

# PRESTON HOLLOW

## Elementary School

6423 Walnut Hill Lane  
Dallas, Texas 75230

Trustee District No. 2  
Northwest Quadrant

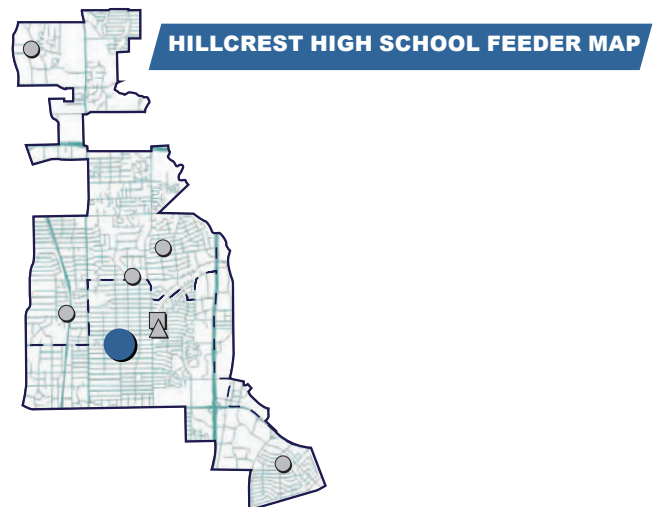
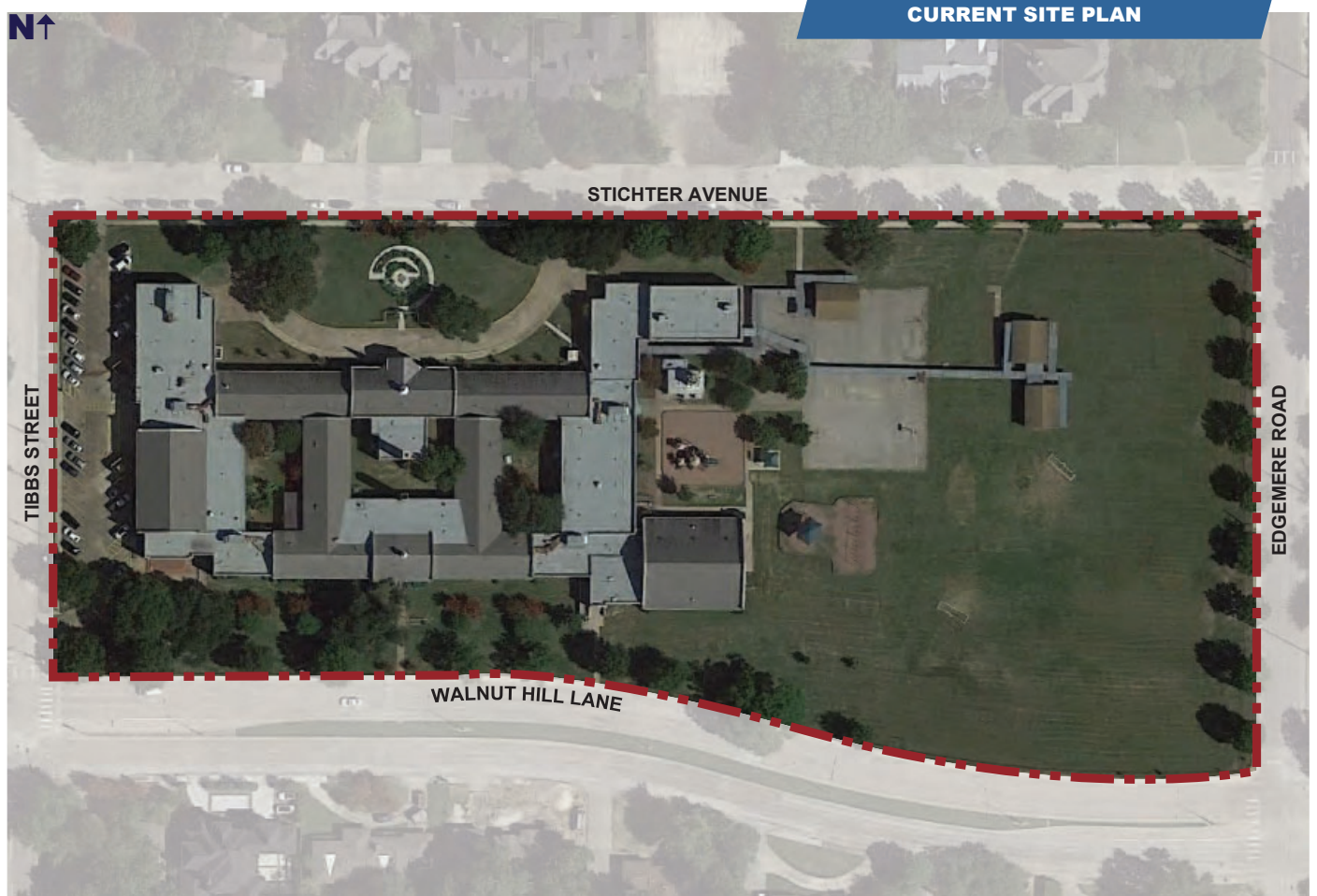


