

# DAN D. ROGERS

## Elementary School

5314 Abrams Road  
Dallas, Texas 75214

Trustee District No. 2  
Northeast Quadrant

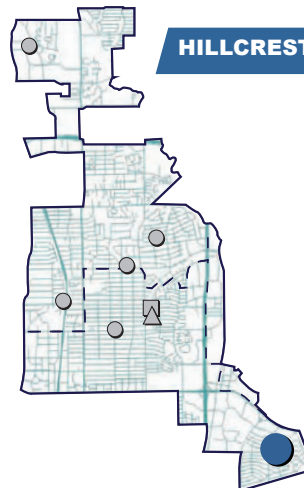
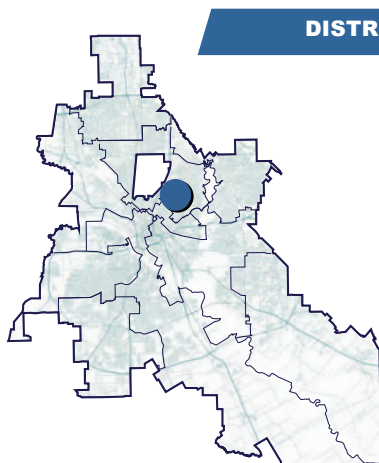
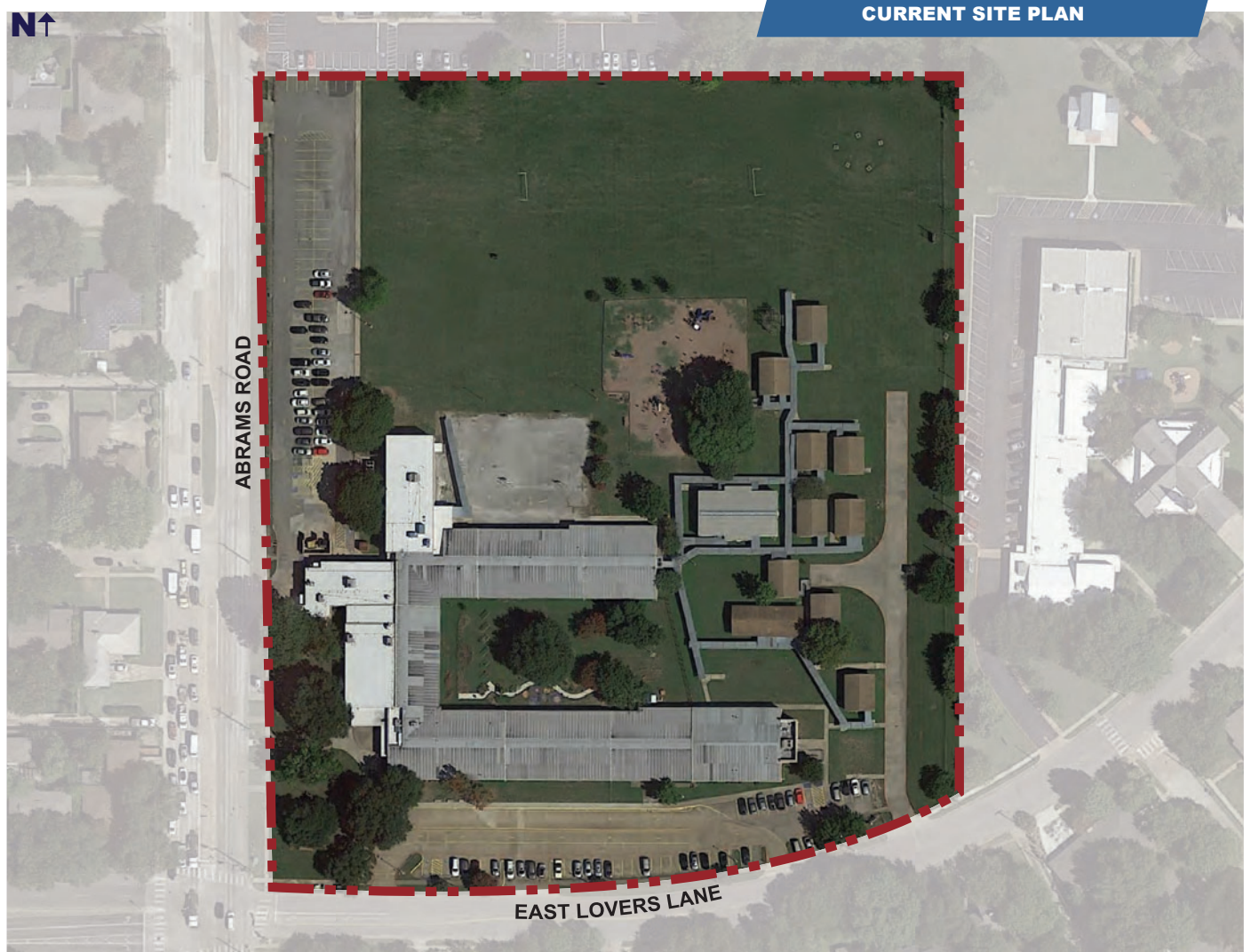


