

Property Assessment Report
Shawnee Mission West High School
8800 W 85th St, Overland Park, KS 66212



Home of the Vikings

Evaluation - Shawnee Mission West HS

Dec. 27, 2018

Client

	Possible Points	Actual Points
1.00 SCHOOL SITE	150	131
2.00 STRUCTURE AND MECHANICAL FEATURES	200	136
3.00 PLANT MAINTAINABILITY	100	80
4.00 SCHOOL BUILDING SAFETY	200	157
5.00 ENVIRONMENT FOR EDUCATION	150	119
6.00 EDUCATIONAL ADEQUACY	200	108
7.00 FUTURE READY ENVIRONMENTS	100	64
Total	1100	795
Score		72%

Adapted from CEFPI Facility Evaluation

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Dec. 27, 2018

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1.00 SCHOOL SITE**150 POINTS**

		Possible Points	Actual Points
LOCATION			
1.01	Site is central to and easily accessible to the present and/or future population.	20	20
1.02	Site is large enough to meet educational needs as determined by the state and local district (10 acres + 1 acre/100 students).	25	25
1.03	Site is removed from undesirable business, industry and traffic.	10	9
1.04	Site can accommodate future on-site expansion if needed.	10	2
1.05	Site has adequate drainage, both from designed topography and storm systems.	5	4
1.06	Site has stable, well-drained soil free of erosion and is well landscaped.	5	5

AMENITIES

1.07	Sufficient on-site hard surface parking for faculty, staff and visitors is provided.	5	5
1.08	Athletic/Activity Fields are well located and removed from streets, drives and parking areas.	5	5
1.09	Site has opportunities for outdoor learning experiences with adequate seating, workspaces and coverage from the elements	5	3
1.10	Outdoor play areas are well equipped for all age levels.	5	5

SITE SAFETY

1.11	Car and bus traffic is adequately separated.	10	9
1.12	On site traffic can flow smoothly, maintaining minimal impact on adjacent streets during drop off/pick up.	10	8
1.13	Number and location of fire hydrants are adequate for the building.	10	10
1.14	Access streets have sidewalks and sufficient signals and signs to permit safe access to and from school site.	5	5
1.15	Site lighting is adequate for safety and security at night.	5	3
1.16	On-site walks and steps are in good condition and protected by proper signs and signals.	5	3
1.17	Loading docks and large truck traffic are separated from cars and pedestrians.	5	5
1.18	Plantings are appropriately placed and groomed, ensuring there are no blind or hiding spots near entrances.	5	5
TOTAL - SCHOOL SITE		150	131

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2.00 STRUCTURE AND MECHANICAL FEATURES

200 POINTS

BUILDING STRUCTURE		Possible Points	Actual Points
2.01	Foundations are sound and stable.	10	7
2.02	Exterior walls are free of deterioration, with proper expansion joints.	10	7
2.03	Roofs are structurally sound, have adequate drainage and are weathertight.	10	9
2.04	Building "envelope" meets energy use code requirements.	5	3
2.05	Entrances and exits are located so as to permit efficient student traffic flow.	10	7
2.06	Interior walls are free of deterioration.	10	9
2.07	Well-maintained ceilings create accoustically appropriate environments for learning	5	7
2.08	Wall construction permits sufficient flexibility options over time	10	5
2.09	Interior is free of friable asbestos and/or toxic materials.	10	5
MECHANICAL / ELECTRICAL			
2.10	Electrical service is underground.	5	5
2.11	Outside water supply is adequate for normal usage.	10	8
2.12	Heating units are separated from student-occupied areas in accordance with local building code.	10	7
2.13	Building electrical system is adequate for the educational program.	10	6
2.14	Learning areas have adequate access to grounded wall outlets.	5	3
2.15	Well-maintained light sources provide adequate and adjustable lighting levels.	5	3
2.16	Plumbing fixtures and piping are in good condition.	5	2
2.17	The number and location of useable drinking fountains are adequate including provisions for the disabled.	5	3
2.18	Number of toilet rooms and fixtures meet or exceed code requirements.	10	8
2.19	Individual toilets have been included to address gender neutrality or family access.	5	2
2.20	Internal building water supply is adequate with sufficient pressure to meet health and safety needs.	10	8
2.21	Automatic and manual fire alarm system with a distinctive sound and flashing light is provided.	10	7
2.22	Fire alarms, smoke detectors, sprinkler systems stand pipes and hose cabinets are properly maintained and meet or exceed code requirements.	10	7
2.23	Intercommunication system includes a central unit that allows dependable two-way communication between the office and each room.	5	4
2.24	Kitchen exhaust hood is of adequate size, properly maintained, and has approved fire suppression system.	5	4
2.25	Technology infrastructure meets current needs and can be adapted for the future	10	7
TOTAL - STRUCTURAL & MECHANICAL FEATURES		200	136

Evaluation - Shawnee Mission West HS

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3.00 MAINTAINABILITY OF FACILITY

