FACILITIES CONDITIONS ASSESSMENTS | INTRODUCTION AND SUMMARY

DMPS RFP 9013

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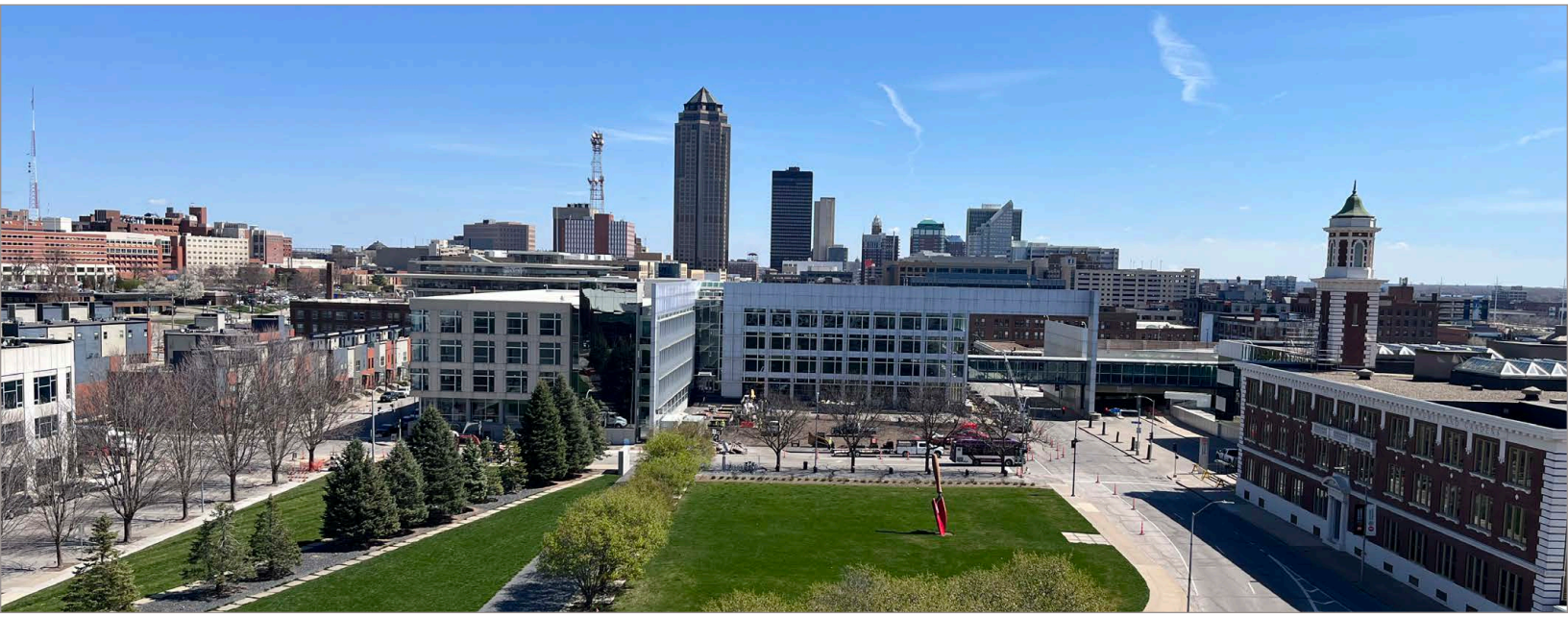


INTRODUCTION

During the summer of 2023, Des Moines Public Schools (DMPS) issued RFP 9013, for the selection of a qualified professional consultant to perform a comprehensive Facility Conditions Assessment (FCA) for all DMPS facilities. The DMPS stated need for this work was to provide facility information for DMPS owned buildings, assess the condition of those facilities, and quantify the extent of current deferred maintenance as well as identify the necessary corrective actions and capital repair and replacement needs moving forward. During the interview phase of the professional services selection process, district representatives emphasized the importance of this FCA work. The resulting building assessment reports will be key tools to support the District's strategic planning for facility maintenance, financial / budgetary planning, facility use, and support of educational programming.

As will be explained, the intent of our methodology for these individual FCAs was to paint a clear enough general picture to allow the district to create data-driven comparative analysis and make important decisions that will strengthen the delivery of a strong educational curriculum, provide for strategic facility and financial planning, and celebrate DMPS facilities as hubs in our communities.

FCA ASSESSED BUILDINGS AND EXCLUSIONS

As part of the RFP / professional services selection process, DMPS provided a list of 70 District owned buildings that were to be targeted for assessment. This building list was provided to the assessment team in the form of an Excel spreadsheet called "FCA Building List.xlsx". The list was further organized into the following subcategories: Elementary Schools, Middle Schools, High Schools, Special / Auxiliary Schools, Early Childhood Centers, and Administration Buildings. During the course of the FCA project, the retired boiler building at Roosevelt High School was also added to that list bringing the total number of assessed buildings to 71.

As defined in the issued RFP, standalone athletic facilities were not to be evaluated as part of the FCA work scope. In addition, while natatoriums were included for general evaluation, a comprehensive evaluation of the natatorium's pool mechanical, plumbing, and electrical systems was excluded from the work scope. Food preparation spaces and kitchens were also assessed for general conditions, but the dedicated food service equipment was not part of the requested work scope.

MAJOR MILESTONES

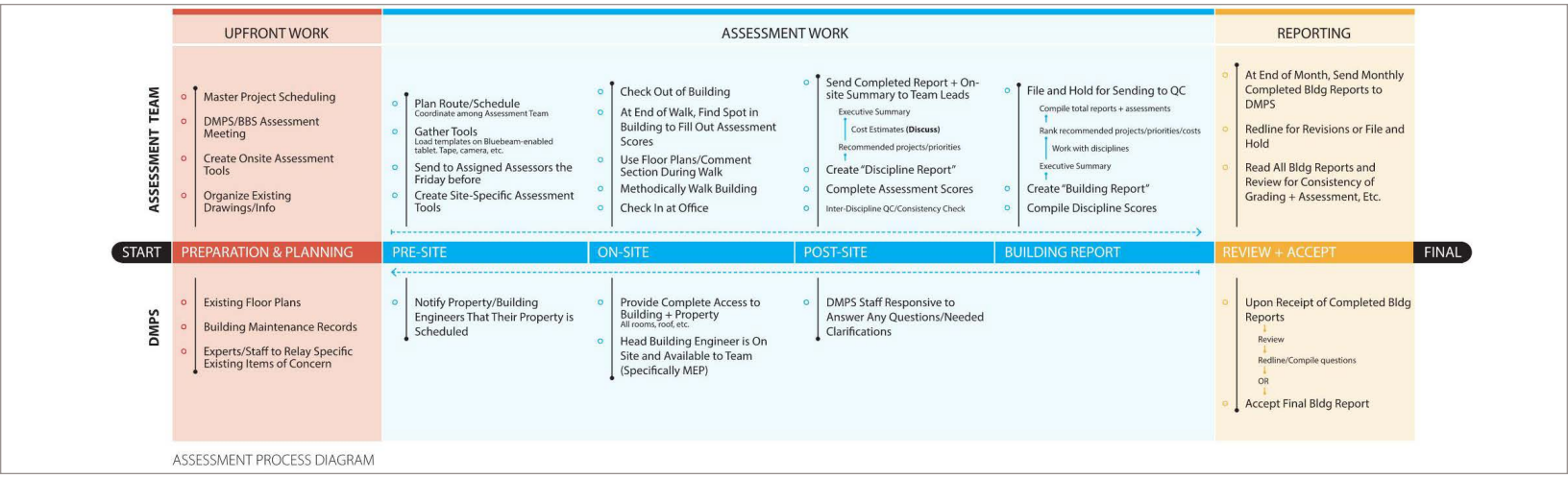
- June 13, 2023 RFP 9013 Issued
- August 10, 2023 RFP Response Due
- August 25, 2023 BBS Selection Interview
- September 6, 2023 Project Awarded
- September 11, 2023 Work Initiated
- October 5, 2023 Elementary and Middle School Educational Adequacy Walk-Through with DMPS
- October 11, 2023 FCA Process Test
- October 25, 2023 On-Site Assessment Work Begins In Full
- November 17, 2023 1st Building Assessment Report Drafts Issued, process continued monthly
- January 31, 2024 High School Educational Adequacy Walk-Through with DMPS
- April 2-3, 2024 Central Campus, Central Academy, Downtown School Assessments
- April 10, 2024 All On-Site Assessments Complete
- May 31, 2024 All Final Reports Due

FCA WORK SCOPE REQUIREMENTS

DMPS organized the required assessment work scope into three sections: Facility Condition Assessment Planning, On-Site Facility Assessment, and Analysis and Reporting.

FACILITY CONDITION ASSESSMENT PLANNING

Prior to conducting on-site inspections the assessment team was asked to develop fully the methodology for identifying conditions, rating those conditions, and categorizing recommended corrective actions in response to those identified conditions. We started the process of defining our proposed FCA methodology and rating system during the RFP response phase, further discussed and expanded on our proposed system during the RFP selection interview, and expanded and honed our methodology hand-in-hand with District personnel between the RFP award date and full kick-off of the on-site assessment work. Award date was September 11, 2023, which immediately kicked-off meetings within the assessment team as well as with DMPS personnel and other DMPS contractors to expand and refine further our prescriptive methodology. This included customizing the process to account for DMPS needs surrounding educational adequacy items as well as sharpening the standards upon which ratings were to be based. The test run for our assessment methodology and prescriptive procedures was conducted at Capitol View Elementary School on October 11, 2023. After which, two weeks were spent working through lessons learned for both the on-site assessment work and the follow up analysis and reporting of that on-site assessment work.



ASSESSMENT PROCESS DIAGRAM

ON SITE ASSESSMENT

On October 25, 2023, on-site assessment and reporting work went into full effect, starting with four elementary schools and continued weekly with an average of four properties per week. Final on-site assessments were conducted on April 10, 2024. After that, on-site follow-ups as needed continued through the beginning of May 2024.

Our professional services team performed visual conditions assessments which covered interior architecture (educational adequacy and the general environment for education), exterior building envelope, the property's grounds (site), structural condition, mechanical (HVAC / Plumbing) systems, electrical systems (power, exterior lighting, interior lighting, fire alarm, and general IT), and elevator systems (as applicable). The assessment team for each property consisted of 6-8 licensed professionals with experience in each of the disciplines noted above.

These assessments are a snapshot in time, and cover those conditions able to be accessed visually during a walk-through of the property. Observations and comments were compiled during the walk-throughs while scoring of each assessed item was completed on-site directly following the assessment walk-throughs by each of the professionals for their discipline category.

ANALYSIS AND REPORTING

Analysis and reporting of findings is the direct work scope deliverable for this assessment project. A building assessment report was compiled for every DMPS targeted property. The reports include a cover sheet, an overall building health score percentage (out of 100%), a health score percentage for each assessed discipline category (out of 100%), an executive summary of findings, a building data sheet, scoring sheets for every assessed discipline, a project organization and cost methodology explanation, recommended projects with estimated associated total project costs, and appendix items in support of recommended projects. These reports were uploaded to DMPS at two different points.