Year Built: 1955  
Building Area: 51,621 SF  
Site Acreage: 11.7

Optimal Student Capacity: 550  
Enrollment (2018 - 19): 494  
Campus Utilization: 90%  
Facility Condition Index (Life-Cycle): 64.18%

## Dan D. Rogers Elementary School

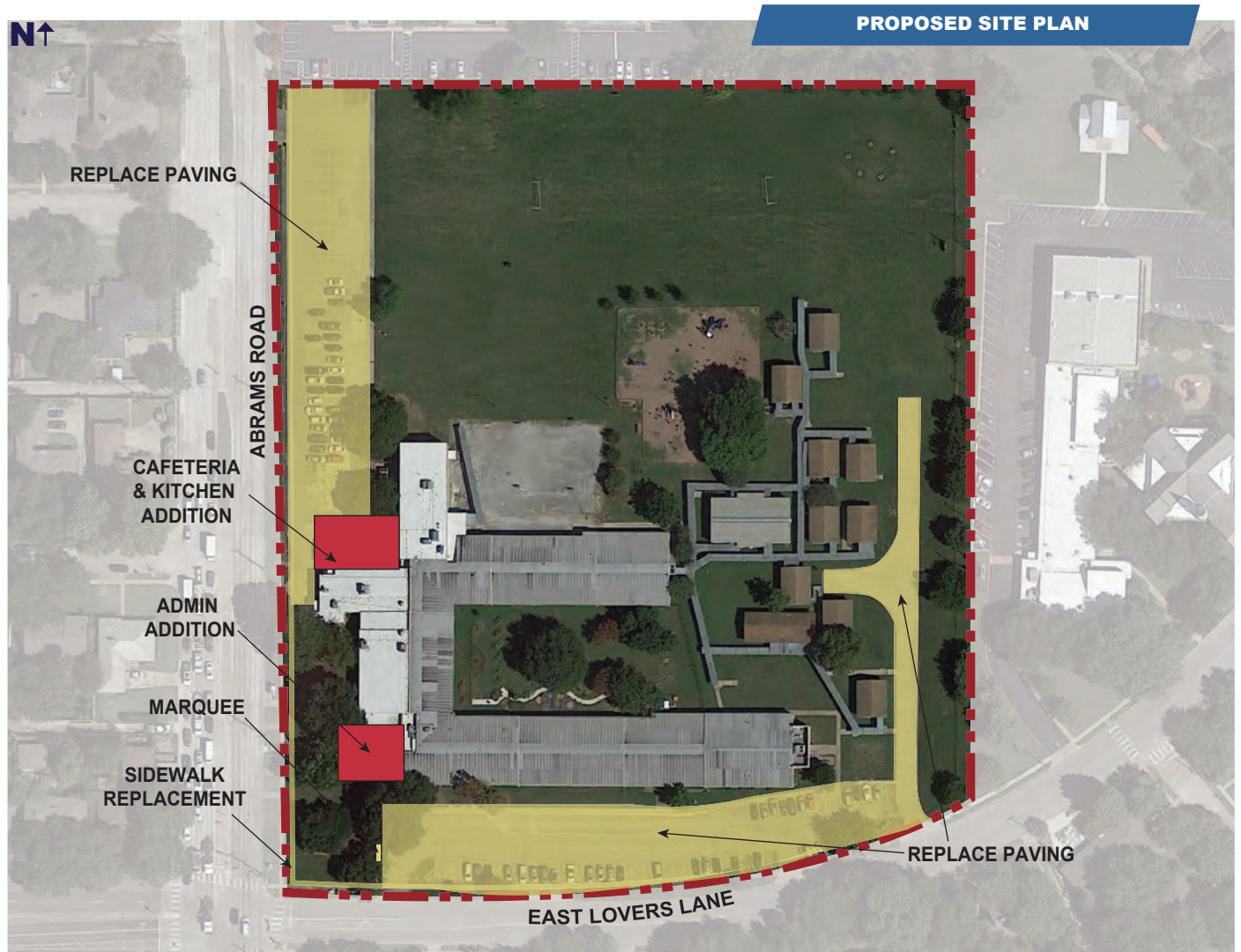