100 POINTS

		Possible Points	Actual Points
	MAINTENANCE		
3.01	Windows, doors and walls are of material and finish requiring minimum maintenance.	10	9
3.02	Outdoor light fixtures, electric outlets, equipment and other fixtures are accessible for repair and replacement.	10	7
3.03	HVAC equipment is designed and constructed for ease of operation and maintenance.	10	7
3.04	Learning area floor finishes require minimum care.	10	10
3.05	Floors in restrooms, kitchens, cafeterias and corridors require minimum maintenance.	10	9
3.06	Service area walls and ceilings are durable and easily cleaned.	10	10
3.07	Restroom fixtures are wall-mounted and of quality construction.	10	7
3.08	Adequate custodial storage space with water and drain is accessible to all areas.	10	7
3.09	Adequate electric outlets and power are available in every area to permit routine cleaning.	10	7
3.10	Operating door hardware is coordinated and in good condition.	10	7
TOTAL - MAINTANABILITY OF FACILITY		100	80

Evaluation - Shawnee Mission West HS

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4.00 SCHOOL BUILDING SAFETY

200 POINTS

BUILDING SAFETY		Possible Points	Actual Points
4.01	Classrooms have the appropriate number of exits and doors are recessed.	15	8
4.02	Exterior doors open outward and are equipped with panic hardware.	15	15
4.03	Glass is properly located and protected - safety glass utilized per code requirements.	10	5
4.04	Flooring (including ramps) is maintained in a nonslip condition.	5	5
4.05	Stair risers do not exceed 72" and range in number from 3 - 16 per flight.	5	5
4.06	Circulation areas are free from obstructions and are adequately sized for the student population	10	10
4.07	Multi-story buildings have at least two protected exit stairways.	15	15
4.08	Exits are marked with lighted exit signs on separate electrical circuits.	10	5
4.09	Traffic areas terminate at an exit or an exit stairway leading to an egress.	15	15
4.10	Interior stairways and ramps have handrails that meet code requirements.	10	5
EMERGENCY SAFETY			
4.11	A secure entry point ensures visitors must check in to the office.	15	15
4.12	Building is zoned to ensure safety in the event of an intruder scenario.	15	8
4.13	Emergency lighting is provided throughout building.	10	5
4.14	There are at least two independent exits to safety from any point in the building.	15	15
4.15	Noncombustible and/or fire-resistant materials are used throughout the structure.	10	10
4.16	Adequate fire safety equipment is properly located.	10	8
4.17	Ample space is provided in traffic and protected areas for student safety in high wind (storm) events	15	8
TOTAL - SCHOOL BUILDING SAFETY		<u>200</u>	<u>157</u>

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5.00 ENVIRONMENT FOR EDUCATION

150 POINTS

GENERAL LEARNING AREAS		Possible Points	Actual Points
5.01	Size of general learning areas meets minimum standards (PK/K: 900-1200 SF) (ES/MS/HS=700-900 SF)	10	8
5.02	Classrooms provide adequate space for district desired student/teacher ratio limits.	10	8
5.03	Classroom areas are conveniently located near related educational activities.	10	7
5.04	Academic areas have appropriate acoustic separation from noisy spaces.	10	7
5.05	Design of learning areas is compatible with instructional need.	5	4
5.06	Storage for student/teacher materials is adequate.	5	2
5.07	Flexible space for teachers is provided in classrooms while still maximizing learning space for students.	5	2

SPECIAL LEARNING AREAS		Possible Points	Actual Points
5.08	Special Education areas are appropriately sized and outfitted for unique student population needs.	10	7
5.09	Gymnasium or Multi-Purpose Room serves the school P.E. program and after school activities appropriately	5	4
5.10	Library/Resource/Media Center provides appropriate space that is flexible and inviting.	5	5
5.11	Music areas have adequate storage and sound treated instructional space.	5	4
5.12	Art rooms have adequate storage & lighting and access to water is included.	5	5
5.13	Appropriate space is provided for small groups and/or individual instruction and special programs.	5	3
5.14	Storage for student/teacher materials in special learning areas is adequate.	5	4

SUPPORT SPACE		Possible Points	Actual Points
5.15	Suitable reception area for students, teachers and visitors is available.	5	5
5.16	Adequate facilities are available for student programs and clubs.	5	5
5.17	Administrative offices provide staff with sufficient work space and the opportunity to collaborate when needed.	5	5
5.18	Ample and conveniently located storage includes secure place for permanent records.	5	4
5.19	Welcoming counseling space is provided to support the social/emotional wellbeing of students.	5	4
5.20	Health 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	3
5.22	Cafeteria/Commons is attractive with sufficient space for dining, service delivery, storage and food preparation, with good circulation patterns.	10	10
5.23	Indoor activity area available during inclement weather.	5	5
TOTAL - ENVIRONMENT FOR EDUCATION		150	119

