

SUDIE L. WILLIAMS

Talented and Gifted Academy

4518 Pomona Road
Dallas, Texas 75209

Trustee District No. 2
Northwest Quadrant

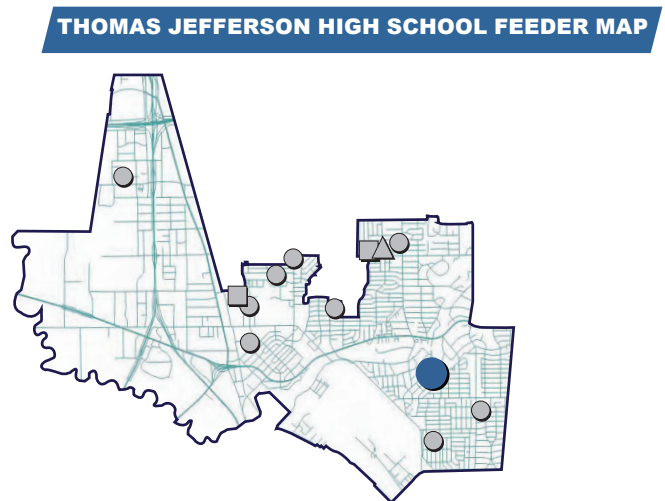
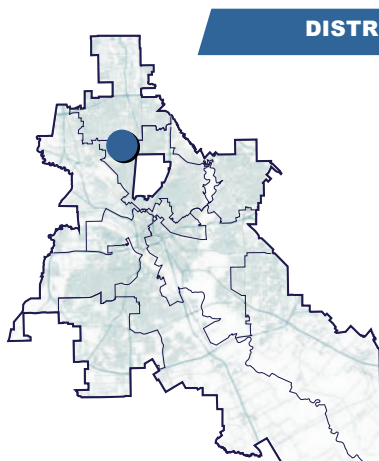


Year Built: 1952
Building Area: 46,910 SF
Site Acreage: 5.24

Optimal Student Capacity: 338
Enrollment (2018 - 19): 200
Campus Utilization: 59%
Facility Condition Index (Life-Cycle): 69.27%

