

Property Assessment Report

Pawnee Elementary School

9501 West 91st Street, Overland Park, KS 66212



Home of the Panthers

Hollis + Miller Architects

CEFPI Evaluation - Pawnee Elementary School

Date 12.1.2017

	Possible Points	Actual Points
1.00 THE SCHOOL SITE	100	63
2.00 STRUCTURE AND MECHNICAL FEATURES	200	98
3.00 PLANT MAINTAINABILITY	100	50
4.00 SCHOOL BUILDING SAFETY	200	125
5.00 ENVIRONMENT FOR EDUCATION	200	121
6.00 EDUCATIONAL ADEQUACY	200	105
Total		562

CEFPI Evaluation - Pawnee Elementary School

Date 12.1.2017

1.00 THE SCHOOL SITE

100 POINTS

		Possible Points	Actual Points
<u>LOCATION</u>			
1.1	Site is central to and easily accessible to the present and/or future population.	20	20
1.2	Location is removed from undesirable business, industry and traffic.	5	5
1.3	Site is large enough to meet educational needs as determined by the state and local district (10 acres + 1 acre/100 students).	25	10
1.4	Campus is large enough for future on-site expansion if needed.	10	5
1.5	Topography provides good drainage, but without steep inclines.	5	2
1.6	Site has adequate storm drainage system.	5	2
1.7	Site has stable, well-drained soil free of erosion and is well landscaped.	5	3
<u>SITE AND POTENTIAL</u>			
1.8	Site is suitable for special instruction needs, e.g. nature study, school gardens and restricted play areas.	5	3
1.9	Pedestrian services include adequate sidewalks with designated crosswalks, curb cuts and acceptable grades.	5	3
1.10	Sufficient on-site hard surface parking for faculty, staff and visitors is provided.	5	3
1.11	PE Fields are well located and removed from streets, drives and parking areas.	5	4
1.12	Outdoor play fields are well equipped for all age levels.	5	3
<u>TOTAL - THE SCHOOL SITE</u>		<u>100</u>	<u>63</u>

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Date 12.1.2017

2.00 STRUCTURE AND MECHANICAL FEATURES

200 POINTS

		Possible Points	Actual Points
	<u>BUILDING STRUCTURE</u>		
2.01	Exterior walls are free of deterioration, with proper expansion joints.	10	8
2.02	Foundations are sound and stable.	10	8
2.03	Interior walls are free of deterioration.	5	3
2.04	Roofs are structurally sound, have adequate drainage and are weathertight.	15	6
2.05	Entrances and exits are located so as to permit efficient student traffic flow.	15	10
2.06	Building "envelope" meets energy use code requirements.	10	3
2.07	Well-maintained ceilings adequately retard sound.	5	3
2.08	Walls permit sufficient flexibility for a variety of class sizes.	10	3
2.09	Interior is free of friable asbestos and/or toxic materials.	10	0
	<u>MECHANICAL / ELECTRICAL</u>		
2.10	Electrical service is underground.	5	0
2.11	Reliable masterclock system sounds bells inside and outside of building.	5	2
2.12	Outside water supply is adequate for normal usage.	5	2
2.13	Building electrical system is adequate for the educational program..	15	8
2.14	Each teaching/learning area has four or more grounded wall outlets.	5	1
2.15	Well-maintained light sources provide adequate lighting.	10	8
2.16	The number and location of useable drinking fountains are adequate including provisions for the disabled.	5	0
2.17	Number of toilet rooms and fixtures meet or exceed code requirements.	10	4
2.18	Internal building water supply is adequate with sufficient pressure to meet health and safety needs.	10	8
2.19	Plumbing fixtures and piping are in good condition.	10	4
2.20	Fire alarms, smoke detectors, sprinkler systems stand pipes and hose cabinets are properly maintained and meet or exceed code requirements.	10	8
2.21	Intercommunication system includes a central unit that allows dependable two-way communication between the office and each room.	5	5
2.22	Kitchen exhaust hood is of adequate size, properly maintained, and has approved fire suppression system.	5	2
2.23	Cabling for computer and/or TV networking can be easily installed or modified.	10	2
	<u>TOTAL - STRUCTURAL & MECHANICAL FEATURES</u>	<u>200</u>	<u>98</u>

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3.00 PLANT MAINTAINABILITY

100 POINTS

		Possible Points	Actual Points
	<u>MAINTENANCE</u>		
3.01	Windows, doors and walls are of material and finish requiring minimum maintenance.	10	3
3.02	Outdoor light fixtures, electric outlets, equipment and other fixtures are accessible for repair and replacement.	5	5
3.03	Classroom floor finishes require minimum of care.	10	3
3.04	Ceilings and walls are easily cleaned and resistant to stain.	10	3
3.05	HVAC equipment is designed and constructed for ease of operation and maintenance.	15	9
3.06	Floors in restrooms, kitchens, cafeterias and corridors require a minimum of maintenance.	10	3
3.07	Walls and ceilings in service areas can be easily cleaned.	10	7
3.08	Restroom fixtures are wall-mounted and of quality construction.	10	4
3.09	Adequate custodial storage space with water and drain is accessible to all areas.	10	8
3.10	Adequate electric outlets and power are available in every area to permit routine cleaning.	5	2
3.11	Operating door hardware is coordinated and in good condition.	5	3
	<u>TOTAL - PLANT MAINTAINABILITY</u>	<u>100</u>	<u>50</u>

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4.00 SCHOOL BUILDING SAFETY**200 POINTS**

		Possible Points	Actual Points
	<u>SITE SAFETY</u>		
4.01	Access streets have sidewalks and sufficient signals and signs to permit safe access to and from school site.	10	7
4.02	Site lighting is adequate for safety and security at night.	5	1
4.03	On-site walks and steps are in good condition and protected by proper signs and signals.	5	5
4.04	Vehicular entrances and exits are safe for traffic flow.	5	3
4.05	Student loading areas are segregated from other vehicular traffic and pedestrian walkways.	5	4
4.06	Locations of outdoor PE Areas are free from hazard.	10	8
4.07	Number and location of fire hydrants are adequate for the building.	10	8
	<u>BUILDING SAFETY</u>		
4.08	Heating units are separated from student-occupied areas in accordance with local building code.	15	12
4.09	Classroom doors are recessed and open outward.	5	4
4.10	Exterior doors open outward and are equipped with panic hardware.	10	10
4.11	Exits are marked with lighted exit signs on separate electrical circuits.	10	5
4.12	Glass is properly located and protected to prevent accidental student contact -- safety glass or wire glass per code requirements.	5	4
4.13	Emergency lighting is provided throughout building.	10	2
4.14	Flooring (including ramps) is maintained in a nonslip condition.	5	4
4.15	Stair risers do not exceed 72" and range in number from 3 - 16 per flight.	5	4
4.16	Multi-story buildings have at least two protected exit stairways.	15	0
4.17	Fixed projections in the traffic areas do not extend more than 8" from the corridor wall.	5	2
4.18	Traffic areas terminate at an exit or an exit stairway leading to an egress.	5	5
	<u>EMERGENCY SAFETY</u>		
4.19	Automatic and manual fire alarm system with a distinctive sound and flashing light is provided.	10	10
4.20	There are at least two independent exits to safety from any point in the building and no dead-end corridors over 20' in length.	15	0
4.21	Stairways and/or exits are of fire-resistant material.	10	9
4.22	Noncombustible and/or fire-resistant materials are used throughout the structure.	5	5
4.23	Adequate fire safety equipment is properly located.	10	8
4.24	Ample space is provided in traffic and protected areas for student safety in the event of natural disasters.	10	5
	<u>TOTAL - SCHOOL BUILDING SAFETY</u>	200	125

