

WOODROW WILSON

High School (Historical Designation)

100 South Glasgow Drive
Dallas, Texas 75214

Trustee District No. 2
Northeast Quadrant



Year Built: 1927 (Original Building)
Building Area: 200,700 SF
Site Acreage: 9.03

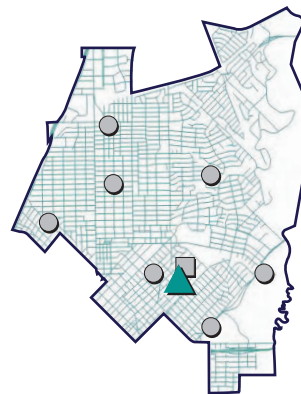
Optimal Student Capacity: 1,940
Enrollment (2018 - 19): 1,953
Campus Utilization: ● 101%
Facility Condition Index (Life-Cycle): 34.29%

Woodrow Wilson High School

Site Plans



WOODROW WILSON HIGH SCHOOL FEEDER MAP



▲ High Schools
 ■ Middle Schools
 ● Elementary Schools

Woodrow Wilson High School

Site Plans



LEGEND

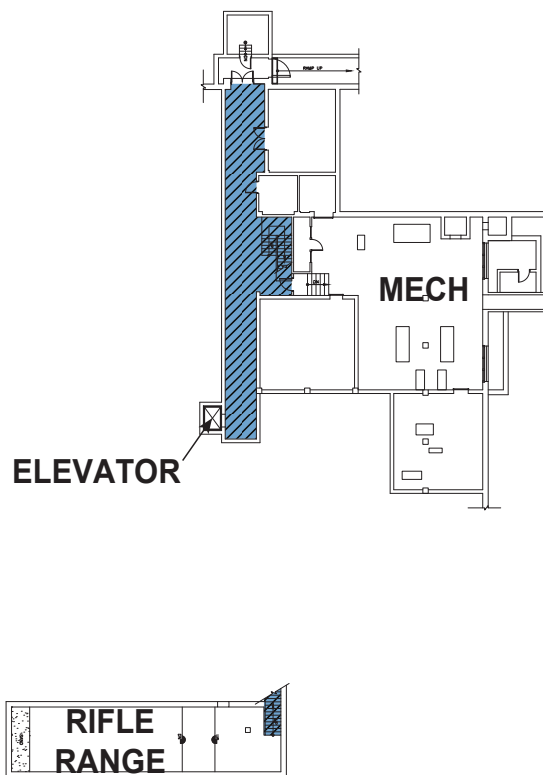
- Site Improvements
- Priority 1 & 2 Building Additions
- Priority 1 & 2 Interior Renovation
- Priority 3 & 4 Building Additions
- Priority 3 & 4 Interior Renovation

Refer to Deficiency Priority Report for Detailed Scope Descriptions

Woodrow Wilson High School

Floor Plans

PROPOSED BASEMENT FLOOR PLAN



LEGEND

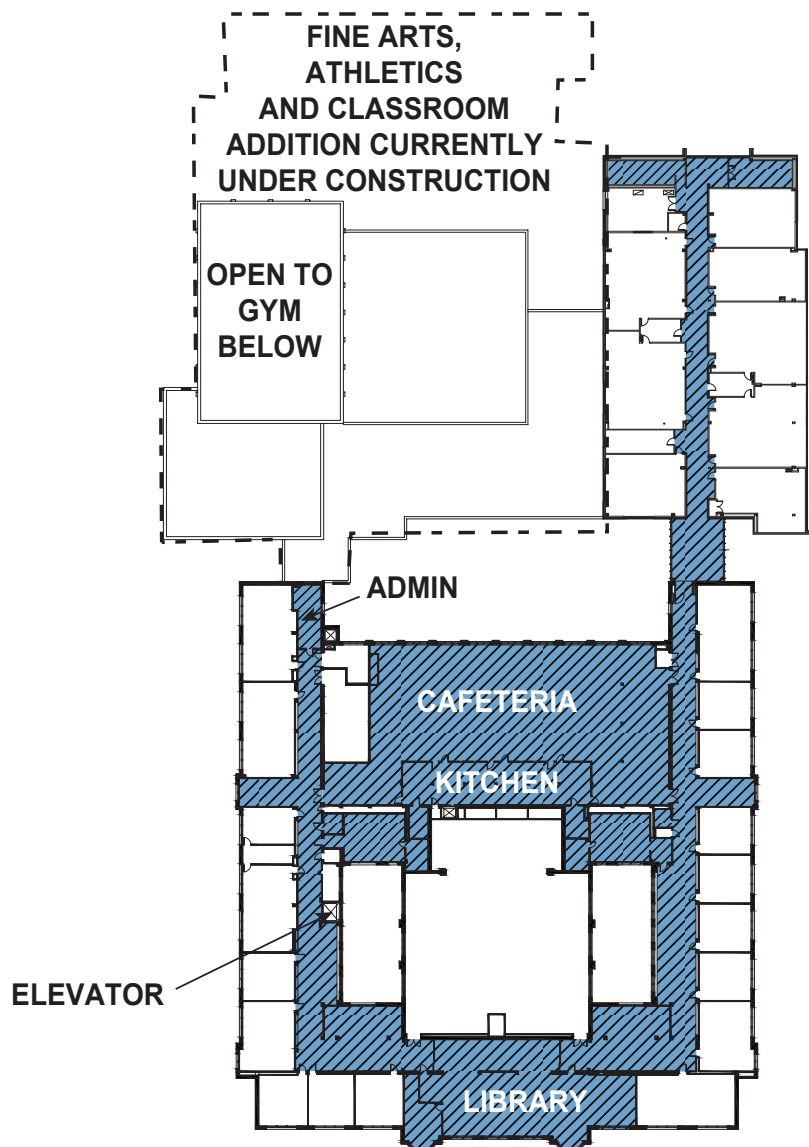
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| | Selective Life Cycle Upgrades and Interior Finish Out | | Priority 1 & 2 Interior Renovation |
| | Priority 1 & 2 Building Additions | | Priority 3 & 4 Interior Renovation |
| | Priority 3 & 4 Building Additions | | |