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6.00 EDUCATIONAL ADEQUACY

125 POINTS

EXTERIOR ENVIRONMENT		Possible Points	Actual Points
6.01	Overall building appearance is attractive and welcoming.	10	9
6.02	Site and building are well landscaped.	10	6
6.03	Entrances are scaled appropriately for the age and number of students served.	5	5
6.04	Entrances and walkways are sheltered from sun and inclement weather.	10	10
6.05	Entrances are ADA accessible and door assist hardware is in working condition.	10	10
INTERIOR ENVIRONMENT		Possible Points	Actual Points
6.06	Circulation and large group areas permit ease and control of traffic flow.	10	10
6.07	Areas for students to congregate are suitable to the age group.	5	5
6.08	Large group areas are designed for effective supervision and organization of students	5	3
6.09	A comfortable temperature can be maintained throughout the building in all seasons.	10	8
6.10	Ventilating system quietly provides adequate circulation of fresh air.	10	7
6.11	All classrooms utilized by students for the full day have daylight.	10	8
6.12	Acoustical treatment of ceilings, walls and floors provides effective sound control.	10	7
6.13	Exterior noise is not a distraction in the classrooms.	10	10
6.14	Color schemes, building materials and decor enhances learning experience.	5	5
6.15	Adequate areas are provided for student displays.	5	5
TOTAL - EDUCATIONAL ADEQUACY		125	108

Evaluation - Shawnee Mission West HS

Dec. 27, 2018

SMSD

7.00 FUTURE READY ENVIRONMENTS**100 POINTS**

Future Ready Environments		Possible Points	Actual Points
7.01	Student population is broken down into smaller neighborhoods for comfort and familiarity amongst students and staff.	10	8
7.02	Circulation areas have added learning value and are not just used for moving people.	10	6
7.03	Wayfinding is clear for staff, students and visitors.	5	4
7.04	Spaces are provided beyond the classrooms walls for flexible learning.	10	0
7.05	A variety of group sizes is accommodated to allow breakout learning or individual work environments.	5	3
7.06	Flexible learning spaces are easy to monitor by staff to allow student choice in learning settings.	10	8
7.07	A hands-on learning space is available to all students. (Maker space or Tinker Lab)	5	3
7.08	The building supports co-teaching opportunities.	5	5
7.09	Furniture is flexible, appropriately sized and easy to manipulate by staff and students.	10	6
7.10	Data access is plentiful and reliable.	10	10
7.11	A strong learning culture is supported through visual messaging and student display.	5	5
7.12	Learning is appropriately "on display" through transparency and display opportunities.	5	3
7.13	Green design has been incorporated into the building.	5	2
7.14	Green design has been leveraged in the building as a learning tool for students.	5	1
TOTAL - FUTURE READY ENVIRONMENTS		100	64



Johnson Co AIMS Map

LEGEND

AIMS Imagery: Current Imagery (2018)

Property



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Property Information for NP78340000 0001

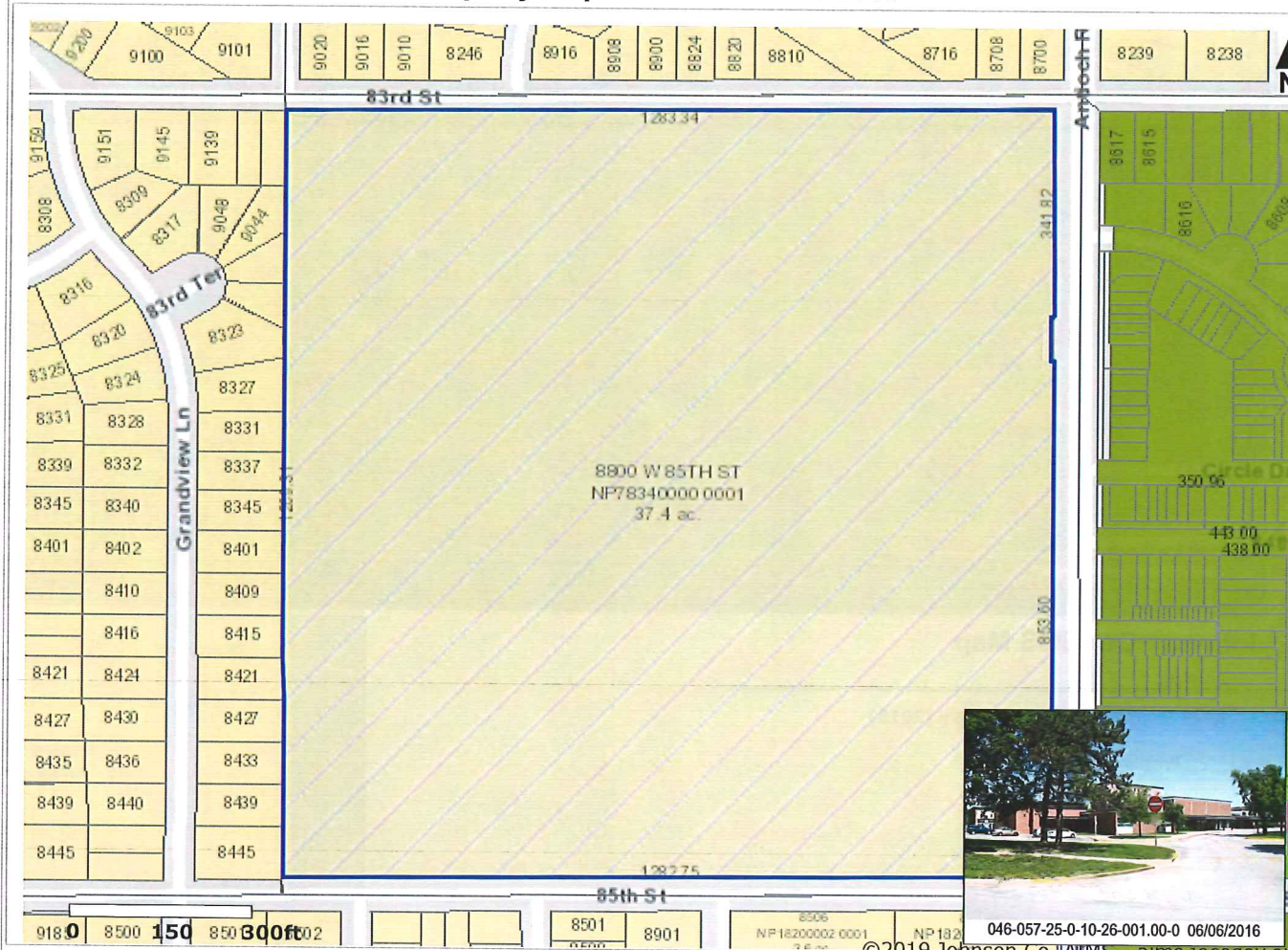
Tax Property ID	NP78340000 0001	KS Uniform Parcel #	0460572501026001000
Situs Address	8800 W 85TH ST	Acres	37.39 (1,628,904.45 ft ²)
Owner1 Name	SHAWNEE MISSION SCHOOL	Owner2 Name	DISTRICT USD 512
Owner Address	8200 W 71ST ST , OVERLAND PARK, KS 66201		
Class	E	Year Built	1964
LBCS	6123	Neighborhood Code	421.X
Zoning	R-1	Taxing Unit	0660UW