The first upload was draft reports issued for each building on a rolling basis starting in the middle of November 2023. These reports were complete reports missing only estimated project costs for the recommended projects. These draft reports were issued to DMPS for content review purposes as well as for accountability to show progress on the total work scope by the assessment team.
Final reports were issued for each building once all recommended projects were given estimated project costs. Cost estimation work started in November 2023. Staggering the cost estimation work with on-site assessment work allowed project patterns to emerge and created an efficient process for such multifaceted and nuanced work. Final reports were issued beginning in Spring 2024.The final version of the report for each property is the final deliverable for this FCA work scope.

FCA WORK SCOPE EXCLUSIONS AND LIMITATIONS

As stated, the facility conditions assessment work, while comprehensive, is based on a visual assessment walk-through of each property. There were RFP defined exclusions and further exclusions and limitations defined in partnership with DMPS during the FCA planning and on-site portions of the assessment work. These additional exclusions and limitations were direct results of the nature of a visual assessment based process conducted on 71 district properties in a limited amount of time.

Items not covered by on-site assessments and subsequent building assessment reports include:

- Standalone athletic facilities.
- Mechanical and electrical systems serving swimming pools.
- Specialty food service equipment.
- Hidden conditions are not noted. Plenum spaces above ceilings, chases, shafts, and crawl spaces were not assessed. No demolition, system dismantling, or destructive exploration was conducted. No access hatches were opened.
- Tunnel systems were assessed for structural concerns as access allowed.
- The presence of asbestos containing materials (ACMs) was not assessed.
- No lab testing of any kind was conducted for these assessments.
- Tenant spaces within the school buildings were not generally assessed. Examples include spaces dedicated to the Boys and Girls Club in several schools, and spaces dedicated to third party run programming at Central Campus, such as Avenue of Scholars.
- Roofs that did not have permanent access (i.e. no ladder) and were greater than 3'-0" different in elevation from the ground or adjacent roofs were not walked, but they were visually assessed from the ground or adjacent roofs as possible.
- A building accessibility report was recently completed for all properties outside of this assessment scope of work, so was not included.

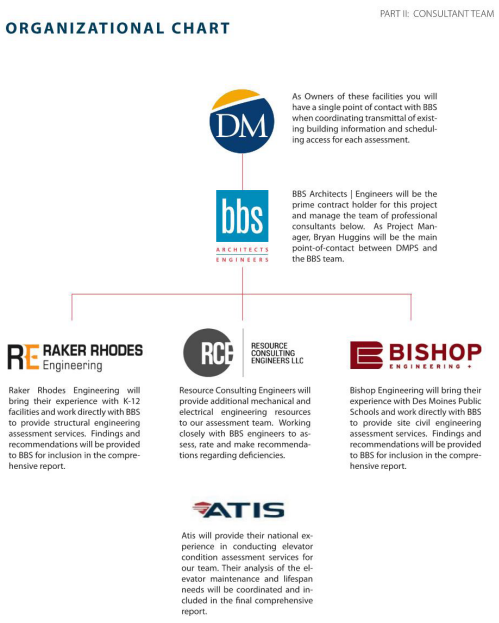
BUILDING ASSESSMENT REPORTS | ORGANIZATION & CONTENT GUIDE

Every building assessment report is organized in the same manner. This allows for consistency and allows for easier analysis and reference across multiple properties. A descriptive breakdown of each building assessment report follows:

COVER SHEET | PROPERTY INTRODUCTION

Every cover sheet includes:

- The name of the property assessed along with an identifying photo.
- The date of the on-site assessment.
- The overall building health scored via a 'speedometer' graph. This graph is a visual representation of the property's earned overall building health score. The building health score is a percentage based score with 100% being a perfect building score.
- The professional assessment team firms are identified across the top of the cover sheet.
    - BBS Architects | Engineers – Assessment team lead, quality control, and overall project management. On-Site Assessments, scoring, project recommendations, and cost estimation for the following report sections: Educational Adequacy, Environment for Education, Exterior Architecture, Structural Conditions (cost estimation), Mechanical Systems (initial systems research, reviewed project recommendations, and cost estimation), and Electrical Systems.
    - Resource Consulting Engineers – Systems research, on-site assessments, scoring, and project recommendations for Mechanical Systems.
    - Raker Rhodes Engineering – On-Site assessments, scoring, and project recommendations for Structural Conditions.
    - Bishop Engineering – On-site assessments, scoring, project recommendations, and cost estimation for School Site (civil engineering).
    - Atis Elevator – On-site assessments, scoring, project recommendations and cost estimation for Elevator Conditions.

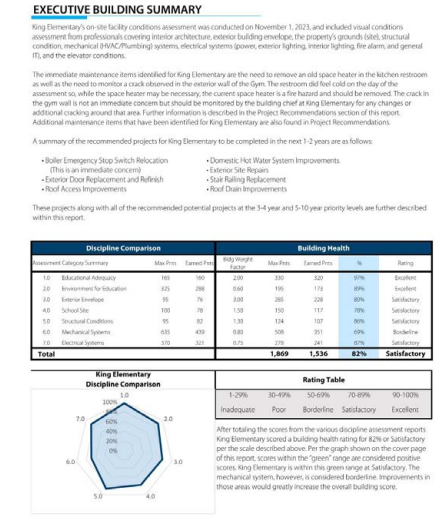


REPORT ORGANIZATION PAGE | TABLE OF CONTENTS.

- This page lists in order the building assessment report sections.

EXECUTIVE SUMMARY

- The executive summary starts with an explanation of when the assessment took place and what was visually assessed in terms of building systems. The first paragraph is generally the same for every building assessment report.
- The second paragraph provides a snapshot of immediate maintenance needs that require DMPS attention. Any immediate maintenance needs of a critical nature or involving life safety concerns were also relayed to DMPS representatives at weekly project management coordination meetings held on Monday afternoons starting in November 2023 through to the project deadline of June 1, 2024.
- The third paragraph generally provides a summary of recommended immediate priority projects recommended to be completed in the next 1-2 years.
- A graphic table is then provided that lists all assessment discipline sections and the associated health score that was earned by that particular discipline.
  - The discipline health score is determined by the maximum number of points available to that discipline section and the actual number of points earned. The resulting percentage is then multiplied by the assigned building weight factor applied to that section. Those factors determine the "building health percentage" earned out of 100% for each discipline section. (More detail concerning the building health score and scoring system in general is found within the scoring sheet section later in this report section.)
- Along with the graphic discipline comparative table, a discipline comparison web graph is also provided which visually shows which disciplines require the most attention as compared to one another for the associated property.
- The provided rating table explains the assigned rating designation per percentage ranges, for example, a building health rating score between 90% and 100% would earn an "excellent" rating designation.
- Finally, every executive summary sheet ends with a summary paragraph stating which disciplines, if improved upon, will make the largest impact on shifting the property into the "excellent" range (90-100% overall building health score), if not already there.



EXECUTIVE BUILDING SUMMARY

King Elementary's on-site facility conditions assessment was conducted on November 1, 2023, and included visual conditions assessment from professionals covering interior architecture, exterior building envelope, the property's grounds (site), structural condition, mechanical (HVAC/Plumbing) systems, electrical systems (power, exterior lighting, interior lighting, fire alarm, and general IT), and the elevator conditions.

The immediate maintenance items identified for King Elementary are the need to remove an old space heater in the kitchen restroom as well as the need to monitor a crack observed in the exterior wall of the Gym. The restroom did feel cold on the day of the assessment so, while the space heater may be necessary, the current space heater is a fire hazard and should be removed. The crack in the gym wall is not an immediate concern but should be monitored by the building chief at King Elementary for any changes or additional cracking around that area. Further information is described in the Project Recommendations section of this report. Additional maintenance items that have been identified for King Elementary are also found in Project Recommendations.

A summary of the recommended projects for King Elementary to be completed in the next 1-2 years are as follows:

- Boiler Emergency Stop Switch Relocation (This is an immediate concern)
- Exterior Door Replacement and Refinish
- Roof Access Improvements
- Domestic Hot Water System Improvements
- Exterior Site Repairs
- Stair Railing Replacement
- Roof Drain Improvements

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

Assessment Category Summary	Max Pnts	Earned Pnts
1.0 Educational Adequacy	165	160
2.0 Environment for Education	325	288
3.0 Exterior Envelope	95	76
4.0 School Site	100	78
5.0 Structural Conditions	95	82
6.0 Mechanical Systems	635	439
7.0 Electrical Systems	370	321

Building Health

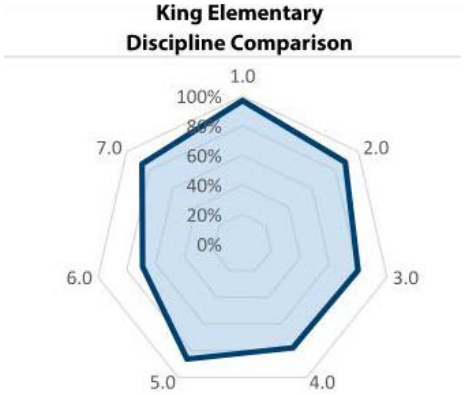
Bldg Weight Factor	Max Pnts	Earned Pnts	%	Rating
2.00	330	320	97%	Excellent
0.60	195	173	89%	Excellent
3.00	285	228	80%	Satisfactory
1.50	150	117	78%	Satisfactory
1.30	124	107	86%	Satisfactory
0.80	508	351	69%	Borderline
0.75	278	241	87%	Satisfactory
Total		**1,869**	**1,536**	**82%**	**Satisfactory**

King Elementary
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 King Elementary scored a building health rating for 82% or Satisfactory 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. King Elementary is within this green range at Satisfactory. The mechanical system, however, is considered borderline. Improvements in those areas would greatly increase the overall building score.



BUILDING DATA RECORD SHEET

- The Building Data Record Sheet is a one page snapshot of important building systems information used when researching and preparing for the on-site assessment work. The information shown includes property location, high school feeder system, building area, site acreage, dates of construction from initial opening through various renovations, dates of roof replacements, known current and scheduled building improvement construction projects, and overall systems comprising the property.
- This sheet was designed to be a convenient one page snapshot of the general facility systems information for use by DMPS.

SCORING REPORT SHEETS

This is the portion of the report that constitutes the on-site assessment portion of the FCA work scope. These scoring reports are the heart of the report and are the guiding on-site assessment checklists for each assessment discipline. There were 8 discipline sections that were assessed, each with a checklist of items to be assessed, scored, and commented upon during the on-site visit. These discipline sections and their corresponding checklist scoring items were influenced by a combination of the ASTM Uniformat II classification of building elements, the Council of Educational Facility Planners International (CEFPI) assessment systems specific to K-12 focused educational buildings, and heavy customization and input from meetings and interviews with DMPS. The discipline sections assessed in the reports are:

1.0 Education Adequacy

This section diverts from a "typical" facility conditions assessment and explores for those facilities that are educational programming focused, how the facility seems to support (or not support) current educational programming delivery.

This section covered the building's ability to provide educational programming for an elementary school, middle school, high school, early childhood center, or specialty / auxiliary educational building.

This section's checklist items were updated and customized to the educational building type being assessed. These updates were determined by the assessment team and DMPS representatives in partnership.

2.0 Environment for Education

Interior architecture conditions of the building. Example items include circulation, aesthetics as appropriate for ages served, furniture system conditions, wall/door/window interiors conditions, lighting controls, and staff dedicated spaces.

3.0 Exterior Envelope

Exterior conditions of the building. Example items include roof condition and accessibility, exterior wall surfaces, exterior door condition and security, and window conditions.