### Site Plans








▲ High Schools
 ■ Middle Schools
 ● Elementary Schools

# Dan D. Rogers 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		

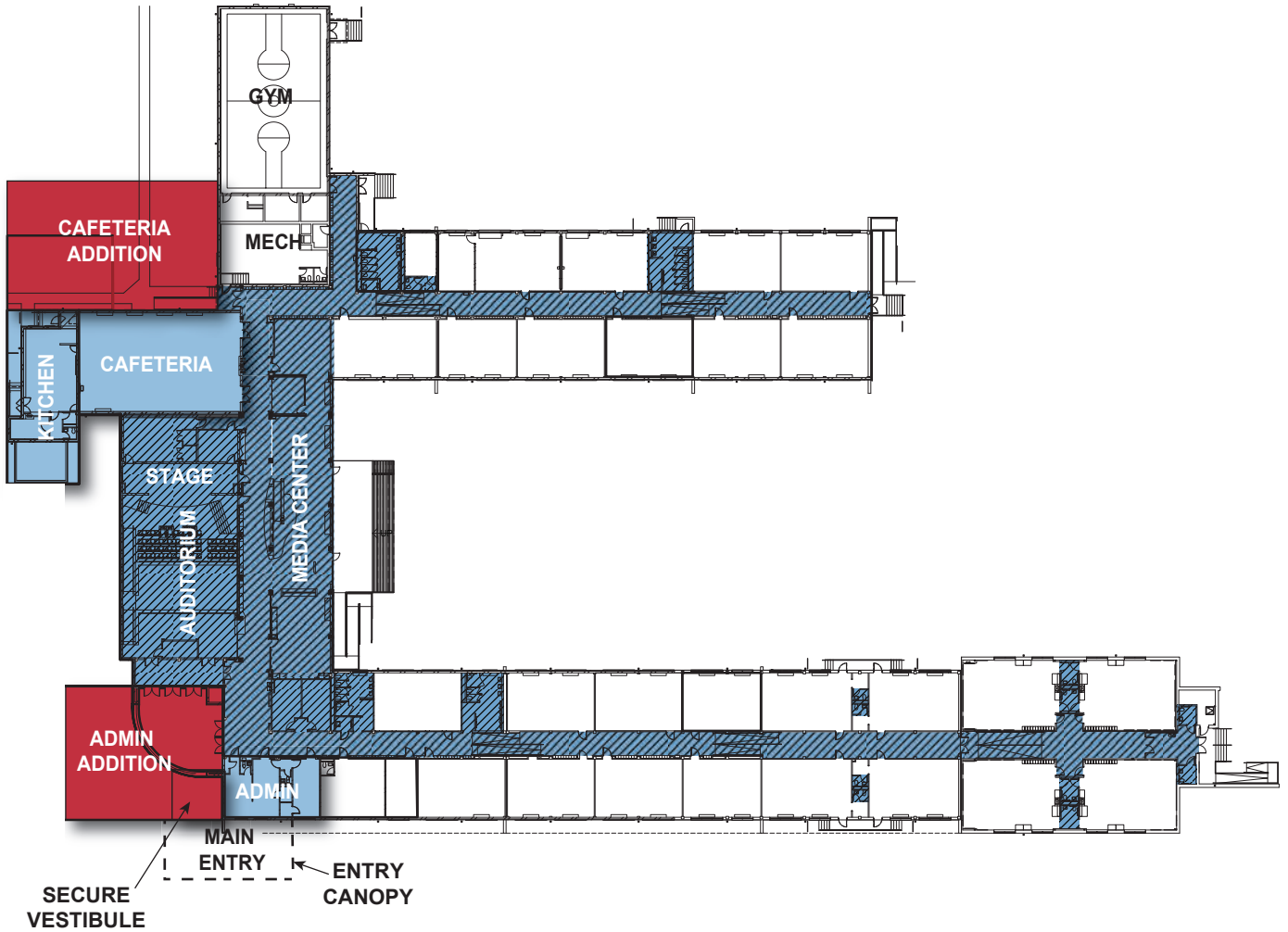
*Refer to Deficiency Priority Report for Detailed Scope Descriptions*