City	Overland Park	Zip Code	66212
AIMS Map No.	E25 (T-R-S: 12-24-25)	Quarter Section	SE
Fire Dist.	Overland Park Fire	Sheriff Dist.	0
Commissioner Dist.	4 (Janee Hanzlick)	FEMA Flood Panel #	20091C0037G

School District	Shawnee Mission	High School	SM West
Middle School	Westridge	Elementary School	Comanche

Plat Name	SHAWNEE MISSION WEST		
Book/Page	200703 / 4163	Quarter Section	SE
Date Recorded	3/13/2007	Number of Units	1
Subdivision Name	SHAWNEE MISSION WEST		

Legal Desc. SHAWNEE MISSION WEST LT 1 OPC 757 1
(abbreviated)

Property Map for NP78340000 0001







WEST HIGH SCHOOL
8800 W. 85th STREET
SCALE: NOT TO SCALE

Roof Areas

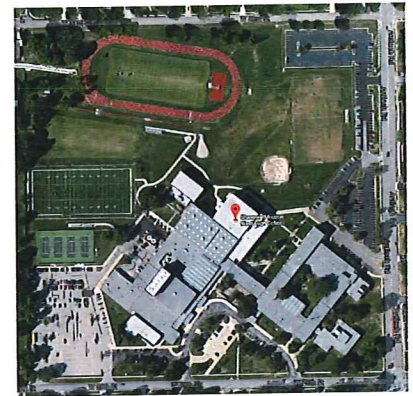
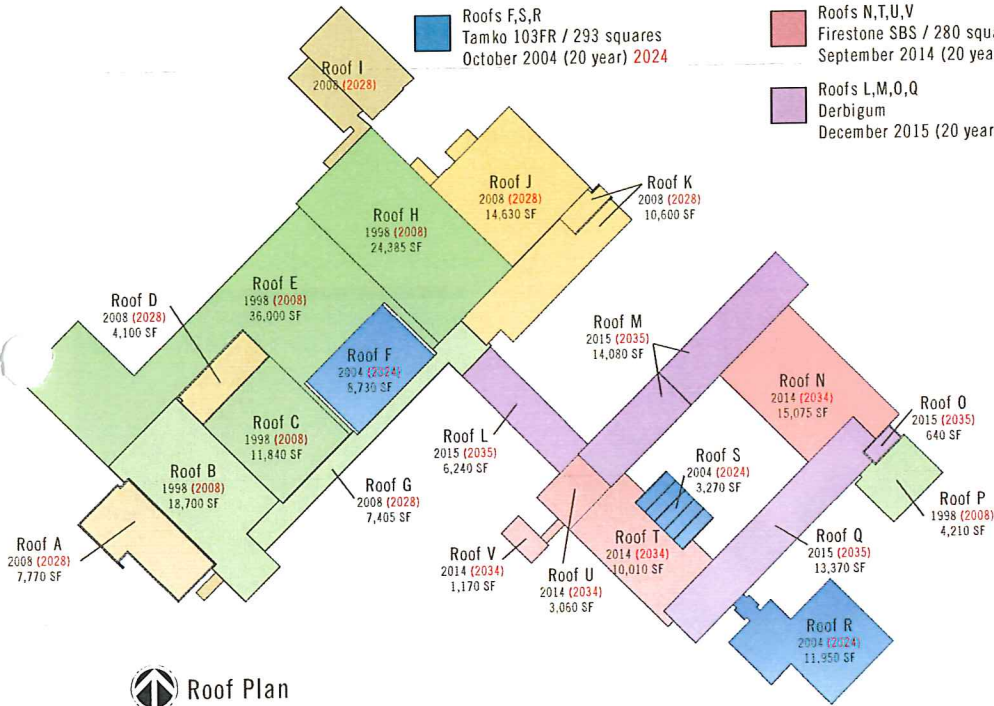
Roofs B,C,E,G,H,P
Tamko 103 / 1232 sq.
November 1998 (10* year) **2018**

