

# K.B. POLK

## Center for Academically Talented and Gifted

6911 Victoria Avenue  
Dallas, Texas 75209

Trustee District No. 2  
Northwest Quadrant

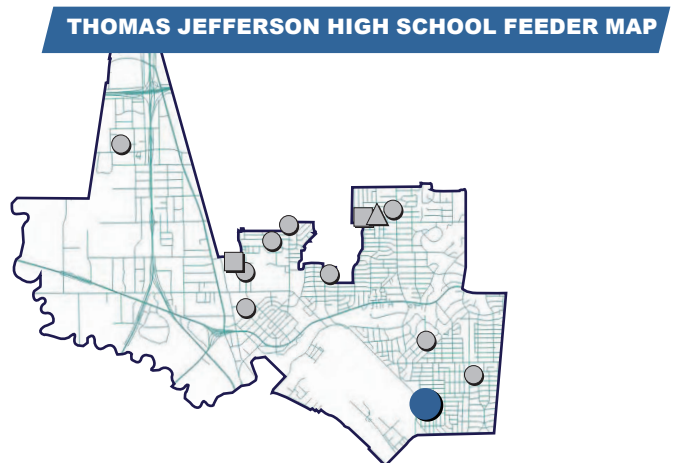
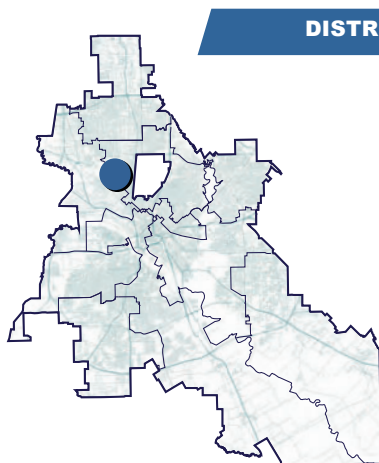


Year Built: 1964  
Building Area: 80,532 SF  
Site Acreage: 4.15

Optimal Student Capacity: 925  
Enrollment (2018 - 19): 400  
Campus Utilization: 43%  
Facility Condition Index (Life-Cycle): 38.28%