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5.00 ENVIRONMENT FOR EDUCATION

200 POINTS

		Possible Points	Actual Points
	<u>ACADMEIC LEARNING AREAS</u>		
5.01	Size of academic learning areas meets minimum standards (K: 900/1050/1200 SF) (E=700/800/900 SF).	15	10
5.02	Learning areas are conveniently located near related educational activities.	5	3
5.03	Academic areas are situated away from noisy areas such as cafeterias and gyms.	5	3
5.04	Storage for student/teacher materials is adequate.	10	4
5.05	Design of learning areas is compatible with instructional need.	5	3
	<u>SPECIAL LEARNING AREAS</u>		
5.06	Size of special learning areas meet minimum standards.	5	2
5.07	Gymnasium or Multi-Purpose Room serves the school P.E. program.	10	9
5.08	Library/Resource/Media Center provides appropriate and attractive space.	10	5
5.09	The music program is provided separate adequate storage and sound treated instructional space.	5	2
5.10	Space appropriate for the nature of instruction and age of students.	5	2
5.11	Appropriate space is provided for small groups and/or individual instruction and special programs.	10	4
5.12	Storage for student materials in special learning areas is adequate.	5	3
5.13	Storage for teacher materials in special learning areas is adequate.	5	3
5.14	Design of learning areas is compatible with instructional need.	5	3
	<u>SUPPORT SPACE</u>		
5.15	Adequate facilities are available for student programs.	15	10
5.16	Administrative offices provide the administrative personnel with sufficient work space and privacy.	10	9
5.17	Suitable reception area for students, teachers and visitors is available.	5	4
5.18	Ample and conveniently located storage includes secure place for permanent records.	10	8
5.19	Cafeteria/cafetorium is attractive with sufficient space for dining, service delivery, storage and food preparation, with good circulation in patterns.	10	4
5.20	Clinic area is near administrative offices and is equipped to meet requirements.	10	8
5.21	Teachers' lounge/work area provides teachers a place for rest and preparation.	5	4
5.22	Indoor activity area available during inclement weather.	5	5
5.23	Site and building meets or exceeds all barrier-free requirements.	15	5
5.24	Teaching stations have adequate outlets for computers and/or television systems.	15	8
	<u>TOTAL - ENVIRONMENT FOR EDUCATION</u>	200	121

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6.00 EDUCATIONAL ADEQUACY**200 POINTS****EXTERIOR ENVIRONMENT**

Possible	Actual
Points	Points

6.01	Overall building appearance is aesthetically pleasing and inviting to children.	15	8
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6.02	Site and building are well landscaped.	5	3
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6.03	Building materials provide attractive color and texture.	5	3
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6.04	Entrances are appealing to students of the age and maturity of students served.	10	4
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6.05	Entrances and walkways are sheltered from sun and inclement weather.	10	2
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INTERIOR ENVIRONMENT

6.06	Interior stairways and ramps have handrails that meet code requirements.	5	5
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6.07	Movement areas permit ease and control of traffic flow.	10	5
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6.08	Areas for students to congregate are suitable to the age group.	10	7
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6.09	Large group areas are designed for effective control of children.	10	8
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6.10	A comfortable temperature can be maintained throughout the building in all seasons.	15	6
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6.11	Ventilating system quietly provides adequate circulation of fresh air.	15	9
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6.12	Fenestration contributes to a pleasant environment.	10	5
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6.13	Lighting system provides proper intensity, diffusion and distribution of illumination.	15	10
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6.14	Acoustical treatment of ceilings, walls and floors provides effective sound control.	10	6
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6.15	Exterior noise is not a distraction in the classrooms.	10	5
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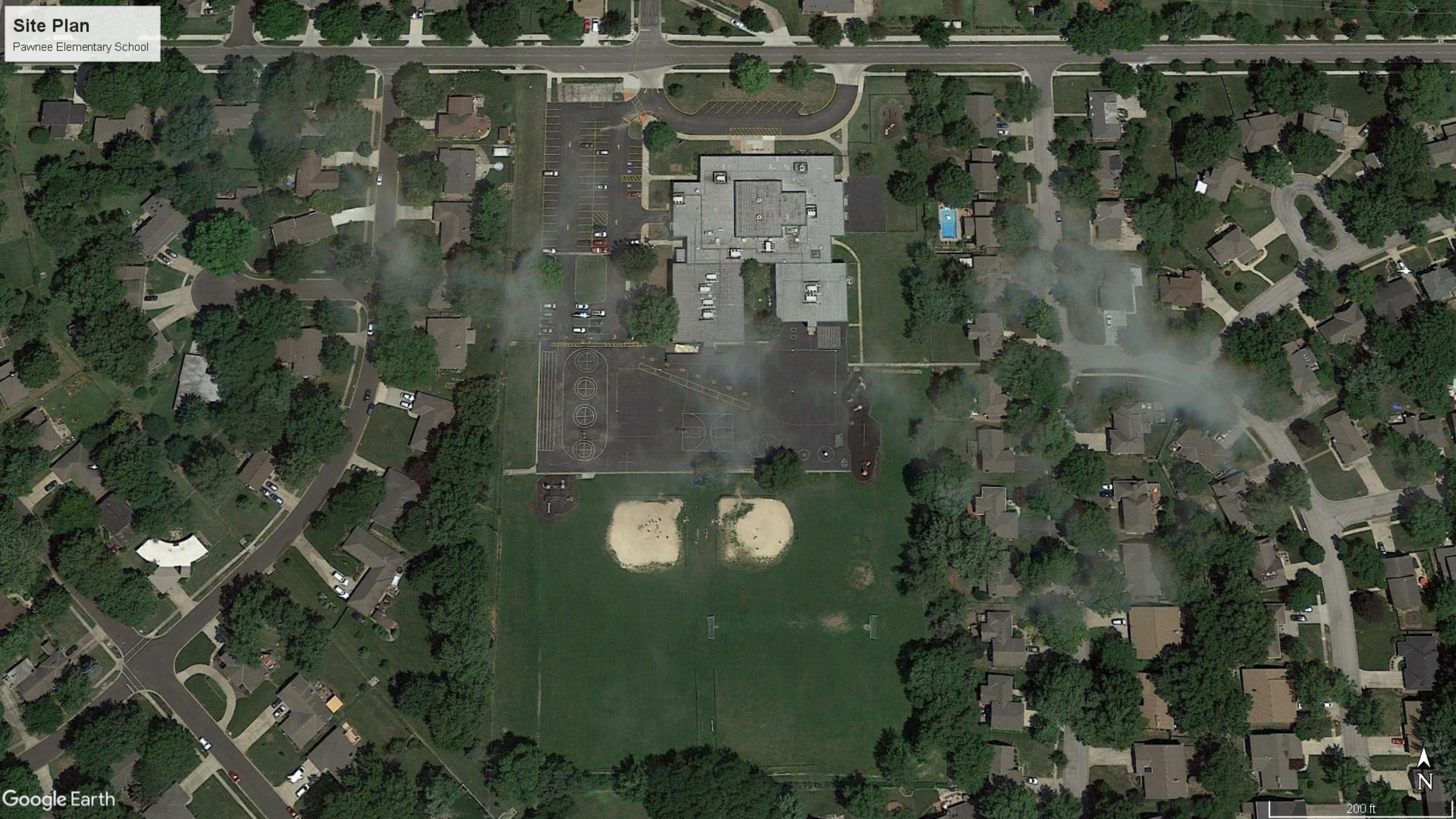
6.16	Color schemes, building materials and decor enhances learning experience.	20	7
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6.17	Adequate facilities are provided for student displays.	10	5
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6.18	Drinking fountains and restroom facilities are conveniently located.	15	7
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TOTAL - EDUCATIONAL ADEQUACY