4.0 School Site

The condition of the property of the school site from the exterior walls of the building to the surrounding property line. Example items include site drainage, parking condition and availability, sidewalk conditions, fencing, trash enclosures, and bus and car pick-up and drop-off capabilities.

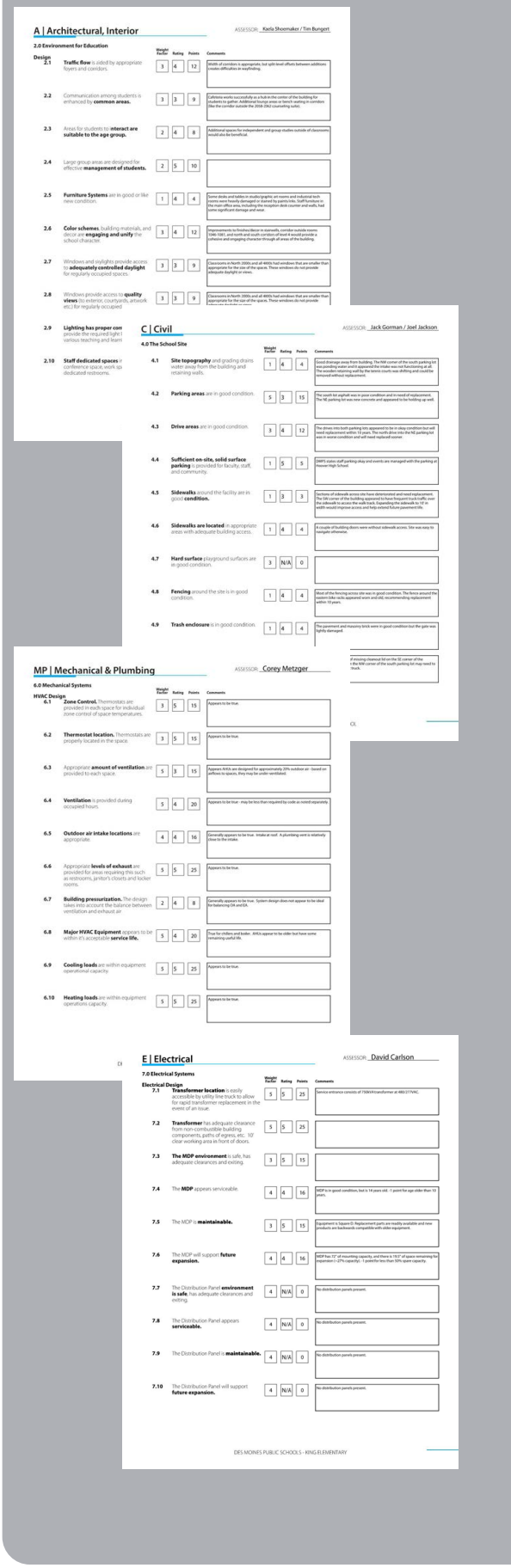
5.0 Structural Conditions

Structural integrity of the building. Example items include foundation conditions, slab conditions, wall conditions, floor and roof framing conditions, storm shelter capabilities, mechanical system tunnel conditions, and stair conditions.

6.0 Mechanical Systems

The condition of HVAC, plumbing, occupant safety, and building maintenance systems. Example items include assessments of ventilation, zone control, building pressurization, major equipment, cooling / heating loads, domestic water systems, sanitary sewer systems, grease interceptors, backflow prevention, sprinkler system installation, and carbon monoxide monitoring.

Mechanical engineers prepared for these on-site assessments by meeting with DMPS facilities engineers in advance as well as reviewing existing drawings and calculations to understand what was designed and installed prior to their on-site walk-through assessment.

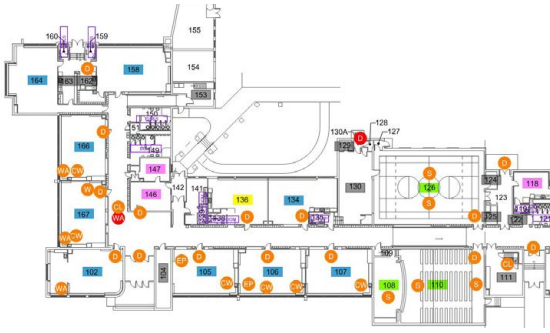


7.0 Electrical Systems

The condition of electrical power distribution and electronic systems installed. Example items include MDP, exterior lighting, security camera installation, and addressable fire alarm system installation.

8.0 Elevator Conditions

The condition of the building's elevators. Example items include size, safety devices, accessibility, finishes, testing reports reviews, and maintenance log reviews.



Depending on the building, sometimes not all discipline sections were assessed. For single story buildings, section 8.0 Elevator conditions was omitted. For the district administration only buildings, section 1.0 Educational Adequacy was omitted.

Scoring of each discipline category items was assigned on a 0 to 5 basis with 5 being the highest score for each item. Each checklist item was provided with prescriptive scoring criteria to ensure consistency across buildings and assessors. This scoring criteria was delivered to DMPS for review and approval before implementing in field. Scoring was based on condition of the checklist item as compared to if that facility was a new construction building. Scoring was NOT comparative to any condition outside of the building being assessed. In addition to using the same prescriptive scoring criteria for each checklist item, at the first on-site walk-through for each facility type subcategory (elementary schools, middle schools, etc.) multiple assessors for each discipline walked, scored, and created recommended projects together for that first building of the new facility type subcategory. Additionally, the same set of assessors for each discipline conducted the walk-throughs and scoring across all of the targeted buildings. Consistency between assessors was ensured to the greatest level possible by utilizing prescriptive scoring criteria, group assessment and scoring for new facility types, the same assessors, and work review quality control.

All scoring by prescriptive procedure was completed by the assessor while still at the building site, directly after completing their assessment walk-through. This procedure was developed to ensure captured information was fresh in mind while scoring was determined.

Each discipline section was also assigned a weight to denote relative importance of the item to DMPS as compared to the other checklist items. DMPS was provided these scoring weights in advance as well for review and comment. These weights are denoted on the Building Health Score table provided in the Executive Summary section. These weights were developed in partnership by the assessment team and DMPS representatives.

Comments were provided by assessors for each checklist item. If an item scored 3 or worse, a descriptive comment explaining the score was mandatory. These descriptive comments are very important and should be reviewed carefully by report readers as they directly inform the basis of the recommended projects that are included in the FCA building assessment report conclusions.

"An assessment is only as good and useful as the professionals doing the assessing. Our team will be comprised of senior architects and engineers that have the required skillset developed over many years of earned experience to ensure a comprehensive and reasoned assessment and analysis process."

-BBS RFP 9013 Response

RECOMMENDED PROJECT ORGANIZATION AND COST METHODOLOGY SHEET

This is the part of the report that begins the formal analysis and reporting section of the FCA work scope. After all of the scoring sheets and before recommended projects and their costs are presented, this section was included to educate the reader of the report on how the projects are organized and costed.

Projects were organized in the following categories:

Short Term Maintenance

- These were the immediate needs that needed to be addressed in the buildings, and were small enough in scope or cost to most likely be addressed internally by DMPS facilities personnel or by in place maintenance contracts.
- No costs were estimated for these projects.

1-2 Year Project Priorities

3-4 Year Project Priorities

5-10 Year Project Priorities

Projects Requiring a Study

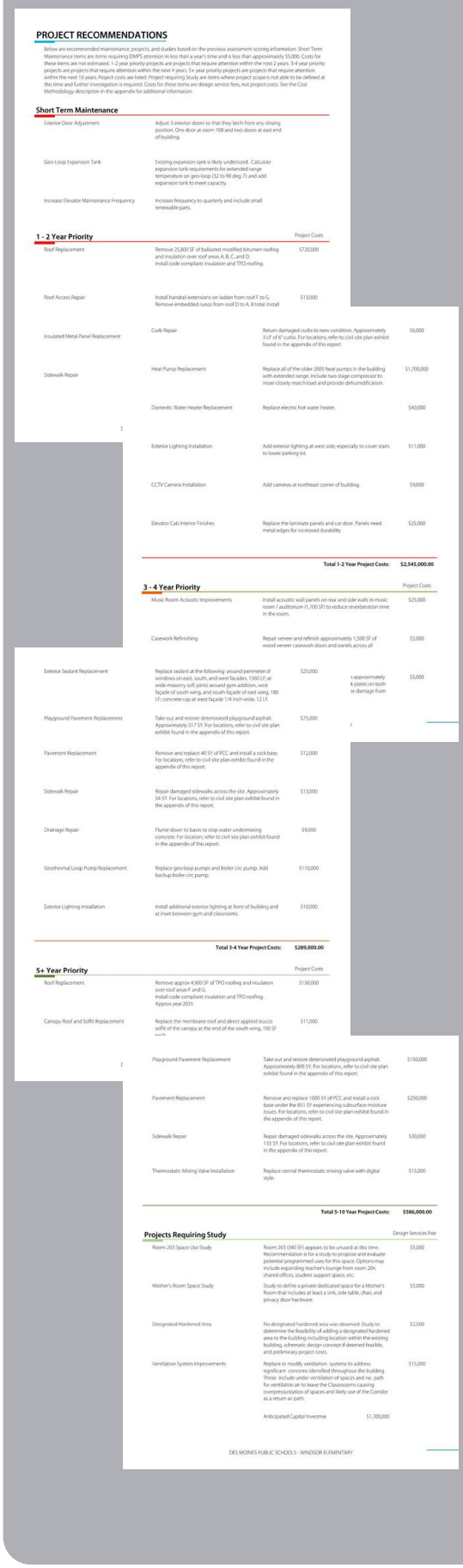
- These are needs or possible shortcomings that were noted, but were of a nature that a specific project direction would require further study and determination by a design professional.

Within each of the above project categories, the projects were listed in order of the scoring discipline sections. Section 1.0 Educational Adequacy recommended project are listed first and so on through section 8.0 Elevator Conditions.

Each recommended project is provided a project title and a detailed description of what is to be addressed. A total project cost is provided for all projects within the 1-2, 3-4, and 5-10 Year priority and study sections.

For Projects Requiring a Study, two different costs are provided. For all recommended studies, an estimated professional design services fee is provided for producing the study. In addition, for certain studies, if the intended result of the study will produce a major remodel, new addition, or building systems replacement or upgrade in excess of $1,000,000.00 in total project costs, then an "anticipated capital investment" cost number is provided to help with the District's strategic planning needs. 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 to our assessors exactly what conclusions or recommendations will be determined by the study before the study is commissioned and completed.

The meaning of a "total project" cost is detailed fully within this section of each building assessment report. In general, a total project cost is a cost total that figures in 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 prioritized. This total project cost number allows DMPS to budget more accurately the actual cost to the district for each recommended project.



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 approximately $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+ year priority projects are projects that require attention within the next 10 years. 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 in the appendix for additional information.

Short Term Maintenance

Exterior Door Adjustment	Adjust 3 exterior doors so that they latch from any closing position. One door at room 108 and two doors at east end of building.
Geo-Loop Expansion Tank	Existing expansion tank is likely undersized. Calculate expansion tank requirements for extended range temperature on geo-loop (32 to 90 deg. F) and add expansion tank to meet capacity.
Increase Elevator Maintenance Frequency	Increase frequency to quarterly and include small renewable parts.