# K.B. Polk Center for Academically Talented and Gifted

## Site Plans

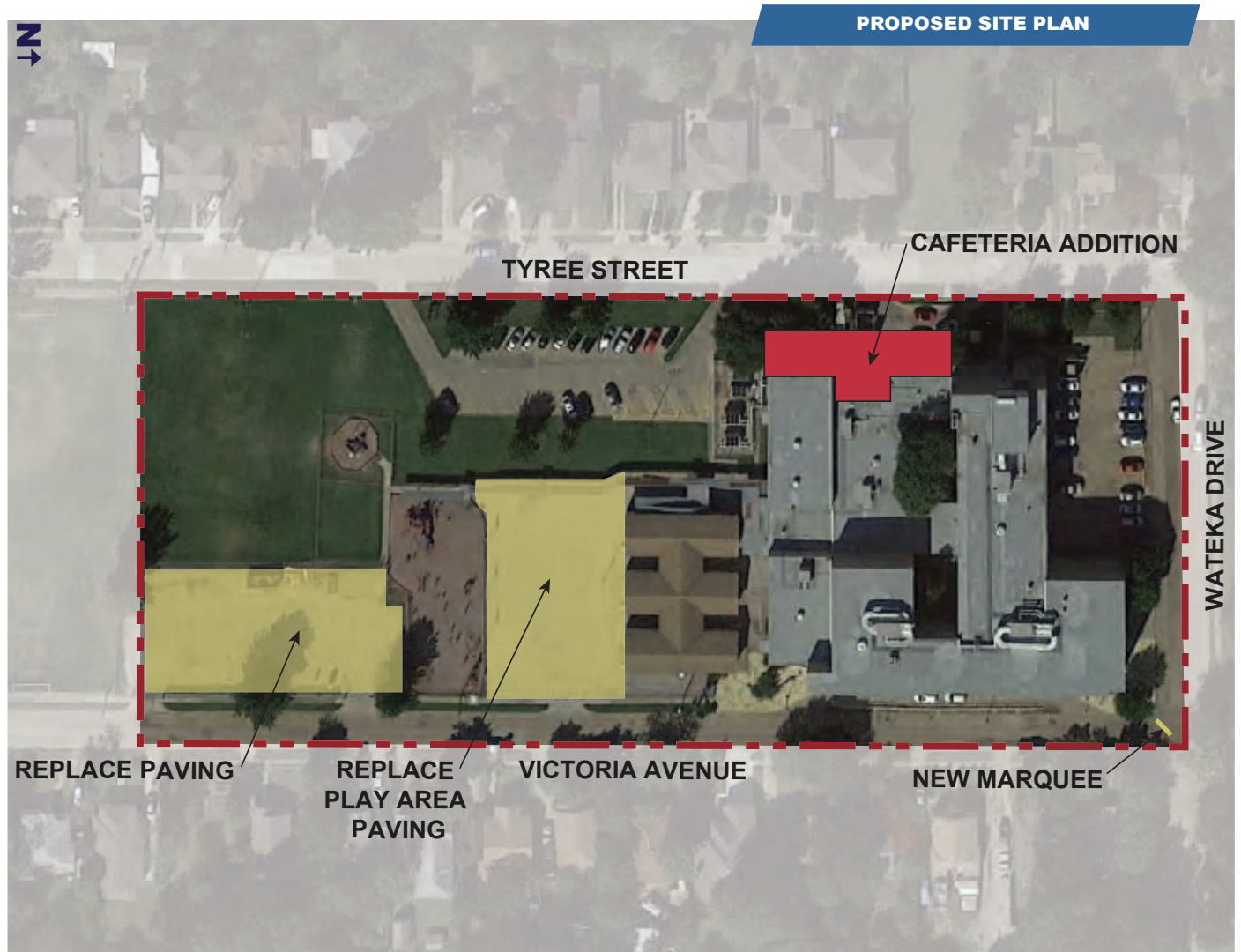


▲ High Schools
 ■ Middle Schools
 ● Elementary Schools








# K.B. Polk Center for Academically Talented and Gifted

## 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		

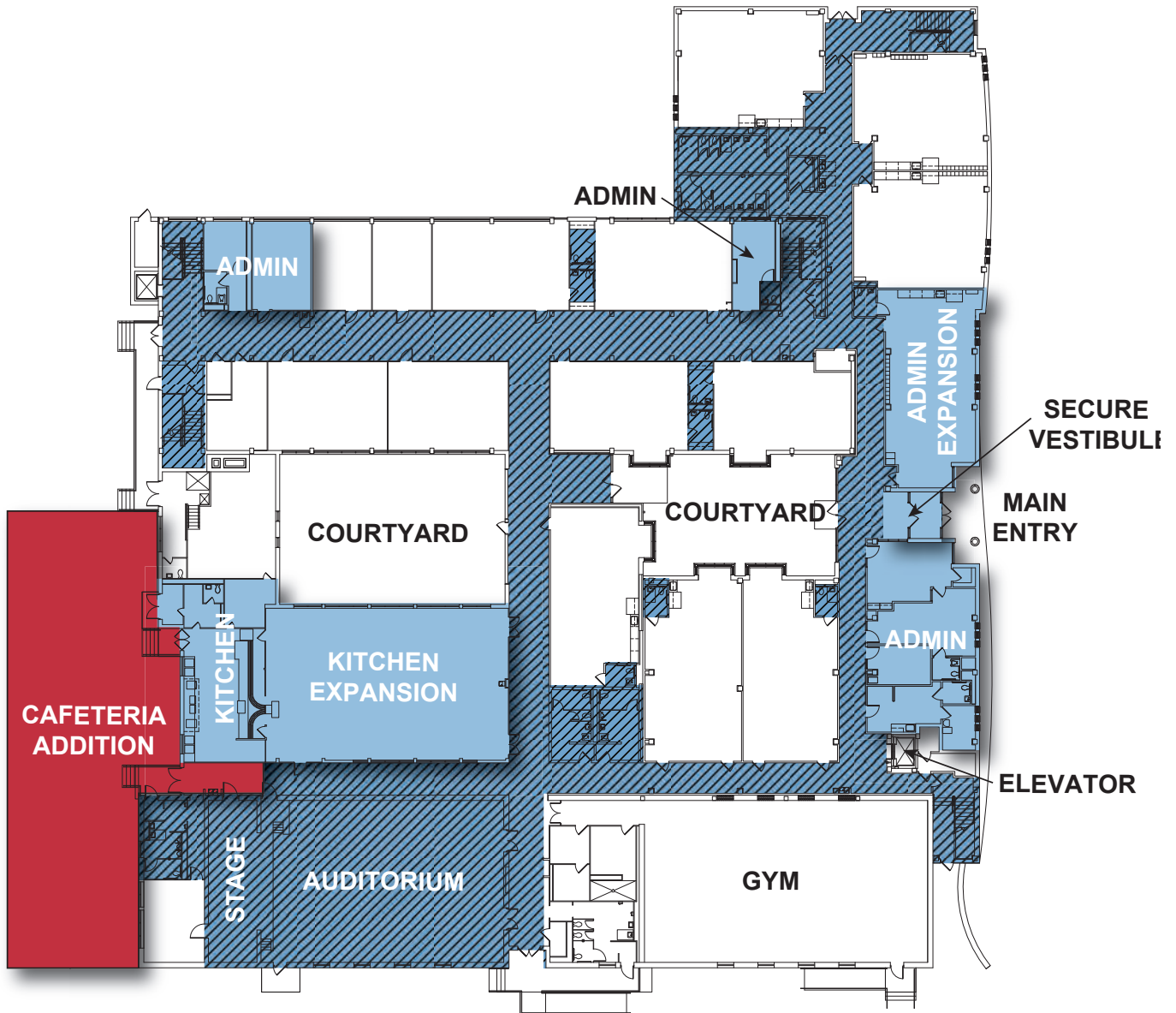
*Refer to Deficiency Priority Report for Detailed Scope Descriptions*

