DMPS FACILITY ASSESSMENT | JF TAYLOR EARLY CHILDHOOD CENTER

1.24.2024

ARCHITECTS
ENGINEERS

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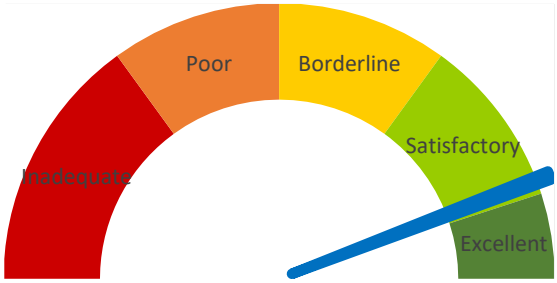


REPORT ORGANIZATION

EXECUTIVE BUILDING SUMMARY

JF Taylor Early Childhood Center and the Alternative Middle School's on-site facility conditions assessments were conducted on January 24, 2024 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.

A few of the short term maintenance identified for JF Taylor are: pest management, door alignment repairs, site grading repairs, dedicated outdoor air system (DOAS) repairs, geo-loop plug installation, and exterior outlet cover replacement. Generally JF Taylor appears to be in very good condition. The Early Childhood Center area is in excellent condition, the area dedicated to the alternative middle school is showing wear and damage from day to day use. Regular maintenance in these areas will help to keep the overall school in excellent condition.

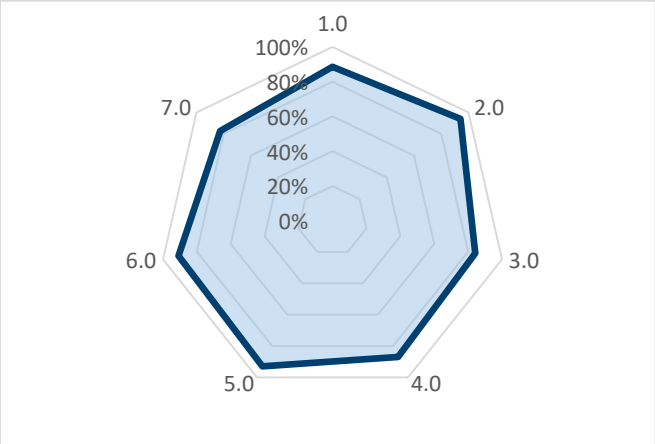
The recommended projects for JF Taylor to be completed in the next 1-2 years are as follows:

- Ceiling Replacement
- Exterior Envelope Cleaning
- Sealant Replacement
- Exterior Door Signage and Refinish
- Site Repairs
- BPF Installation
- Exterior Camera Upgrades

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	140	124	2.00	280	248	89%	Satisfactory
2.0	Environment for Education	320	301	0.60	192	181	94%	Excellent
3.0	Exterior Envelope	95	80	3.00	285	240	84%	Satisfactory
4.0	School Site	100	87	1.50	150	131	87%	Satisfactory
5.0	Structural Conditions	85	79	1.30	111	103	93%	Excellent
6.0	Mechanical Systems	635	577	0.80	508	462	91%	Satisfactory
7.0	Electrical Systems	375	310	0.75	281	233	83%	Satisfactory
Total					**1,807**	**1,596**	**88%**	**Satisfactory**

JF Taylor Early Childhood Center
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 JF Taylor scored a building health rating of 88% 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. JF Taylor is high in this range. Minor improvements, and regular maintenance, to the exterior envelope and electrical systems will help increase the score as well as maintain a high rating.

Building Data Record

Building Name: JF Taylor Early Childhood Center

Date: 01.24.2024

Address: 1801 16th St
Des Moines, IA 50314

High School Feeder System: N/A

Building SF: 45,297 SF

Site Acreage: 4.12 Acres

Date(s) of Construction: 2014

Date(s) of Roof Replacement: 2014

Current/Scheduled Projects: Interior Wall Covering - 2024

Existing Building Data:

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

Site Items:

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

Energy Source:

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

Cooling:

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

Heating:

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

Structure Fireproofing:

- [x] No
- [ ] Yes

Construction:

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

Exterior Facade:

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

Floor/Roof Structure:

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

A | Architectural, Programming

ASSESSOR: Kaela shoemaker

1.0 Educational Adequacy

		Weight Factor	Rating	Points	Comments
General					
1.1	**Floor materials** are appropriate for space type.	2	4	8	Gym in Middle School area is exposed concrete with is not ideal for weight lifting, but allows flexibility in activities.
Elective/Secondary Classroom					
1.2	**Gymnasium** is adequate for providing physical education programming.	2	4	8	Ms flooring is not ideal. And set up is truly a multi purpose room with single basketball hoop, dumbbells, weight machines, and a small kitchenette space perhaps used for FCS programming. Preschool space is adequate with play zones for multiple gross motor skill work and group play.
1.3	**Cafeteria** has adequate space, furniture, and acoustics for efficient lunch use.	2	N/A	0	Small kitchen for food storage. Lunch and breakfast are delivered or taken back to classrooms.
1.4	**Music room** is adequate for providing introductory music instruction.	2	N/A	0	
1.5	**Art room** has sufficient accommodations for program.	2	3	6	Middle school wing only, has a typically classroom set up as an art room. There is a lack of storage space within the classroom, but size of room does allow for additional shelving and a "zoned" off area for art supply storage. Project only recommended if this is permanent programming.
1.6	**Library/Resource/Media Center** provides appropriate and attractive space.	1	N/A	0	
Core Classroom					
1.7	Classroom space permits arrangements for **small group activity.**	3	5	15	
1.8	**Student storage space** is adequate.	2	4	8	No lockers or cubbies for middle schoolers. Preschool classrooms have cubbies within the rooms.
1.9	**Teacher storage space** is adequate.	3	3	9	Preschool classrooms are primarily open space with very little areas for storage. General staff storage also appears to be lacking so most items are located within the classrooms.
1.10	Classroom **acoustical treatment** of ceiling, walls, and floors provide effective sound control.	3	5	15	

A | Architectural, Programming

ASSESSOR: 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			124	

A | Architectural, Interior

ASSESSOR: 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	At the preschool there are quite a few wheelchairs, wagons and other items in corridors, but appear to stay out of the traffic flow.
2.2	Communication among students is enhanced by **common areas.**	1	4	4	No commons areas in middle school corridors, which may be a benefit for this group of students.
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	3	3	Minor surface markings throughout but overall good condition at preschool level. Middle school desks are showing more wear and in many cases corners are chipped off.
2.6	**Color schemes**, building materials, and decor are **engaging and unify** the school character.	2	4	8	The middle school corridors are stark but colors unify with rest of the building.
2.7	Windows and skylights provide access to **adequately controlled daylight** for regularly occupied spaces.	3	4	12	Many classrooms had additional curtains or paper on the upper windows.
2.8	Windows provide access to **quality views** (to exterior, courtyards, artwork etc.) for regularly occupied spaces.	3	5	15	
2.9	**Lighting has proper controls** to provide the required light levels for various teaching and learning needs.	2	5	10	
2.10	**Staff dedicated spaces** include conference space, work space, and dedicated restrooms.	1	5	5	

A | Architectural, Interior

ASSESSOR: 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	It is paired with the work room, but appears to have adequate space.
2.13	**Mother's room** is a separate designated space properly furnished.	1	1	1	Staff dedicated "safe space", or wellness area, is a curtain surrounding chair and side table with in the mechanical room. Admin noted other storage rooms are used for a more private lactation room as needed.
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	2	2	There is a significant amount of damage in the middle school areas to the ceilings. Rooms for behavior isolation may need more durable ceilings than the current ACT. ACT is in poor shape with several broken tiles and significant damage overall.
2.16	**Walls** throughout the building – including services areas – are easily cleaned and resistant to stain.	1	4	4	Walls are primarily painted gypsum, which are showing damage at areas where furniture or higher middle school traffic is. Corridor walls are block and in good condition. Behavioral room walls have additional paneling on the gypsum board but are still showing significant wear and 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	4	12	Gym storage door 1002 is not aligned within the frame and will not close.
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	

A | Architectural, Interior

ASSESSOR: 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	5	10	Only 1 staff room is covered with a cloth curtain.
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	N/A	0	
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	5	25	Exterior stairs in good condition. No interior stairs.