Sudie L. Williams Talented and Gifted Academy

Site Plans








▲ High Schools
 ■ Middle Schools
 ● Elementary Schools

Sudie L. Williams Talented and Gifted Academy

Site Plans



LEGEND

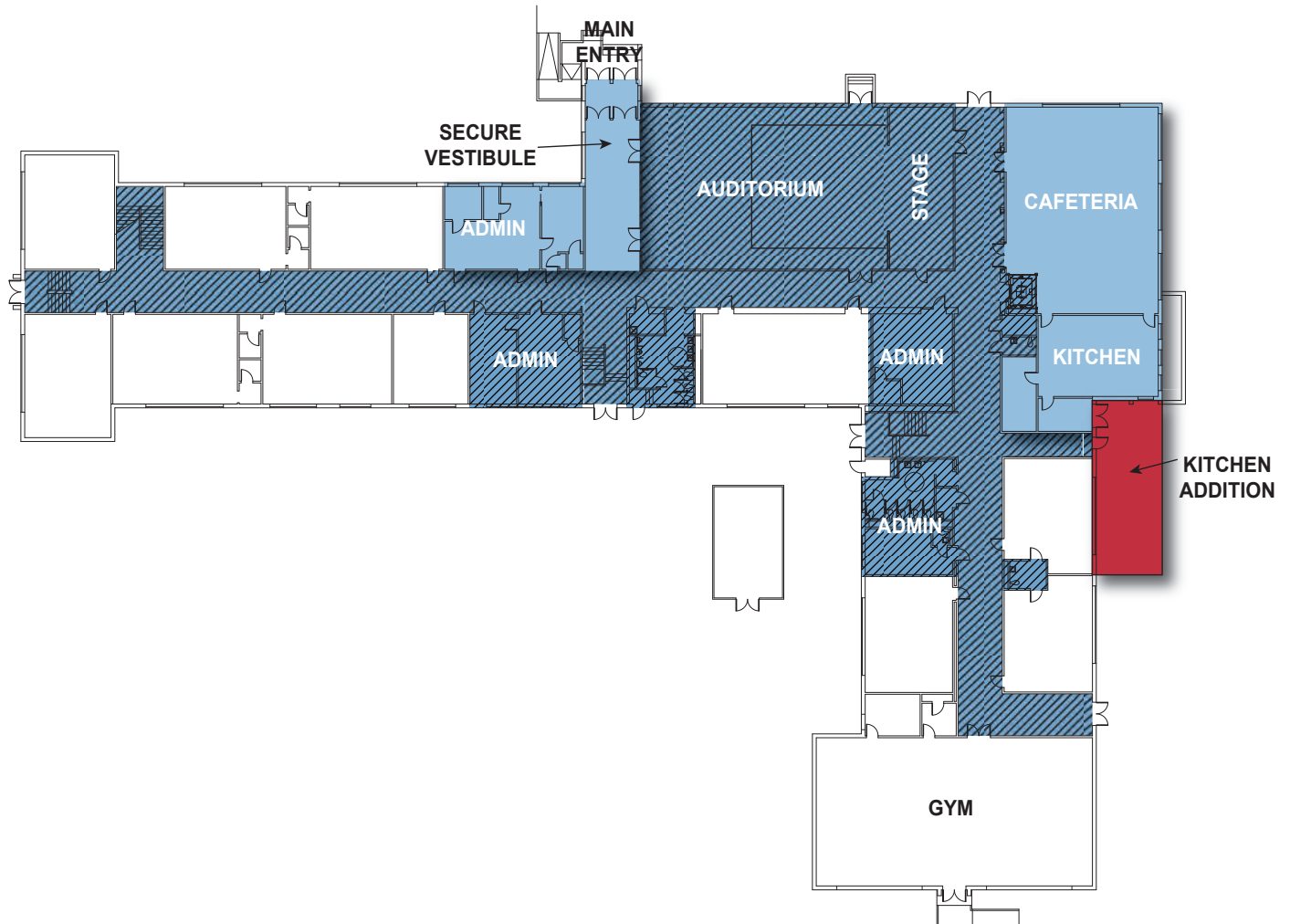
- | | |
|---|--|
|  Site Improvements |  Priority 1 & 2 Interior Renovation |
|  Priority 1 & 2 Building Additions |  Priority 3 & 4 Interior Renovation |
|  Priority 3 & 4 Building Additions | |