# K.B. Polk Center for Academically Talented and Gifted

Site 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

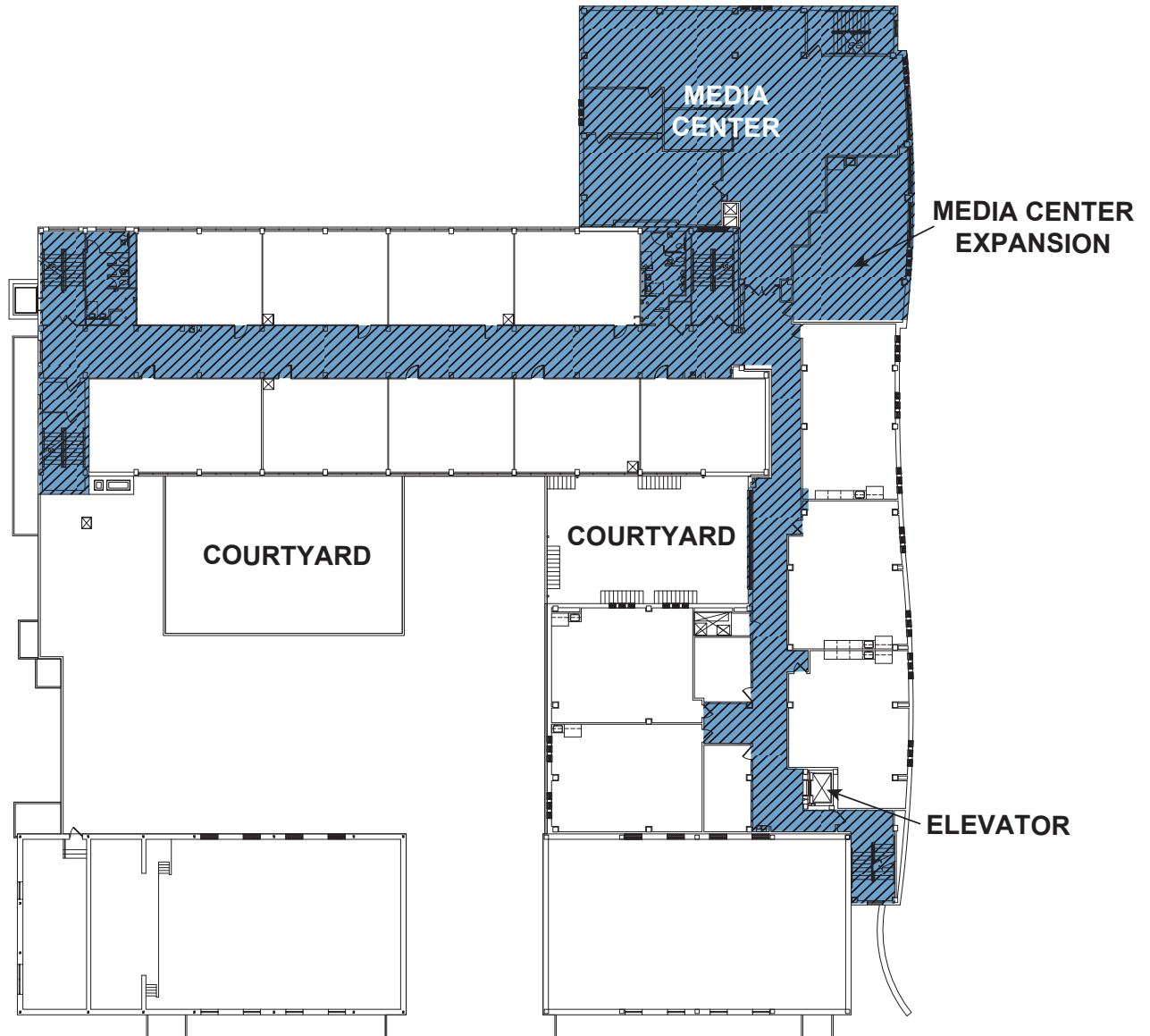
Refer to Deficiency Priority Report for Detailed Scope Descriptions