A | Architectural, Interior

ASSESSOR: 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			305	

A | Architectural , Exterior

ASSESSOR: David Unick

3.0 Exterior Envelope

		Weight Factor	Rating	Points	Comments
Design					
3.1	Overall **design is aesthetically pleasing** and appropriate for the age of students.	2	5	10	No comments.
Maintainability					
3.2	**Roofs** appear sound, have positive drainage, and are water tight.	3	5	15	All roofs appear sound and are believed to be within warranty period.
3.3	**Roof access** is safe for all roofs.	3	4	12	All roof levels accessible by hatch and/or ladder. Provide guard at perimeter of (2) roof hatches. Roof ladders are acceptable.
3.4	Exterior **window sealant** is fully intact without cracks or gaps.	3	4	12	Sealant in good condition. Monitor for replacement 5-10 years.
3.5	**Glazing** is low-e coated, insulated, and overall in good condition.	1	5	5	No comments.
3.6	**Operable windows** are functional and safe. Operable portion of window fully seals when closed without gapping or leaking.	2	4	8	No observed issues.
3.7	**Exterior doors** are of durable material requiring minimum maintenance.	2	3	6	All doors are steel. (3) entries have minor surface rust and require repair/repainting. (3) additional entries should be repainted.
3.8	**Exterior walls** are of material and finish requiring little maintenance,	1	3	3	Walls are constructed of brick with metal wall panels above some windows, and metal panel soffits at entries. Replace masonry soft joint sealant at entire building perimeter. Some moisture concerns at north window sill on east wing.
3.9	**Exterior Doors** open outward and are equipped with **panic hardware.**	1	5	5	No comments.
3.10	**Exterior Doors are monitored** or controlled by an access control system.	1	4	4	Zero doors have latching concerns. (5) doors have card readers and monitoring (DPS). (2) Entries have keyed locksets and monitoring, plus (2) exterior storage doors have keyed locksets (monitoring of these doors not confirmed.) Zero doors have exterior identification signs.
	TOTAL		80		

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	5	5	Good drainage away from building and towards intakes.
4.2	**Parking areas** are in good condition.	5	5	25	A few cracked panels around the manholes in both north and south lots, pavement in good condition overall.
4.3	**Drive areas** are in good condition.	3	4	12	Drive areas looked new and in good condition. The apron of the south lot was slightly cracked but did not appear to need replacement.
4.4	**Sufficient on-site, solid surface parking** is provided for faculty, staff, and community.	1	3	3	DMPS states parking is okay for day to day by staff but that parking is not adequate for large events.
4.5	**Sidewalks** around the facility are in good **condition.**	1	4	4	There are a couple of tripping hazards across site and a few sidewalk panels around the playground will need replacement, but sidewalk conditions were mostly good across site. The handrail walls on the north and south stairs have chipped sections and need repair.
4.6	**Sidewalks are located** in appropriate areas with adequate building access.	1	5	5	All doors have sidewalk access and site was easy to navigate by sidewalk.
4.7	**Hard surface** playground surfaces are in good condition.	3	5	15	No playground surface issues observed.
4.8	**Fencing** around the site is in good condition.	1	5	5	All fencing appeared new and in good condition.
4.9	**Trash enclosure** is in good condition.	1	4	4	Some of the pavement around the bollards was cracked, masonry brick was in good condition, and the gate was lightly damaged.
4.10	**Utilities** are in newly constructed conditions and placed in suitable locations.	1	4	4	1 intake in the north parking lot needs the walls adjusted, remaining utilities were 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	Site lacks space for expansion.
4.12	Site has **onsite bus and parent pickup** up with adequate length, good separation and general good site circulation.	1	4	4	Buses use the west side drop off and parents use the north lot for drop off. DMPS states many cars back up in the north lot and filter out into the street to the west.
	TOTAL			87	

S | Structural

ASSESSOR: Trevor Pullen

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	4	4	There are some shrinkage cracks in the corridor floors and rooms 1000 and 3085.
5.6	Slabs on grade do not appear to have any **settlement.**	1	5	5	
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	N/A	0	
5.10	**Precast** is in good condition.	1	N/A	0	