Refer to Deficiency Priority Report for Detailed Scope Descriptions


Sudie L. Williams Talented and Gifted Academy

Floor Plans

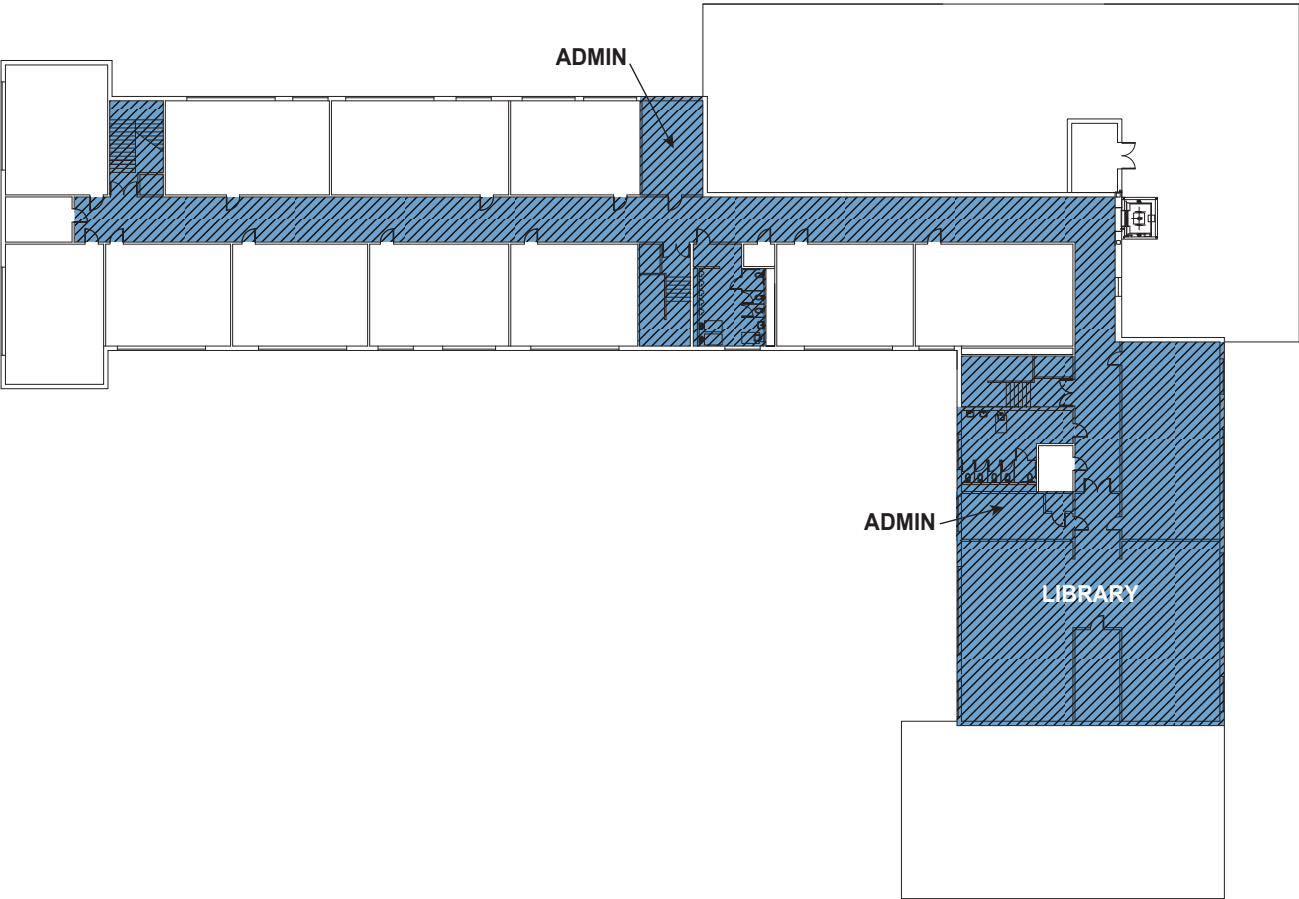
PROPOSED 1ST FLOOR PLAN



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 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

Sudie L. Williams Talented and Gifted Academy Proposed Work Items

SUMMARY REPORT

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

Priority	Total Cost
Priority - 1	\$1,645,202.00
Priority - 2	\$9,231,357.85
Priority - 3	\$5,975,193.25
Priority Totals	\$16,851,753.10

DISCIPLINE	PRIORITY 1	PRIORITY-2	PRIORITY-3	PRIORITY 4	COST
Civil	\$0.00	\$653,250.00	\$175,500.00	\$0.00	\$828,750.00
Building Envelope	\$32,500.00	\$1,157,710.45	\$0.00	\$0.00	\$1,190,210.45
Architecture	\$0.00	\$609,261.90	\$4,988,542.00	\$0.00	\$5,597,803.90
Mechanical	\$418,470.00	\$1,937,299.00	\$343,440.50	\$0.00	\$2,699,209.50
Electrical	\$0.00	\$813,806.50	\$0.00	\$0.00	\$813,806.50
Plumbing	\$0.00	\$824,148.00	\$291,200.00	\$0.00	\$1,115,348.00
Technology	\$162,500.00	\$0.00	\$91,474.50	\$0.00	\$253,974.50
Life Safety & Security	\$1,031,732.00	\$362,394.50	\$0.00	\$0.00	\$1,394,126.50
Athletics/Activities	\$0.00	\$0.00	\$85,036.25	\$0.00	\$85,036.25
Food Service	\$0.00	\$2,873,487.50	\$0.00	\$0.00	\$2,873,487.50
Priority Totals	\$1,645,202.00	\$9,231,357.85	\$5,975,193.25	\$0.00	\$16,851,753.10
			Totals		\$1,645,202.00
			Totals	1 2	\$10,866,559.85
			Totals	1 2 3	\$16,851,753.10
			Totals	1 2 3 4	\$16,851,753.10