# Dan D. Rogers 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

Refer to Deficiency Priority Report for Detailed Scope Descriptions

# Dan D. Rogers 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	\$3,317,254.20
Priority - 2	\$6,179,460.95
Priority - 3	\$9,820,718.05
Priority - 4	\$32,500.00
<b>Priority Totals</b>	<b>\$19,349,933.20</b>

DISCIPLINE	PRIORITY 1	PRIORITY 2	PRIORITY 3	PRIORITY 4	COST
Civil	\$0.00	\$0.00	\$1,920,750.00	\$0.00	\$1,920,750.00
Building Envelope	\$1,062,100.00	\$100,660.95	\$163,800.00	\$0.00	\$1,326,560.95
Architecture	\$0.00	\$31,200.00	\$4,192,392.10	\$0.00	\$4,223,592.10
Mechanical	\$0.00	\$845,000.00	\$2,622,035.00	\$0.00	\$3,467,035.00
Electrical	\$0.00	\$0.00	\$371,800.00	\$0.00	\$371,800.00
Plumbing	\$0.00	\$0.00	\$323,700.00	\$32,500.00	\$356,200.00
Technology	\$0.00	\$0.00	\$32,500.00	\$0.00	\$32,500.00
Life Safety & Security	\$2,255,154.20	\$87,100.00	\$150,840.95	\$0.00	\$2,493,095.15
Athletics/Activities	\$0.00	\$0.00	\$42,900.00	\$0.00	\$42,900.00
Food Service	\$0.00	\$5,115,500.00	\$0.00	\$0.00	\$5,115,500.00
<b>Priority Totals</b>	<b>\$3,317,254.20</b>	<b>\$6,179,460.95</b>	<b>\$9,820,718.05</b>	<b>\$32,500.00</b>	<b>\$19,349,933.20</b>
<b>Totals 1</b>					<b>\$3,317,254.20</b>
<b>Totals 1 2</b>					<b>\$9,486,715.15</b>
<b>Totals 1 2 3</b>					<b>\$19,317,433.20</b>
<b>Totals 1 2 3 4</b>					<b>\$19,349,933.20</b>

## Dan D. Rogers Elementary School

### Proposed Work Items

#### DETAILED REPORT

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

DISCIPLINE	ITE NO.	ITE DESCRIPTION	CL SS. CODE	PRIORITY CODE	SO RCE CODE	TOT L COST
CI IL						\$1,920, 50.00
	C1	Replace/add sidewalks along perimeter of site.	SPN	3	CA-DP	
	C2	Remove and replace concrete sidewalks.	SPR	3	CA-DP	
	C3	Remove and replace pavement.	SPR	3	CA-DP	
	C4	Adjust water meter to finish grade.	SU	3	CA-DP	
BUILDING ENVELOPE						\$1,326,560. 5
	B1	Replace 2-ply modified bitumen 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	Replace exterior doors.	DR	3	CA-DP	
ARCHITECTURE						\$4,223,5 2.10
	A1	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	
	A2	Replace stage curtains (include front, valance, etc.).	STGC	3	CA-DP	
	A3	Renovate Library.	REN	3	CA-DP	
	A4	Replace educational casework in all classrooms (excluding science labs) per DISTRICT STANDARDS (include counter tops, workstations and sinks).	CWK	3	CA-DP	
	A5	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid throughout facility (except at areas of renovation).	CLG	3	CA-DP	
	A6	Replace interior doors and hardware. Re-key entire facility per new District "grand master" keying system.	DR	3	CA-DP	
	A7	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	3	CA-DP	
	A8	Provide new flexible "next gen" furniture at Cafeteria per DISTRICT STANDARDS.	FRN	3	CA-DP	
	A9	Provide new flexible "next gen" furniture at all classrooms per DISTRICT STANDARDS.	FRN	3	CA-DP	
	A10	Provide new flexible "next gen" furniture at Library per DISTRICT STANDARDS.	FRN	3	CA-DP	

