DMPS FACILITY ASSESSMENT | DOWNTOWN SCHOOL

4.2.2024

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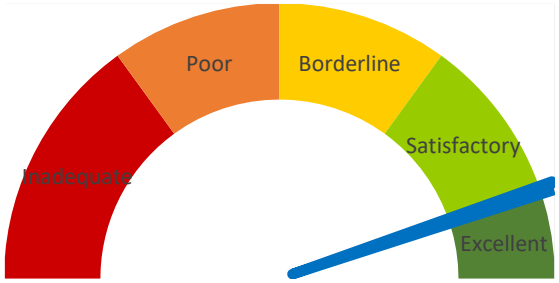


REPORT ORGANIZATION

EXECUTIVE BUILDING SUMMARY

Downtown School's on-site facility conditions assessment was conducted on April 2, 2024 and included visual conditions assessment from professionals covering interior architecture, the property's grounds (site), structural condition, mechanical (HVAC/Plumbing) systems, and electrical systems (power, exterior lighting, interior lighting, fire alarm, and general IT). Downtown School was assessed as a single story area. The exterior assessment and elevator condition assessment is omitted from this report and included in the Central Campus building assessment report.

A few of the short term maintenance identified for Downtown School are: storage relocation, vision lite clearing, add soil and sod to site areas, window sill repair, concrete column repairs, boiler and water heater maintenance, rebalance water heater. Overall the portion of Central Campus dedicated to downtown school is in excellent condition. Additional building-wide items are addressed in Central Campus's assessment report.

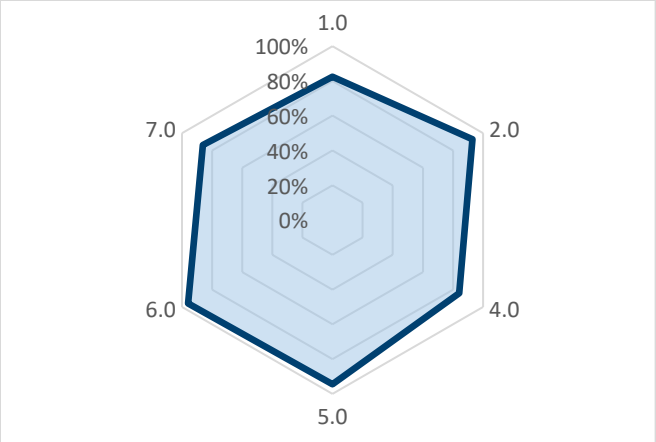
The recommended projects for Downtown School to be completed in the next 1-2 years are as follows:

- Acoustic Installation
- Vinyl Wallcovering Replacement
- Ceiling Replacement
- Sidewalk and Curb Repairs

These projects along with all of the recommended potential projects at the 3-4 year and 5-10 year priority levels are further described within this report.

Discipline Comparison				Building Health				
Assessment Category Summary		Max Pnts	Earned Pnts	Bldg Weight Factor	Max Pnts	Earned Pnts	%	Rating
1.0	Educational Adequacy	165	136	2.00	330	272	82%	Satisfactory
2.0	Environment for Education	325	302	0.60	195	181	93%	Excellent
4.0	School Site	95	80	1.50	143	120	84%	Satisfactory
5.0	Structural Conditions	90	85	1.30	117	111	94%	Excellent
6.0	Mechanical Systems	565	542	0.80	452	434	96%	Excellent
7.0	Electrical Systems	405	349	0.75	304	262	86%	Satisfactory
Total					**1,540**	**1,379**	**90%**	**Excellent**

Downtown School
Discipline Comparison



Rating Table				
1-29%	30-49%	50-69%	70-89%	90-100%
Inadequate	Poor	Borderline	Satisfactory	Excellent

After totaling the scores from the various discipline assessment reports Downtown School scored a building health rating of 90% or "Excellent" per the scale described above. Per the graph shown on the cover page of this report, scores within the "green" range are considered positive scores. Downtown School is within this positive range. Maintenance and minor project improvements will help keep this building in excellent condition.