200	105
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Site Plan
Pawnee Elementary School

Property Information for NF241236-4004

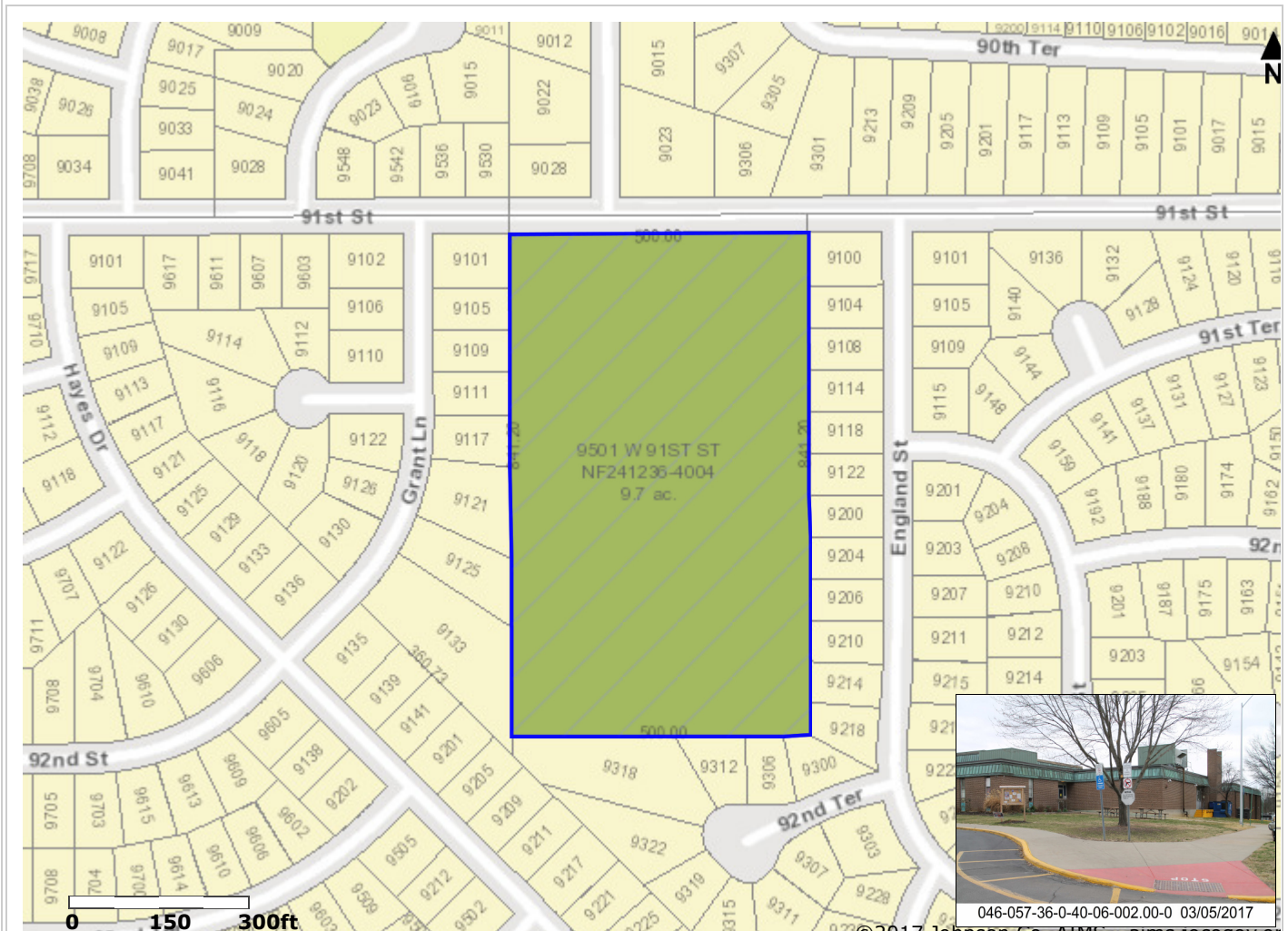
<i>Tax Property ID</i>	NF241236-4004	<i>KS Uniform Parcel #</i>	0460573604006002000
<i>Situs Address</i>	9501 W 91ST ST	<i>Acres</i>	9.66 (420,599.54 ft ²)
<i>Owner1 Name</i>	UNIFIED SCHOOL DIST #512	<i>Owner2 Name</i>	
<i>Owner Address</i>	8200 W 71ST ST , OVERLAND PARK, KS 66204		
<i>Class</i>	E	<i>Year Built</i>	1965
<i>LBCS</i>	6121	<i>Neighborhood Code</i>	421.X
<i>Zoning</i>	R-1	<i>Taxing Unit</i>	0660UW