Year Built: 1946  
Building Area: 71,323 SF  
Site Acreage: 9.0

Optimal Student Capacity: 558  
Enrollment (2018 - 19): 448  
Campus Utilization: 80%  
Facility Condition Index (Life-Cycle): 50.12%

## Preston Hollow Elementary School

### Site Plans

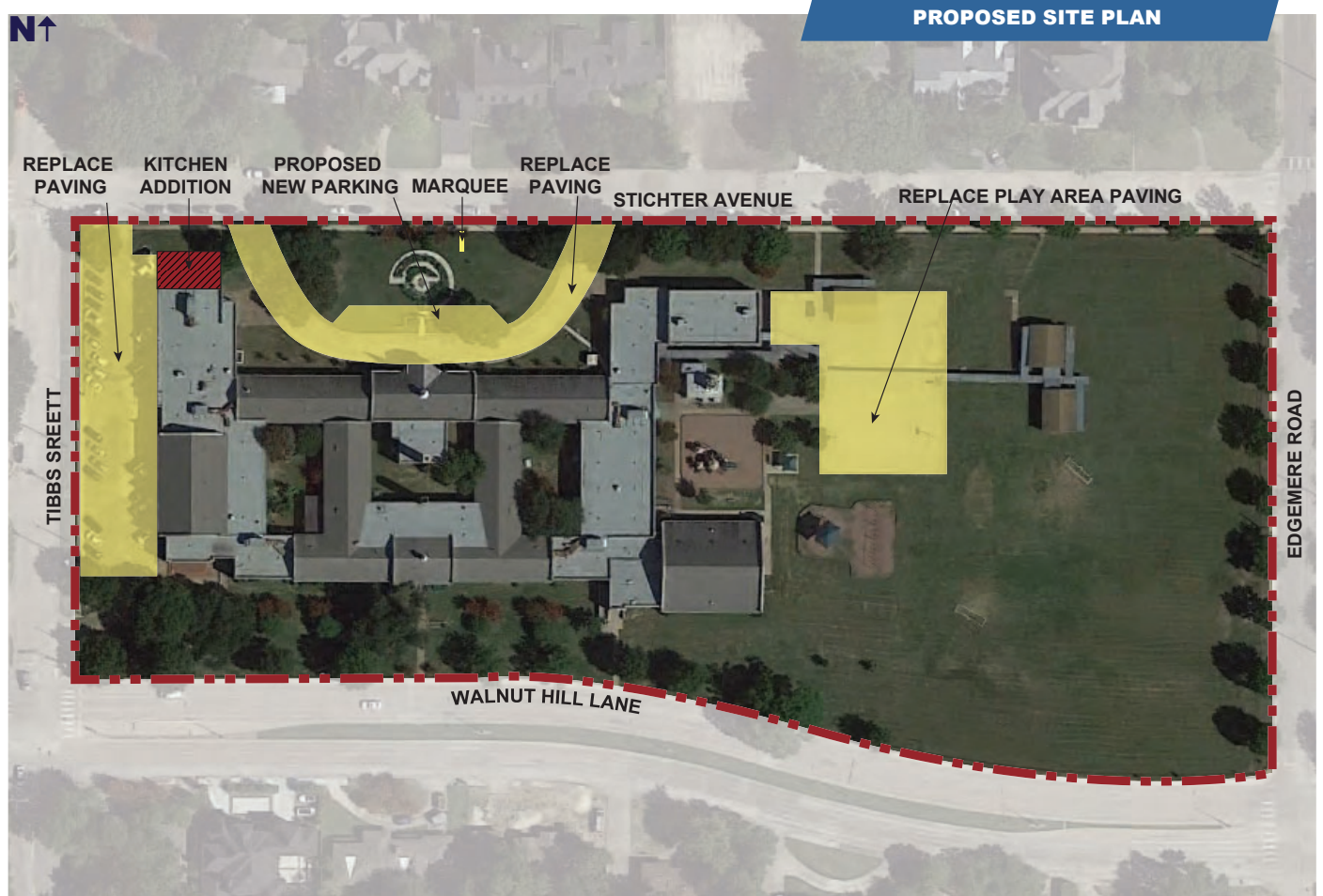