Refer to Deficiency Priority Report for Detailed Scope Descriptions

Woodrow Wilson High School

Floor Plans

PROPOSED BASEMENT FLOOR PLAN



LEGEND

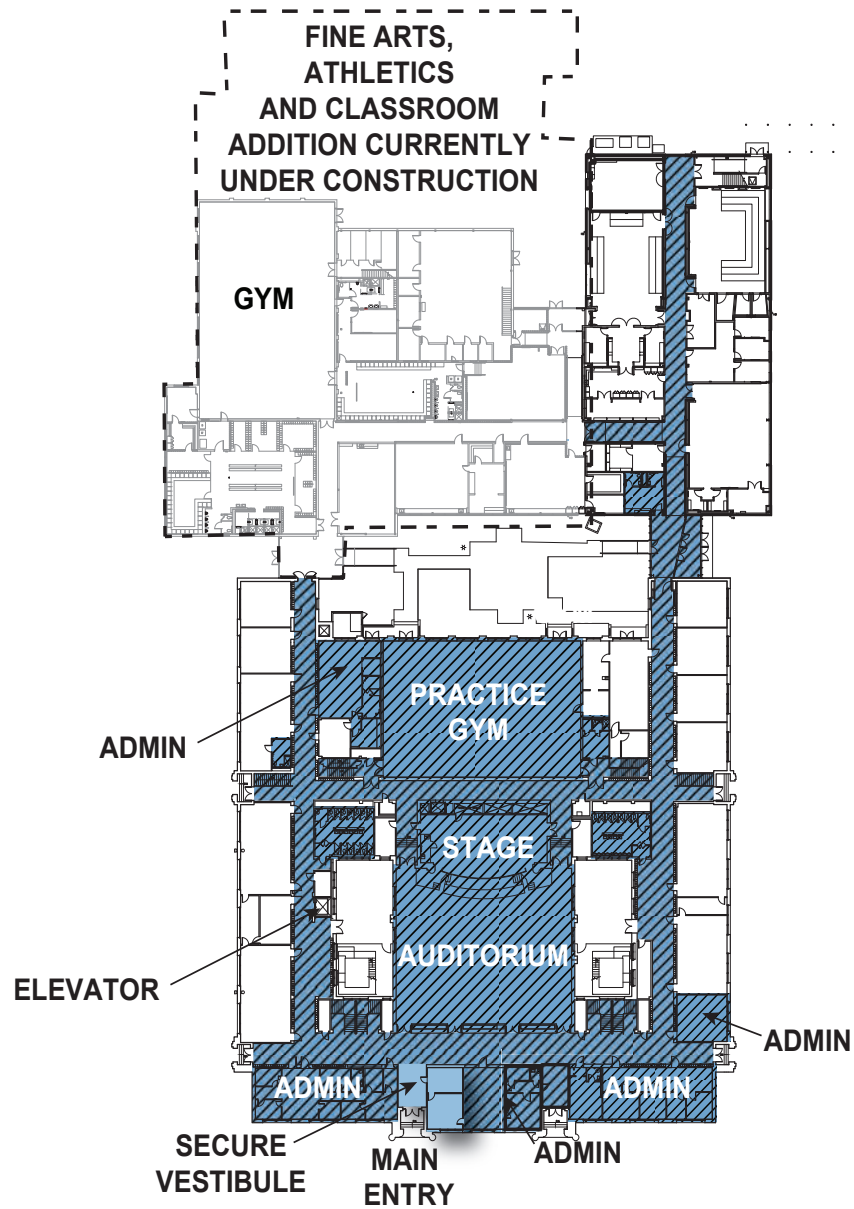
	Selective Life Cycle Upgrades and Interior Finish Out		Priority 1 & 2 Interior Renovation
	Priority 1 & 2 Building Additions		Priority 3 & 4 Interior Renovation
	Priority 3 & 4 Building Additions		