# K.B. Polk Center for Academically Talented and Gifted




## Site 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		

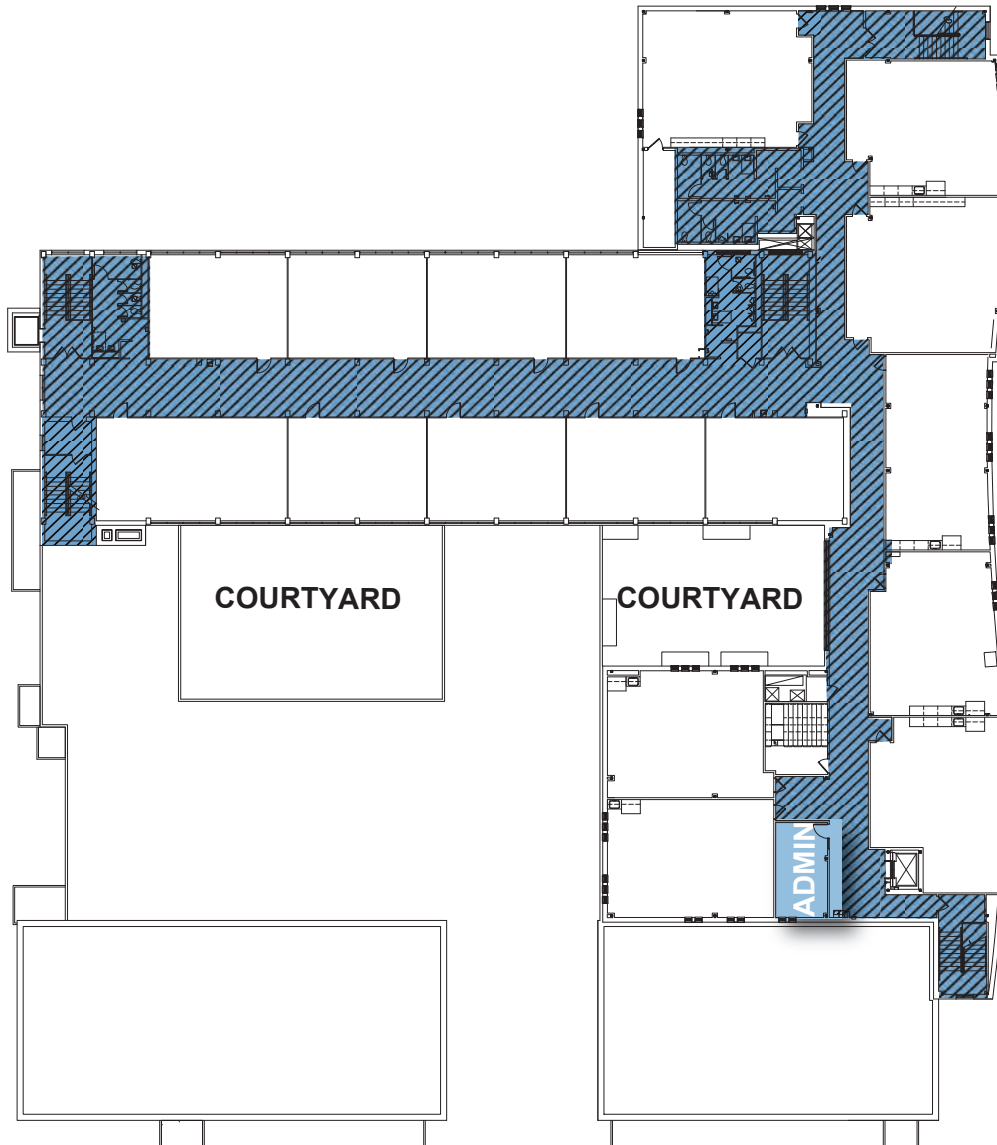
Refer to Deficiency Priority Report for Detailed Scope Descriptions