 High Schools
  Middle Schools
  Elementary Schools








# Preston Hollow 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		

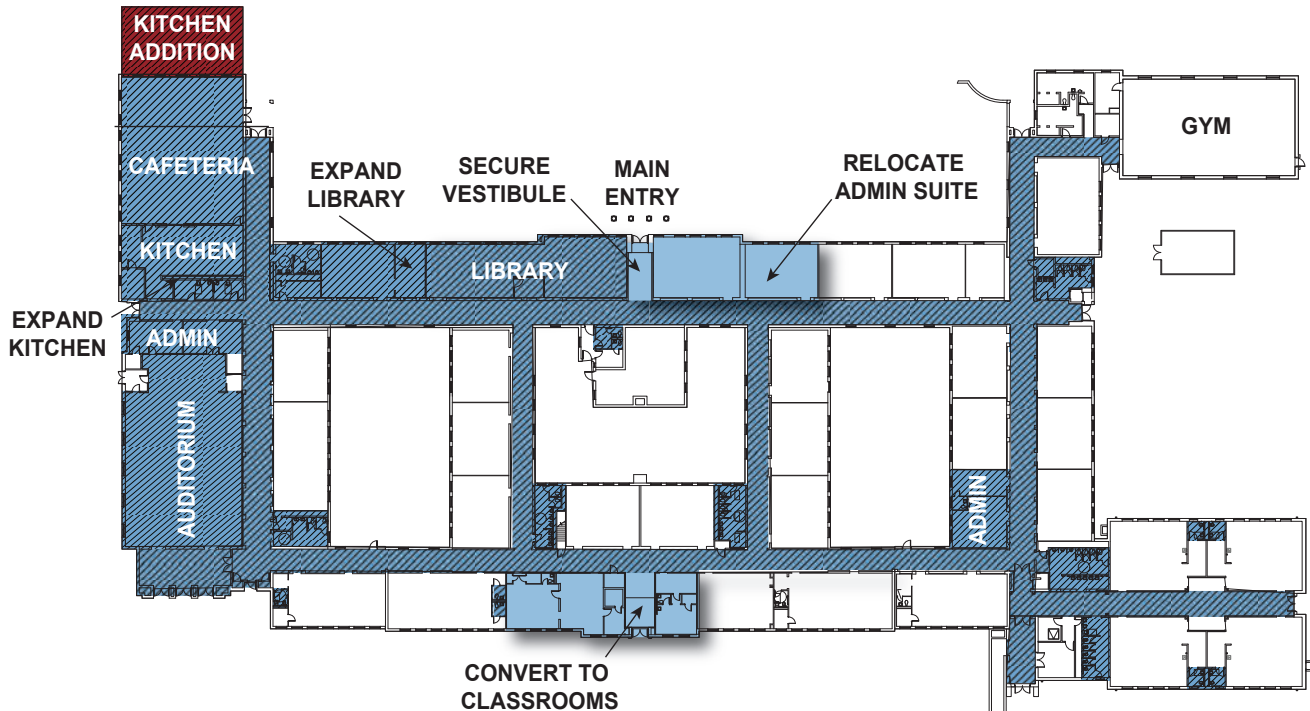
Refer to Deficiency Priority Report for Detailed Scope Descriptions