Refer to Deficiency Priority Report for Detailed Scope Descriptions

Woodrow Wilson High School

Floor Plans

PROPOSED 2ND FLOOR PLAN



LEGEND

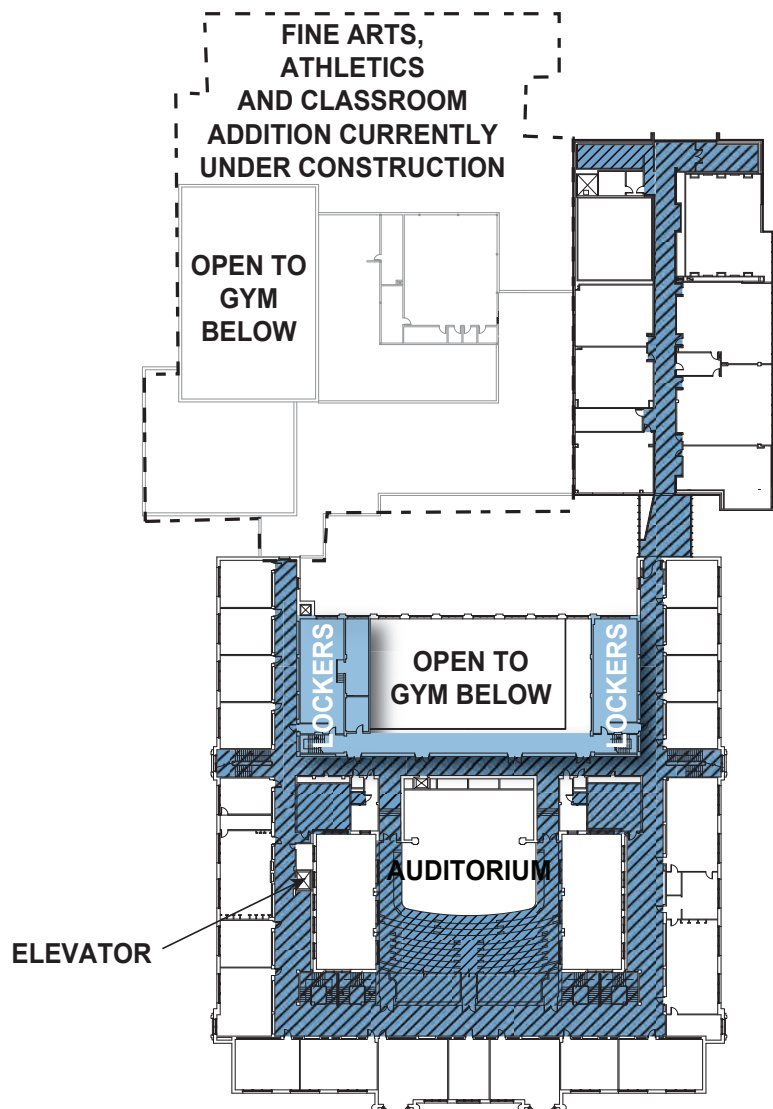
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|  | Selective Life Cycle Upgrades and Interior Finish Out |  | Priority 1 & 2 Interior Renovation |
|  | Priority 1 & 2 Building Additions |  | Priority 3 & 4 Interior Renovation |
|  | Priority 3 & 4 Building Additions | | |

Refer to Deficiency Priority Report for Detailed Scope Descriptions






Woodrow Wilson High School

Floor Plans

PROPOSED 3RD 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

Woodrow Wilson 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	\$2,503,215.00
Priority - 2	\$17,639,196.90
Priority - 3	\$21,671,344.50
Priority - 4	\$6,641,954.80
Priority Totals	\$48,455,711.20