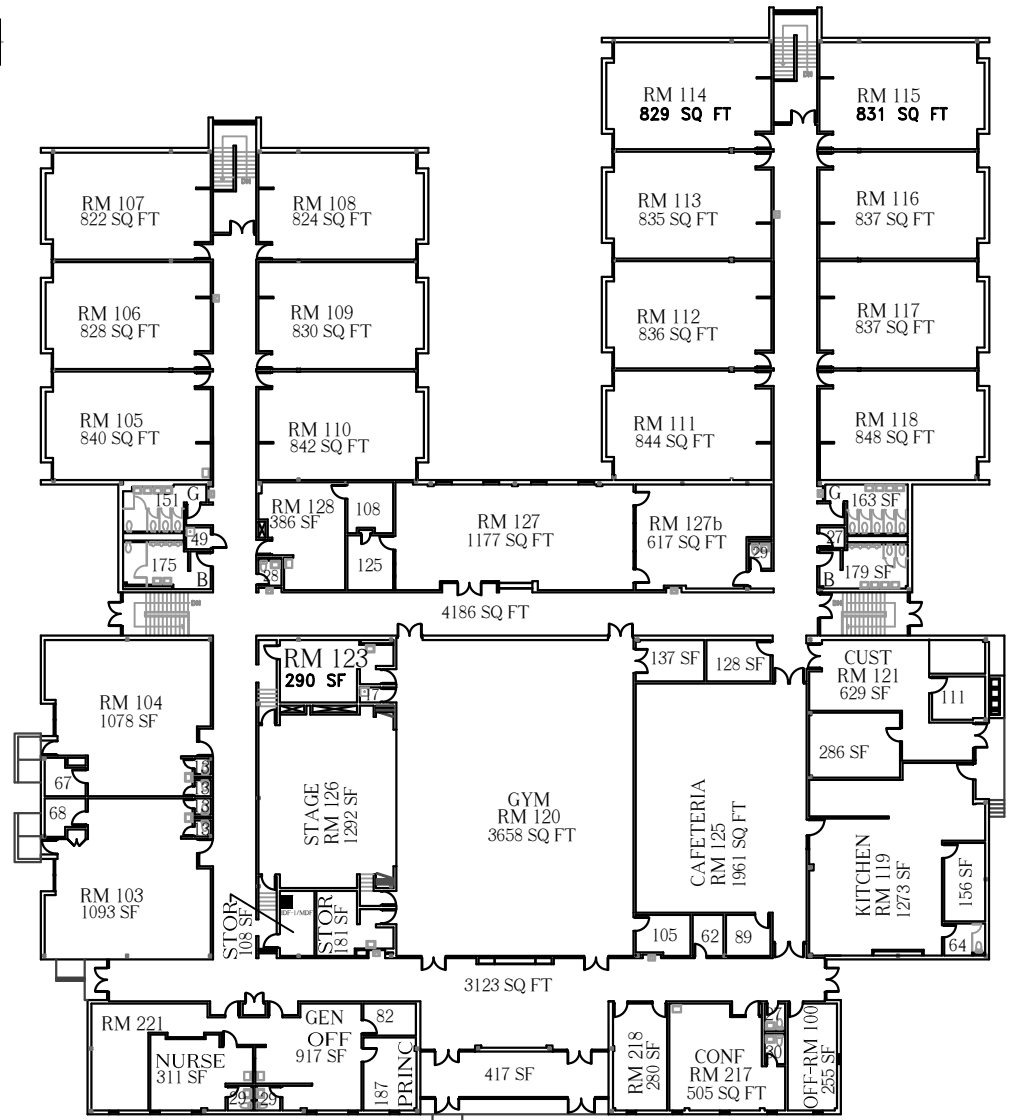
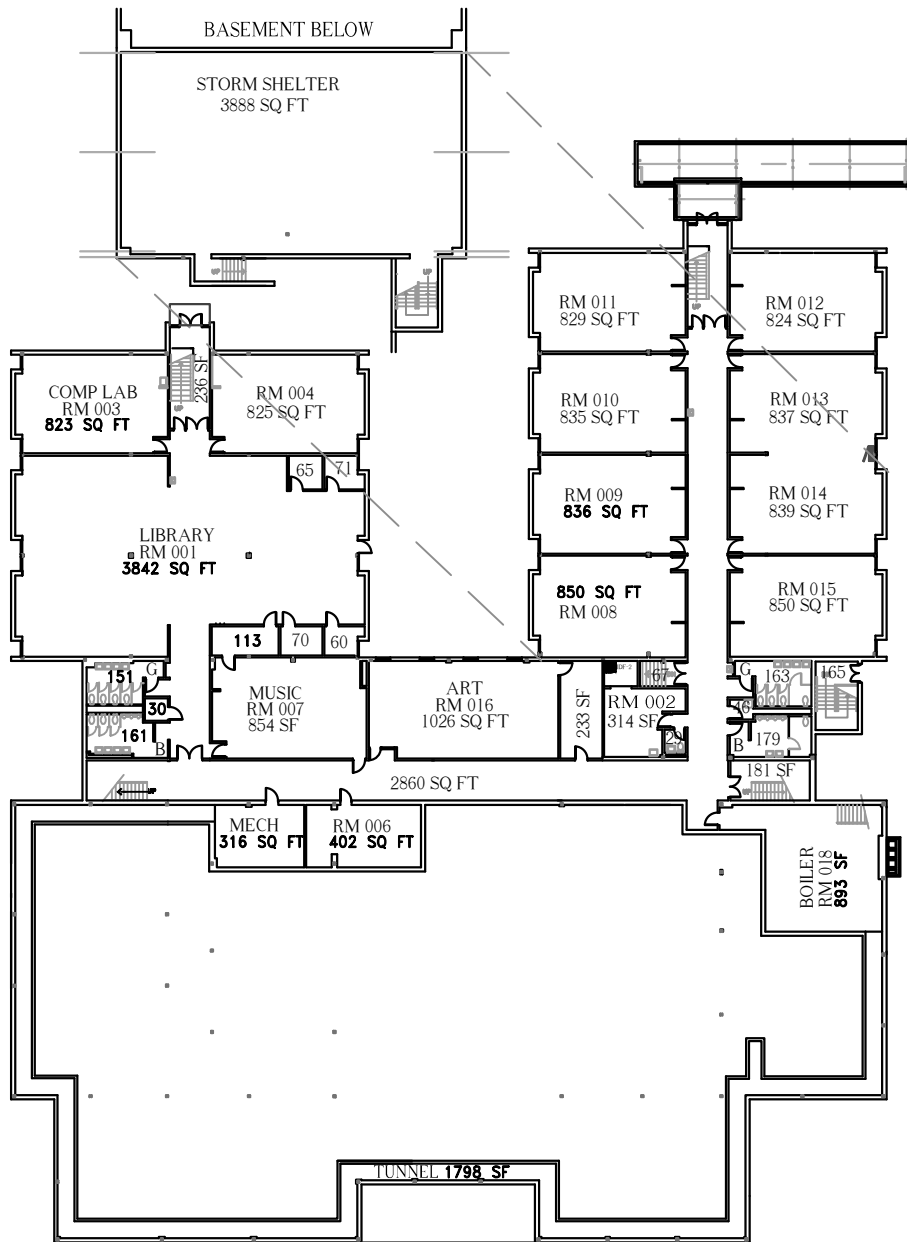
<i>City</i>	Overland Park	<i>Zip Code</i>	66212
<i>AIMS Map No.</i>	E36 (T-R-S: 12-24-36)	<i>Quarter Section</i>	SE
<i>Fire Dist.</i>	Overland Park Fire	<i>Sheriff Dist.</i>	0
<i>Commissioner Dist.</i>	4 (Jason L. Osterhaus)	<i>FEMA Flood Panel #</i>	20091C0052G

<i>School District</i>	Shawnee Mission	<i>High School</i>	SM West
<i>Middle School</i>	Westridge	<i>Elementary School</i>	Pawnee

Legal Desc. (abbreviated) 36-12-24 BG NW CR SE 1/4 S 871.20' E 500' N 871.20' W 500' TO POB EX .34 AC 9.66 ACS M/L OPC 907 3 BTAO 4137-0

