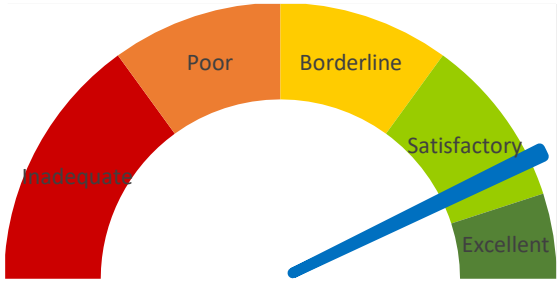
DMPS FACILITY ASSESSMENT | KURTZ OPPERTUNITY CENTER

3.26.2024

ARCHITECTS
ENGINEERS

219 Eighth Street
Suite 100
Des Moines, IA 50309
515.244.7167

www.bbsae.com



REPORT ORGANIZATION

EXECUTIVE BUILDING SUMMARY

Kurtz Opportunity Center's on-site facility conditions assessment was conducted on March 26, 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.

Kurtz Opportunity Center houses administration offices, medical and dental clinic spaces, educational programming, and wrestling space for Lincoln High School. A few of the short term maintenance identified for Kurtz Opportunity Center are: interior door repairs, water leak repair within the kitchen, roof cleaning, exterior repairs, site clean out lid replacement, DHW heater repairs, emergency shut off relocation, VRF installation.

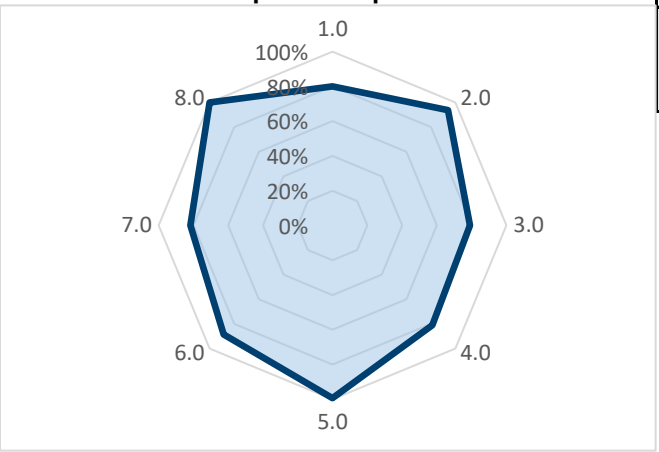
The recommended projects for Kurtz Opportunity Center to be completed in the next 1-2 years are as follows:

- Ceiling Replacement
- Roof Repairs
- Roof Access Installation
- Site Improvements
- Heating Loop Piping Installation
- Redundant BFP Installation
- Baseboard Heat Replacement
- Air Handler Replacement
- Exterior Lighting and Camera 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				Building Health				
Assessment Category Summary		Max Pnts	Earned Pnts	Bldg Weight Factor	Max Pnts	Earned Pnts	%	Rating
1.0	Educational Adequacy	185	148	2.00	370	296	80%	Satisfactory
2.0	Environment for Education	360	338	0.60	216	203	94%	Excellent
3.0	Exterior Envelope	105	83	3.00	315	249	79%	Satisfactory
4.0	School Site	95	77	1.50	143	116	81%	Satisfactory
5.0	Structural Conditions	145	144	1.30	189	187	99%	Excellent
6.0	Mechanical Systems	670	594	0.80	536	475	89%	Satisfactory
7.0	Electrical Systems	455	372	0.75	341	279	82%	Satisfactory
8.0	Elevator Conditions	65	65	1.00	65	65	100%	Excellent
Total					**2,109**	**1,805**	**86%**	**Satisfactory**

Kurtz Opportunity 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 Kurtz Opportunity Center scored a building health rating of 86% 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. Kurtz Opportunity Center is within this positive range. Improvements to the exterior envelope and mechanical systems, as described in the report, would make the greatest impact in increasing the score to "Excellent".

Building Data Record

Building Name: Kurtz Opportunity Center

Date: 3.26.2024

Address: 1000 SW Porter
Des Moines, IA

High School Feeder System: N/A

Building SF: 106,498 SF

Site Acreage: 17.70 Acres

Date(s) of Construction: 1959

Date(s) of Roof Replacement: 2011

Current/Scheduled Projects: Door replacement - 2024
Replace water service to field - 2024
Replace pavement - 2024
HVAC upgrades, minor - 2024
Softball field LED lighting

Existing Building Data:

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

Site Items:

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

Energy Source:

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

Cooling:

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

Heating:

- [ ] Gas/Electric RTU or DOAS
- [x] Boiler
- [ ] Water-to-Water Heat Pump
- [x] VRF
- [ ] 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
- [ ] Stucco
- [x] Metal
- [ ] Wood
- [ ] Other
  Stone, Concrete

Floor/Roof Structure:

- [ ] Wood Joists
- [x] Steel Joists/Beams
- [x] Slab on Grade
- [x] 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.	1	5	5	
Athletics					
1.2	**Gymnasium(s)** are accessible and in good condition. Space is adequate for practice and competition.	3	5	15	
1.3	Athletic department is supported with adequate **training and practice spaces.**	1	4	4	Wrestling room, with minor support spaces Present. Full training available at Lincoln High.
1.4	Athletics are supported by adequate **locker rooms** for each sport.	2	5	10	Locker rooms present and appear periodically used. In adequate condition to be used, not ideal for high school competition sports.
1.5	**Natatorium** is accessible and in good condition. Space is adequate for practice and competition.	2	N/A	0	
Arts					
1.6	**Vocal music room** is adequate for providing music instruction.	2	N/A	0	
1.7	**Band room** is adequate for providing music instruction. Practice and storage rooms are sufficient to support use and instruction.	2	0	0	No music instruction present.
1.8	**Orchestra room** is adequate for providing music instruction. Practice and storage rooms are sufficient to support use and instruction.	2	N/A	0	
1.9	**Auditorium** has sufficient arrangement, technology, and acoustics for program.	2	N/A	0	
1.10	**Industrial Arts** space has sufficient accommodations for program.	2	N/A	0	

A | Architectural, Programming

ASSESSOR: Kaela Shoemaker

		Weight Factor	Rating	Points	Comments
1.11	**Art room** has sufficient accommodations for program.	2	4	8	Lacking supply storage, all within classroom.
1.12	**Cafeteria** has adequate space, furniture, and acoustics for efficient lunch use.	1	5	5	
1.13	**Library/Resource/Media Center** provides appropriate and attractive space.	2	0	0	No library observed.
Core Classroom					
1.14	**Science** classrooms and labs have sufficient access to water, gas, and emergency safety equipment for program.	1	4	4	No science rooms have been recently remodeled. Current science room appears to be life sciences and no gas or water stations required.
1.15	**Family Consumer Science** classrooms and labs have sufficient accommodations for program.	2	N/A	0	
1.16	Classroom **acoustical treatment** of ceiling, walls, and floors provide effective sound control.	3	5	15	
1.17	**Classroom power and data receptacles** are located to support current classroom instruction.	4	3	12	Testing classroom has large power strips along all exterior walls. Training rooms a and b have drop cords strewn across the full room.
1.18	Classroom space permits **flexibility of arrangements.**	4	5	20	
1.19	**Furniture systems** are adequate for the intended use of the space and age of students.	1	4	4	There is an overall lack of variety in postures throughout the classrooms.
1.20	**Student storage** space is adequate.	2	5	10	

A | Architectural, Programming

ASSESSOR: Kaela Shoemaker

		Weight Factor	Rating	Points	Comments
1.21	**Teacher storage** space is adequate.	2	4	8	Only 2 classrooms appeared to have an abundance of books and materials that indicated a lack of storage.
1.22	**Educational technology** supports instruction.	1	5	5	
Administration					
1.23	**Conference/Private meeting rooms** are adequate for large and small meetings.	2	5	10	
1.24	**Counseling suites** are provided with adequate privacy and meeting spaces.	1	5	5	Various offices and staff spaces in support of students and families. This programming is beyond counseling suites.
1.25	**Main office** has a check-in and waiting area.	2	5	10	
	TOTAL			150	

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.	3	5	15	Corridor door are typically closed to control access between programming spaces.
2.2	Communication among students is enhanced by **common areas.**	3	5	15	Single large common area, appeared to previously serve as a cafeteria. Classrooms appear to allow for various group and breakout needs without additional open commons areas.
2.3	Areas for students to i**nteract are suitable to the age group.**	2	4	8	Lacking a variety of postures in furniture throughout the building.
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.	3	4	12	Colors and materials are unified but most color choices are dated and lacking inspiration.
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	5	15	
2.9	**Lighting has proper controls** to provide the required light levels for various teaching and learning needs.	2	3	6	Many office and classrooms have covered lighting, no dimming control, and no zoned control.
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 as is welcoming to students, staff, and guests.	3	5	15	
2.12	**Break room** is adequately sized and furnished for proper use.	1	4	4	There are several small coffee bar type areas and vending but no room offers a kitchenette type space or true break room option.
2.13	**Mother's room** is a separate designated space properly furnished.	1	0	0	None observed.
Maintainability					
2.14	**Floor surfaces** throughout the learning and common areas are durable and in good condition. Spaces include classroom, offices, labs, cafeteria etc.	1	5	5	
2.15	**Floor surfaces** throughout the support and circulation areas are durable and in good condition.Spaces include corridors, restrooms, storage rooms etc.	1	4	4	Girls locker room flooring is missing in areas of the office. Custodial office restroom flooring is in poor condition under the toilet.
2.16	**Ceilings** throughout the learning and common areas are easily cleaned and resistant to stain. Spaces include classroom, offices, labs, cafeteria etc.	1	3	3	Many areas of water stained ceiling tiles. Many around sprinkler piping and heads.
2.17	**Ceilings** throughout the support and circulation areas are easily cleaned and resistant to stain. Spaces include corridors, restrooms, storage rooms etc.	1	4	4	Several areas of water stained ceiling tiles.
2.18	**Walls** throughout the learning and common areas are easily cleaned and resistant to stain. Spaces include classroom, offices, labs, cafeteria etc.	1	5	5	
2.19	**Walls** throughout the support and circulation areas are easily cleaned and resistant to stain. Spaces include corridors, restrooms, storage rooms etc.	1	5	5	
2.20	**Built-in casework** is designed and constructed for ease of maintenance.	1	4	4	A few classrooms on level 1 have minor wood veneer damage along the exterior casework.