# Preston Hollow Elementary School

## Floor Plans

### PROPOSED 1ST FLOOR PLAN

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## 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

# Preston Hollow 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	\$3,029,684.45
Priority - 2	\$5,776,570.15
Priority - 3	\$10,140,702.00
<b>Priority Totals</b>	<b>\$18,946,956.60</b>

DISCIPLINE	PRIORITY 1	PRIORITY-2	PRIORITY-3	PRIORITY 4	COST
Civil	\$0.00	\$890,500.00	\$0.00	\$0.00	\$890,500.00
Building Envelope	\$781,300.00	\$581,079.85	\$455,000.00	\$0.00	\$1,817,379.85
Architecture	\$339,300.00	\$1,556,834.50	\$3,889,054.00	\$0.00	\$5,785,188.50
Mechanical	\$0.00	\$1,586,000.00	\$815,269.65	\$0.00	\$2,401,269.65
Electrical	\$0.00	\$509,959.45	\$0.00	\$0.00	\$509,959.45
Plumbing	\$0.00	\$123,500.00	\$1,617,979.35	\$0.00	\$1,741,479.35
Technology	\$65,000.00	\$139,079.85	\$0.00	\$0.00	\$204,079.85
Life Safety & Security	\$1,844,084.45	\$314,340.00	\$0.00	\$0.00	\$2,158,424.45
Athletics/Activities	\$0.00	\$75,276.50	\$42,900.00	\$0.00	\$118,176.50
Food Service	\$0.00	\$0.00	\$3,320,499.00	\$0.00	\$3,320,499.00
<b>Priority Totals</b>	<b>\$3,029,684.45</b>	<b>\$5,776,570.15</b>	<b>\$10,140,702.00</b>	<b>\$0.00</b>	<b>\$18,946,956.60</b>
			<b>Totals 1</b>		<b>\$3,029,684.45</b>
			<b>Totals 1 2</b>		<b>\$8,806,254.60</b>
			<b>Totals 1 2 3</b>		<b>\$18,946,956.60</b>
			<b>Totals 1 2 3 4</b>		<b>\$18,946,956.60</b>

## Preston Hollow 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						\$8 0,500.00
	C1	Remove and replace pavement.	SPR	2	CA-DP	
	C2	Remove and replace pavement.	SPR	2	CA-DP	
	C3	Remove and replace concrete sidewalks.	SPR	2	CA-DP	
BUILDING ENVELOPE						\$1,817,37 .85
	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	Replace existing modified bitumen roof system per District Standards.	RFR	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	Replace existing shingle roof system per District Standards, and provide miscellaneous roof repairs.	RFR	2	CA-DP	
	B5	Maintain slate roof system per District Standards, and provide miscellaneous repairs.	RFR	3	CA-DP	
	B6	Repair broken and cracked exterior wall cladding.	WRE	3	CA-DP	
ARCHITECTURE						\$5,785,188.50
	A1	Renovate original admin area back into classroom space (include demo, new finishes, casework, etc.)	REN	1	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 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	
	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 educational casework in all classrooms (excluding science labs) per DISTRICT STANDARDS (include counter tops, workstations and sinks).	CWK	2	CA-DP	
	A6	Replace interior doors and hardware. Re-key entire facility per new District "grand master" keying system.	DR	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 restrooms (include new wall and floor finishes, fixtures, toilet partitions etc.).	REN	3	CA-DP	