Roofs F,S,R
Tamko 103FR / 293 squares
October 2004 (20 year) **2024**

Roofs A,D,I,J,K
Tamko 109FR / 465 squares
October 2008 (20 year) **2028**

Roofs N,T,U,V
Firestone SBS / 280 squares
September 2014 (20 year) **2034**

Roofs L,M,O,Q
Derbigum
December 2015 (20 year) **2035**



ROOF ASSESSMENT

A1

hollis architects
millers


we design the future™

SHAWNEE MISSION WEST HIGH SCHOOL

Shawnee Mission School District




Roof Areas

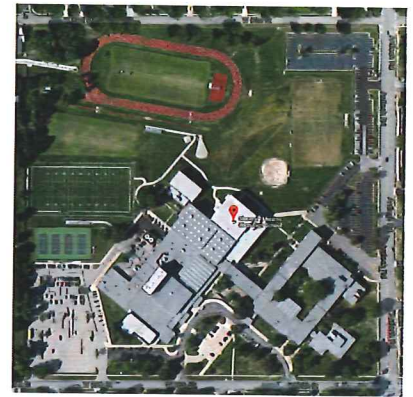
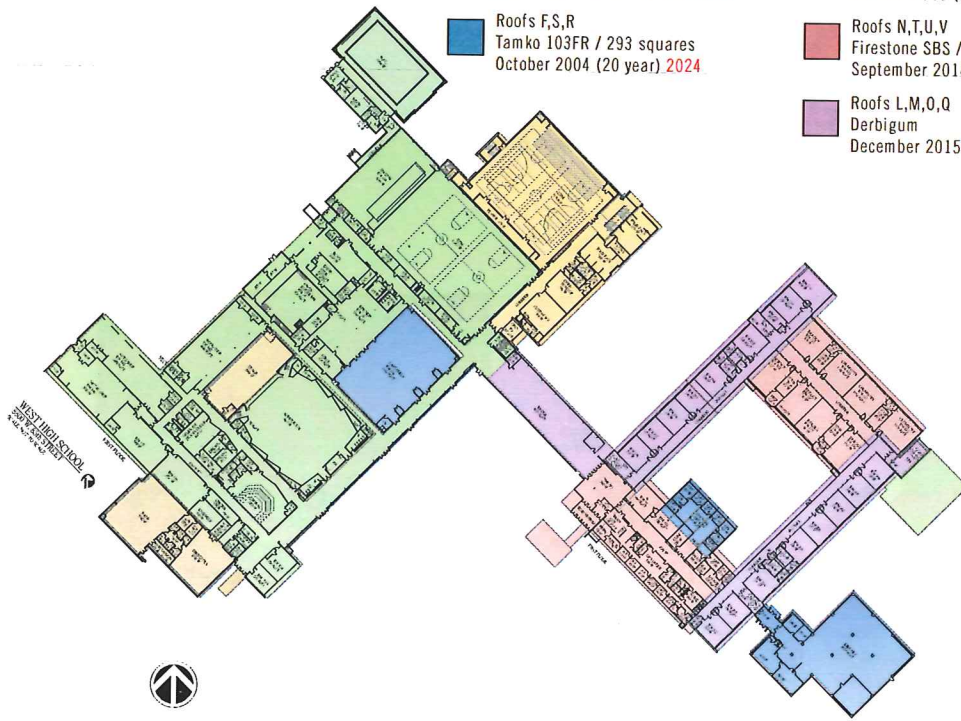
 Roofs B,C,E,G,H,P
 Tamko 103 / 1232 sq.
 November 1998 (10* year) **2018**

 Roofs F,S,R
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 Firestone SBS / 280 squares
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 Roofs L,M,O,Q
 Derbigum
 December 2015 (20 year) **2035**