S | Structural

ASSESSOR: Trevor Pullen

		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	N/A	0	
5.13	Floor framing appears to meet the **code requirements.**	3	N/A	0	
Roof Framing					
5.14	**Roof framing** appears to be in good condition.	3	5	15	
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	5	5	
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: Trevor Pullen

		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	
5.23	The hardened area appears consistent with the **ICC 2018 code.**	1	N/A	0	
	TOTAL			79	

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	4	20	One DOAS unit not operational on day of site visit.
6.5	**Outdoor air intake locations** are appropriate.	4	4	16	Rooftop units have intake and exhaust in proximity to each other. There is also screening around the unit which can cause re-entrainment of exhaust into intake air.
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	3	15	VRF system is 10 years old and appears to have control system concerns due to lack of support from manufacturer. DOAS units appear to be in good condition.
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.	3	5	15	
Plumbing Design					
6.12	**Water Supply Pressure** is adequate to allow for operation of plumbing fixtures.	5	5	25	
6.13	Appropriate **backflow preventer** is provided at connection to city water supply.	5	4	20	Backflow preventer is a single RPZ unit. Two parallel units would allow for some redundancy and allow for testing without disrupting domestic water supply to buildings.
6.14	**Domestic hot-water systems** are within equipment operational capacity.	5	5	25	
6.15	Domestic **hot-water recirculating systems** allow for hot-water at fixtures within a reasonable amount of time.	3	5	15	
6.16	**Sanitary sewer systems** are sized and sloped to allow for proper drainage.	5	5	25	
6.17	Appropriately sized **grease interceptors** are provided for facilities with food service.	3	5	15	
6.18	**Roof drainage** systems are sized appropriately and overflow drainage systems are installed.	5	5	25	
6.19	**Restroom fixtures** are in good condition and comply with current DMPS standards.	3	5	15	
Maintainability					
6.20	Equipment is provided with **adequate service clearance** to allow for regular maintenance	3	5	15	

MP | Mechanical & Plumbing

ASSESSOR: Chuck Heldenbrand

		Weight Factor	Rating	Points	Comments
6.21	AHUs and chiller are provided with **coil pull space.**	2	N/A	0	
6.22	**Filter** sizes are standard and filter types are standard.	2	4	8	Varies by equipment type.
6.23	**Equipment mounting heights** are reasonable.	3	4	12	
6.24	**Floor surfaces** throughout the mechanical room are non-slip and are dry.	2	5	10	
6.25	**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	
6.26	Appropriate means are provided for **airflow and water balancing.**	3	5	15	
6.27	**Hose Bibbs** located in proximity to **outdoor condensers and condensing units**. Is cottonwood an issue at this location?	2	4	8	Units mounted on roof require cleaning with a hose. Hose bibbs are mounted on grade level, but a roof hydrant is not installed.
6.28	**Fall protection** is provided for equipment within 15 ft of roof edge as per OSHA standard 1910.28(b).	2	4	8	
6.29	**Building devices are on DDC controls** and fully visible through Building Automation System. No pneumatic controls remain.	4	5	20	
Occupant Safety					
6.30	**Backflow prevention** is provided at all **cross-connections** to non-potable water.	5	N/A	0	

MP | Mechanical & Plumbing

ASSESSOR: Chuck Heldenbrand

		Weight Factor	Rating	Points	Comments
6.31	Building is fully **sprinklered.**	5	5	25	
6.32	**Domestic hot-water temperature** at lavatories used by students or staff is provided with a thermostatic mixing valve and adjusted properly.	5	5	25	
6.33	**Emergency eye-washes and tempering valves** are located where required.	5	0	0	Not observed. Recommend evaluation with an occupational safety and health professional to determine necessity of eye wash(es) for facility spaces.
6.34	**Emergency boiler stop switches** are located at exits from boiler rooms.	5	5	25	
6.35	**Refrigeration evacuation systems** are provided in rooms with chillers.	5	N/A	0	
6.36	**Carbon Monoxide monitoring** and alarming is provided for areas with gas-fired equipment.	5	5	25	
	TOTAL			577	