Sudie L. Williams Talented and Gifted Academy

Proposed Work Items

DETAILED REPORT

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DISCIPLINE	ITEM NO.	ITEM DESCRIPTION	CLASS. CODE	PRIORITY CODE	SOURCE CODE	TOTAL COST
CIVIL						\$828,750.00
	C1	Total square feet of concrete sidewalk and hard surfaced play area to remove and replace.	SPR	2	CA-DP	
	C2	Remove and replace staff parking lot and dumpster drive.	SPR	2	CA-DP	
	C3	Provide new drop-off/pick-up paved drive.	SPN	3	CA-DP	
BUILDING ENVELOPE						\$1,1 0,210.45
	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	Repair broken and cracked exterior wall cladding.	WRE	2	CA-DP	
	B3	Replace spray foam roof system per DISTRICT STANDARDS.	RFR	2	CA-DP	
	B4	Replace 2-ply modified bitumen roof system per DISTRICT STANDARDS.	RFR	2	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	2	CA-DP	
ARCHITECTURE						\$5,5 7,803. 0
	A1	Replace teaching surfaces (marker boards, tack boards, etc.) at each classroom.	MBTB	2	CA-DP	
	A2	Paint all previously painted interior surfaces. Repair/patch walls prior to painting (except at areas of renovation).	PTG	2	CA-DP	
	A3	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid throughout facility (except at areas of renovation).	CLG	2	CA-DP	
	A4	Replace educational casework in all classrooms (excluding science labs) per DISTRICT STANDARDS (include counter tops, workstations and sinks).	CWK	2	CA-DP	
	A5	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	
	A6	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	
	A7	Replace stage curtains (include front, valance, etc.).	MEQ	3	CA-DP	
	A8	Renovate restrooms (include new wall and floor finishes, fixtures, toilet partitions etc.).	REN	3	CA-DP	
	A9	Replace interior doors and hardware. Re-key entire facility per new District "grand master" keying system.	DR	3	CA-DP	
	A10	Provide new/additional acoustical treatment at gyms.	ACO	3	CA-DP	

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DISCIPLINE	ITEM NO.	ITEM DESCRIPTION	CLASS. CODE	PRIORITY CODE	SOURCE CODE	TOTAL COST
	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 flexible "next gen" furniture at Cafeteria per DISTRICT STANDARDS.	FRN	3	CA-DP	
	A14	Provide new flexible "next gen" furniture at all classrooms per DISTRICT STANDARDS.	FRN	3	CA-DP	
	A15	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	
	A16	Renovate and expand 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	
	A17	Renovate library into learning center based on DISTRICT STANDARDS.	REN	3	CA-DP	
MECHANICAL						\$2,6 ,20 .50
	M1	Provide DDC controls.	HVAC	1	CA-DP	
	M2	Replace kitchen hood and fans.	HVAC	2	CA-DP	
	M3	Replace split system AC units.	HVAC	2	CA-DP	
	M4	Replace central station air handling units.	HVAC	2	CA-DP	
	M5	Provide VFD on heating water pumps.	HVAC	2	CA-DP	
	M6	Provide VFD on chilled water pumps.	HVAC	2	CA-DP	
	M7	Replace rooftop DX units.	HVAC	2	CA-DP	
	M8	Replace exhaust fans.	HVAC	2	CA-DP	
	M9	Provide VFD on condenser pumps.	HVAC	2	CA-DP	
	M10	Replace refrigerant monitoring system.	HVAC	2	CA-DP	
	M11	Replace chilled water pumps.	HVAC	2	CA-DP	
	M12	Replace condenser water pumps.	HVAC	2	CA-DP	
	M13	Replace lined ductwork.	HVAC	2	CA-DP	
	M14	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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	M15	Provide test and balance of HVAC systems.	HVAC	3	CA-DP	
	M16	Provide commissioning of MEP systems.	HVAC	3	CA-DP	
ELECTRICAL						\$813,806.50
	E1	Upgrade incandescent stage lighting.	LTG-I	2	CA-DP	
	E2	Provide interior lighting controls.	LTG-I	2	CA-DP	
	E3	Replace interior lights with LED lighting.	LTG-I	2	CA-DP	
	E4	Replace service entrance switchgear.	ED	2	CA-DP	
PLUMBING						\$1,115,348.00
	P1	Provide washer/dryer connections.	MEQ	2	CA-DP	
	P2	Replace cold water piping.	PLDW	2	CA-DP	
	P3	Replace waste piping.	PLSS	2	CA-DP	
	P4	Replace hot water piping.	PLDW	2	CA-DP	
	P5	Provide hose bibs.	PLF	2	CA-DP	
	P6	Replace grease waste piping.	PLGT	2	CA-DP	
	P7	Replace electric drinking fountains.	EDF	3	CA-DP	
	P8	Provide one accessible sink at 4 classrooms (2nd grade level). Includes additional casework and associated plumbing extensions/requirements.	PLF	3	CA-DP	
	P9	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						\$253, 74.50
	T1	Provide/replace IDF/MDF air conditioning.	HVAC	1	CA-DP	
	T2	Replace sound system.	SR	3	CA-DP	
LIFE SAFETY SECURITY						\$1,3 4,126.50
	LSS1	Provide exterior lighting controls.	LTG-E	1	CA-DP	
	LSS2	Provide access control system upgrade. Add additional card readers/door contacts. Video Intercom at 2 entrances.	SCR	1	CA-DP	
	LSS3	Replace fire alarm system.	FA	1	CA-DP	
	LSS4	Provide new/additional cameras.	SCM	1	CA-DP	
	LSS5	Replace exterior lights with LED lighting.	LTG-E	1	CA-DP	