Building Data Record

Building Name: Downtown School

Date: 4.2.2024

Address: 1800 Grand Ave
Des Moines, IA 50309

High School Feeder System: N/A

Building SF: See Central Campus

Site Acreage: See Central Campus

Date(s) of Construction: 1916

Date(s) of Roof Replacement: N/A

Current/Scheduled Projects:

Existing Building Data:

- [x] Egress Plans
- [x] Original Docs
- [x] Major Renovations and Additions
- [ ] Minor Projects
- [ ] Maint. Reports

Site Items:

- [x] Student Garden
- [x] Loading Dock
- [ ] Stormwater Detention

Energy Source:

- [x] Electric
- [x] Gas
- [ ] Geothermal
- [ ] Solar

Cooling:

- [ ] DX RTU or DOAS
- [x] Chiller
- [ ] VRF
- [x] Water Source Heat Pump
- [x] Fluid Cooler

Heating:

- [ ] Gas/Electric RTU or DOAS
- [x] Boiler
- [x] Water-to-Water Heat Pump
- [ ] VRF
- [x] Water Source Heat Pump

Structure Fireproofing:

- [x] No
- [ ] Yes

Construction:

- [x] Load Bearing Masonry
- [x] Steel Frame
- [x] Concrete
- [ ] Wood
- [ ] Other

Exterior Facade:

- [x] Brick
- [x] Stucco
- [ ] Metal
- [ ] Wood
- [ ] Other

Floor/Roof Structure:

- [ ] Wood Joists
- [x] Steel Joists/Beams
- [x] Slab on Grade
- [x] Struct. Slab
- [ ] Other

A | Architectural, Programming

ASSESSOR: Tim Bungert / Kaela Shoemaker

1.0 Educational Adequacy

		Weight Factor	Rating	Points	Comments
General					
1.1	**Floor materials** are appropriate for space type.	2	5	10	
Elective/Secondary Classroom					
1.2	**Gymnasium** is adequate for providing physical education programming.	2	3	6	Acoustic treatment is needed. Improvements to wall finishes and paint selection would enhance the space and make it more engaging for Downtown School student uses.
1.3	**Cafeteria** has adequate space, furniture, and acoustics for efficient lunch use.	2	0	0	None observed.
1.4	**Music room** is adequate for providing introductory music instruction.	2	4	8	May use the multi-function space for music. Appears adequate.
1.5	**Art room** has sufficient accommodations for program.	2	0	0	A dedicated art room was not observed. The classrooms do all appear to provide spaces where more "messy" projects can occur.
1.6	**Library/Resource/Media Center** provides appropriate and attractive space.	1	5	5	
Core Classroom					
1.7	Classroom space permits arrangements for **small group activity.**	3	5	15	
1.8	**Student storage space** is adequate.	2	5	10	
1.9	**Teacher storage space** is adequate.	3	4	12	Coat room 1308, half is used as storage that extend to the ceiling.
1.10	Classroom **acoustical treatment** of ceiling, walls, and floors provide effective sound control.	3	5	15	

A | Architectural, Programming

ASSESSOR: Tim Bungert / Kaela Shoemaker

		Weight Factor	Rating	Points	Comments
1.11	**Classroom power and data receptacles** are located to support current classroom instruction.	4	5	20	
1.12	Educational **technology** supports instruction.	4	5	20	
Administration					
1.13	**Conference/Private meeting rooms** are adequate for large and small meetings.	1	5	5	
1.14	**Main office** has a check-in and waiting area.	2	5	10	
	TOTAL			136	

A | Architectural, Interior

ASSESSOR: Tim Bungert / Kaela Shoemaker

2.0 Environment for Education

Design

		Weight Factor	Rating	Points	Comments
2.1	**Traffic flow** is aided by appropriate foyers and corridors.	1	5	5	
2.2	Communication among students is enhanced by **common areas.**	1	5	5	
2.3	Areas for students to **interact are suitable to the age group.**	1	5	5	
2.4	Large group areas are designed for effective **management of students.**	2	5	10	
2.5	**Furniture Systems** are in good or like new condition.	1	5	5	
2.6	**Color schemes**, building materials, and decor are **engaging and unify** the school character.	2	5	10	
2.7	Windows and skylights provide access to **adequately controlled daylight** for regularly occupied spaces.	3	5	15	
2.8	Windows provide access to **quality views** (to exterior, courtyards, artwork etc.) for regularly occupied spaces.	3	4	12	North classrooms look out at the adjacent auditorium wall.
2.9	**Lighting has proper controls** to provide the required light levels for various teaching and learning needs.	2	3	6	Lighting was covered or off and supplemented in almost all classroom areas with a lowered ceiling. There appeared to be basic zone controls, without dimming.
2.10	**Staff dedicated spaces** include conference space, work space, and dedicated restrooms.	1	4	4	Only staff restrooms are if a teacher put a sign on one of the classroom restrooms.