1 - 2 Year Priority

		Project Costs
Roof Replacement	Remove 25,800 SF of ballasted modified bitumen roofing and insulation over roof areas A, B, C, and D. Install code compliant insulation and TPO roofing.	$720,000
Roof Access Repair	Install handrail extensions on ladder from roof F to G. Remove embedded runos from roof D to A, & total. Install	$13,000
Insulated Metal Panel Replacement	Curb Repair	Return damaged curbs to new condition. Approximately 31 LF of 6" curbs. For locations, refer to civil site plan exhibit found in the appendix of this report.	$6,000
Sidewalk Repair	Heat Pump Replacement	Replace all of the older 2005 heat pumps in the building with extended range. Include two stage compressor to more closely match load and provide dehumidification.	$1,700,000
	Domestic Water Heater Replacement	Replace electric hot water heater.	$40,000
	Exterior Lighting Installation	Add exterior lighting at west side, especially to cover stairs to lower parking lot.	$11,000
	CCTV Camera Installation	Add cameras at northeast corner of building.	$9,000
	Elevator Cab Interior Finishes	Replace the laminate panels and car door. Panels need metal edges for increased durability	$25,000

Total 1-2 Year Project Costs: $2,545,000.00

3 - 4 Year Priority

		Project Costs
Music Room Acoustic Improvements	Install acoustic wall panels on rear and side walls in music room / auditorium (1,700 SF) to reduce reverberation time in the room.	$25,000
Casework Refinishing	Repair veneer and refinish approximately 1,500 SF of wood veneer casework doors and panels across all	$5,000
Exterior Sealant Replacement	Replace sealant at the following: around perimeter of windows on east, south, and west facades, 1560 LF; at wide masonry soft joints around gym addition, west façade of south wing, and south façade of east wing, 180 LF; concrete cap at west façade 1/4 inch wide, 12 LF.	$25,000	approximately k plates on both re damage from	$5,000
Playground Pavement Replacement	Take out and restore deteriorated playground asphalt. Approximately 517 SY. For locations, refer to civil site plan exhibit found in the appendix of this report.	$75,000
Pavement Replacement	Remove and replace 40 SY of PCC and install a rock base. For locations, refer to civil site plan exhibit found in the appendix of this report.	$12,000
Sidewalk Repair	Repair damaged sidewalks across the site. Approximately 54 SY. For locations, refer to civil site plan exhibit found in the appendix of this report.	$13,000
Drainage Repair	Flume down to basin to stop water undermining concrete. For location, refer to civil site plan exhibit found in the appendix of this report.	$9,000
Geothermal Loop Pump Replacement	Replace geo-loop pumps and boiler circ pump. Add backup boiler circ pump.	$110,000
Exterior Lighting Installation	Install additional exterior lighting at front of building and at inset between gym and classrooms.	$10,000

Total 3-4 Year Project Costs: $289,000.00

5+ Year Priority

		Project Costs
Roof Replacement	Remove approx 4,900 SF of TPO roofing and insulation over roof areas F and G. Install code compliant insulation and TPO roofing. Approx year 2031.	$130,000
Canopy Roof and Soffit Replacement	Replace the membrane roof and direct applied stucco soffit of the canopy at the end of the south wing, 100 SF	$11,000
Playground Pavement Replacement	Take out and restore deteriorated playground asphalt. Approximately 808 SY. For locations, refer to civil site plan exhibit found in the appendix of this report.	$150,000
Pavement Replacement	Remove and replace 1000 SY of PCC and install a rock base under the 85 I SY experiencing subsurface moisture issues. For locations, refer to civil site plan exhibit found in the appendix of this report.	$250,000
Sidewalk Repair	Repair damaged sidewalks across the site. Approximately 133 SY. For locations, refer to civil site plan exhibit found in the appendix of this report.	$30,000
Thermostatic Mixing Valve Installation	Replace central thermostatic mixing valve with digital style.	$15,000

Total 5-10 Year Project Costs: $586,000.00

Projects Requiring Study

		Design Services Fee
Room 203 Space Use Study	Room 203 (340 SF) appears to be unused at this time. Recommendation is for a study to propose and evaluate potential programmed uses for this space. Options may include expanding teacher's lounge from room 204, shared offices, student support space, etc.	$5,000
Mother's Room Space Study	Study to define a private dedicated space for a Mother's Room that includes at least a sink, side table, chair, and privacy door hardware.	$5,000
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
Ventilation System Improvements	Replace or modify ventilation systems to address significant concerns identified throughout the building. These include under ventilation of spaces and no path for ventilation air to leave the Classrooms causing overpressurization of spaces and likely use of the Corridor as a return air path.	$15,000
	Anticipated Capital Investme	$1,700,000

DES MOINES PUBLIC SCHOOLS - WINDSOR ELEMENTARY

Due to the nature of this assessment work, these costs are figured at a very conceptual "10,000 foot high" level not on itemized breakdowns. The cost information used is based on current available information in 2024 dollars and is informed by recent project construction bids, assessment team experience, manufacturer provided information, and industry standard RS Means costing data.

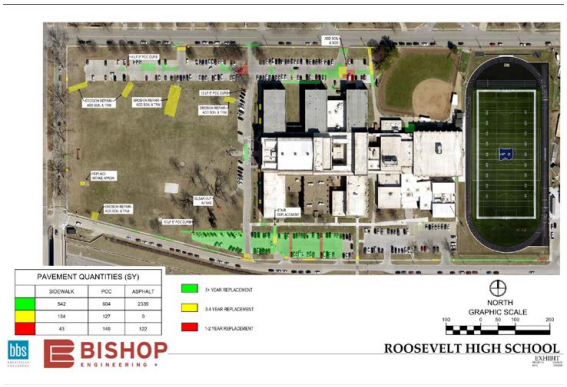
The cost methodology presented in these building assessment reports was developed by the assessment team in full partnership with DMPS representatives to ensure that the costs presented were to be as useful as possible for the District's strategic financial planning, while recognizing the high level conceptual and visual nature of the assessment process.

RECOMMENDED PROJECTS AND PRIORITIES SHEET

After scoring each checklist item for their particular discipline, each assessor then created the list of the recommended projects that should be considered and implemented to bring the particular school to an "excellent" building health score rating.

The projects were conceived and organized per the project organization priorities described earlier. The project descriptions shown in this section provide detailed information for what is intended to be corrected. These detailed descriptions are influenced directly from their on-site scoring and comments. This allows for complete understanding of project intent by DMPS, future design professionals assigned the project work, and for our FCA assessment cost estimation work.

Project priority sections are subtotaled at the end of each section for the District's analysis needs, and are also shown on the District Wide One Page School Data Sheets that are included in this FCA summary report.

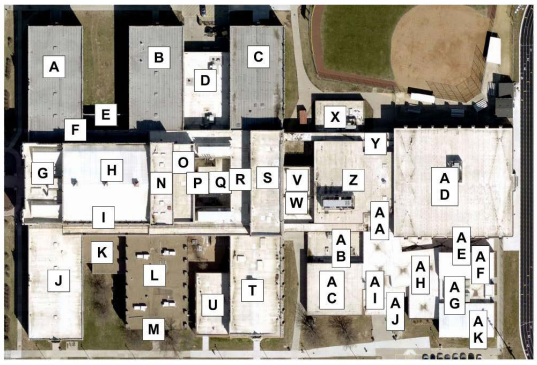


APPENDIX

For every building assessment report two standard appendix items are included.

- Civil Site Plan – illustrates and provides project location details for the 4.0 School Site recommended projects.
- Roof Identification Image – provides roof reference locations for all roofs of the building. These locations references are used to help define project locations within the 3.0 Exterior Envelope section.

A few of the building assessment reports include more appendix items as necessary to supplement and/or further explain information depicted in the associated report.



DISTRICT WIDE GRAPHICAL DATA SHEETS

From discussions with DMPS representatives, it was determined that having key building data gathered together in one convenient place for each FCA assessed building would be helpful. These following sheets act as an executive summary for this data. For these sheets, DMPS requested a single page snap shot of each property's recommended project costs. The following 7 sheets gather this key data for each school and groups the data alphabetically by school name within each facility type – elementary schools, middle schools, high schools, early childhood centers, specials/ auxiliary, and administration buildings.

There are two types of cost data graphs included in this report. The first graph type presents the anticipated costs of the recommended projects for all of the assessed buildings and the second graph type presents the anticipated capital investment costs for those assessed properties that included a recommended design study that would likely produce a project in excess of one million dollars.

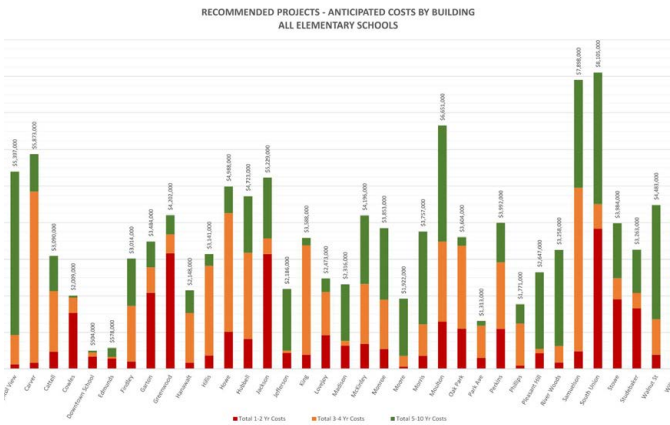
The educational FCA is meant to not only find out what is broken, but it should also seek out what is missing.

ANTICIPATED RECOMMENDED PROJECT COSTS GRAPHS

These graphs are grouped by DMPS facility type subgroups, and present the anticipated total project costs as derived from the Project Recommendations section of the Building Assessment Reports for each DMPS targeted facility.

The colors shown on the graphs directly refer to the color coded recommended project priorities and their respective color presented in the Building Assessment Reports. Red is for 1-2 Year Priority, Yellow is for 3-4 Year Priority, and Green is for 5-10 Year Priority. The priority types are stacked upon one another to providing direct visual comparison of both overall costs and year priority costs.

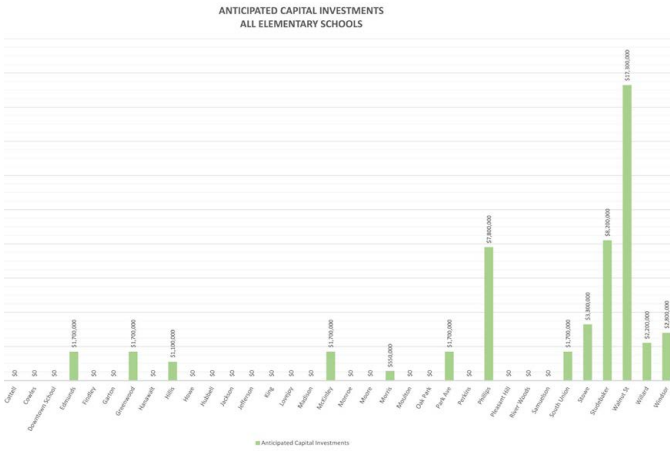
These graphs are organized with facility names arranged alphabetically across the horizontal axis and anticipated total project costs organized on the vertical axis in increments of $250,000.00. The total project costs for each facility is further clarified at the top of each bar graph.



