

Elementary School Assessment Summary

Overview

The problems reported by the Administration and building users included the following:

1. Better heat in certain areas
2. Separate Gym and Cafeteria
3. More Storage
4. Larger Sick Room
5. Larger Lobby
6. More Staff Restrooms
7. Electrical Problems

Not surprisingly, these issues are in line with our findings as we will summarize below. We have separated the deficiencies into (3) categories – Space Needs, Code/Safety, and Maintenance/Upgrade issues.

Space Needs

Classrooms - The Elementary School has approximately 5,400 sf less classroom space and 3,100 sf less in project prep/storage space than the Model Elementary School. The total classroom space is smaller than our Model Elementary School by 8,500 sf.

Teacher and Admin. Support – The Elementary School is a total of 2,500 sf smaller than the Model Elementary School in clinic space (300 sf), and Media/Technology (storage) space (2,200 sf).

Classroom Support Space – The Elementary School is a total of (15,650 sf) smaller than the Model Elementary School in Lobby/corridor space (6,000 sf), Staff Toilets (150 sf), and Gymnasium (9,300 sf).

Facility Management Space – The Elementary School is a total of (1,500 sf) smaller than the Model Elementary School in Janitorial storage/receiving space.

Area Comparisons

PROGRAM SUMMARY	MODEL ELEMENTARY		EXISTING ELEMENTARY	
SPACE TOTAL AREA				
A. Classroom Space	30,350 s.f.	45.27%	26,171 s.f.	52.77%
B. Teacher + Admin Support Space	5,545 s.f.	8.27%	3,096 s.f.	6.24%
C. Classroom Support Space	27,990 s.f.	41.75%	13,765 s.f.	27.75%
D. Facility Management Space	3,160 s.f.	4.71%	1,097 s.f.	2.21%
Subtotal:	67,045 s.f.		44,129 s.f.	
Walls	8,045 s.f.	12%	5,467 s.f.	11.02%
GRAND TOTALS	75,090 s.f.		49,596 s.f.	

Probable Costs

Item Category / Description	Probable Costs	Notes ²
A. Space Deficiencies		
1 Classroom Space (5,400 sf)	1,130,000	1
2 Classroom prep/storage space (3,100 sf)	630,000	1
3 Teacher/Admin. Support - Sick Space / Clinic Space (300 sf)	120,000	1
4 Teacher/Admin. Support - Media/Technology Space (2,200 sf)	460,000	1
5 Lobby / Public Spaces (6,000 sf)	1,260,000	1
6 Staff Toilets (150 sf)	120,000	1
7 Gymnasium (9,750 sf) Based on 2017 KA Study	1,600,000	1
8 Facility Management - Janitorial Storage/Receiving (1,500sf)	315,000	1
Subtotal	5,635,000	
B. Building Assessment - Code Items		
1 ADA building signage throughout	10,000	
2 Accessible route to classroom #29	15,000	
3 Accessible staff toilet	7,000	
4 Handicap access to counter at the Main Office	2,000	
5 Handicap stage access (Lift)	20,000	
6 ADA drinking fountains	10,000	
7 Accessible lever handle corridor door knobs	25,000	
8 Enclose storage and framing at the stage storage lofts	20,000	
Subtotal	109,000	
C. Building Assessment - Maintenance Items		
1 Update Doors, Framing, and Hardware at North and West Entrances	35,000	
2 Replace existing flooring in several areas.	200,000	
3 Replace/ new ceilings in several areas (incl. new LED lighting)	676,000	
4 Refinish Existing Corridor Doors	30,000	
5 North Wing Boy's and Girl's Toilet Rooms	150,000	
6 North Wing Boiler	112,000	
7 Classroom Unit Vents	366,000	
8 Replace Boiler Piping Throughout Building	600,000	
9 Upgrade Building Electrical Service and circuits to classrooms	715,000	
10 Upgrade Emergency Backup Electrical System	160,000	
11 Upgrade LED Light Fixtures and Controls throughout	310,000	
12 Replace both Water Heater check valves and expansion tanks	2,000	
13 Fire Alarm Replacement	143,000	
14 Add Battery Supplied Egress Lighting	20,000	
Subtotal	3,519,000	
D. Site Assessment		
Not Included at this time		0
Total	\$9,263,000	

Notes:

- Costs listed for additional space assume work will be for a stand alone addition.
- 1 Some items need to have other items / upgrades occur prior to the proposed work being done.
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