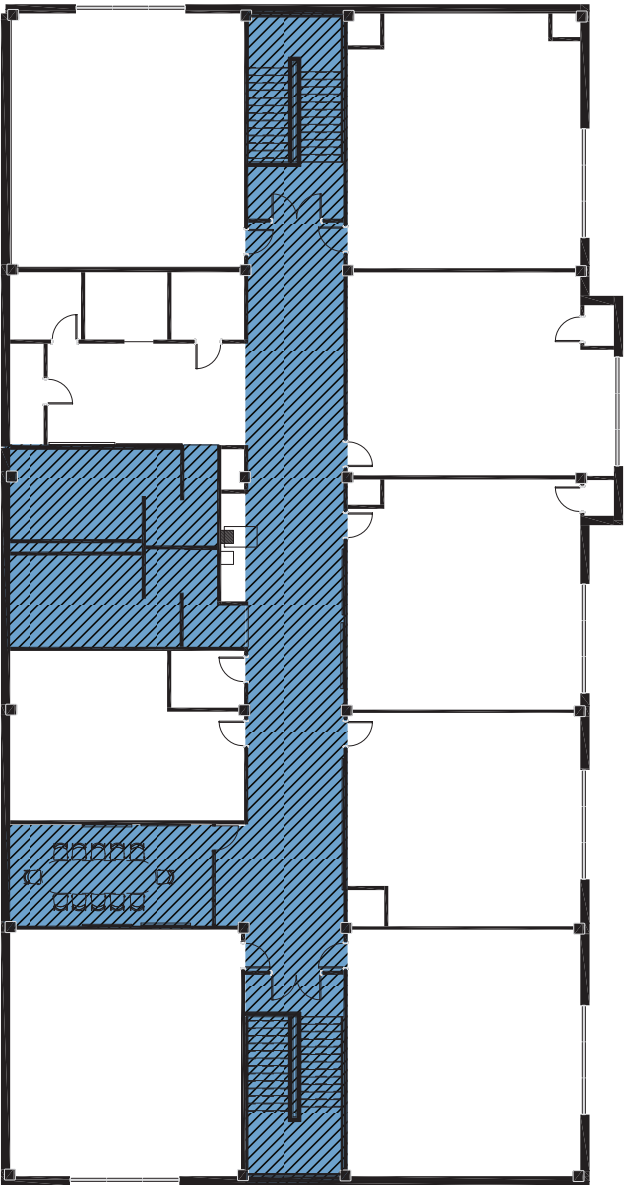
PROPOSED ANNEX 2ND FLOOR PLAN



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



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

North Dallas High 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	\$3,301,155.00
Priority - 2	\$43,193,361.25
Priority - 3	\$19,575,164.05
Priority Totals	\$66,069,680.30

DISCIPLINE	PRIORITY-1	PRIORITY-2	PRIORITY-3	PRIORITY-4	COST
Civil	\$0.00	\$1,040,000.00	\$0.00	\$0.00	\$1,040,000.00
Building Envelope	\$1,734,980.00	\$261,300.00	\$130,000.00	\$0.00	\$2,126,280.00
Architecture	\$0.00	\$8,525,205.00	\$9,858,621.50	\$0.00	\$18,383,826.50
Mechanical	\$0.00	\$3,304,470.00	\$2,785,038.75	\$0.00	\$6,089,508.75
Electrical	\$0.00	\$1,312,203.75	\$0.00	\$0.00	\$1,312,203.75
Plumbing	\$110,500.00	\$979,875.00	\$3,178,987.50	\$0.00	\$4,269,362.50
Technology	\$162,500.00	\$0.00	\$0.00	\$0.00	\$162,500.00
Life Safety & Security	\$1,293,175.00	\$213,720.00	\$202,800.00	\$0.00	\$1,709,695.00
Athletics/Activities	\$0.00	\$21,635,087.50	\$3,419,716.30	\$0.00	\$25,054,803.80
Food Service	\$0.00	\$5,921,500.00	\$0.00	\$0.00	\$5,921,500.00
Priority Totals	\$3,301,155.00	\$43,193,361.25	\$19,575,164.05	\$0.00	\$66,069,680.30