SHAWNEE MISSION SCHOOL DISTRICT
SHAWNEE MISSION WEST HIGH SCHOOL
BUILDING SUMMARY IMAGES
December 2018

Architectural Exterior Images



Architectural Interior Images



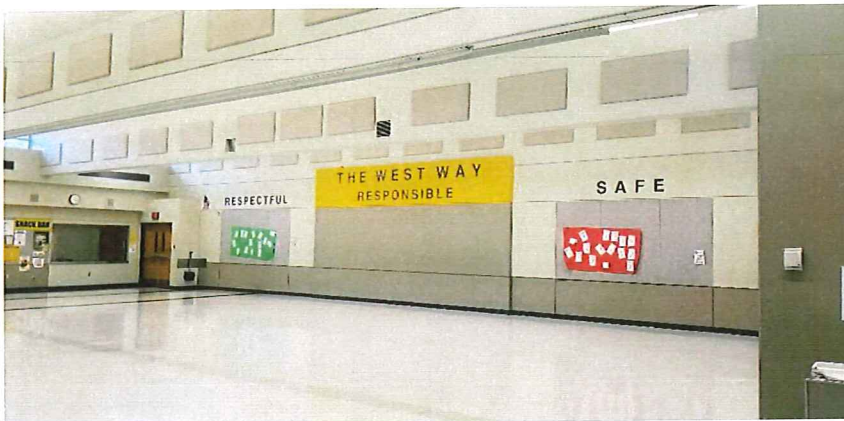
Typical classroom



Classroom Casework



Corridor



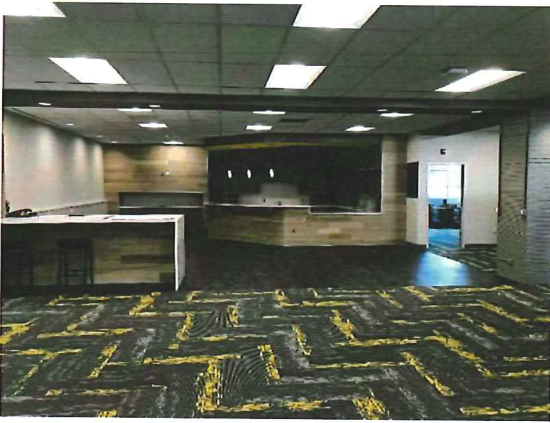
Commons



Gymnasium



Automotive Shop



Media Center



Kitchen

MEP Images



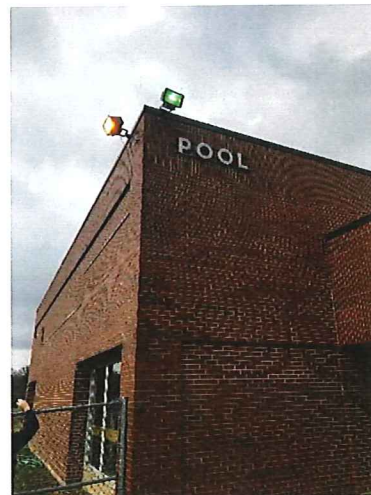
Boiler



Emergency Lighting.



Electrical Panel in Classroom



Exterior Lighting



Operable Windows



Plumbing Fixture



Water Cooler

SHAWNEE MISSION SCHOOL DISTRICT SHAWNEE MISSION WEST HIGH SCHOOL BUILDING SUMMARY REPORT

December 2018

Building Summary

Originally constructed in 1962. Major renovations in 1967, 1968, 1971, 1986.

Exterior Skin Summary

- Roof construction is low slope modified bitumen roofing and in good condition. A majority of the west classroom wing roof system was replaced in 2015. 1,200 squares of the eastern section of the high school is out of warranty and should be scheduled for replacement in the next 3 to 5 years.
- Exterior walls are face brick and is in fair condition. Several original steel lintels above doors and windows are in poor condition and are scheduled to be replaced in 2019.
- Exterior windows are aluminum framed and have insulated glass and appropriate hardware.
- Exterior doors have aluminum frames and insulated glass and appropriate hardware.

Interior Summary

- Classrooms have a combination of VCT and carpet square floors, 2'x4' ceiling tiles and recessed lighting, painted plaster and CMU walls.
- Wood doors with steel door frames and good hardware.
- Classroom doors open toward the corridor and are recessed to not encroach onto the corridor path of travel.
- Corridors have polished concrete, seamless resilient flooring and VCT floors, 2'x4' ceiling tiles and recess lighting and brick and painted plaster walls. Lower level corridors have 12"x12" ceiling tiles and surface mounted lighting
- Restrooms have resinous flooring that needs recoating, 2'x4' ceiling tiles and recess lighting, and glazed block walls. Restrooms are being renovated in 2019
- Gymnasium has wood flooring, CMU walls and the ceiling is open to structure
- Cafeteria has VCT flooring, plaster walls, 2'x4' ceiling tiles and recess lighting, all in good condition.
- Theater has plaster ceilings, exposed brick walls. Seating is in need to fair condition.
- Swimming pool has a sealed concrete floor, painted CMU walls and exposed structure ceilings. Steel lintels are rusting out around this area do to the corrosive nature of the pool chemicals and set for repair / replacement in 2019.
- Media Center was renovated in 2018 and in good condition.

- An elevator is being added in 2019 to the west classroom wings to allow ADA access to all levels.

Educational Summary

Curriculum Delivery

- Classrooms are of small in size ranging from 717 SF to 737 SF for standard rooms.
- 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.

Future Ready Skills & Lifelong Learning

- The building has adequate 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.

Shawnee Mission West Requests

- New Little Theater
- Weight Room Addition
- Additional Foods / FACS Room
- Reconfiguration/Expand front circle entrance, NJROTC lane, and Antioch lot entrance to provide a safer and more efficient arrival and dismissal

Site Summary

Address: 8800 W 85th Street, Overland Park, KS 66201

Zoning: R-1

Size: 37.4 Acres

Site Evaluation performed Thursday, December 27, 2018

The site evaluation began at the front parking lot south of the main entrance to the school Site Evaluation performed Thursday, December 27, 2018

The site evaluation began at the front parking lot south of the main entrance to the school and proceeded counterclockwise around the building. The evaluation took place after a substantial rainfall, which allowed observation of drainage patterns and function, as well as grading deficiencies in pavement and on the grounds.