# K.B. Polk Center for Academically Talented and Gifted

## Site Plans

### PROPOSED 3RD 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

Refer to Deficiency Priority Report for Detailed Scope Descriptions

# K.B. Polk Center for Academically Talented and Gifted

## Proposed Work Items

### SUMMARY REPORT

All costs are shown in 2018 dollars with soft costs included - NO INFLATION ADDED.

Priority	Total Cost
Priority - 1	\$1,281,641.40
Priority - 2	\$9,098,341.20
Priority - 3	\$7,742,030.40
Priority - 4	\$849,157.40
<b>Priority Totals</b>	<b>\$18,971,170.40</b>

DISCIPLINE	PRIORITY 1	PRIORITY-2	PRIORITY 3	PRIORITY 4	COST
Civil	\$0.00	\$434,850.00	\$0.00	\$0.00	\$434,850.00
Building Envelope	\$32,500.00	\$32,500.00	\$1,611,737.40	\$0.00	\$1,676,737.40
Architecture	\$0.00	\$1,731,722.20	\$5,112,326.70	\$572,000.00	\$7,416,048.90
Mechanical	\$0.00	\$702,650.00	\$366,420.60	\$0.00	\$1,069,070.60
Electrical	\$0.00	\$666,803.80	\$0.00	\$0.00	\$666,803.80
Plumbing	\$0.00	\$1,485,320.20	\$301,600.00	\$0.00	\$1,786,920.20
Technology	\$162,500.00	\$0.00	\$0.00	\$157,037.40	\$319,537.40
Life Safety & Security	\$1,086,641.40	\$147,680.00	\$198,637.40	\$120,120.00	\$1,553,078.80
Athletics/Activities	\$0.00	\$0.00	\$151,308.30	\$0.00	\$151,308.30
Food Service	\$0.00	\$3,896,815.00	\$0.00	\$0.00	\$3,896,815.00
<b>Priority Totals</b>	<b>\$1,281,641.40</b>	<b>\$9,098,341.20</b>	<b>\$7,742,030.40</b>	<b>\$849,157.40</b>	<b>\$18,971,170.40</b>
			<b>Totals 1</b>		<b>\$1,281,641.40</b>
			<b>Totals 1 2</b>		<b>\$10,379,982.60</b>
			<b>Totals 1 2 3</b>		<b>\$18,122,013.00</b>
			<b>Totals 1 2 3 4</b>		<b>\$18,971,170.40</b>