Property Map for NF241236-4004



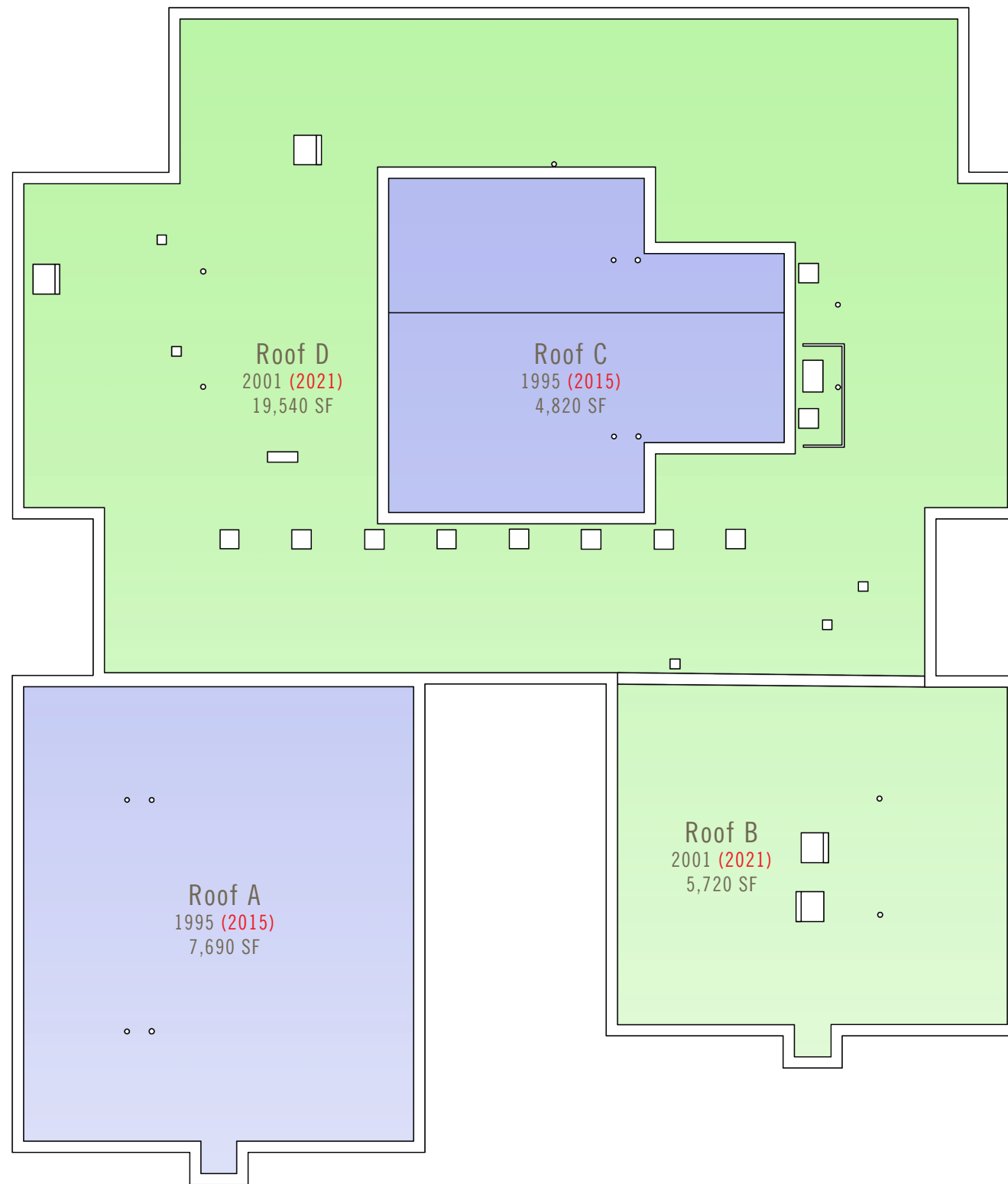


PAWNEE ELEMENTARY SCHOOL

9501 W. 91st STREET

SCALE: NOT TO SCALE

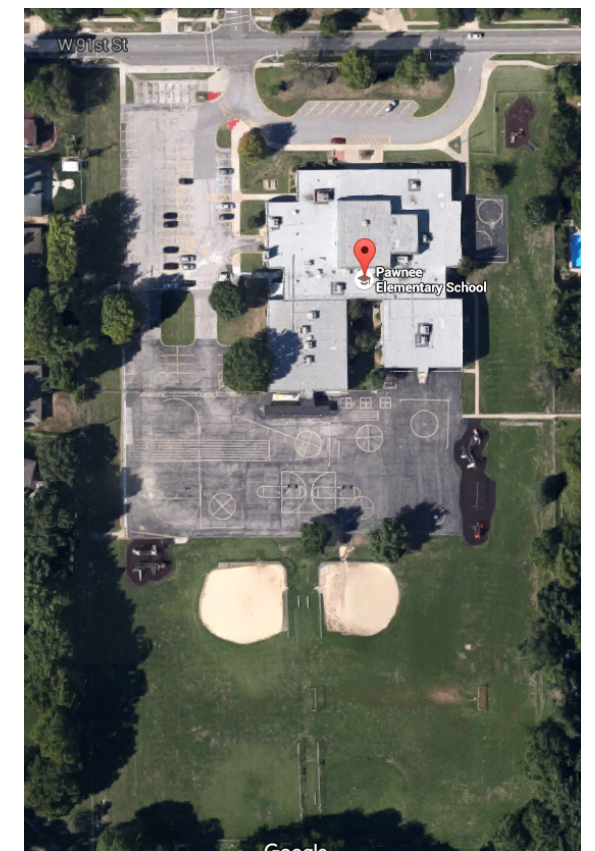


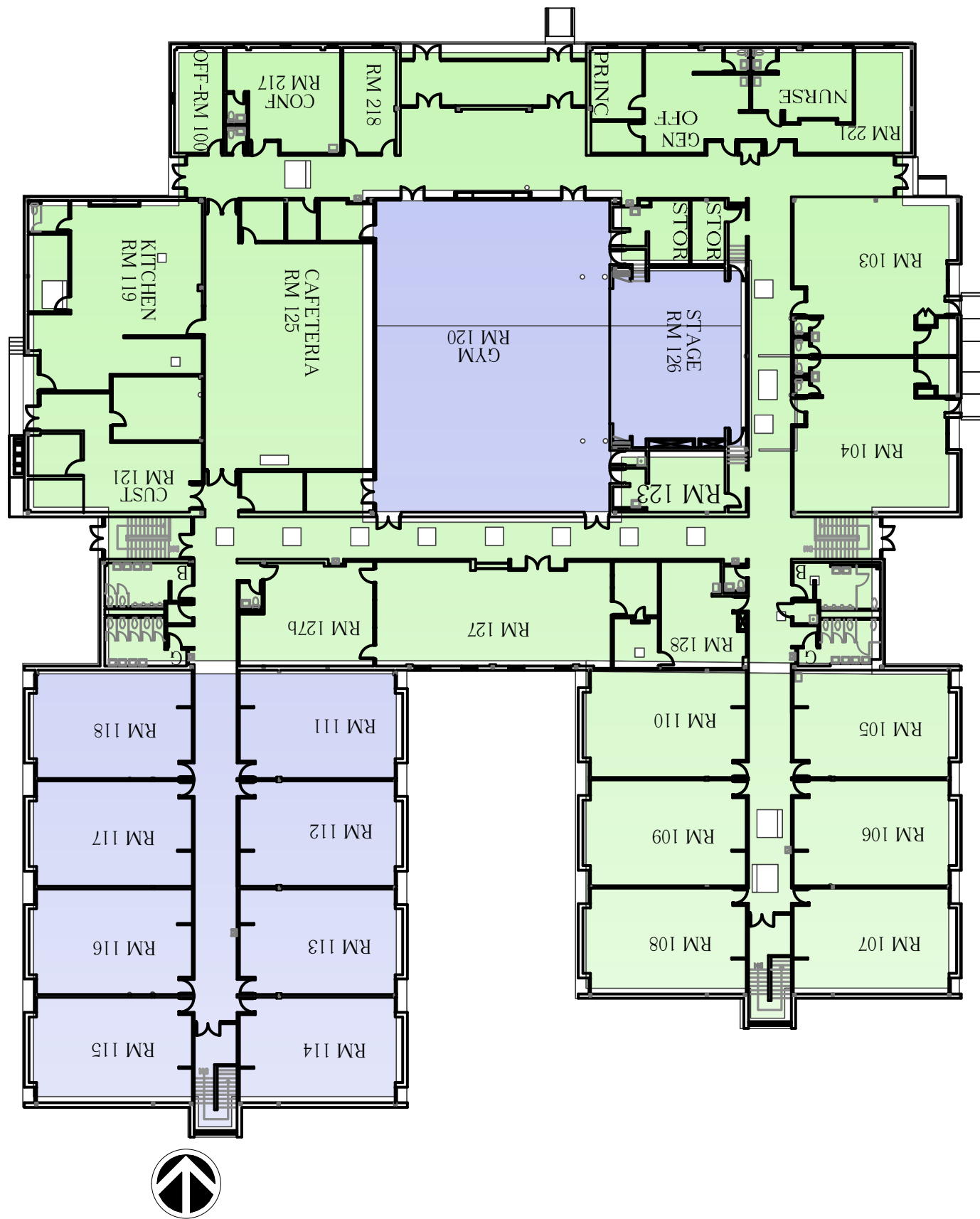


Roof Plan

Roof Areas

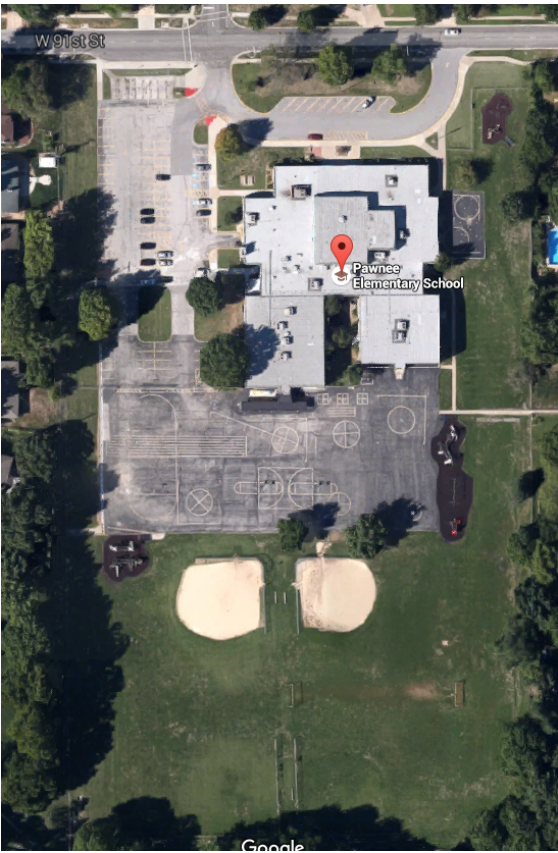
- Roofs B,D
 Tamko 103 / 270 SQ.
 October 2001 (20 year) **2021**
- Roofs A,C
 Tamko 103 / 130 SQ.
 August 1995 (20 year) **2015**





Roof Areas

- Roofs B,D
 Tamko 103 / 270 SQ.
 October 2001 (20 year) 2021
- Roofs A,C
 Tamko 103 / 130 SQ.
 August 1995 (20 year) 2015



SHAWNEE MISSION SCHOODO DISTRICT PAWNEE ELEMENTARY SCHOOL BUILDING SUMMARY IMAGES

November 2017

Architectural Exterior Images



2 story classroom wing – erosion issues



Typical exterior windows

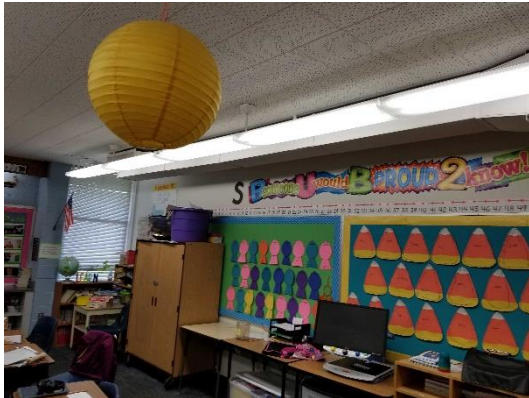


Damaged foundation wall



Recently repaired sidewalk

Architectural Interior Images



Typical classroom



Classroom furniture, surface mounted duct



Classroom entry door recess



Typical corridor



VCT flooring issue



Mudjacking holes in corridor



Gymnasium



12" x12" Ceiling tile



Gypsum board ceilings in corridors



Storefront at exterior



Storefront glass – loss of seal



Typical restroom

MEP Images



Art Kiln located in basement storage.



Corridor ceiling inaccessible.



HVAC unit & piping exposed in classroom.



Lack of exterior emergency lighting.



Lack of storage space from electrical equipment.



Limited emergency lighting visible in egress corridors.



Overhead power service – main disconnect on storage platform inside mechanical room.



Roof drainage directly on sidewalk & discolored lightly.



Rooftop unit with limited clearance to roof edge.



Storm shelter ventilation intakes located below grade.



Surface raceway for outlets, devices damaged.



Uninsulated piping & cabling supported on pipes.



Floor mounted urinals.



No humidistat for humidity control.



Portable dehumidification unit.



Portable air-conditioner for data rack.

SHAWNEE MISSION SCHOOL DISTRICT

PAWNEE ELEMENTARY SCHOOL

BUILDING SUMMARY REPORT

November 2017

Building Summary

Originally constructed in 1964, Pawnee Elementary School has experienced 1 addition and 2 major renovations. Addition in 1966 added additional classroom space for a total of 61,691 SF of type II-b construction.

Due to limited space available on site, if this building is chosen for replacement, the existing Pawnee Elementary will need to be razed prior to the construction of a new elementary on this site. Students will need to be relocated to another facility for approximately 18 months for construction.

Exterior Skin Summary