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DISCIPLINE	ITEM NO.	ITEM DESCRIPTION	CLASS. CODE	PRIORITY CODE	SOURCE CODE	TOTAL COST
	A9	Replace teaching surfaces (marker boards, tack boards, etc.) at each classroom.	MBTB	3	CA-DP	
	A10	Replace stage curtains (include front, valance, etc.).	MEQ	3	CA-DP	
	A11	Renovate corridor to provide new durable surfaces throughout (remove existing lockers, floor, ceiling, and include ACM abatement where applicable).	REN	3	CA-DP	
	A12	Provide new flexible "next gen" furniture at library per DISTRICT STANDARDS.	FRN	3	CA-DP	
	A13	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	
	A14	Renovate and expand existing library and expand into existing art room per DISTRICT STANDARDS.	REN	3	CA-DP	
	A15	Provide new flexible "next gen" furniture at cafeteria per DISTRICT STANDARDS.	FRN	3	CA-DP	
	A16	Provide new flexible "next gen" furniture at all classrooms per DISTRICT STANDARDS.	FRN	3	CA-DP	
MECHANICAL						\$2,401,26 .65
	M1	Replace central station air handling units.	HVAC	2	CA-DP	
	M2	Replace rooftop DX units.	HVAC	2	CA-DP	
	M3	Provide VFD on heating water pumps.	HVAC	2	CA-DP	
	M4	Provide VFD on condenser pumps.	HVAC	2	CA-DP	
	M5	Replace condenser water pumps.	HVAC	2	CA-DP	
	M6	Replace heating water pumps.	HVAC	2	CA-DP	
	M7	Replace refrigerant monitoring system.	HVAC	2	CA-DP	
	M8	Provide VFD on chilled water pumps.	HVAC	2	CA-DP	
	M9	Replace chilled water pumps.	HVAC	2	CA-DP	
	M10	Replace split system AC units.	HVAC	2	CA-DP	
	M11	Replace cooling tower.	HVAC	3	CA-DP	
	M12	Replace exhaust fans.	HVAC	3	CA-DP	
	M13	Remove exhaust chimney down to roof level. Includes roof repair/replacement, new exhaust fans, and associated duct work	HVAC	3	CA-DP	

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### Proposed Work Items

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DISCIPLINE	ITEM NO.	ITEM DESCRIPTION	CLASS. CODE	PRIORITY CODE	SOURCE CODE	TOTAL COST
	M14	Replace kitchen hood and fans.	HVAC	3	CA-DP	
	M15	Provide test and balance of HVAC systems.	HVAC	3	CA-DP	
	M16	Provide commissioning of MEP systems.	HVAC	3	CA-DP	
<b>ELECTRICAL</b>						\$50 , 5 .45
	E1	Provide interior lighting controls.	LTG-I	2	CA-DP	
	E2	Replace interior lights with LED lighting.	LTG-I	2	CA-DP	
<b>PLUMBING</b>						\$1,741,47 .35
	P1	Provide washer/dryer connections.	MEQ	2	CA-DP	
	P2	Provide hose bibs.	PLF	2	CA-DP	
	P3	Replace grease waste piping.	PLGT	2	CA-DP	
	P4	Replace waste piping.	PLSS	3	CA-DP	
	P5	Replace gas piping.	PLGP	3	CA-DP	
	P6	Replace hot water piping.	PLDW	3	CA-DP	
	P7	Replace hot water heater.	WTRH	3	CA-DP	
	P8	Replace cold water piping.	PLDW	3	CA-DP	
	P9	Replace electric drinking fountains.	EDF	3	CA-DP	
	P10	Provide one accessible sink at 4 classrooms (2nd grade level). Includes additional casework and associated plumbing extensions/requirements.	PLF	3	CA-DP	
	P11	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	
<b>TECHNOLOGY</b>						\$204,07 .85
	T1	Provide/replace IDF/MDF air conditioning.	HVAC	1	CA-DP	
	T2	Replace intercom/Paging system.	SR	2	CA-DP	
<b>LIFE SAFETY SECURITY</b>						\$2,158,424.45
	LSS1	Provide exterior lighting controls.	LTG-E	1	CA-DP	
	LSS2	Replace intercom system.	PA	1	CA-DP	
	LSS3	Provide security system upgrade.	SIA	1	CA-DP	
	LSS4	Replace fire alarm system.	FA	1	CA-DP	
	LSS5	Provide access control system upgrade. Add additional card readers/door contacts. Video Intercom at 2 entrances	SCR	1	CA-DP	