# K.B. Polk Center for Academically Talented and Gifted

## 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						\$434,850.00
	C1	Remove and replace parking lot	SPR	2	CA-DP	
	C2	Remove and replace concrete sidewalks.	SPR	2	CA-DP	
BUILDING ENVELOPE						\$1,676,737.40
	B1	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	
	B2	Perform mild detergent medium pressure wash on stained or mildewed façade	WRE	2	CA-DP	
	B3	Replace 2-ply modified bitumen roof system per DISTRICT STANDARDS.	RFR	3	CA-DP	
	B4	Replace outdated exterior windows with new energy efficient window assembly per DISTRICT STANDARDS.	WDW	3	CA-DP	
	B5	Paint all previously painted exterior surfaces and powerwash as required. Provide new landscaping and sidewalk replacement as required. Construct new front entry canopy .	REN	3	CA-DP	
ARCHITECTURE						\$7,416,048. 0
	A1	Renovate administration area per DISTRICT STANDARDS (include vestibule, reception, admin offices, counselor suite, conference room, teacher workroom/lounge, clinic suite, restrooms, etc.).	REN	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	Paint all previously painted interior surfaces. Repair/patch walls prior to painting (except at areas of renovation).	PTG	2	CA-DP	
	A4	Replace teaching surfaces (marker boards, tack boards, etc.) at each classroom.	MBTB	2	CA-DP	
	A5	Replace vinyl composite tile (VCT) flooring and base at corridors per DISTRICT STANDARDS	FLR	2	CA-DP	
	A6	Renovate corridor to provide new durable surfaces throughout (remove existing lockers, floor, ceiling, and include ACM abatement where applicable).	REN	3	CA-DP	
	A7	Replace interior doors and hardware. Re-key entire facility per new District "grand master" keying system.	DR	3	CA-DP	
	A8	Renovate and expand library into learning center based on DISTRICT STANDARDS.	REN	3	CA-DP	
	A9	Provide new flexible "next gen" furniture at Library per DISTRICT STANDARDS.	FRN	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
	A10	Provide new flexible "next gen" furniture at Cafeteria per DISTRICT STANDARDS.	FRN	3	CA-DP	
	A11	Provide new flexible "next gen" furniture at all classrooms per DISTRICT STANDARDS.	FRN	3	CA-DP	
	A12	Provide new platform level at back of auditorium seating area to create multipurpose area. Includes structure, finishes, railing, stairs, etc. Also includes new acoustical treatments throughout auditorium (absorptive panels, door sound seals, etc.)	REN	3	CA-DP	
	A13	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	
	A14	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid throughout facility (except at areas of renovation).	CLG	3	CA-DP	
	A15	Renovate restrooms (include new wall and floor finishes, fixtures, toilet partitions etc.).	REN	3	CA-DP	
	A16	Replace stage curtains (include front, valance, etc.).	MEQ	3	CA-DP	
	A17	Replace educational casework in all classrooms (excluding science labs) per DISTRICT STANDARDS (include counter tops, workstations and sinks).	CWK	4	CA-DP	
MECHANICAL						\$1,06 ,070.60
	M1	Replace rooftop DX units.	HVAC	2	CA-DP	
	M2	Replace central station air handling units.	HVAC	2	CA-DP	
	M3	Replace split system AC units.	HVAC	2	CA-DP	
	M4	Replace exhaust fans.	HVAC	2	CA-DP	
	M5	Replace kitchen hood and fans.	HVAC	2	CA-DP	
	M6	Provide test and balance of HVAC systems.	HVAC	3	CA-DP	
	M7	Provide commissioning of MEP systems.	HVAC	3	CA-DP	
ELECTRICAL						\$666,803.80
	E1	Upgrade incandescent stage lighting.	LTG-I	2	CA-DP	
	E2	Replace interior lights with LED lighting.	LTG-I	2	CA-DP	
	E3	Provide interior lighting controls.	LTG-I	2	CA-DP	
PLUMBING						\$1,786, 20.20
	P1	Replace hot water piping.	PLDW	2	CA-DP	
	P2	Replace gas piping.	PLGP	2	CA-DP	