A | Architectural, Interior

ASSESSOR: Tim Bungert / Kaela Shoemaker

		Weight Factor	Rating	Points	Comments
2.11	**Main office** is visually connected to the entry and is welcoming to students, staff, and guests.	2	5	10	
2.12	**Break room** is adequately sized and furnished for proper use.	1	4	4	Room appeared a bit undersized in counter and seating space for potential use.
2.13	**Mother's room** is a separate designated space properly furnished.	1	0	0	None observed.
Maintainability					
2.14	**Floor surfaces** are durable and in good condition.	1	5	5	
2.15	**Ceilings** throughout the building – including services areas – are easily cleaned and resistant to stain.	1	3	3	Significant damage to ceilings in most coat rooms. Many ceiling areas had water damage or were sagging.
2.16	**Walls** throughout the building – including services areas – are easily cleaned and resistant to stain.	1	2	2	Wallcovering in many areas shows heavy wear and damage. Coat rooms and outside corners in classrooms exhibit the most damage.
2.17	**Built-in casework** is designed and constructed for ease of maintenance.	1	5	5	
2.18	**Doors** are either solid core wood or hollow metal with a hollow metal frame and well maintained.	3	5	15	
2.19	**Facility doors** are keyed to standardized master keying system.	3	5	15	
2.20	**Restroom partitions** are securely mounted and of durable finish.	2	5	10	All restrooms are single-occupant and are in good condition.

A | Architectural, Interior

ASSESSOR: Tim Bungert / Kaela Shoemaker

		Weight Factor	Rating	Points	Comments
2.21	**Adequate electrical outlets** are located to permit routine cleaning in corridors and large spaces.	1	5	5	
Occupant Safety					
2.22	Classroom doors are **recessed and open outward.**	4	5	20	
2.23	Door hardware (into classrooms or any occupied rooms off of corridors) include **intruder classroom locksets.**	3	5	15	
2.24	**Door panels** into classrooms and other occupied spaces contain **vision lite.**	3	5	15	
2.25	**Vision lite** in doors is clear and uncovered.	2	3	6	Vision lites at all secondary entrances and some primary entrances to classrooms were obstructed.
2.26	**Glass** is properly located and protected to prevent accidental injury.	2	5	10	
2.27	**Flooring** is maintained in a **non-slip** condition	2	5	10	
2.28	**Traffic areas terminate at exit or** stairway leading to egress	5	5	25	
2.29	Multi-story buildings have at least **two stairways** from all upper levels for student egress.	5	N/A	0	
2.30	**Stairs (interior and exterior)** are well maintained and in good condition meeting current safety requirements.	5	N/A	0	

A | Architectural, Interior

ASSESSOR: Tim Bungert / Kaela Shoemaker

		Weight Factor	Rating	Points	Comments
2.31	At least **two independent exits** from any point in the building	5	5	25	
2.32	**Emergency lighting** is provided throughout the building.	5	5	25	
	TOTAL			302	

C | Civil

ASSESSOR: Jack Gorman Joel Jackson

4.0 The School Site

		Weight Factor	Rating	Points	Comments
4.1	**Site topography** and grading drains water away from the building and retaining walls.	1	4	4	Good drainage away from the building, one of the island in the south lot needs soil and sod.
4.2	**Parking areas** are in good condition.	5	5	25	The north parking area pavement was in good condition and the south parking area was new and also in good condition.
4.3	**Drive areas** are in good condition.	3	4	12	Some of the north drive pavement was cracking and will need replacement in the future. The drive entrance into the south lot was not in good condition and needs replacement.
4.4	**Sufficient on-site, solid surface parking** is provided for faculty, staff, and community.	1	3	3	Parking is marginal for day to day use as most stalls appeared occupied but the parking available in the Central Academy and Central Campus makes events manageable.
4.5	**Sidewalks** around the facility are in good **condition.**	1	3	3	The pavement around a manhole on the north side of the site has settled and created a tripping hazard. Some isolated sections across site need replacement. The ADA ramp on the north side of the building has deteriorated and needs replacement
4.6	**Sidewalks are located** in appropriate areas with adequate building access.	1	5	5	All building doors have access to sidewalks.
4.7	**Hard surface** playground surfaces are in good condition.	3	5	15	No issues with the hard surface playground pavement were observed.
4.8	**Fencing** around the site is in good condition.	1	5	5	The fencing on site was in good conditions.
4.9	**Trash enclosure** is in good condition.	1	N/A	0	The dumpsters were to the south of the building next to the loading dock.
4.10	**Utilities** are in newly constructed conditions and placed in suitable locations.	1	5	5	All utilities appeared to be in good condition.