E | Electrical

ASSESSOR: 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	3	15	Service entrance consists of 500kVA, 480/277V transformer. Proximity of building, trash enclosure, and parking spot immediately in front limits accessibility but is not inaccessible (-2 points).
7.2	**Transformer** has adequate clearance from non-combustible building components, paths of egress, etc. 10' clear working area in front of doors.	5	3	15	Working clearance is dependent upon whether a car is parked directly in front of the transformer (-2 points).
7.3	**The MDP environment** is safe, has adequate clearances and exiting.	3	5	15	MDP is a 1200A, Square D I-Line panelboard.
7.4	The **MDP** appears serviceable.	4	4	16	MDP installed in 2013 (-1 point for age greater than 10 years).
7.5	The MDP is **maintainable.**	3	5	15	
7.6	The MDP will support **future expansion.**	4	5	20	MDP has 108" total capacity mounting space. 75" are spare, leaving 70% spare.
7.7	The Distribution Panel **environment is safe**, has adequate clearances and exiting.	4	N/A	0	
7.8	The Distribution Panel appears **serviceable.**	4	N/A	0	
7.9	The Distribution Panel is **maintainable.**	4	N/A	0	
7.10	The Distribution Panel will support **future expansion.**	4	N/A	0	

E | Electrical

ASSESSOR: 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	Panels located in storage adjacent to multi-purpose spaces have light storage in clear area of panels. (-1 point)
7.12	Building has adequate and appropriately located, **safe exterior power** to allow for regular maintenance activities.	1	4	4	Outlets are spaced at appropriate intervals at points of use. Three receptacles needing covers replaced, two others need a regular WP cover replaced with an in-use cover. (-1 point)
7.13	Building has adequate **exterior lighting** to promote safety and security of the property.	5	5	25	Exterior lighting is good. Some cameras appear in black & white at night. See CCTV comments.
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	
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	
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	0	0	No panel present in MDF. Fed from Panel C in main electrical room.
7.19	MDF employs up-to-date **network cabling.**	2	4	8	Majority of cabling is CAT5e (-1 point for less than 6/6A).
7.20	MDF is connected to Intermediate Distribution Frame (IDF) closets with **fiber optic cabling.**	1	3	3	North and South IDFs connected with OM3 MM cable. (-2 points for less than single-mode.)

E | Electrical

ASSESSOR: David Carlson

		Weight Factor	Rating	Points	Comments
7.21	MDF has adequate **grounding busbar capacity.**	2	3	6	Busbar has adequate capacity for expansion, but no connections to building cable tray are present (-2 points).
7.22	Building is equipped with an **addressable fire alarm system.**	5	4	20	Building utilizes a Simplex 4010ES FACP (-1 point for non-conformance to current DMPS standard programming).
7.23	Building is equipped with an **access control system.**	5	3	15	5/9=56%
7.24	Building is equipped with a **CCTV system.**	5	3	15	Although exterior lighting appears good, some cameras only register in black and white after dark.
7.25	Building is equipped with an **intercom system.**	4	5	20	
7.26	Building is equipped with a **master clock system.**	4	5	20	
	TOTAL			310	

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

Pest Management	Cockroaches were noted by staff to be an issue, especially in classroom 1055. Pest management should be provided regularly until the issue is resolved.
Door Alignment Repairs	Gym storage door 1002 is not aligned within the frame and will not close.
Grading Repair	Add dirt and sod over the exposed building footing. For location, refer to the civil site plan exhibit found in the appendix of this report.
DOAS Unit Operating Repairs	Review existing DOAS unit to determine if repairs are needed to get DOAS operational.
Geo-loop Pipe Plug	Add a plug to the geo loop purge ports in the mechanical room to prevent accidental opening and discharge of fluid in mechanical room.
DOAS Repairs	Repair damaged p trap on cooling coil condensate located on rooftop DOAS.
Exterior Receptacle Cover Replacement	Replace exterior receptacle covers with in-use weatherproof covers. (Five noted)
Grounding Jumper Installation	Install #6 grounding connection from TMGB to cable tray.