DISCIPLINE	PRIORITY-1	PRIORITY-2	PRIORITY-3	PRIORITY-4	COST
Civil	\$493,350.00	\$2,691,000.00	\$0.00	\$0.00	\$3,184,350.00
Building Envelope	\$1,053,390.00	\$1,556,100.00	\$1,002,820.00	\$0.00	\$3,612,310.00
Architecture	\$0.00	\$3,252,600.00	\$9,147,547.50	\$6,641,954.80	\$19,042,102.30
Mechanical	\$0.00	\$5,829,606.90	\$1,628,185.00	\$0.00	\$7,457,791.90
Electrical	\$0.00	\$1,435,005.00	\$0.00	\$0.00	\$1,435,005.00
Plumbing	\$0.00	\$945,685.00	\$1,932,060.00	\$0.00	\$2,877,745.00
Life Safety & Security	\$956,475.00	\$475,800.00	\$39,000.00	\$0.00	\$1,471,275.00
Athletics/Activities	\$0.00	\$1,453,400.00	\$0.00	\$0.00	\$1,453,400.00
Food Service	\$0.00	\$0.00	\$7,921,732.00	\$0.00	\$7,921,732.00
Priority Totals	\$2,503,215.00	\$17,639,196.90	\$21,671,344.50	\$6,641,954.80	\$48,455,711.20

Totals 1	\$2,503,215.00
Totals 1 2	\$20,142,411.90
Totals 1 2 3	\$41,813,756.40
Totals 1 2 3 4	\$48,455,711.20

Woodrow Wilson 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						\$3,184,350.00
	C1	Add ramp to provide path from building to track.	SPR	1	CA-DP	
	C2	Provide access to front entries.	SPR	1	CA-DP	
	C3	Remove and replace 15' x 30' concrete sidewalk.	SPR	1	CA-DP	
	C4	Remove and replace pavement.	SPR	2	CA-DP	
BUILDING ENVELOPE						\$3,612,310.00
	B1	Replace CTP built up roof with gravel 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	Replace outdated exterior windows with new energy efficient window assembly per DISTRICT STANDARDS.	WDW	2	CA-DP	
	B4	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	
	B5	Replace translucent panel skylight systems in newest spray foam roof per DISTRICT STANDARDS.	RFR	3	CA-DP	
ARCHITECTURE						\$1 ,042,102.30
	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 interior doors and hardware. Re-key entire facility per new District "grand master" keying system.	DR	2	CA-DP	
	A3	Provide new rigging & curtain system per DISTRICT STANDARDS (includes fly battens, curtains & tracks, counterweights system, fire curtain, etc.).	STGC	2	CA-DP	
	A4	Replace educational casework in all classrooms (excluding science labs) casework per DISTRICT STANDARDS (include counter tops, workstations and sinks).	CWK	3	CA-DP	
	A5	Provide new flexible "next gen" furniture at Library per DISTRICT STANDARDS.	FRN	3	CA-DP	
	A6	Provide new flexible "next gen" furniture at Cafeteria per DISTRICT STANDARDS.	FRN	3	CA-DP	
	A7	Provide new flexible "next gen" furniture at all classrooms per DISTRICT STANDARDS.	FRN	3	CA-DP	