ASSESSOR: Jack Gorman Joel Jackson

		Weight Factor	Rating	Points	Comments
4.11	**Site has sufficient room** for both building and parking expansion.	1	1	1	The site has little room for expansion as it sits wedged in between Central Academy, Central Campus, Fleur Drive, and the southern railroad tracks.
4.12	Site has **onsite bus and parent pickup** up with adequate length, good separation and general good site circulation.	1	2	2	Parent pickup is available on the north and south sides of the site. The north circle drive gets congested during pickup and backups occur regularly.
	TOTAL			80	

S | Structural

ASSESSOR: Raker/Pullen/Quick

5.0 Structural Conditions

		Weight Factor	Rating	Points	Comments
Foundations					
5.1	**Foundations** appear to be in good condition with no visible cracks.	1	5	5	
5.2	There does not appear to be any **foundation settlement.**	2	5	10	
5.3	**Basement walls** do not appear to have any cracks.	1	N/A	0	
5.4	**Stoops** appear to be in good condition.	1	5	5	
Slab on Grade					
5.5	**Slabs on grade** do not appear to have any cracks	1	N/A	0	All downtown school is on elevated floor framing (above basement)
5.6	Slabs on grade do not appear to have any **settlement.**	1	N/A	0	
Exterior Walls					
5.7	**Brick masonry** appears to be in good condition.	2	5	10	
5.8	**Lintels** appear in good condition (no visible deflection or rust).	1	5	5	
5.9	**CMU** is in good condition.	1	5	5	
5.10	**Precast** is in good condition.	1	N/A	0	

S | Structural

ASSESSOR: Raker/Pullen/Quick

		Weight Factor	Rating	Points	Comments
Interior Walls					
5.11	**Interior walls** appear to be in good condition.	1	5	5	
Floor Framing (Elevated)					
5.12	**Floor framing** appears to be in good condition.	3	5	15	
5.13	Floor framing appears to meet the **code requirements.**	3	5	15	
Roof Framing					
5.14	**Roof framing** appears to be in good condition.	3	N/A	0	Downtown school is only on the 1st floor
Miscellaneous					
5.15	**Retaining walls** appear to be in good condition.	1	N/A	0	
5.16	**Canopies** appear to be in good condition.	1	N/A	0	
5.17	**Loading dock concrete** appears to be in good condition.	2	N/A	0	
5.18	**Mechanical screening** appears to be in good condition.	2	N/A	0	
5.19	**Stairs** appear to be in good condition.	1	5	5	
5.20	**Stair railings** appear to be in good condition.	1	5	5	

S | Structural

ASSESSOR: Raker/Pullen/Quick

		Weight Factor	Rating	Points	Comments
5.21	**Tunnels** appear to be in good condition without cracks.	1	N/A	0	
5.22	There is a **designated hardened area** in the building.	1	0	0	No designated hardened area observed
5.23	The hardened area appears consistent with the **ICC 2018 code.**	1	N/A	0	
	TOTAL			85	

MP | Mechanical & Plumbing

ASSESSOR: Chuck Heldenbrand

6.0 Mechanical Systems

HVAC Design

		Weight Factor	Rating	Points	Comments
6.1	**Zone Control.** Thermostats are provided in each space for individual zone control of space temperatures.	3	5	15	
6.2	**Thermostat location.** Thermostats are properly located in the space.	3	5	15	
6.3	Appropriate **amount of ventilation** are provided to each space.	5	5	25	
6.4	**Ventilation** is provided during occupied hours.	5	5	25	
6.5	**Outdoor air intake locations** are appropriate.	4	5	20	
6.6	Appropriate **levels of exhaust** are provided for areas requiring this such as restrooms, janitor's closets and locker rooms.	5	5	25	
6.7	**Building pressurization.** The design takes into account the balance between ventilation and exhaust air	2	5	10	
6.8	**Major HVAC Equipment** appears to be within it's acceptable **service life.**	5	4	20	Average age of the building equipment is 12- years. Replacement of WSHP to be ongoing as units fail. Cooling Tower life will be very dependent on chemical treatment program. High efficiency boilers require acid neutralizers for condensate to drain to prevent metal pipe failure due to corrosion.
6.9	**Cooling loads** are within equipment operational capacity.	5	5	25	
6.10	**Heating loads** are within equipment operations capacity.	5	5	25	