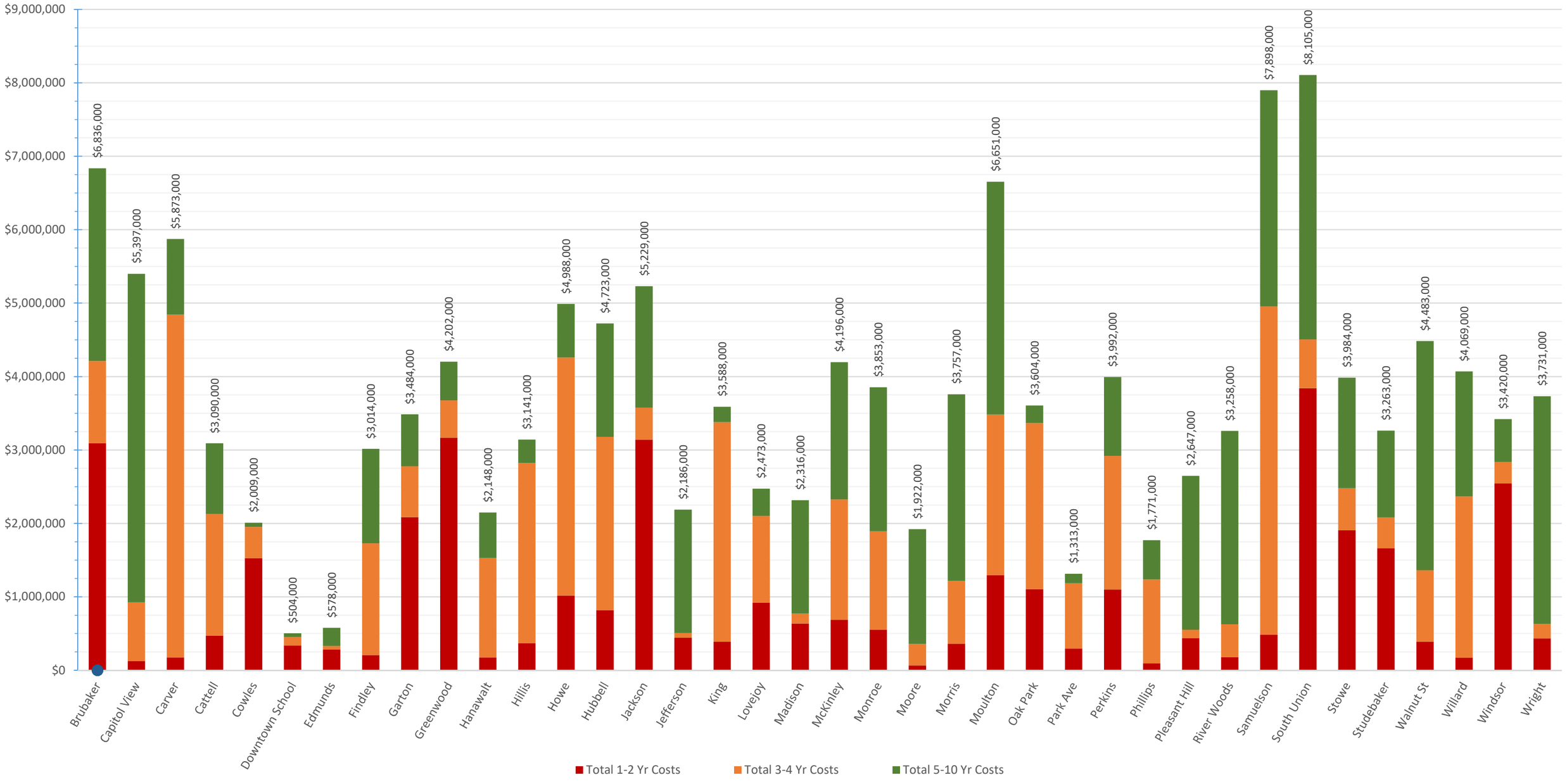
ANTICIPATED CAPITAL INVESTMENT COSTS GRAPHS

These graphs are also grouped by DMPS facility type subgroups and are grouped with the Anticipated Recommended Project Costs Graphs for each subgroup. Every Building Assessment Report Project Recommendations section includes a subsection for Projects Requiring a Study. For those recommended studies that most likely would produce a project in excess of $1,000,000.00 in total project costs, an Anticipated Capital Investment cost was provided to aid DMPS strategic planning needs.

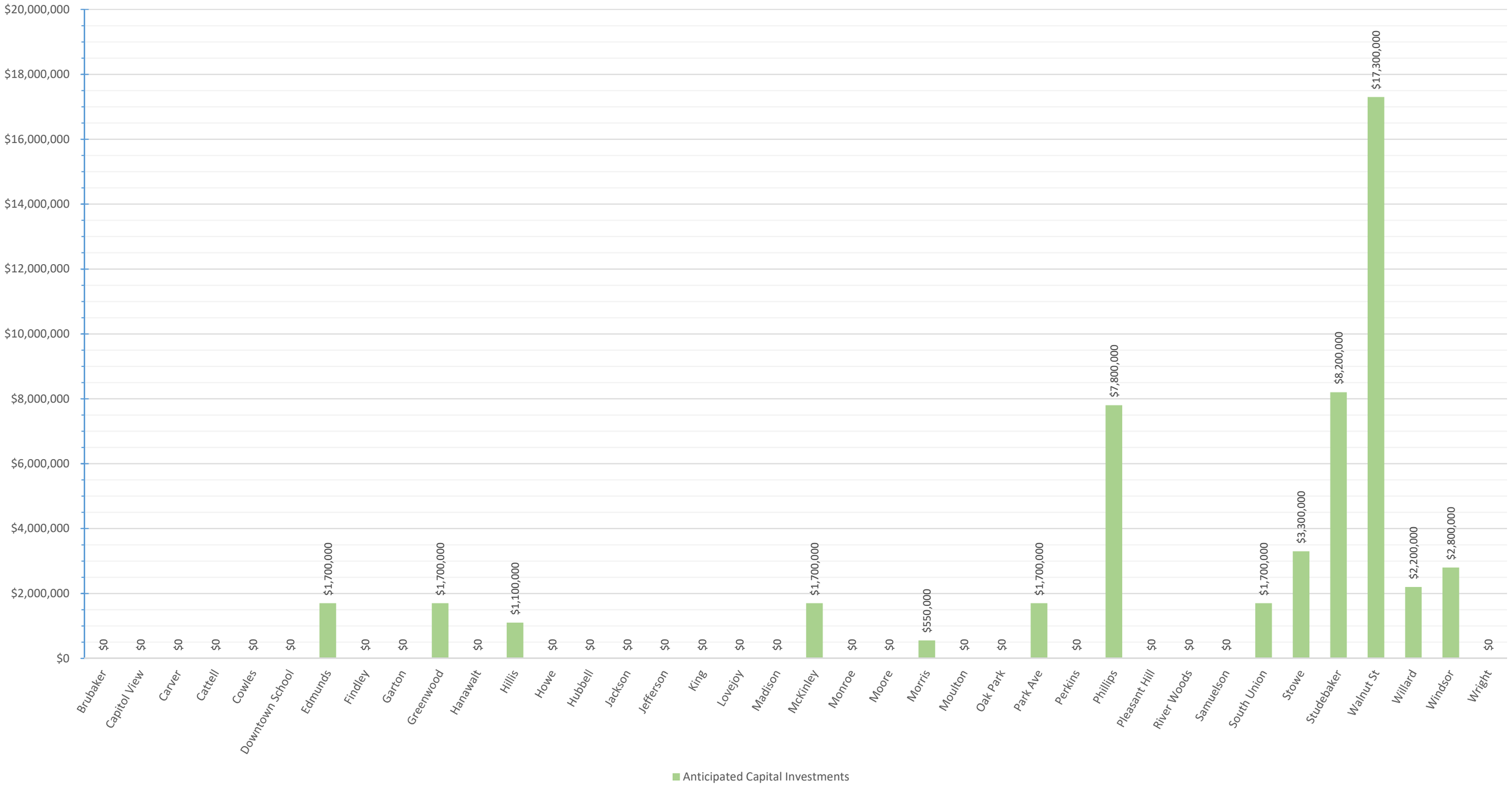
These graphs show those buildings with an Anticipated Capital Investment cost assigned and what the total amount of that anticipated investment may be. These graphs are organized with facility names arranged alphabetically across the horizontal axis and anticipated total project costs organized on the vertical axis in increments of $250,000.00. The total project costs for each facility is further clarified at the top of each bar graph.