- Roof construction is low slope modified bitumen roofing and in fair condition. A majority of the roof system will have its warranty expire in 2021 and will need to be considered for improvements in the near future. The 1966 classroom wing addition and gymnasium roof areas had their roof warranty expire in 2015 and are in need of replacement.
- Exterior walls are face brick and copper mansard and are in fair condition.
- Exposed concrete foundation is damaged in several locations.
- Exterior windows are aluminum framed and have non insulated glass glazed into the frames. Windows are in need of replacement with more efficient units.
- Exterior doors have aluminum frames and insulated glass and appropriate hardware. Several of the storefront systems are leaking and allowing water into their vestibules. Exterior doors and storefront systems are in need of improvements.

Interior Summary

- Classrooms have a combination of VCT and carpet square floors, 12" x 12" ceiling tiles and suspended pendant lighting, exposed ductwork and painted CMU walls. Ceilings and lighting should be updated.
- Wood doors are painted with steel door frames and good hardware. Painted wood doors should be repainted with stain grade doors.
- Classroom doors open toward the corridor and are recessed to not encroach onto the corridor path of travel.
- Classroom door recess does not meet ADA clearance for a pull side approach. Door

recess need to be redesigned to meet ADA

- Corridors have VCT floors and gypsum board ceilings and surface mounted lighting and a glazed block wainscot and painted CMU walls
- Restrooms have resinous or welded seam sheet vinyl flooring, 12" x 12" acoustical ceiling tiles, surface mounted lights and glazed block walls. Recoat resinous flooring and replace ceiling tile
- Gymnasium has wood flooring, CMU walls, 12" x 12" ceiling tile with recessed lighting.
- Cafeteria has VCT flooring, CMU walls, exposed structure and wood fiber ceilings
- A 3,300 sf storm shelter was observed below the lower level.
- Several areas on the lower level have been mudjacked to correct settlement.

Educational Summary

Curriculum Delivery

- Classrooms are of adequate size ranging from 820 sf – 850 sf for standard rooms and Kindergarten are large in size at 1,075 sf.
- Most classrooms are located on perimeter of the building allowing access to natural daylight.
- Teacher and student storage in many classrooms is in need of updating to be in line with district standards.

Scheduling

- Separate gymnasium and cafeteria spaces allow for better scheduling of classes and lunch shifts.

Future Ready Skills & Lifelong Learning

- The building is in need of large spaces with plumbing, storage and amenities for STEM and PLTW classes.

Technology

- Technology infrastructure is in place for the 1 to 1 initiative set forth by the district, but there is a lack of electrical outlets for charging of devices.