MP | Mechanical & Plumbing

ASSESSOR: Chuck Heldenbrand

		Weight Factor	Rating	Points	Comments
6.11	**Dehumidification** is provided and addressed humidity loads in incoming outside air.	4	5	20	
6.12	Appropriate levels of ventilation, cooling and dehumidification are being provided within **Natatorium.**	5	N/A	0	
Plumbing Design					
6.13	**Water Supply Pressure** is adequate to allow for operation of plumbing fixtures.	5	5	25	
6.14	Appropriate **backflow preventer** is provided at connection to city water supply.	5	N/A	0	
6.15	**Domestic hot-water systems** are within equipment operational capacity.	5	5	25	
6.16	Domestic **hot-water recirculating systems** allow for hot-water at fixtures within a reasonable amount of time.	3	4	12	Low flow fixtures do not get warm water in appropriate time even with hot water recirculation operating.
6.17	**Sanitary sewer systems** are sized and sloped to allow for proper drainage.	5	5	25	
6.18	Appropriately sized **grease interceptors** are provided for facilities with food service.	3	N/A	0	
6.19	**Roof drainage** systems are sized appropriately and overflow drainage systems are installed.	5	N/A	0	
6.20	**Restroom fixtures** comply with DMPS preferences.	3	5	15	

MP | Mechanical & Plumbing

ASSESSOR: Chuck Heldenbrand

		Weight Factor	Rating	Points	Comments
Maintainability					
6.21	Equipment is provided with **adequate service clearance** to allow for regular maintenance	3	4	12	Mechanical rooms lack accessibility for removal of boilers, circ pumps, and heat-pumps
6.22	AHUs and chiller are provided with **coil pull space.**	2	4	8	Limited space for heating coil removal in mech rooms
6.23	**Filter** sizes are standard and filter types are standard.	2	4	8	Varies by equipment type
6.24	**Equipment mounting heights** are reasonable.	3	4	12	Heat pumps above ceiling and large in-line circulation pumps stacked in mechanical room.
6.25	**Floor surfaces** throughout the mechanical room are non-slip and are dry.	2	5	10	
6.26	**Isolation valves** are located in the plumbing and hydronic systems to allow for isolation of only portions of the system for servicing.	2	5	10	
6.27	Appropriate means are provided for **airflow and water balancing.**	3	5	15	
6.28	**Hose Bibbs** located in proximity to **outdoor condensers and condensing units**. Is cottonwood an issue at this location?	2	N/A	0	
6.29	**Fall protection** is provided for equipment within 15 ft of roof edge.	2	N/A	0	Some equipment locations require fall protection.
6.30	**Building devices are on DDC controls** and fully visible through Building Automation System. No pneumatic controls remain.	4	5	20	

MP | Mechanical & Plumbing

ASSESSOR: Chuck Heldenbrand

		Weight Factor	Rating	Points	Comments
Occupant Safety					
6.31	**Backflow prevention** is provided at all **cross-connections** to non-potable water.	5	5	25	
6.32	Building is fully **sprinklered.**	5	5	25	
6.33	**Domestic hot-water temperature** at lavatories used by students or staff is provided with a thermostatic mixing valve and adjusted properly.	5	4	20	Central mixing valve used for lavatories. Recirculation length and low flow fixtures not the best for getting water to fixtures.
6.34	**Emergency eye-washes and tempering valves** are located where required.	5	N/A	0	
6.35	**Emergency boiler stop switches** are located at exits from boiler rooms.	5	5	25	
6.36	**Refrigeration evacuation systems** are provided in rooms with chillers.	5	N/A	0	
6.37	**Carbon Monoxide monitoring** and alarming is provided for areas with gas-fired equipment.	5	5	25	
	TOTAL			542	

E | Electrical

ASSESSOR: Rob Hedgepeth/David Carlson

7.0 Electrical Systems

Electrical Design

		Weight Factor	Rating	Points	Comments
7.1	**Transformer location** is easily accessible by utility line truck to allow for rapid transformer replacement in the event of an issue.	5	5	25	Service entrance consists of 1500kVA 480/277V transformer.
7.2	**Transformer** has adequate clearance from non-combustible building components, paths of egress, etc. 10' clear working area in front of doors.	5	5	25	
7.3	**The MDP environment** is safe, has adequate clearances and exiting.	3	3	9	MSH is a GE Spectra Series Switchboard, rated 3000A. Cabinet stored in front of MSH clearance that should be relocated.
7.4	The **MDP** appears serviceable.	4	4	16	MSH manufactured in 2007.
7.5	The MDP is **maintainable.**	3	5	15	
7.6	The MDP will support **future expansion.**	4	2	8	3 of 32 total breaker positions remain for future growth. MSH serves both Downtown School and Central Campus.
7.7	The Distribution Panel **environment is safe**, has adequate clearances and exiting.	4	4	16	Sole distribution panel dedicated to Downtown School is DPL1, a GE Spectra Series APNB panelboard rated 800A. Light storage in front of DPL1 should be removed (chair/stool storage).
7.8	The Distribution Panel appears **serviceable.**	4	4	16	DPL1 manufactured in 2007.
7.9	The Distribution Panel is **maintainable.**	4	5	20	
7.10	The Distribution Panel will support **future expansion.**	4	2	8	DPL1 has 1 of 11 spaces available for future growth.