Totals 1	\$3,301,155.00
Totals 1 2	\$46,494,516.25
Totals 1 2 3	\$66,069,680.30
Totals 1 2 3 4	\$66,069,680.30

North Dallas High 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						\$1,040,000.00
	C1	Close off existing street and create plaza connecting annex and main building. (Includes drought resistant landscaping, irrigation system, sidewalks, etc.	LNDS	2	CA-DP	
BUILDING ENVELOPE						\$2,126,280.00
	B1	Replace CTP built up roof with gravel roof system per DISTRICT STANDARDS.	RFR	1	CA-DP	
	B2	Replace 2-ply modified bitumen roof system per DISTRICT STANDARDS.	RFR	1	CA-DP	
	B3	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	
	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	
	B6	Repair broken and cracked exterior wall cladding.	WRE	3	CA-DP	
ARCHITECTURE						\$18,383,826.50
	A1	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	2	CA-DP	
	A2	Replace science lab/classroom casework per DISTRICT STANDARDS at main building only (include chemical resistant counter tops, workstations and sinks).	CWK	2	CA-DP	
	A3	Replace educational casework in all classrooms (excluding science labs) per DISTRICT STANDARDS (include counter tops, workstations and sinks).	CWK	2	CA-DP	
	A4	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid throughout facility (except at areas of renovation).	CLG	2	CA-DP	
	A5	Replace interior doors and hardware. Re-key entire facility per new District "grand master" keying system.	DR	2	CA-DP	
	A6	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	
	A7	Replace teaching surfaces (marker boards, tack boards, etc.) at each classroom.	MBTB	2	CA-DP	
	A8	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	

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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
	A9	Paint all previously painted interior surfaces. Repair/patch walls prior to painting (except at areas of renovation).	PTG	2	CA-DP	
	A10	Renovate corridor to provide new durable surfaces throughout (remove existing lockers, floor, ceiling, and include ACM abatement where applicable).	REN	2	CA-DP	
	A11	Provide new rigging & curtain system per DISTRICT STANDARDS (includes fly battens, curtains & tracks, counterweights system, fire curtain, etc.).	STGC	2	CA-DP	
	A12	Provide new flexible "next gen" furniture at Cafeteria per DISTRICT STANDARDS.	FRN	3	CA-DP	
	A13	Provide new flexible "next gen" furniture at all classrooms per DISTRICT STANDARDS.	FRN	3	CA-DP	
	A14	Provide new flexible "next gen" furniture at Library per DISTRICT STANDARDS.	FRN	3	CA-DP	
	A15	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.).	REN	3	CA-DP	
	A16	Renovate auditorium per DISTRICT STANDARDS (includes catwalks, replacing stage deck, new smoke vents, 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	
	A17	Renovate library into learning center based on DISTRICT STANDARDS.	REN	3	CA-DP	
	A18	Renovate restrooms (include new wall and floor finishes, fixtures, toilet partitions etc.).	REN	3	CA-DP	
MECHANICAL						\$6,08 ,508.75
	M1	Provide VFD on chilled water pumps.	HVAC	2	CA-DP	
	M2	Install DX units in boys' gym.	HVAC	2	CA-DP	
	M3	Provide VFD on condenser pumps.	HVAC	2	CA-DP	
	M4	Replace heating water pumps.	HVAC	2	CA-DP	
	M5	Replace central station air handling units.	HVAC	2	CA-DP	
	M6	Replace split system AC units.	HVAC	2	CA-DP	
	M7	Provide DDC controls.	HVAC	2	CA-DP	
	M8	Replace air cooled chiller.	HVAC	2	CA-DP	
	M9	Replace chiller.	HVAC	2	CA-DP	
	M10	Replace chilled water pumps.	HVAC	2	CA-DP	