Site Summary

Address: 9501 W 91st St, Overland Park, KS 66212

Zoning: R-1

Size: 9.7 Acres

Site Drainage

- Potential drainage issues / erosion on west side of building.
- Lamb's tongue near roof line on west side of building.
- Majority of runoff appears to flow across the site to inlets on west side of property.
- Potential for storm water to overwhelm west storm sewer system.

Fire hydrants

- Does not have adequate fire hydrant coverage.
- SE corner of England Street and W. 91st Street.
- SW corner of Grant Lane and W. 91st Street.

Parking Lots, Pavement and Sidewalks.

- Upper and lower parking lot asphalt needs replacing on west side of building.
- Sidewalk pitted on west side of building along parking lot.
- No concrete in dock area for trucks or dumpster.
- Dumpster not screened.
- Recycle bins (also not on concrete) in separate location.
- No apparent separation between bus / parent drop off.
- Bicycle parking not near building - a big hard surface area west of school near street.
- ADA parking in north parking lot not compliant.
- Tree roots buckling pavement in hard play area at NE corner
- No concrete pads under recycle bins. No concrete pads for trucks.

MEP Summary

General

- The majority of the existing building didn't have accessible ceilings. Piping, ductwork, conduits, and data cabling were installed exposed. All light fixtures were surface mounted. Existing ceiling heights are already low that adding drop in accessible ceiling to conceal all systems is not feasible.
- Front office area had been recently updated with new floor plan, lighting, HVAC and plumbing systems.
- Observations regarding code deficiencies are in reference to the current 2012 IBC code series adopted by local jurisdictions. Should local jurisdictions adopt codes newer than the 2012 IBC, additional updates may be required to building systems. Items of note include:
 - 2015 IBC requires a full FEMA storm shelter which would require backup generator power, ventilation and restrooms.
 - 2015 IBC added requirements for carbon monoxide detection in select classrooms served by fuel fired equipment.

Mechanical

- System Descriptions
 - Majority of classrooms are being served from rooftop units. Rooftop units have been replaced in the last 5 years. Portions of the building are served from air handlers that was converted from hydronic system to a DX system with electric heat.
 - Central Boilers have been removed and systems have been converted to gas heat as well as electric duct heaters.
 - The majority of the classrooms had a portable dehumidifier. Though rooftop units and air handlers are provided with hot gas reheat, HVAC units seem to have difficulty dehumidifying the space.
 - One rooftop unit serves up to 6 classrooms. Some rooftops serve multiple floors making it very difficult to maintain uniform temperatures in all spaces.

- Data closet has a portable air conditioner being used as main condition of space.
- Corridor seems to be a path for some of the return air, which does not meet current code requirements.
- HVAC system serving Library space had loud rattle which could be disruptive to students and staff.
- Ventilation for basement storm shelter is below grade, during a major rain event a significant amount of water could infiltrate the basement if the ventilation louvers were opened.
- Controls Systems
 - A full BMS control system is currently installed to serve all HVAC equipment.
 - Not all classrooms were provided with dedicated thermostat controls. Several classrooms were served off of one rooftop unit and shared thermostats which can cause student and teacher discomfort.
- Additional Updates required to bring systems up to current codes:
 - Energy recovery will be required for the amount of ventilation being provided at each unit.
 - Revise air distribution to eliminate locations where corridor is serving as return air path.
- Additional Updates required to bring systems up to current SMSD Standards:
 - Each classroom shall be provided with its own thermostat.

Plumbing Systems

- Hot Water
 - Domestic hot water system consists of multiple gas-fired water heaters distributed around the building. Majority of water heaters are around 10 years old.
 - Domestic hot water supply appeared to be sufficient, though hot water recirculation lines were a great distance from sinks. Took a long time to get hot water at sinks.
- Water Supply
 - There is one water service entrance to the building.
 - At most locations water pressure seem to be sufficient.
 - Domestic water pipes in old boiler room appeared to not be insulated.
- Roof Drains
 - Roof drains are drained to storm sewer but no overflow roof drains provided.
- Restrooms were dated and did not meet current ADA codes. Majority of plumbing fixtures were wall hung fixtures, exception being floor mounted urinals.
- The nurse area does not have a shower – accessible or otherwise.
- Additional Updates required to bring systems up to current codes:
 - Several water coolers and plumbing fixtures are not ADA compliant and need to be replaced.
 - All handwashing sinks will need to have thermostat mixing valves installed to limit maximum water hot water temperature to 110°F.
 - Replace floor mounted urinals with wall mounted urinals.
 - All domestic water piping shall be insulated.
- Additional Updates required to bring systems up to current SMSD Standards:

- Replace all faucets and flush valves with Toto sensor devices.
- Add accessible roll-in shower for the Nurse Area.
- Hot water recirculation line shall tie into hot water line with-in 3 feet of every hand washing sink.
- All classrooms shall be provided with a sink in the classroom.
- Replace majority of water closets with new wall-mounted water closets.

Electrical Systems

- Lighting
 - Interior emergency illumination was limited throughout corridors.
 - Exterior illumination did not appear sufficient. There was limited dedicated parking lot lighting. Wall mounted light fixtures were aged and lenses were significantly yellowed.
 - Exterior emergency illumination was not available at any exit location.
- Power
 - Main disconnect for electrical service has limited access due to location on platform utilized for storage.
 - All available space on main electrical panelboard has been utilized. Additions to the electrical system would require significant additions and modifications to the main electrical service.
 - Overhead electrical service serves the building.
 - Extension cords and power supplies were common in classrooms due to insufficient quantities and locations of electrical receptacles.
- Special Systems (Fire Alarm, Intercom, Data Systems)
 - Fire Alarm system was an addressable system. However, significant upgrades to the main panel and additional devices would be required to upgrade the system to a mass notification system.
 - Dukane Intercom system appeared functional and sufficient.
 - Data systems appeared functional and sufficient. However, data closets were not dedicated solely to data equipment, many data closets were also used for mechanical equipment or storage.
 - Adding network data and fire alarm cabling may be difficult due to many ceiling spaces being inaccessible.
- Additional Updates required to bring systems up to current codes:
 - Electrical
 - All receptacles to be replaced with tamper resistant devices.
 - Additional Exterior lighting to ensure sufficient illumination.
 - Lighting

- New lighting controls with occupancy sensors installed in entire building.
 - Additional emergency egress illumination added to both interior and exterior of building.
- Fire Alarm – Update of system to a mass notification system, additional devices and cabling would be required. Additional Smoke Detection may be required.
- Intercom system – None
- Data systems – None
- Additional Updates required to bring systems up to current SMSD Standards:
 - Electrical
 - Energy Metering added to all electrical equipment. May require replacement of main service panel.
 - Additional receptacles added throughout classrooms.
 - Convert overhead power service to an underground electrical service.
 - Lighting
 - New LED light fixtures installed in all areas, interior and exterior
 - Dimming Controls added in classrooms.
 - Fire Alarm – Complete Replacement of all devices and control panels to support a mass notification system. Additional Smoke Detection may be required.
 - Intercom system – New Valcom Intercom System
 - Data systems – Dedicated IT closets for Data Racks and data associated equipment.