Woodrow Wilson High School

Proposed Work Items

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DISCIPLINE	ITEM NO.	ITEM DESCRIPTION	CLASS. CODE	PRIORITY CODE	SOURCE CODE	TOTAL COST
	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	3	CA-DP	
	A9	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	
	A10	Renovate auditorium per DISTRICT STANDARDS (includes catwalks, replacing stage deck, 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	
	A11	Replace science lab/classroom casework per DISTRICT STANDARDS (include chemical resistant counter tops, workstations and sinks).	CWK	4	CA-DP	
	A12	Remove and replace ceiling with new acoustical lay-in ceiling tile and grid throughout facility (except at areas of renovation).	CLG	4	CA-DP	
	A13	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	4	CA-DP	
	A14	Replace teaching surfaces (marker boards, tack boards, etc.) at each classroom.	MBTB	4	CA-DP	
	A15	Paint all previously painted interior surfaces. Repair/patch walls prior to painting (except at areas of renovation).	PTG	4	CA-DP	
	A16	Renovate library into learning center based on DISTRICT STANDARDS.	REN	4	CA-DP	
	A17	Renovate corridor to provide new durable surfaces throughout (remove existing lockers, floor, ceiling, and include ACM abatement where applicable).	REN	4	CA-DP	
MECHANICAL						\$7,457,711.00
	M1	Replace split system AC units.	HVAC	2	CA-DP	
	M2	Replace grilles and diffusers.	HVAC	2	CA-DP	
	M3	Replace steam boiler.	HVAC	2	CA-DP	
	M4	Replace exhaust fans.	HVAC	2	CA-DP	
	M5	Replace chiller.	HVAC	2	CA-DP	
	M6	Replace cooling tower.	HVAC	2	CA-DP	
	M7	Replace rooftop DX units.	HVAC	2	CA-DP	
	M8	Replace steam piping.	HVAC	2	CA-DP	
	M9	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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DISCIPLINE	ITEM NO.	ITEM DESCRIPTION	CLASS. CODE	PRIORITY CODE	SOURCE CODE	TOTAL COST
	M10	Provide DDC controls.	HVAC	3	CA-DP	
	M11	Provide test and balance of HVAC systems.	HVAC	3	CA-DP	
	M12	Provide commissioning of MEP systems.	HVAC	3	CA-DP	
ELECTRICAL						\$1,435,005.00
	E1	Provide interior lighting controls.	LTG-I	2	CA-DP	
	E2	Replace interior lights with LED lighting.	LTG-I	2	CA-DP	
PLUMBING						\$2,877,745.00
	P1	Replace gas piping.	PLGP	2	CA-DP	
	P2	Replace hot water heater.	WTRH	2	CA-DP	
	P3	Replace electric drinking fountains.	EDF	3	CA-DP	
	P4	Replace hot water piping.	PLDW	3	CA-DP	
	P5	Replace cold water piping.	PLDW	3	CA-DP	
	P6	Provide hose bibs.	PLF	3	CA-DP	
	P7	Provide/Replace dilution tank.	PLF	3	CA-DP	
	P8	Replace grease waste piping.	PLGT	3	CA-DP	
	P9	Replace acid piping.	PLSS	3	CA-DP	
LIFE SAFETY SECURITY						\$1,471,275.00
	LSS1	Provide exterior lighting controls.	LTG-E	1	CA-DP	
	LSS2	Replace exterior lights with LED lighting.	LTG-E	1	CA-DP	
	LSS3	Provide secure front vestibule.	REN	1	CA-DP	
	LSS4	Provide new/additional cameras.	SCM	1	CA-DP	
	LSS5	Provide access control system upgrade. Add additional card readers/door contacts. Video Intercom at 2 entrances.	SCR	1	CA-DP	
	LSS6	Replace exterior doors.	DR	2	CA-DP	
	LSS7	Provide new marquee sign located at front entry per DISTRICT STANDARDS.	SGN	2	CA-DP	
	LSS8	Provide new room graphics and way-finding signage.	SGN	2	CA-DP	
	LSS9	Replace/Add security screens at first floor windows as per DISTRICT STANDARDS.	WDW	2	CA-DP	
	LSS10	Provide new way-finding site signage.	SGN	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
ATHLETICS/ACTIVITIES						\$1,453,400.00
	AA1	Remove and replace southeast corner of existing 4-lane running track and add drainage along east side to protect track.	AT	2	CA-DP	
	AA2	Convert natural turf field to synthetic turf.	AT	2	SI	
FOOD SERVICE						\$7, 21,732.00
	FS1	Renovate and expand kitchen (includes kitchen equipment, finishes and MEP upgrade).	ADD	3	CA-DP	
	FS2	Renovate and expand existing Cafeteria (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)					\$2,503,215.00
2	Should Do: Replacements of equipment & systems, modernization of classrooms & hallways and exterior improvements. - (Life Expectancy: 3 - 5 years)					\$17,639,196.90
3	Would Like to Do: Replacements of equipment & systems, programmatic campus renovations & additions to meet current standards. - (Life Expectancy: 6 - 10 years)					\$21,671,344.50
4	Future Consideration: Replacements of equipment & systems. - (Life Expectancy: 11 + years)					\$6,641,954.80
						\$48,455,711.20

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	2,308,215.00	100.00%	\$2,308,215.00
PRIORITY 2 TOTAL	17,639,196.90	100.00%	\$17,639,196.90
PRIORITY 3 TOTAL	5,548,855.00	100.00%	\$5,548,855.00
PRIORITY 4 TOTAL	5,777,493.80	0.00%	\$0.00
FACILITY CONDITION REPAIR COST			\$25,496,266.90
FACILITY REPLACEMENT VALUE (SQ.FT. X REPLACEMENT COST + SOFT COSTS)			\$74,359,350.00
FACILITY CONDITION INDEX			34.29%