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DISCIPLINE	ITEM NO.	ITEM DESCRIPTION	CLASS. CODE	PRIORITY CODE	SOURCE CODE	TOTAL COST
	M11	Replace rooftop DX units.	HVAC	2	CA-DP	
	M12	Remove exhaust chimney down to roof level. Includes roof repair/replacement, new exhaust fans, and associated duct work	HVAC	3	CA-DP	
	M13	Replace boiler.	HVAC	3	CA-DP	
	M14	Replace heating water piping.	HVAC	3	CA-DP	
	M15	Replace exhaust fans.	HVAC	3	CA-DP	
	M16	Provide test and balance of HVAC systems.	HVAC	3	CA-DP	
	M17	Provide commissioning of MEP systems.	HVAC	3	CA-DP	
ELECTRICAL						\$1,312,203.75
	E1	Replace interior lights with LED lighting.	LTG-I	2	CA-DP	
	E2	Provide interior lighting controls.	LTG-I	2	CA-DP	
PLUMBING						\$4,26 ,362.50
	P1	Replace grease trap.	PLGT	1	CA-DP	
	P2	Replace gas piping.	PLGP	2	CA-DP	
	P3	Provide hose bibs.	PLF	2	CA-DP	
	P4	Replace grease waste piping.	PLGT	2	CA-DP	
	P5	Replace electric drinking fountains.	EDF	3	CA-DP	
	P6	Replace hot water piping.	PLDW	3	CA-DP	
	P7	Replace cold water piping.	PLDW	3	CA-DP	
	P8	Replace waste piping.	PLSS	3	CA-DP	
	P9	Replace hot water heater.	WTRH	3	CA-DP	
	P10	Replace storage tank.	PLDW	3	CA-DP	
TECHNOLOGY						\$162,500.00
	T1	Provide/replace IDF/MDF air conditioning.	HVAC	1	CA-DP	
LIFE SAFETY SECURITY						\$1,70 ,6 5.00
	LSS1	Replace exterior lights with LED lighting.	LTG-E	1	CA-DP	
	LSS2	Provide exterior lighting controls.	LTG-E	1	CA-DP	
	LSS3	Provide secure front vestibule.	REN	1	CA-DP	
	LSS4	Provide new/additional cameras.	SCM	1	CA-DP	

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DISCIPLINE	ITEM NO.	ITEM DESCRIPTION	CLASS. CODE	PRIORITY CODE	SOURCE CODE	TOTAL COST
	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	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	Replace exterior doors.	DR	3	CA-DP	
	LSS10	Provide new way-finding site signage.	SGN	3	CA-DP	
ATHLETICS/ACTIVITIES						\$25,054,803.80
	AA1	Renovate existing practice gym & girls locker room into fine arts suite per DISTRICT STANDARDS (includes 2,200sf band hall, 1,200 dance hall, acoustical treatments, instrument & uniform storage, practice rooms, etc.).	REN	2	CA-DP	
	AA2	Renovate performance gym. (includes acoustical treatment, goals, wood floor, etc.)	REN	2	CA-DP	
	AA3	Renovate and expand locker and band hall to create athletic suite (includes 2,000 seat competition gym, new dressing rooms, RR, offices, storage, lockers, weight room, training room, laundry, storm shelter, etc.	ADD	2	CA-DP	
	AA4	Convert existing natural turf multi-purpose field to synthetic turf and renovate supporting facilities.	AF	3	SI	
FOOD SERVICE						\$5, 21,500.00
	FS1	Renovate and expand Cafeteria (include new finishes, acoustical treatment, lighting, sound system, etc.).	ADD	2	CA-DP	
	FS2	Renovate and expand kitchen (includes kitchen equipment, finishes and MEP upgrade).	REN	2	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)					\$3,301,155.00
2	Should Do: Replacements of equipment & systems, modernization of classrooms & hallways and exterior improvements. - (Life Expectancy: 3 - 5 years)					\$43,193,361.25
3	Would Like to Do: Replacements of equipment & systems, programmatic campus renovations & additions to meet current standards. - (Life Expectancy: 6 - 10 years)					\$19,575,164.05
						\$66,06 ,680.30

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	3,301,155.00	100.00%	\$3,301,155.00
PRIORITY 2 TOTAL	43,193,361.25	100.00%	\$43,193,361.25
PRIORITY 3 TOTAL	14,183,342.55	100.00%	\$14,183,342.55
PRIORITY 4 TOTAL	0.00	0.00%	\$0.00
FACILITY CONDITION REPAIR COST			\$60,677,858.80
FACILITY REPLACEMENT VALUE (SQ.FT. X REPLACEMENT COST + SOFT COSTS)			\$67,996,012.50
FACILITY CONDITION INDEX			89.24%