SHAWNEE MISSION SCHOOL DISTRICT ELEMENTARY ASSESSMENTS
11/21/2017



PAWNEE ELEMENTARY SCHOOL

Project Description		Hard Construction		25% soft costs		Total Project Cost
		Square Feet	Cost/ SF	Cost		Cost
PAWNEE ELEMENATRY SCHOOOL - 61,691 SF						
	Parking Lot & Sidewalk Improvements			\$65,000	\$16,250	\$81,250
	Roof Improvements - Leak Repairs	13,000	\$19.00	\$247,000	\$61,750	\$308,750
	Repair damaged concrete foundations			\$7,500	\$1,875	\$9,375
	Window replacement	3,020	\$40.00	\$120,800	\$30,200	\$151,000
	Storefront replacement	2,400	\$42.00	\$100,800	\$25,200	\$126,000
	New 2'x4' Acoustical Ceiling System	61,691	\$6.00	\$370,146	\$92,537	\$462,683
	Lighting/Controls Refresh - LED	61,691	\$10	\$616,910	\$154,228	\$771,138
	New underground electrical service and panelboards	61,691	\$8	\$493,528	\$123,382	\$616,910
	Additional outlets / devices / circuiting	61,691	\$1	\$61,691	\$15,423	\$77,114
	Flooring replacement - Demolition and new VCT	30,846	\$7	\$215,919	\$53,980	\$269,898
	Remodel Classroom Doors to meet ADA	1,350	\$75	\$101,250	\$25,313	\$126,563
	Site Drainage Issues			\$275,000	\$68,750	\$343,750
	Restroom resinous floor recoating	3,500	\$8	\$28,000	\$7,000	\$35,000
	Add fire hydrants for adequate coverage			\$33,000	\$8,250	\$41,250
	Update HVAC systems – New Controls	61,691	\$2	\$123,382	\$30,846	\$154,228
	Eliminate corridor as return air path	61,691	\$2	\$92,537	\$23,134	\$115,671
	Drinking Fountain replacement			\$35,000	\$8,750	\$43,750
	Handwash Sink Mixing Valves			\$15,000	\$3,750	\$18,750
	Hot water recirculation line	61,691	\$0.45	\$27,761	\$6,940	\$34,701
	Insulate all water lines	61,691	\$0.35	\$21,592	\$5,398	\$26,990
	Sinks in each classroom	61,691	\$4.00	\$246,764	\$61,691	\$308,455
	Flush Valves and Faucets			\$12,000	\$3,000	\$15,000
	Add emergency boiler shutdown to existing boiler systems			\$12,000	\$3,000	\$15,000
	Install Fire Sprinkler System	61,691	\$4	\$246,764	\$61,691	\$308,455
	Exterior Lighting Upgrade	61,691	\$0.35	\$21,592	\$5,398	\$26,990
	New Valcom Intercom System	45,974	\$0.35	\$16,091	\$4,023	\$20,114
	New fire alarm system	71,236	\$3	\$213,708	\$53,427	\$267,135
				\$3,820,734	\$830,645	\$4,153,224
	INFLATION FROM 2018 TO 2020 = 10%					\$415,322
	PAWNEE TOTAL					\$4,568,546

Shawnee Mission School District

New 2 Section Elementary School

1-Dec-17

GOAL:

NEW ELEMENTARY SCHOOL

Grades PreK thru 6

Planning Capacity: 400 Students

Estimated construction start 2020



	Phase One				Phase Two	
1.0 - Schematic Program						
1.0 - Administration/Counseling				3,000		0
2.0 - Academic Staff Areas				32,000		0
3.0 - Education Support Areas				12,000		0
4.0 - Food Service / Mechanical				6,600		0
5.0 - Support Areas				1,500		0
13.0-Net to Gross Multiplier				13,000		0
Total Square Footage				68,100		0
2.0 - Hard Cost Summary						
Building Construction Cost	68,100	\$264	\$17,978,400		0	\$0
Safe Room	5,800	\$125	\$725,000			
Site Development	68,100	\$29	\$1,974,900			\$0
Offsite Development		LS	\$175,000			\$0
Other (Playground)		LS	\$385,000			\$0
Hard Cost			\$21,238,300			\$0
3.0 - Soft Cost Summary						
Furniture + Fixtures	550	1600	\$880,000			\$0
District Equipment			\$75,000			\$0
Contingency			\$637,149			\$0
Professional Fees		0.0575%	\$1,257,838			\$0
Tech Infrastructure			\$204,300			\$0
Tech Systems-lump sum			\$204,300			\$0
Site Purchase-lump sum			\$0			\$0
Survey/Consult			\$522,300			\$0
Demolition	56000	5	\$280,000			\$0
Books			\$0			\$0
Printing-lump sum			\$7,500			\$0
Signage			\$60,000			\$0
Irrigation			\$20,000			\$0
Bonding Fee-1%			\$0			\$0
Total Soft Cost			\$4,148,387			\$0
4.0 - Project Total						
	Bid January 2020		\$25,386,687	Bid Feb 2015		\$0
	Square per Student		155	Square per Student		0
	Call it		\$25,400,000	Call it		\$0
			A1			A2

Survey/Consult	
State / County / City Permits and Fees	\$55,000
Kitchen	\$10,000
Commissioning	\$34,050
IT, Security, Audio Visual	\$85,125
Civil, Traffic, Detention, Staking, Survey	\$167,867
Landscape	\$25,000
GeoTech - Soil Testing: borings	\$24,686
Furniture	\$0
Construction Testing	\$95,572
Graphic Design	\$25,000
	\$522,300



Shawnee Mission School District

New 3 Section Elementary School

1-Dec-17

GOAL:

NEW ELEMENTARY SCHOOL
Grades PreK thru 6
Planning Capacity: 550 Students
Estimated construction start 2020



	Phase One				Phase Two	
1.0 - Schematic Program						
1.0 - Administration/Counseling				3,000		0
2.0 - Academic Staff Areas				38,400		0
3.0 - Education Support Areas				12,000		0
4.0 - Food Service / Mechanical				6,600		0
5.0 - Support Areas				1,500		0
13.0-Net to Gross Multiplier				13,000		0
Total Square Footage				74,500		0
2.0 - Hard Cost Summary						
Building Construction Cost	74,500	\$264	\$19,668,000		0	0
Safe Room	5,800	\$125	\$725,000			
Site Development	74,500	\$29	\$2,160,500			\$0
Offsite Development		LS	\$175,000			\$0
Other (Playground)		LS	\$385,000			\$0
Hard Cost			\$23,113,500			\$0
3.0 - Soft Cost Summary						
Furniture + Fixtures	550	1600	\$880,000			\$0
District Equipment			\$75,000			\$0
Contingency			\$693,405			\$0
Professional Fees		0.0575%	\$1,368,897			\$0
Tech Infrastructure			\$223,500			\$0
Tech Systems-lump sum			\$223,500			\$0
Site Purchase-lump sum			\$0			\$0
Survey/Consult			\$560,035			\$0
Demolition	56000	5	\$280,000			\$0
Books			\$0			\$0
Printing-lump sum			\$7,500			\$0
Signage			\$60,000			\$0
Irrigation			\$20,000			\$0
Bonding Fee-1%			\$0			\$0
Total Soft Cost			\$4,391,837			\$0
4.0 - Project Total						
	Bid January 2020		\$27,505,337	Bid Feb 2015		\$0
	Square per Student		135	Square per Student		0
	Call it		\$27,500,000	Call it		\$0
			A1			A2

Survey/Consult	
State / County / City Permits and Fees	\$55,000
Kitchen	\$10,000
Commissioning	\$37,250
IT, Security, Audio Visual	\$93,125
Civil, Traffic, Detention, Staking, Survey	\$183,643
Landscape	\$25,000
GeoTech - Soil Testing: borings	\$27,006
Furniture	\$0
Construction Testing	\$104,011
Graphic Design	\$25,000
	\$560,035