1 - 2 Year Priority

		Project Costs
Ceiling Replacement	Ceilings in the behavioral rooms should be replaced with a higher impact resistant ceiling tile. Approximately 300 SF.	$10,000
Exterior Envelope Cleaning	Remove biologicals and reseal sill flashing. Clean mildew stains from precast window sill and re-seal aluminum sill flashing at north end of building, 40 LF.	$6,000
Exterior Sealant Replacement	Replace sealant in masonry soft joints. Remove and replace all sealant joints in the brick, including those above the roof, 740 LF.	$12,000
Exterior Door Refinish	Remove minor surface rust from door/frame and repaint (6) openings: (1) single door, (1) single door w/ 4' transom, (1) double door, (1) double door w/ 4' transom, and (2) double doors with 2' sidelight and 4' transom.	$12,000
Tripping Hazard Repair	Replace 9 SY of PCC and remove a section of pavement and replace with sod to correct tripping hazards across site. For location, refer to civil site plan exhibit found in the appendix of this report.	$9,000
Curb Repair	Return damaged curbs to new condition. Approximately 23 LF of 6" curbs. For locations, refer to civil site plan exhibit found in the appendix of this report.	$7,000
MDF Panelboard Installation	Add 100A branch panelboard to MDF and refeed all circuits within MDF to new panel.	$15,000
Camera Upgrade	Exterior cameras covering parking and student drop-off areas are only capable of black & white images after dark. Upgrade when possible.	$25,000
	Total 1-2 Year Project Costs:	**$96,000**

3 - 4 Year Priority

		Project Costs
Furniture Replacement	Middle school classroom furniture replacement is required due to damage observed on the current desks. These are higher abuse areas, planning for additional desks for future replacement would be recommended. Approximately 5 classrooms of 7 students was observed.	DMPS
Wellness Room Renovation	Due to the privacy needs of a mental health wellness space or Mother's Room, a permanent location should be provided. Space has already been allocated so project should include walls, doors, ceilings, flooring material, and power access to accommodate staff needs. Estimated size of room is approximately 80SF with approximately 12' tall walls that extend to the exposed roof decking.	$12,000
Handrail Repair	Replace the deteriorated handrail walls (2) on site. For locations, refer to the civil site plan exhibit found in the appendix of this report.	$11,000
Intake Repair	Repair the walls of the parking lot intake. For location, refer to the civil site plan exhibit found in the appendix of this report.	$9,000
Sidewalk Repair	Repair damaged sidewalks across the site. Approximately 6 SY. For locations, refer to civil site plan exhibit found in the appendix of this report.	$7,000
VRF Head End and Branch Controller Replacement	VRF system is nearing end of serviceable life. Recommend replacement of head end controllers and branch controllers as 3-4 year Priority. See 5-10 year priority for replacement of condensing units and evaporator units.	$200,000
	Total 3-4 Year Project Costs:	**$239,000**