# Dan D. Rogers Elementary School

## Proposed Work Items

### DETAILED REPORT

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DISCIPLINE	ITEM NO.	ITEM DESCRIPTION	CLASS. CODE	PRIORITY CODE	SOURCE CODE	TOTAL COST
	A11	Paint all previously painted interior surfaces. Repair/patch walls prior to painting (except at areas of renovation).	PTG	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 restroom and classroom area to create a group restroom (include new wall and floor finishes, fixtures, toilet partitions etc.).	REN	3	CA-DP	
MECHANICAL						\$3,467,035.00
	M1	Replace steam system and all components with Hydronic system per District standards.	HVAC	2	CA-DP	
	M2	Replace split system AC units.	HVAC	3	CA-DP	
	M3	Replace fan coil units.	HVAC	3	CA-DP	
	M4	Replace chilled water pumps.	HVAC	3	CA-DP	
	M5	Provide DDC controls.	HVAC	3	CA-DP	
	M6	Replace rooftop DX units.	HVAC	3	CA-DP	
	M7	Provide test and balance of HVAC systems upon completion other mechanical scope contained in this report.	HVAC	3	CA-DP	
	M8	Provide commissioning of MEP systems upon completion other mechanical scope contained in this report.	HVAC	3	CA-DP	
ELECTRICAL						\$371,800.00
	E1	Provide interior lighting controls.	LTG-I	3	CA-DP	
	E2	Replace interior lights with LED lighting.	LTG-I	3	CA-DP	
PLUMBING						\$356,200.00
	P1	Replace electric drinking fountains.	EDF	3	CA-DP	
	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	
	P5	Replace hot water heater.	WTRH	4	CA-DP	
TECHNOLOGY						\$32,500.00
	T1	Provide Gymnasium sound system.	SR	3	CA-DP	
LIFE SAFETY SECURITY						\$2,4 3,0 5.15

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#### DETAILED REPORT

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DISCIPLINE	ITEM NO.	ITEM DESCRIPTION	CLASS. CODE	PRIORITY CODE	SOURCE CODE	TOTAL COST
	LSS1	Provide new secure front entry and administration addition per DISTRICT STANDARDS (includes secure vestibule, reception, admin offices, counselor suite, conference room, teacher workroom/lounge, clinic suite, restrooms, etc.).	ADD	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	Replace/Add security screens at first floor windows as per DISTRICT STANDARDS. To provide security screens at window locations that currently do not have screens.	WDW	1	CA-DP	
	LSS7	Provide new marquee sign located at front entry per DISTRICT STANDARDS.	SGN	2	CA-DP	
	LSS8	Replace intercom system.	PA	3	CA-DP	
	LSS9	Provide new room graphics and way-finding signage.	SGN	3	CA-DP	
	LSS10	Provide new way-finding site signage.	SGN	3	CA-DP	
ATHLETICS/ACTIVITIES						\$42, 00.00
	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	
FOOD SERVICE						\$5,115,500.00
	FS1	Construct New Cafeteria Addition per DISTRICT STANDARDS, scope of work to be performed in conjunction with kitchen expansion (include new finishes, acoustical treatment, lighting, sound system, etc.). New kitchen/café additions includes storm shelter for entire campus.	ADD	2	CA-DP	
	FS2	Renovate and expand existing kitchen and expand into existing cafeteria per DISTRICT STANDARDS (includes finishes, MEP, equipment etc.).	ADD	2	CA-DP	

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### 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)					\$3,317,254.20
2	Should Do: Replacements of equipment & systems, modernization of classrooms & hallways and exterior improvements. - (Life Expectancy: 3 - 5 years)					\$6,179,460.95
3	Would Like to Do: Replacements of equipment & systems, programmatic campus renovations & additions to meet current standards. - (Life Expectancy: 6 - 10 years)					\$9,820,718.05
4	Future Consideration: Replacements of equipment & systems. - (Life Expectancy: 11 + years)					\$32,500.00
						\$1 ,34 , 33.20

### 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	1,627,254.20	100.00%	\$1,627,254.20
PRIORITY 2 TOTAL	1,063,960.95	100.00%	\$1,063,960.95
PRIORITY 3 TOTAL	8,076,410.55	100.00%	\$8,076,410.55
PRIORITY 4 TOTAL	32,500.00	0.00%	\$0.00
FACILITY CONDITION REPAIR COST			<b>\$10,767,625.70</b>
FACILITY REPLACEMENT VALUE (SQ.FT. X REPLACEMENT COST + SOFT COSTS)			<b>\$16,776,825.00</b>
<b>FACILITY CONDITION INDEX</b>			<b>64.18%</b>