Drainage:

- Overall, drainage appears to function well throughout the facility. Exceptions are noted in the following items
- Sidewalk approach to Entrance #4 near the SE corner of the building has a low spot with ponding water
- Some water ponding between building and sidewalk on NE wing of building adjacent to north parking lot. No visible drainage structures in this area - runoff must travel over sidewalk to pavement for collection
- Need splash pans at external downspouts in coves formed by connector between main building and NW building (both sides of connector)
- Some ponding occurring near new sidewalk at Entrance #s 38 & 39

Traffic and Circulation

- Unaware of any traffic or circulation problem, yet improvements can be made off Antioch by a reconfiguration of the drop off loop.

ADA Facilities & Access

- There are 8 ADA parking stalls at the front of the building
- 4 ADA stalls in NE parking lot
- 3 additional ADA stalls in the west and south lots
- ADA access to the building is provided at several locations. Curb ramps are provided from the ADA stalls.

Fire Protection / Hydrants

- See aerial layout of FH locations SMWHS Aerial

Pavement Condition

Parking lots and drives

- Front parking lot - concrete
 - Pavement in average to good condition with some joint spalling and durability "D" cracking.
- Front circulation drive - asphalt
 - Front drive appears to have recent overlay - very good condition
- Northeast drive and parking lot - asphalt
 - Appears to have recent overlay - very good condition
- West parking lot and circulation area for deliveries and industrial arts - asphalt
 - Appears to have recent overlay - very good condition

Sidewalks, ramps, steps and plazas

- The sidewalk and plaza area at the front of the school (Entrance #1) has numerous steps, handrails and a depressed plaza that is in generally poor condition.
 - The majority of the posts were rusted at the base with several completely rusted away.
 - Concrete in the plaza area is generally old with numerous cracks in sidewalk and walls
 - Cracks appear at post embedment locations / some walls have concrete chunks

- missing
 - D-cracking and spalling on concrete steps
 - Longitudinal and transverse cracking of sidewalk concrete in lower plaza area
- Minor cracking on sidewalks on the remainder of the site. Most appear to have been caused by heavy equipment or vehicle traffic over sidewalks not designed for traffic loading

I and proceeded counterclockwise around the building. The evaluation took place after a substantial rainfall, which allowed observation of drainage patterns and function, as well as grading deficiencies in pavement and on the grounds.

MEP Summary

General

- Mechanical system serving the building is a 4-pipe hydronic system with air handlers located in various mechanical rooms / roof. Age of mechanical equipment ranges from 5 years to 25 years. Some spaces are served by multi-zone air handlers.
- Lighting levels throughout building appear to be sufficient, though majority of building has surface mounted light fixtures. Majority of building has fluorescent light fixtures some areas have been replaced with LEDs. A couple offices have covers over fluorescent lights to help reduce glare.
- Existing electrical service size seems to be sufficient, however not a lot of room to expand electrical system. Very few panels appeared to have space for additional circuits.
- Majority of building does not have fire sprinkler protection. Newer additions are provided with fire sprinkler coverage.

Mechanical

- System Descriptions
 - 4-pipe hydronic system, air-handlers and fan powered boxes
 - Water cooled chillers around 20 years old. Controls have been recently updated in last 5 -10 years. Typical life of a chiller is 20 – 25 years.
 - Cooling tower around 20 years old. Typical life of a cooling tower is 15 – 20 years.
 - Air-Handlers vary 15 – 25 years old. Typical life of air-handler is 20– 25 years.

- Pool unit is more than 20 years old. Typical life span is 15 – 20 years.
- Boilers more than 20 years old. Typical life span is 20-25 years.
- Multizone air handlers are an inefficient mechanical system.
- Pool mechanical system appears to utilize electric heat.
- Corridor radiant heater fans appear to be turned off for the most part.
- Kitchen mechanical system is less than 10 years old and appears to be in good condition.
- Boilers are not high efficient type.
- Building has operable windows. Operable windows make it difficult to maintain humidity levels within the building.
- Controls Systems
 - A full BMS control system is currently installed to serve all HVAC equipment. Portions appear to have been upgrade while others haven't.
 - Majority of classrooms appear to have individual control.
- Additional Updates required to bring systems up to current codes:
 - Demand control ventilation shall be provided for spaces larger than 500 square feet and with average occupant over 25 people per 1000 square feet.
 - Energy recovery at locations where exhaust cfm or outside supply cfm exceeds 5500 cfm or is a 100% make-up air / exhaust system. Lockers rooms would require energy recovery.
- Additional Updates required to bring systems up to current SMSD Standards:
 - HVAC equipment efficiencies shall be increased.
 - Multizone air handlers replaced with more efficient system

Plumbing Systems

- Hot Water
 - Hot water system appears to be sufficient. A couple spaces require running water for a short extended time before receiving hot water.