E | Electrical

ASSESSOR: Rob Hedgepeth/David Carlson

		Weight Factor	Rating	Points	Comments
7.11	**Electrical panels and disconnect switches** observed during assessment are safe, serviceable, and maintainable.	2	4	8	Majority of panels present installed are GE make, manufactured 2007 and are in good condition. Cooper Bussman fuse panels are also present for the facility emergency system. One Kinney
7.12	Building has adequate and appropriately located, **safe exterior power** to allow for regular maintenance activities.	1	5	5	
7.13	Building has adequate **exterior lighting** to promote safety and security of the property.	5	3	15	Refer to Central Campus assessment. Exterior lighting quality at Downtown Campus exterior playground is dark/poor quality.
Electronic System Design					
7.14	MDF is **neatly organized** and has appropriate clearances and working spaces. Cables are neatly laced or trained. Entry to the room is restricted.	4	5	20	Room is clean and neatly organized. Room is not a true MDF as it is fed with OM3 MM fiber from Central Campus room 3415.
7.15	MDF Equipment Racks have adequate space for **future growth.**	4	5	20	
7.16	MDF is equipped with UPS to back up main switch(es), providing **backup power** to necessary equipment in the event of a power outage.	5	5	25	Several new UPS units are in boxes awaiting implementation with Cisco/Aruba switchover.
7.17	MDF Power is supplied by **20A circuits and receptacles.**	1	5	5	
7.18	MDF Power is supplied from a branch panel located in the room with **adequate spare circuit capacity.**	1	5	5	
7.19	MDF employs up-to-date **network cabling.**	2	4	8	Majority of cabling is CAT5e.
7.20	MDF is connected to Intermediate Distribution Frame (IDF) closets with **fiber optic cabling.**	1	N/A	0	Both telecom rooms are IDFs fed from MDF in Central Campus room 3415.

E | Electrical

ASSESSOR: Rob Hedgepeth/David Carlson

		Weight Factor	Rating	Points	Comments
7.21	MDF has adequate **grounding busbar capacity.**	2	5	10	
7.22	Building is equipped with an **addressable fire alarm system.**	5	5	25	Building served by Simplex 4100U extender in vestibule outside room 1118, tied to main panel in Central Campus MDF 3415.
7.23	Building is equipped with an **access control system.**	5	5	25	
7.24	Building is equipped with a **CCTV system.**	5	N/A	0	Refer to Central Campus exterior camera evaluations.
7.25	Building is equipped with an **intercom system.**	4	5	20	
7.26	Building is equipped with a **master clock system.**	4	N/A	0	Primex Wireless clock systems controlled by head end in Central Campus MDF 3415.
	TOTAL			349	

RECOMMENDED PROJECTS AND COST ESTIMATING METHODOLOGIES

One of the major impetuses for our facility condition assessment work is the need to support strategic fiscal and maintenance planning for their facilities. As such, DMPS requires that recommended projects be assigned a total project cost in order to support the strategic planning needs of the District. A total project cost is a cost that includes the estimated construction cost as well as the various other 'hard' and 'soft' costs of a construction project such as professional design fees, contractor overhead, required contingencies, inflation, direct costs (e.g. permitting costs), etc. The full list of these hard and soft costs are defined later in this section.

Project Descriptions

Every building assessment report includes a section titled Recommended Projects and Priorities. This section is divided into the following subcategories: "Short Term Maintenance", "1-2 Year Project Priorities", "3-4 Year Project Priorities", "5 - 10 Year Project Priorities", and "Projects Requiring a Study". Each of these subcategories includes a list of project recommendations. The projects listed in each subcategory are grouped by discipline and listed in the following order: interior architecture, exterior architecture, civil (site), structural, mechanical, electrical, and elevator projects. The discipline order as described mirrors the order of the discipline Scoring Reports section found earlier in the building assessment report. The projects listed within Short Term Maintenance section do not include a cost. It is assumed that DMPS will perform this work. Additionally, projects which recommend furniture repair or replacement do not include a cost since furniture systems are selected and procured via a separate process. All other projects associated with the remaining subcategories, other than "Projects Requiring a Study" are provided an estimated total project cost.