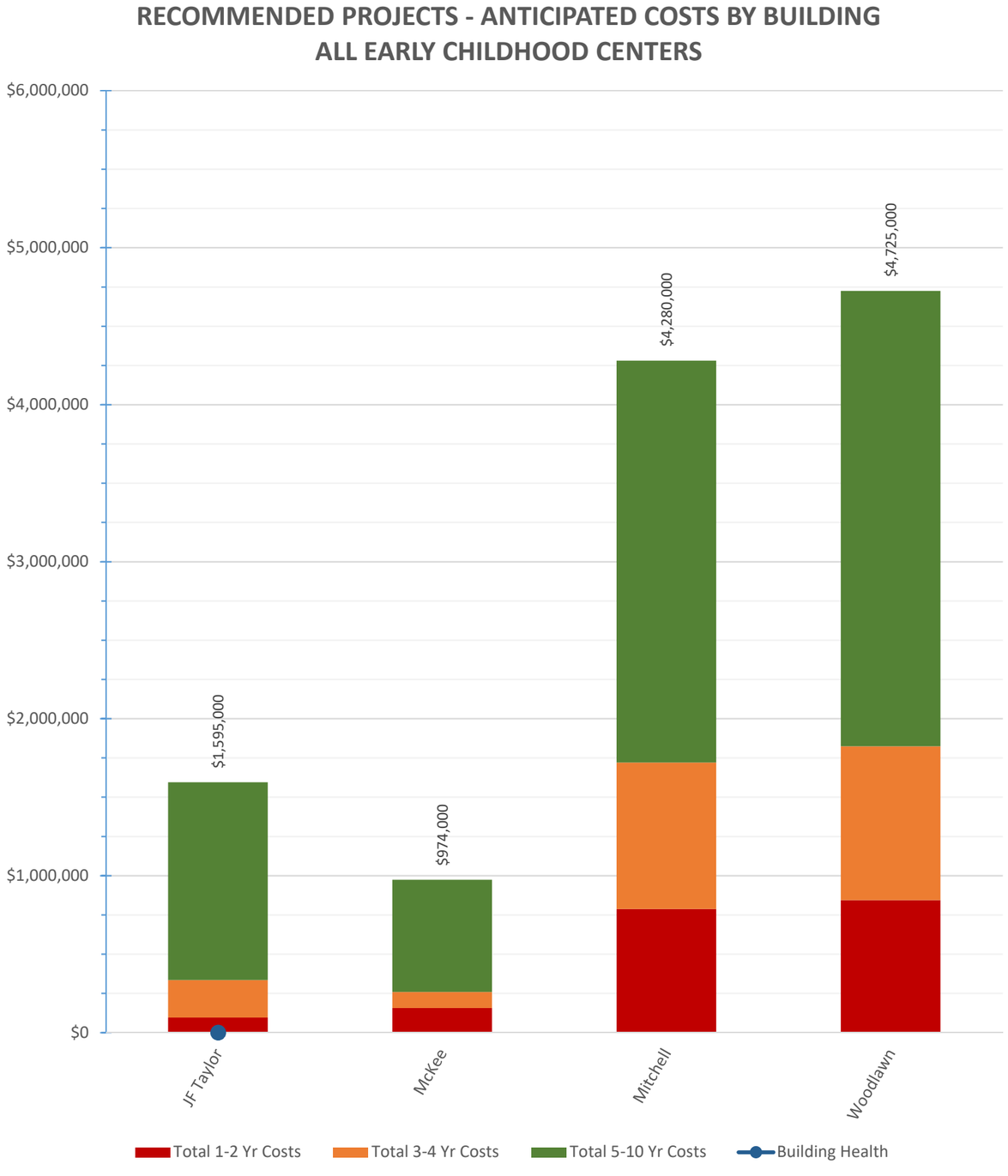


RECOMMENDED PROJECTS - ANTICIPATED COSTS BY BUILDING
ALL ELEMENTARY SCHOOLS

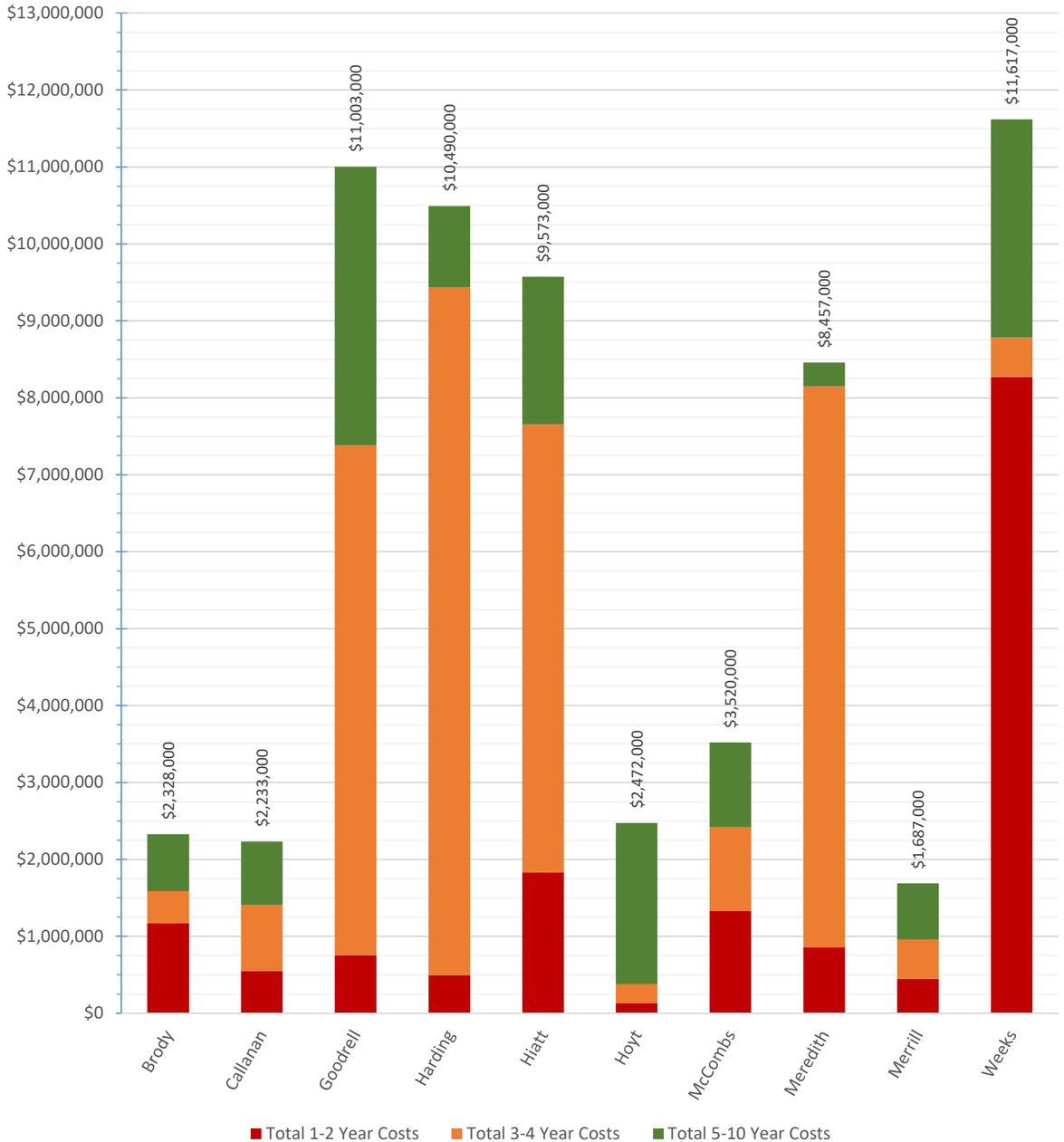


ANTICIPATED CAPITAL INVESTMENTS
ALL ELEMENTARY SCHOOLS

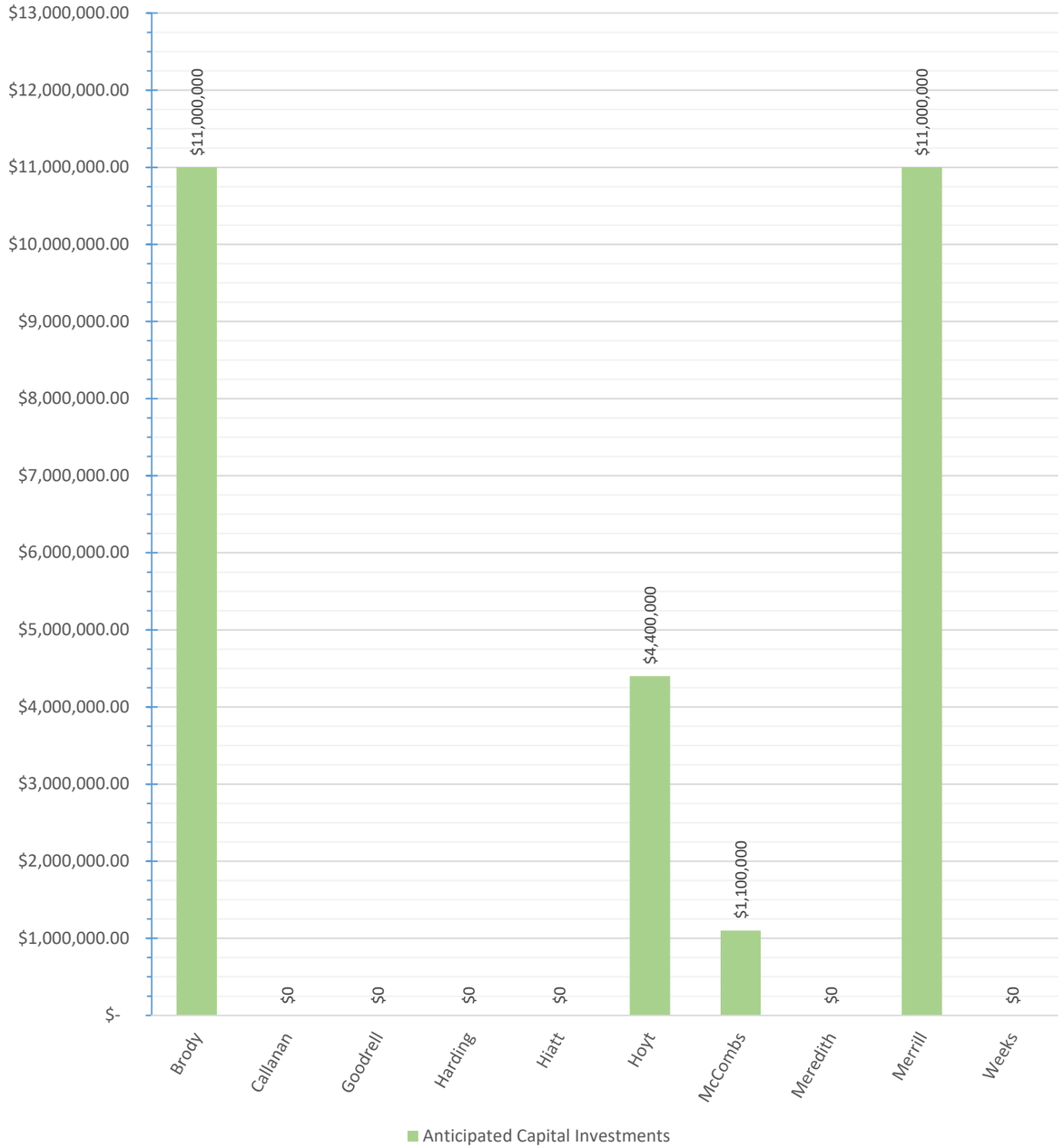



RECOMMENDED PROJECTS - ANTICIPATED COSTS BY BUILDING
ALL EARLY CHILDHOOD CENTERS
$6,000,000
$5,000,000
$4,000,000
$3,000,000
$2,000,000
$1,000,000
$0
$1,595,000
$974,000
$4,280,000
$4,725,000
JF Taylor
McKee
Mitchell
Woodlawn
Total 1-2 Yr Costs
Total 3-4 Yr Costs
Total 5-10 Yr Costs
Building Health