5-10 Year Priority

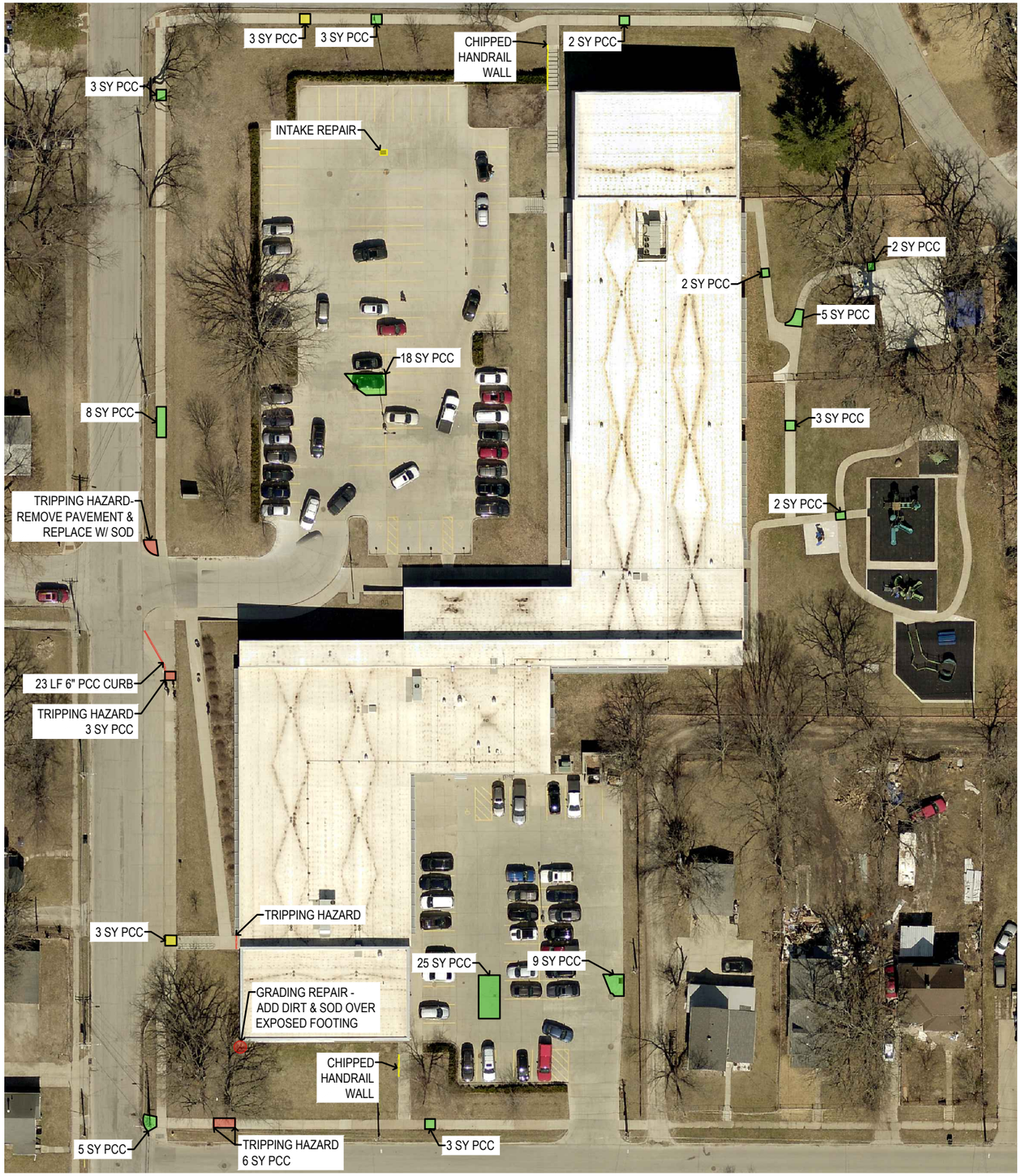
		Project Costs
Exterior Sealant Replacement	Replace sealant at perimeter of windows. (Approx. 1,970 LF)	$35,000
Sidewalk Repair	Repair damaged sidewalks across the site. Approximately 38 SY. For locations, refer to civil site plan exhibit found in the appendix of this report.	$12,000

Pavement Replacement	Remove and replace 52 SY of PCC. For locations, refer to civil site plan exhibit found in the appendix of this report.	$13,000
VRF Fan Coil and Condensing Unit Replacement	VRF system is nearing end of serviceable life. Recommend replacement of head-end and branch controllers as year 3-4 priority. Replace fan coils and condensing units in 5-10 year priority.	$1,200,000
	Total 5-10 Year Project Costs:	**$1,260,000**

Projects Requiring Study

		Design Services Fee
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 Service Fees:	**$2,500**