Projects Requiring a Study

The projects listed within Projects Requiring a Study are provided estimated professional design fees to produce the recommended design study. In the future, once commissioned and completed, these recommended studies will not produce a completed design. Rather, the completed study will provide recommended project descriptions and estimated total project costs similar to the projects listed in this assessment report. For studies that most likely will result in a substantial project with a substantial cost associated, an "anticipated capital investment" cost number has been provided to help assist the District's strategic planning. This anticipated capital investment cost is based on a 5-10 Year Priority completion date and very high level general 'rules of thumb' estimations since it is unknown exactly what conclusions or recommendations will be determined by the study before the study is commissioned and completed.

Cost Estimating

To achieve the total project cost reflected in this building report, the recommended projects incorporate construction costs with added percentages to account for professional design services, design phase contingency, construction contingency, general contractor overhead and profit, other direct costs incurred by the project, and year-over-year inflation dependent on how many years out the recommended project is recommended to be completed. Not included in the total project cost are costs associated with hazardous materials abatement, testing, surveys, or site exploration (geotechnical testing, etc.). Additionally, for projects that are expected to produce a minimal amount of waste that is normally acceptable to City of Des Moines collection, costs for dumpsters have been excluded. To arrive at the final estimated total project cost as described above, the following methodology was used by the assessment team for each recommended project:

Step 1: Determine estimated direct cost of construction in 2024 dollars.

The recommended projects are conceptual in nature; therefore, all cost multipliers are overall systems level and/or unit costs. (These costs are not based on itemized breakdowns.) The cost information used is based on current available information which is in 2024 dollars and is a mixture of recent bids, firm experience, manufacturer provided information, and RS Means costing data.

Step 2: For recommended projects that are smaller in scale, scope, and estimated cost, a "small project fee" additive cost is applied to the estimated direct cost of construction determined in Step 1. This additive cost works to cover outsized mobilization, staffing, and equipment costs that are incurred on a small scale project the same as for a large project with a large economy of scale. These costs are as follows:

For projects with a Step 1 cost of $4,999.99 or less, an additive cost of $5,000.00 has been added.

For projects with a Step 1 cost of $5,000.00 to $14,999.99, a graduated additive cost from $5,000.00 to $0 has been added.

For all other projects (Step 1 cost of $15,000.00 and above) this step is skipped.

Step 3: Add 10% of the estimated direct construction cost for construction contingency.

RECOMMENDED PROJECTS AND COST ESTIMATING METHODOLOGIES

Step 4: Add a percentage of estimated direct construction cost plus construction contingency for inflation.
The projects are grouped based on how many years out it is recommended that the project is started. Projects closer to 2024 are more urgent projects. As project start times move further and further away from 2024, inflation must be added to best estimate how 2024 dollars will translate into the future. 5% year-over-year inflation was chosen as a reasonable assumption for this work.

- For projects assigned the 1-2 Year Priority add 10% of the estimated construction cost.
- For projects assigned the 3-4 Year Priority add 20% of the estimated construction cost.
- For projects assigned the 5-10 Year Priority add 50% of the estimated construction cost.

Step 5: Add 5% of the estimated direct construction cost, construction contingency, plus inflation for general conditions.
This cost covers the incidental costs incurred by the contractor to perform the work that are not directly tied to the specific materials and labor; examples include mobilizing to the site and final cleaning.

Step 6: Add 10% of the estimated direct construction cost, construction contingency, inflation, plus inflation for general contractor overhead and profit; combined, this is the total construction cost.

Step 7: Add 10% of the total construction cost for professional design services.
These services include, when appropriate: architectural design and project management, civil engineering, structural engineering, mechanical engineering, and electrical engineering. These services are for conceptual design through construction phase work.

Step 8: Add 5% of the total construction cost and professional design services for other direct costs.
These costs cover various other costs directly associated with the project such as printing, equipment, required permits, etc.

At the conclusion of Step 8, the total project cost for the recommended project is finalized.

PROJECT RECOMMENDATIONS

Below are recommended maintenance, projects, and studies based on the previous assessment scoring information. Short Term Maintenance items are items requiring DMPS attention in less than a year's time and is less than $5,000. Costs for these items are not estimated. 1-2 year priority projects are projects that require attention within the next 2 years. 3-4 year priority projects are projects that require attention within the next 4 years. 5-10 year priority projects are projects that require attention within the next 10 years. Project quantities are all estimated based on observations. These are not measured or verified quantities. Project costs are listed. Project requiring Study are items where project scope is not able to be defined at this time and further investigation is required. Costs for these items are design service fees, not project costs. See the Cost Methodology description for additional information.