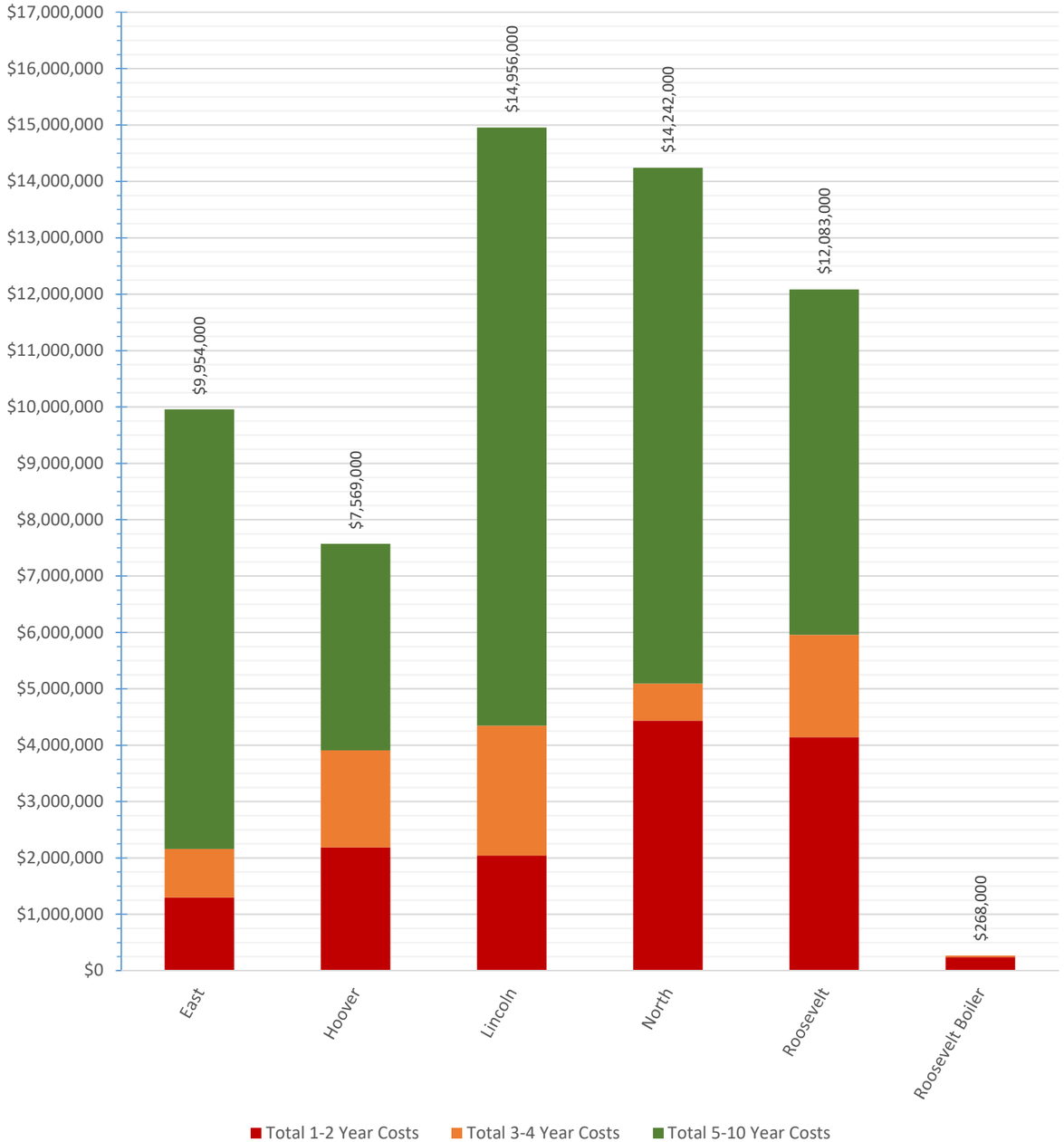
RECOMMENDED PROJECTS - ANTICIPATED COSTS BY BUILDING
ALL MIDDLE SCHOOLS



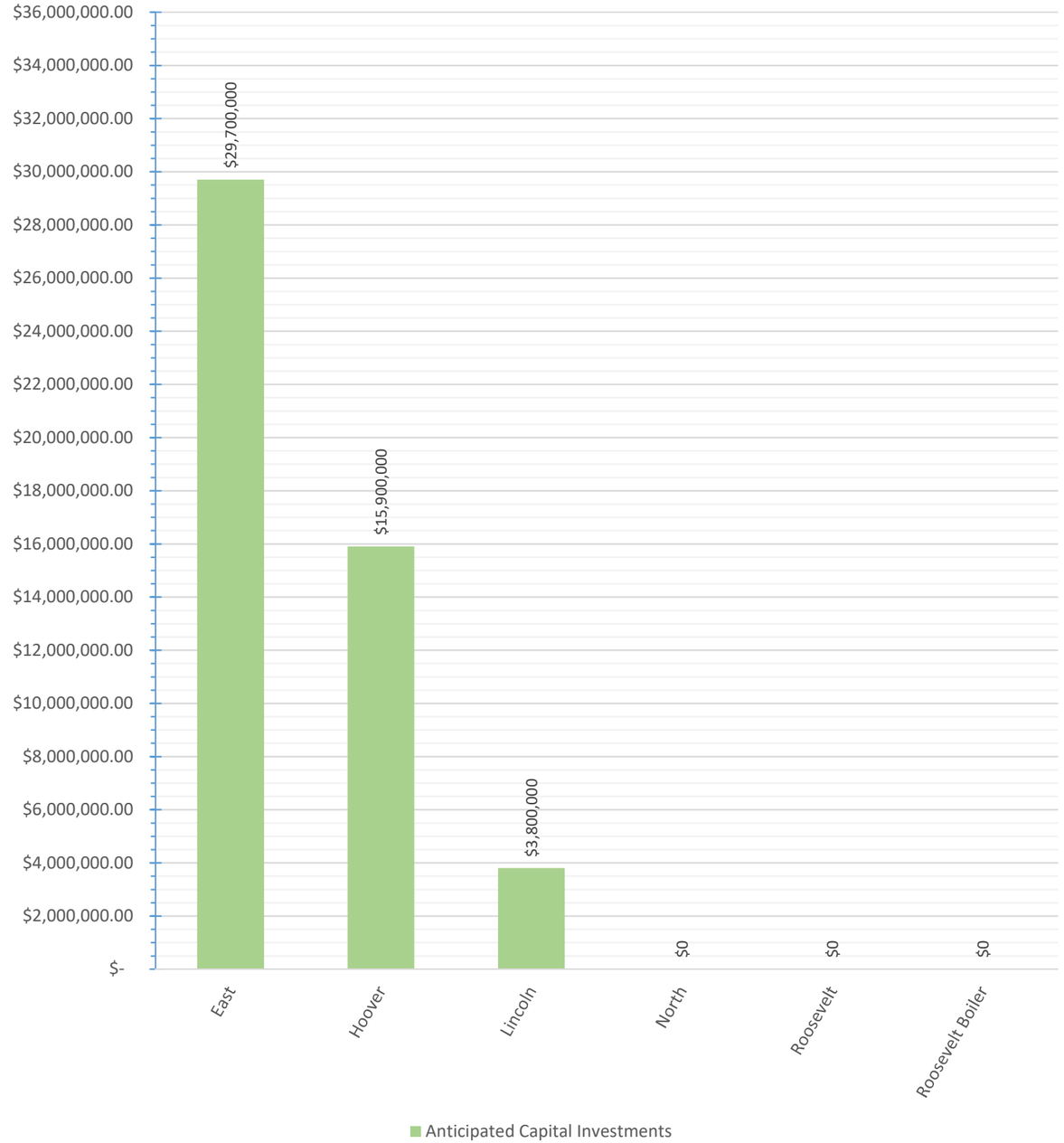
ANTICIPATED CAPITAL INVESTMENTS
ALL MIDDLE SCHOOLS



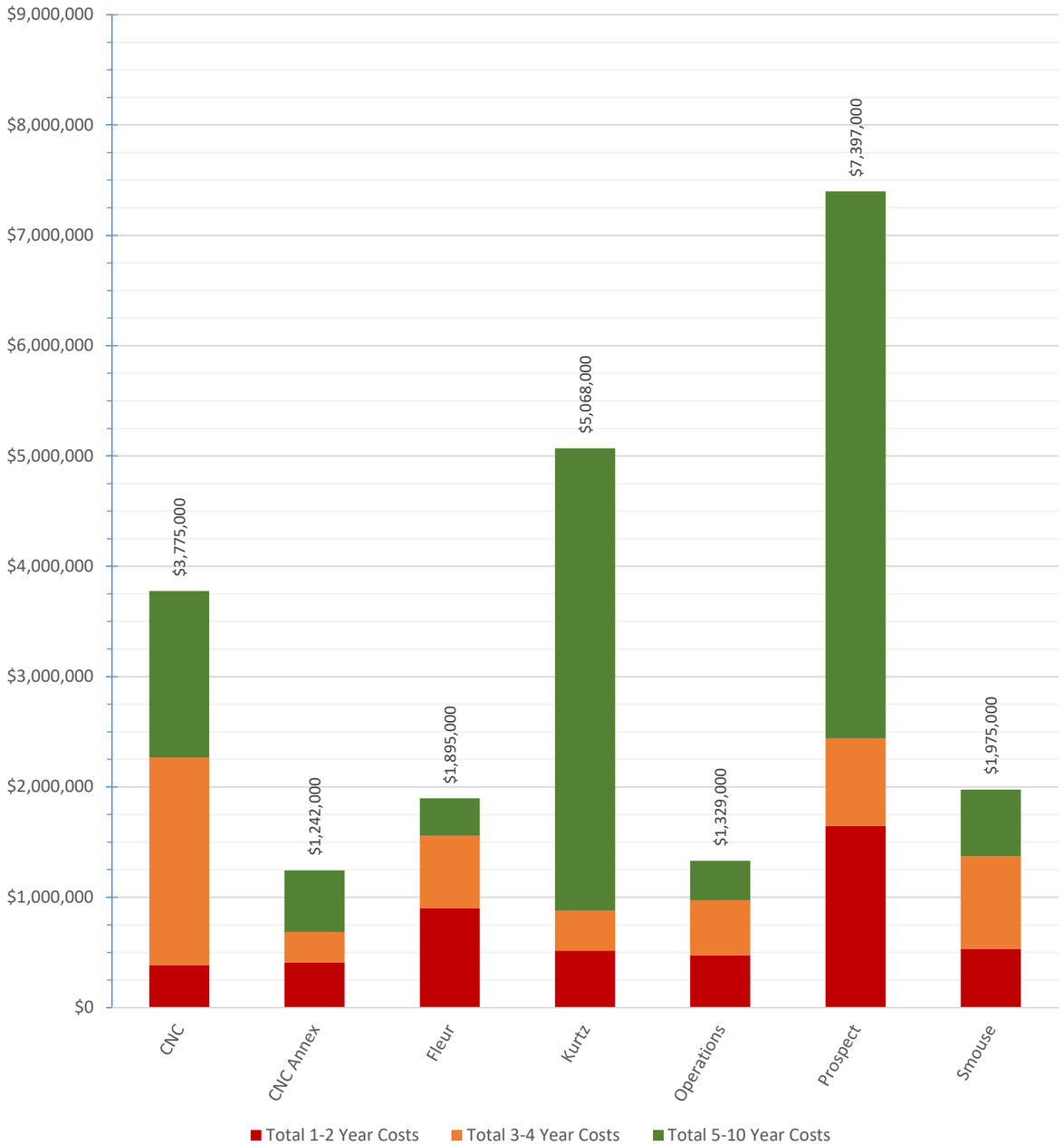
RECOMMENDED PROJECTS - ANTICIPATED COSTS BY BUILDING
ALL HIGH SCHOOLS



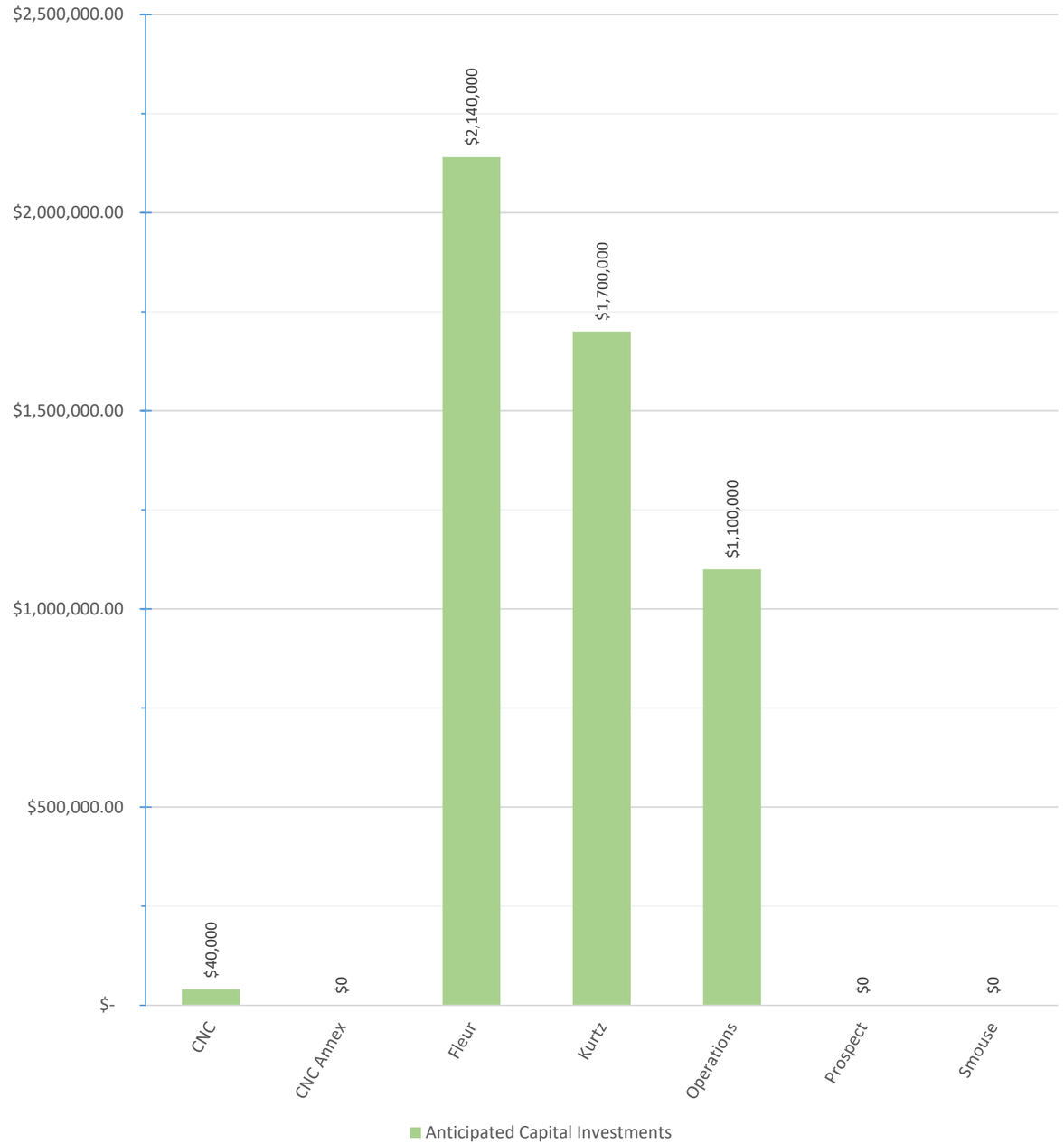
ANTICIPATED CAPITAL INVESTMENTS
ALL HIGH SCHOOLS