APPENDIX



5+ YEAR REPLACEMENT

3-4 YEAR REPLACEMENT

1-2 YEAR REPLACEMENT

NORTH

GRAPHIC SCALE

60 0 30 60 120

bbs ARCHITECTS ENGINEERS

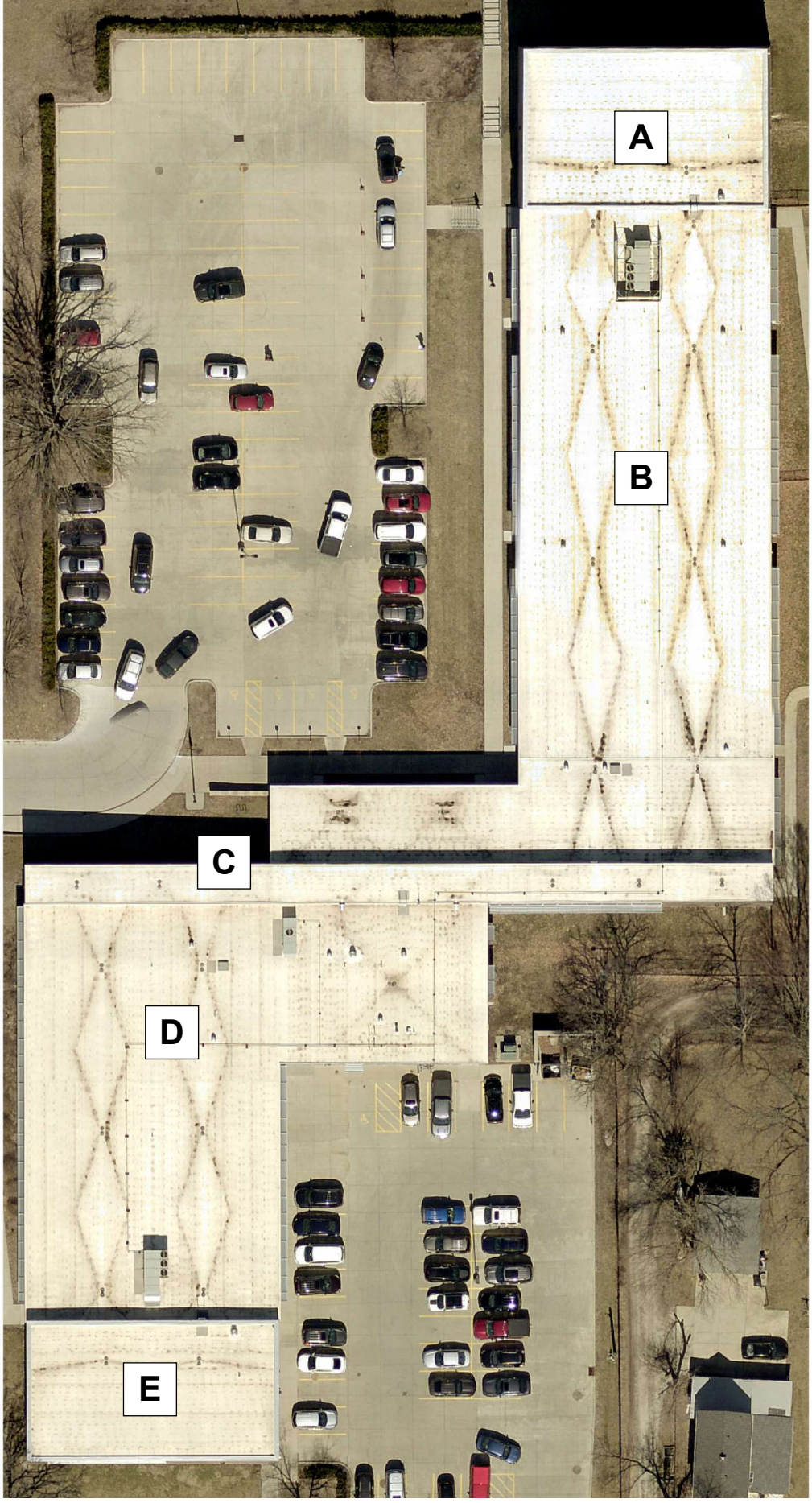
BISHOP ENGINEERING +

JF TAYLOR EDUCATION CENTER

EXHIBIT

PROJECT # 230286-61

DATE 12/26/2023



N

bbs ARCHITECTS ENGINEERS

23055 - DMPS Facility Conditions Assessment
Roof Identification Image
JF Taylor Early Childhood Center
1.24.2024

JESSE F TAYLOR SCHOOL

1801 16TH STREET
DES MOINES, IOWA 50314

FIRST FLOOR

NORTH

- Core Classroom
- Student Support
- Administration
- Large Shared Space
- Other

bbs ARCHITECTS ENGINEERS

23055 - DMPS Facility Conditions Assessment

1.24.2024