Short Term Maintenance

Storage Relocation	Relocate or remove items stored above 7' in room 1308. Items stored to the ceiling is a Des Moines Fire Code violation and should be remedied.
Vision Lite Clearing	Clear vision lites of paper or other obstructions to provide visibility between corridors and classrooms or offices.
Replace Detectable Warnings	Replace the damaged detectable warnings. For location, refer to the civil site plan exhibit found in the appendix of this report.
Add Soil and Sod	Add soil and sod to prevent soil washout. For location, refer to the civil site plan exhibit found in the appendix of this report.
Window Sill Repair	Repair sill at 1st floor, room 1103
Concrete Column Repair	Patch and repair 5 SF of concrete column base at first floor, NE corner, East wall
Boiler and Water Heater Maintenance	Add acid neutralizers to high efficiency boilers and water heaters.

1 - 2 Year Priority

		Project Costs
Acoustic Installation	Install acoustic ceiling treatment in gymnasium 7001. Approximately 3,500 SF of acoustic material.	$130,000

Vinyl Wallcovering Replacement	Remove damaged vinyl wall covering in classrooms and classroom coat rooms. Approximately 9,000 SF. Walls should be refinished with epoxy paint. Approximately 34,000SF of painting. Gypsum board corners into coat rooms should have corner guards, full height. Approximately 25 corner guards.	$160,000
Ceiling Panel Replacement	Replace ceiling panels in classrooms that have damage. Approximately 1,000SF of ceiling panel replacement. The grid can remain.	$20,000
Sidewalk and Curb Repairs	Repair damaged sidewalks across the site. Approximately 14 SY. Repair damaged curbs across the site, approximately 5 SY. For locations, refer to civil site plan exhibit found in the appendix of this report.	$8,000
Replace domestic hot reicirc pumps with larger pumps	Domestic water recirculation infrastruture does exist with pumps and piping, however, it is still taking a while for hot water to arrive at fixtures. Replace recirculating pumps with a larger pump.	$20,000
	Total 1-2 Year Project Costs:	**$338,000**

3 - 4 Year Priority

		Project Costs
Pavement Replacement	Remove and replace 62 SY of PCC and 114 SY of asphalt. For locations, refer to civil site plan exhibit found in the appendix of this report.	$25,000
Ledge Pavement Repairs	Repair damaged ledge pavement on site. Approximately 42 SY. For locations, refer to civil site plan exhibit found in the appendix of this report.	$12,000
Ramp Replacement	Replace the deteriorated ADA ramp. For location, refer to civil site plan exhibit found in the appendix of this report.	$30,000

Lighting Control Installation	Ceilings are lowered over an area of the classroom that appears to be used more for "messy" projects. This area is approximately 250 SF and in each classroom has lights either covered or lighting is supplemented with lamps or string lights. Each classroom should have additional dimming control for at least these smaller breakout spaces. Approximately 8 classrooms.	$45,000
	Total 3-4 Year Project Costs:	**$112,000**

5 - 10 Year Priority

		Project Costs
Pavement Replacement	Remove and replace 164 SY of PCC. For locations, refer to civil site plan exhibit found in the appendix of this report.	$30,000
Ledge Pavement Repairs	Repair damaged ledge pavement on site. Approximately 27 SY. For locations, refer to civil site plan exhibit found in the appendix of this report.	$11,000
Sidewalk Repairs	Repair damaged sidewalks across the site. Approximately 44 SY. For locations, refer to civil site plan exhibit found in the appendix of this report.	$13,000
	Total 5-10 Year Project Costs:	**$54,000**

Projects Requiring Study

		Design Services Fee
Loading Dock Replacement Study	The loading dock on the south side of the school is in poor condition. A study to determine how to best repair the dock is needed and may require input from structural engineers.	$1,500
Designated Hardened Area	No designated hardened area was observed. Study to determine the feasibility of adding a designated hardened area to the building including location within the existing building, schematic design concept if deemed feasible, and preliminary project costs.	$2,500
	Total Study Design Services Fees:	**$4,000**

APPENDIX

5+ YEAR REPLACEMENT

3-4 YEAR REPLACEMENT

1-2 YEAR REPLACEMENT

NORTH

GRAPHIC SCALE

50 0 25 50 100

ARCHITECTS ENGINEERS

BISHOP ENGINEERING +

DOWNTOWN SCHOOL

EXHIBIT

PROJECT # 230286-06

DATE 4/5/2024

CENTRAL CAMPUS

1800 GRAND AVENUE
DES MOINES, IOWA 50309

FIRST FLOOR

NORTH