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DISCIPLINE	ITEM NO.	ITEM DESCRIPTION	CLASS. CODE	PRIORITY CODE	SOURCE CODE	TOTAL COST
	LSS6	Replace exterior lights with LED lighting.	LTG-E	1	CA-DP	
	LSS7	Provide new/additional cameras.	SCM	1	CA-DP	
	LSS8	Replace/Add security screens at first floor windows as per DISTRICT STANDARDS.	WDW	1	CA-DP	
	LSS9	Relocate existing administration area to new front of school and provide new secure front vestibule per DISTRICT STANDARDS (include vestibule, reception, admin offices, counselor suite, conference room, teacher workroom/lounge, clinic suite, restrooms, et	REN	1	CA-DP	
	LSS10	Provide new way-finding site signage.	SGN	2	CA-DP	
	LSS11	Provide new marquee sign located at front entry per DISTRICT STANDARDS.	SGN	2	CA-DP	
	LSS12	Replace exterior wood doors and frames.	DR	2	CA-DP	
	LSS13	Provide new room graphics and way-finding signage.	SGN	2	CA-DP	
ATHLETICS/ACTIVITIES						\$118,176.50
	AA1	Replace existing wood gym floor (include re-striping).	FLR	2	CA-DP	
	AA2	Replace gym wall padding, backboards, goals and supports.	MEQ	3	CA-DP	
	AA3	Provide new/additional acoustical treatment at gyms.	ACO	3	CA-DP	
FOOD SERVICE						\$3,320,4 .00
	FS1	Renovate kitchen and expand into existing cafe space. (includes kitchen equipment, finishes and MEP upgrade).	REN	3	CA-DP	
	FS2	Renovate Cafeteria due to kitchen expansion. (include new finishes, acoustical treatment, lighting, sound system, etc.).	ADD	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)					\$3,029,684.45
2	Should Do: Replacements of equipment & systems, modernization of classrooms & hallways and exterior improvements. - (Life Expectancy: 3 - 5 years)					\$5,776,570.15
3	Would Like to Do: Replacements of equipment & systems, programmatic campus renovations & additions to meet current standards. - (Life Expectancy: 6 - 10 years)					\$10,140,702.00
						\$18, 46, 56.60

### 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	1,820,684.45	100.00%	\$1,820,684.45
PRIORITY 2 TOTAL	5,776,570.15	100.00%	\$5,776,570.15
PRIORITY 3 TOTAL	4,618,484.00	100.00%	\$4,618,484.00
PRIORITY 4 TOTAL	0.00	0.00%	\$0.00
FACILITY CONDITION REPAIR COST			<b>\$12,215,738.60</b>
FACILITY REPLACEMENT VALUE (SQ.FT. X REPLACEMENT COST + SOFT COSTS)			<b>\$24,375,000.00</b>
<b>FACILITY CONDITION INDEX</b>			<b>50.12%</b>