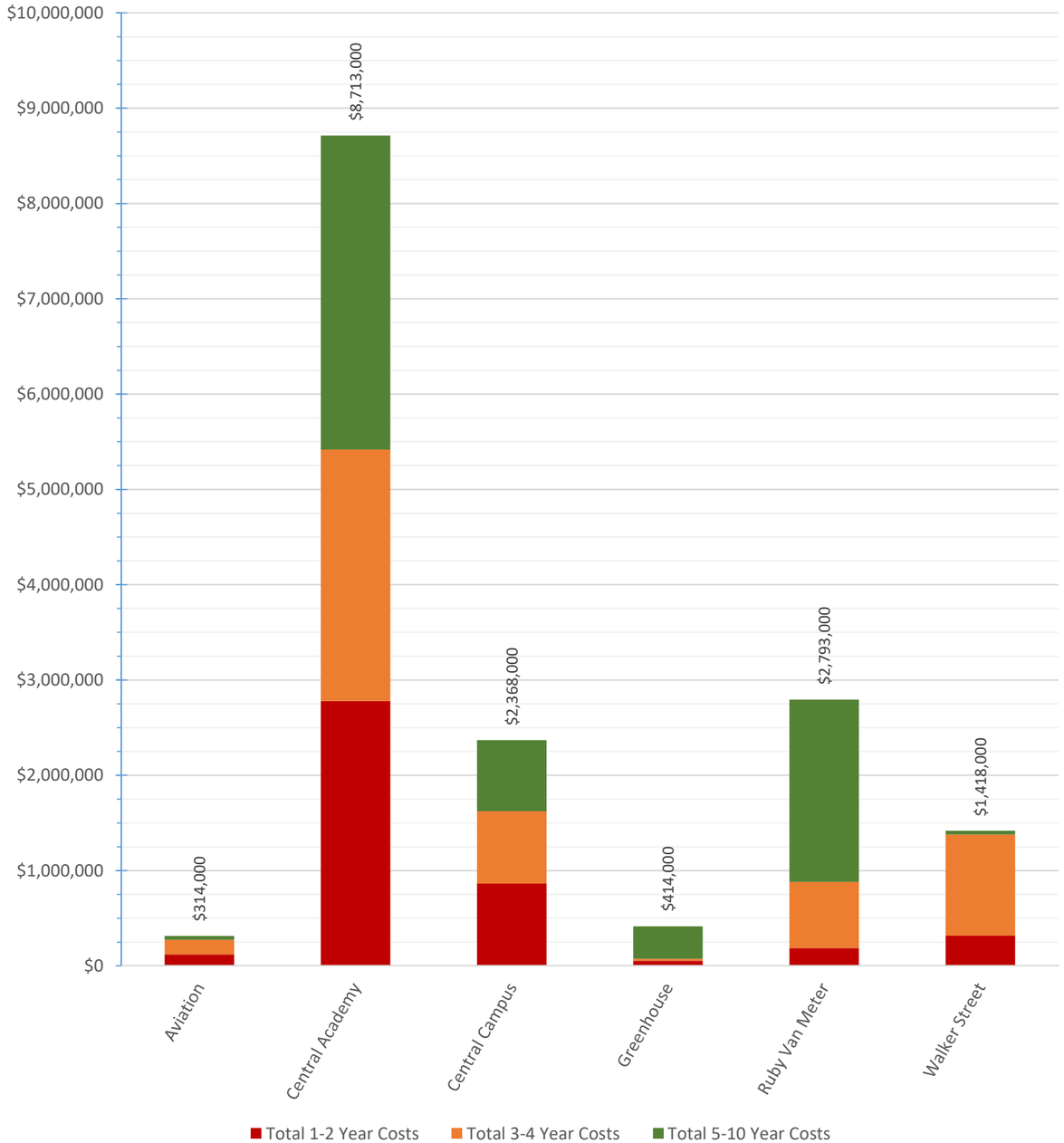
RECOMMENDED PROJECTS - ANTICIPATED COSTS BY BUILDING
ALL ADMINISTRATION BUILDINGS



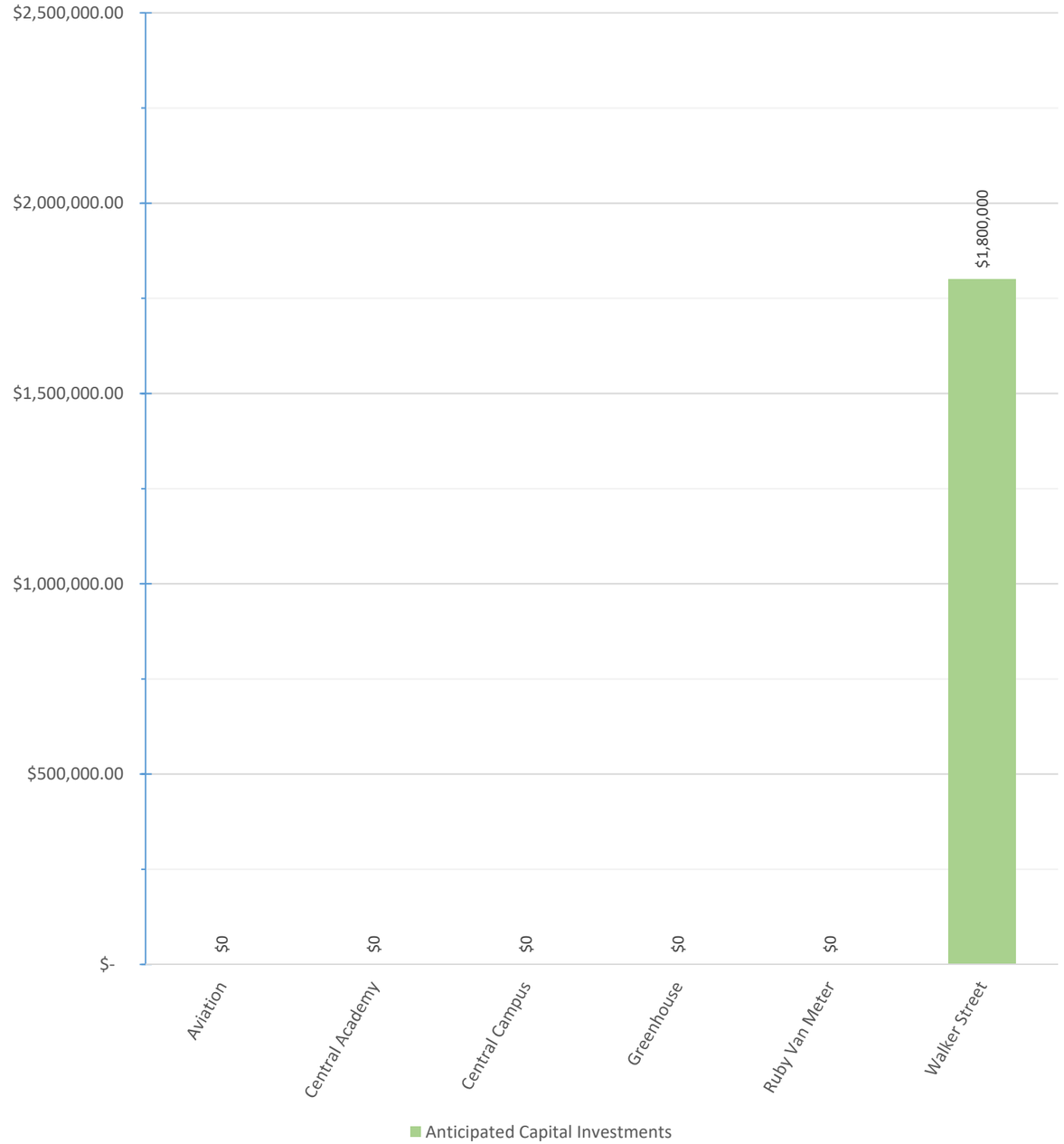
ANTICIPATED CAPITAL INVESTMENTS
ALL ADMINSTRATION BUILDINGS



RECOMMENDED PROJECTS - ANTICIPATED COSTS BY BUILDING
ALL AUXILIARY BUILDINGS



ANTICIPATED CAPITAL INVESTMENTS
ALL AUXILIARY BUILDINGS



CONCLUSION

The delivered FCA building assessment reports are comprehensive facility assessments which combine building systems research and an on-site visual walk-through for each facility. The building assessment reports are rooted in a vetted prescriptive assessment process developed using recognized facility assessment organizational methods (both generally and K-12 educationally specific) that were evolved to a fully customized process developed with DMPS input. The scoring system itself is based on prescriptive scoring criteria used by all assessors to ensure the highest level of consistency possible for scoring results between assessors and assessed properties. The submitted building assessment reports, along with programming use plans provided to the district for all educationally focused properties, meet and exceed all requirements set forth by the district via RFP 9013.

We set out to support DMPS to make data-driven decisions that will shape a facility master plan and justify the possible need for a facility renewal program, bond referendum, or even a capital improvement program. A meaningful assessment paints a general but focused picture to allow for long range true strategic planning.

The educational FCA is meant to not only find out what is broken, but it should also seek out what is missing.

We are proud to have been entrusted by DMPS with this district wide facility assessment work. We knew before we started that this district wide facility conditions assessment work will have foundational meaning to DMPS and that the results will have ramifications for many years to come. We had these responsibilities in mind as we crafted our prescriptive methodologies in strong partnership with DMPS stakeholders resulting in the 71 building assessment reports delivered to DMPS.

bbs
ARCHITECTS
ENGINEERS

APPENDIX A

APPENDIX B

APPENDIX C

APPENDIX D

APPENDIX E