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DISCIPLINE	ITEM NO.	ITEM DESCRIPTION	CLASS. CODE	PRIORITY CODE	SOURCE CODE	TOTAL COST
	P3	Replace hot water heater.	WTRH	2	CA-DP	
	P4	Replace waste piping.	PLSS	2	CA-DP	
	P5	Replace cold water piping.	PLDW	2	CA-DP	
	P6	Provide hose bibs.	PLF	2	CA-DP	
	P7	Provide washer/dryer connections.	MEQ	2	CA-DP	
	P8	Replace grease waste piping.	PLGT	2	CA-DP	
	P9	Replace electric drinking fountains.	EDF	3	CA-DP	
	P10	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	
	P11	Provide one accessible sink at 4 classrooms (2nd grade level). Includes additional casework and associated plumbing extensions/requirements.	PLF	3	CA-DP	
TECHNOLOGY						\$31 ,537.40
	T1	Provide/replace IDF/MDF air conditioning.	HVAC	1	CA-DP	
	T2	Replace sound system.	SR	4	CA-DP	
LIFE SAFETY SECURITY						\$1,553,078.80
	LSS1	Provide access control system upgrade. Add additional card readers/door contacts. Video Intercom at 2 entrances	SCR	1	CA-DP	
	LSS2	Replace fire alarm system.	FA	1	CA-DP	
	LSS3	Provide exterior lighting controls.	LTG-E	1	CA-DP	
	LSS4	Replace exterior lights with LED lighting.	LTG-E	1	CA-DP	
	LSS5	Provide new/additional cameras.	SCM	1	CA-DP	
	LSS6	Provide secure front vestibule.	REN	1	CA-DP	
	LSS7	Provide new way-finding site signage.	SGN	2	CA-DP	
	LSS8	Provide new marquee sign located at front entry per DISTRICT STANDARDS.	SGN	2	CA-DP	
	LSS9	Provide new room graphics and way-finding signage.	SGN	2	CA-DP	
	LSS10	Replace intercom system.	PA	3	CA-DP	
	LSS11	Replace/Add security screens at first floor windows as per DISTRICT STANDARDS.	WDW	3	CA-DP	
	LSS12	Replace exterior doors.	DR	4	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
ATHLETICS/ACTIVITIES						\$151,308.30
	AA1	Replace gym wall padding, backboards, goals and supports.	MEQ	3	CA-DP	
	AA2	Remove mastic where acoustical ceiling tiles were removed between concrete joist	ACO	3	CA-DP	
	AA3	Replace existing wood gym floor (include re-striping).	FLR	3	CA-DP	
	AA4	Provide new/additional acoustical treatment at gyms.	ACO	3	CA-DP	
FOOD SERVICE						\$3,8 6,815.00
	FS1	Provide New Cafeteria addition (include new finishes, acoustical treatment, lighting, sound system, etc.), includes costing for storm shelter in cafe & kitchen.	REN	2	CA-DP	
	FS2	Renovate kitchen and expand into existing cafeteria per DISTRICT STANDARDS (includes kitchen equipment, finishes and MEP upgrade).Refer to café renovation for recommended additional scope to be performed simultaneously.	ADD	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
CODE		PRIORITY			TOTAL	
	1	Must Do: Critical replacements of equipment & systems, safety & security items and ADA accessibility. - (Life Expectancy: 0 - 2 years)				\$1,281,641.40
	2	Should Do: Replacements of equipment & systems, modernization of classrooms & hallways and exterior improvements. - (Life Expectancy: 3 - 5 years)				\$9,098,341.20
	3	Would Like to Do: Replacements of equipment & systems, programmatic campus renovations & additions to meet current standards. - (Life Expectancy: 6 - 10 years)				\$7,742,030.40
	4	Future Consideration: Replacements of equipment & systems. - (Life Expectancy: 11 + years)				\$849,157.40
						\$18, 71,170.40

#### 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	922,191.40	100.00%	\$922,191.40
PRIORITY 2 TOTAL	4,647,648.20	100.00%	\$4,647,648.20
PRIORITY 3 TOTAL	4,765,049.90	100.00%	\$4,765,049.90
PRIORITY 4 TOTAL	849,157.40	0.00%	\$0.00
FACILITY CONDITION REPAIR COST			<b>\$10,334,889.50</b>
FACILITY REPLACEMENT VALUE (SQ.FT. X REPLACEMENT COST + SOFT COSTS)			<b>\$26,995,475.00</b>
<b>FACILITY CONDITION INDEX</b>			<b>38.28%</b>