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	LSS6	Replace/Add security screens at first floor windows as per DISTRICT STANDARDS.	WDW	1	CA-DP	
	LSS7	Provide secure front vestibule.	REN	1	CA-DP	
	LSS8	Provide new way-finding site signage.	SGN	2	CA-DP	
	LSS9	Provide new marquee sign located at front entry per DISTRICT STANDARDS.	SGN	2	CA-DP	
	LSS10	Replace exterior doors.	DR	2	CA-DP	
	LSS11	Provide new room graphics and way-finding signage.	SGN	2	CA-DP	
	LSS12	Replace intercom system.	PA	2	CA-DP	
ATHLETICS/ACTIVITIES						\$85,036.25
	AA1	Replace gym wall padding, backboards, goals and supports.	MEQ	3	CA-DP	
	AA2	Replace existing wood gym floor (include re-striping).	FLR	3	CA-DP	
FOOD SERVICE						\$2,873,487.50
	FS1	Renovate Cafeteria per DISTRICT STANDARDS (include new finishes, acoustical treatment, lighting, sound system, etc.), includes costing for storm shelter in cafe & kitchen that services entire campus.	REN	2	CA-DP	
	FS2	Renovate existing kitchen and expand into classrooms per DISTRICT STANDARDS (includes kitchen equipment, finishes and MEP upgrade). Refer to café renovation for recommended additional scope to be performed simultaneously.	REN	2	CA-DP	

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DISCIPLINE	ITEM NO.	ITEM DESCRIPTION	CLASS. CODE	PRIORITY CODE	SOURCE CODE	TOTAL COST
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CODE	PRIORITY	TOTAL
1	Must Do: Critical replacements of equipment & systems, safety & security items and ADA accessibility. - (Life Expectancy: 0 - 2 years)	\$1,645,202.00
2	Should Do: Replacements of equipment & systems, modernization of classrooms & hallways and exterior improvements. - (Life Expectancy: 3 - 5 years)	\$9,231,357.85
3	Would Like to Do: Replacements of equipment & systems, programmatic campus renovations & additions to meet current standards. - (Life Expectancy: 6 - 10 years)	\$5,975,193.25
		\$16,851,753.10

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	1,269,827.00	100.00%	\$1,269,827.00
PRIORITY 2 TOTAL	6,357,870.35	100.00%	\$6,357,870.35
PRIORITY 3 TOTAL	3,009,126.25	100.00%	\$3,009,126.25
PRIORITY 4 TOTAL	0.00	0.00%	\$0.00
FACILITY CONDITION REPAIR COST			\$10,636,823.60
FACILITY REPLACEMENT VALUE (SQ.FT. X REPLACEMENT COST + SOFT COSTS)			\$15,356,250.00
FACILITY CONDITION INDEX			69.27%