- Majority of hot water heaters are around 12 years old. Typical life of a hot water heater is 10 – 15 years.
 - Water heaters are gas but not high efficiency type.
- Water Supply
 - Water pressure appeared to be sufficient.
 - Water service was provided with backflow preventer.
- Roof Drains
 - Internal roof drains are provided.
 - Portions of building have internal overflow drains and other portions don't have any overflow drains.
- The majority of the restroom groups appeared to have not been updated to Shawnee Mission School District standard faucets, flush valves, china, etc.
- Some areas of building had water coolers that were ADA compliant and had bottle fillers and the other areas didn't have ADA compliant and bottle filling water coolers.
- Additional Updates required to bring systems up to current codes:
 - All handwashing sinks will need to have thermostat mixing valves installed to limit maximum water hot water temperature to 110°F.
- Additional Updates required to bring systems up to current SMSD Standards:
 - Replace all faucets and flush valves with Toto sensor devices.
 - Hot water recirculation line shall tie into hot water line with-in 3 feet of every hand washing sink.
 - Replace majority of water closets and urinals with new wall-mounted fixtures.

Electrical Systems

- Lighting

- Majority of building has fluorescent light fixtures. Very few areas have been upgraded to LED lights.
- Portions of building still have fluorescent surface mount light fixtures.
- Occupancy sensors and vacancy sensors have not been installed in corridors, classrooms, offices, restrooms, etc.
- Exterior lights appeared to be dim and provide low light levels. Majority of exterior light fixtures were not LED.
- Majority of building appears to have bug eye light fixtures as source of emergency lighting. Difficult to provide code required testing.
- Power
 - Electrical service is underground.
 - Electrical service didn't appear to have energy metering.
 - Extension cords and power supplies were common in classrooms due to insufficient quantities and locations of electrical receptacles.
 - Electrical service appears to not have a lot of room for expansion of electrical system. Various electrical panels throughout the building appear not to have additional space available.
 - Electrical panel was observed being located in classroom. Not the most convenient location for a electrical panel.
- Special Systems (Fire Alarm, Intercom, Data Systems)
 - Fire Alarm system appeared to have been added onto, but parts of existing system remain. May be difficult to add mass notification system onto existing system.
 - Intercom system appeared functional and sufficient.
 - Data systems appeared functional and sufficient.
 - Classrooms were provided with projector systems.
- Additional Updates required to bring systems up to current codes:
 - Electrical
 - Additional exterior lighting to ensure sufficient illumination.
 - Provide code required surge protection.
 - Lighting
 - New lighting controls with occupancy sensors installed in entire building.
 - New lighting to meet watts per square foot based on energy code.
 - Fire Alarm – Addition of mass notification speakers.
 - 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.
 - Additional receptacles added throughout classrooms.
 - Lighting
 - New LED light fixtures installed in all areas, interior and exterior
 - Dimming Controls added in classrooms.
 - Fire Alarm – Addition of mass notification speakers.
 - Intercom system – New Valcom Intercom System
- Data systems – Dedicated IT closets for Data Racks and data associated equipment.



SHAWNEE MISSION SCHOOL DISTRICT HIGH SCHOOL & MIDDLE SCHOOL ASSESSMENTS
2.15.2019

hollis architects
millers

SHAWNEE MISSION WEST HIGH SCHOOL

Project Description	Square Feet	Cost/ SF	Hard Construction Cost	25% soft costs	Total Project Cost
WEST HIGH SCHOOL - 303,584 SF					
Parking Lot & Sidewalk Improvements			\$92,000	\$23,000	\$115,000
Roof Improvements	123,200	\$19.00	\$2,340,800	\$585,200	\$2,926,000
New 2'x4' Acoustical Ceiling System	0	\$6.00	\$0	\$0	\$0
Lighting/Controls Refresh - LED	227,688	\$10.00	\$2,276,880	\$569,220	\$2,846,100
Additional outlets / devices / circuiting	72,600	\$1.50	\$108,900	\$27,225	\$136,125
Corridor Floor Update to match SMNW and SMS	15,800	\$20.00	\$316,000	\$79,000	\$395,000
Classroom Flooring replacement - Demolition and new VCT	72,600	\$7.00	\$508,200	\$127,050	\$635,250
Water Heater Replacement			\$65,000	\$16,250	\$81,250
HVAC Improvements	255,000	\$28.00	\$7,140,000	\$1,785,000	\$8,925,000
Provide minimum ventilation per current codes to each classroom.	72,600	\$1.00	\$72,600	\$18,150	\$90,750
Install Fire Sprinkler System	255,000	\$6.00	\$1,530,000	\$382,500	\$1,912,500
New Valcom Intercom System	303,584	\$0.35	\$106,254	\$26,564	\$132,818
Exterior Lighting Improvements	303,584	\$0.35	\$106,254	\$26,564	\$132,818
New Little Theater	3,500	\$375.00	\$1,312,500	\$328,125	\$1,640,625
Weight Room Addition	3,500	\$320.00	\$1,120,000	\$280,000	\$1,400,000
Additional Foods / FACS Room	1,500	\$400.00	\$600,000	\$150,000	\$750,000
Parking and Drop Off Loop Reconfiguration			\$375,000	\$93,750	\$468,750
			\$15,975,389	\$3,993,847	\$22,587,986
INFLATION FROM 2019 TO 2020 = 6%					\$1,355,279
SMW TOTAL					\$23,943,265