A | Architectural, Interior

ASSESSOR: Kaela Shoemaker

		Weight Factor	Rating	Points	Comments
2.21	**Doors** are either solid core wood or hollow metal with a hollow metal frame and well maintained.	3	5	15	
2.22	**Facility doors** are keyed to standardized master keying system.	3	5	15	
2.23	**Restroom partitions** are securely mounted and of durable finish.	2	5	10	
2.24	**Adequate electrical outlets** are located to permit routine cleaning in corridors and large spaces.	1	5	5	
Occupant Safety					
2.25	Classroom doors are **recessed and open outward.**	4	5	20	
2.26	Door hardware (into classrooms or any occupied rooms off of corridors) include **intruder classroom locksets.**	4	5	20	
2.27	**Door panels** into classrooms and other occupied spaces contain **vision lite.**	4	5	20	
2.28	**Vision lite** in doors is clear and uncovered.	2	4	8	Only a handful were covered.
2.29	**Glass** is properly located and protected to prevent accidental injury.	2	5	10	
2.30	**Flooring** is maintained in a **non-slip** condition	2	5	10	

A | Architectural, Interior

ASSESSOR: Kaela Shoemaker

		Weight Factor	Rating	Points	Comments
2.31	**Traffic areas terminate at exit or** stairway leading to egress	5	5	25	
2.32	Multi-story buildings have at least **two stairways** from all upper levels for student egress.	5	5	25	
2.33	**Stairs (interior and exterior)** are well maintained and in good condition meeting current safety requirements.	5	3	15	Stair railings are lower than current code but have been grandfathered in.
2.34	At least **two independent exits** from any point in the building	5	5	25	
2.35	**Emergency lighting** is provided throughout the building.	4	5	20	
	TOTAL			398	

A | Architectural , Exterior

ASSESSOR: Matthew Gaul

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	The exterior appearance is aesthetically pleasing and appropriate for the students as well as other user groups.
Maintainability					
3.2	**Roofs** appear sound, have positive drainage, and are water tight.	3	3	9	Roofs appear to be sound, yet staff have reported active leaks and pointed out water stains. Entire roof due for replacement in 5-10 years.
3.3	**Roof access** is safe for all roofs.	3	3	9	Roof I was inaccessible at time of assessment due to lack of roof ladder. This roof was visually assessed from roof C. Opening in roof at loading dock has screen cover but should have guardrail.
3.4	Exterior **window sealant** is fully intact without cracks or gaps.	3	4	12	Just a minor amount of sealant at windows needs to be replaced.
3.5	**Glazing** is low-e coated, insulated, and overall in good condition.	1	4	4	Low-e glazing cannot be determined. Windows are tinted. One insulated glazing unit needs to be replaced at the gymnasium.
3.6	**Operable windows** are functional and safe. Operable portion of window fully seals when closed without gapping or leaking.	2	5	10	No comments.
3.7	**Exterior doors** are of durable material requiring minimum maintenance.	2	5	10	No comments.
3.8	**Exterior walls** are of material and finish requiring little maintenance,	1	5	5	No comments.
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.	3	3	9	3 - Doors do not latch 3 - Doors with card readers 6 - Doors with locks 6 - Doors with no exterior lock 0 - Doors with no signage, except elevator control room at NE end.
	TOTAL			83	

C | Civil

ASSESSOR: Jack Gorman

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	Site was flat and generally sloped up to the east, a few locations need soil and sod but drainage on site was good.
4.2	**Parking areas** are in good condition.	5	4	20	The asphalt sections in the NW lot are cracking throughout and will need replacement. Most of the concrete parking pavement is in good condition.
4.3	**Drive areas** are in good condition.	3	4	12	The NE circle drive is cracking and has had patch work done but will need replacement down the road. One of the drive accesses into the parking lot is also cracking but is in better condition.
4.4	**Sufficient on-site, solid surface parking** is provided for faculty, staff, and community.	2	5	10	Multiple spot were open at the time of visit and events can be managed with the street parking available to the west.
4.5	**Sidewalks** around the facility are in good **condition.**	2	4	8	The sidewalk in front of the north building entrance has a tripping hazard and sections in need of immediate replacement, there are a few other isolated areas that need repair but overall sidewalks are in good condition.
4.6	**Sidewalks are located** in appropriate areas with adequate building access.	2	3	6	Two building doors were without sidewalk access and there is no sidewalk connection to the south side of the site.
4.7	**Fencing** around the site is in good condition.	1	4	4	The fencing was mostly in good condition, one location were the fence was overgrown and needs replacement.
4.8	**Trash enclosure** is in good condition.	1	N/A	0	The dumpster was out in the parking lot on the south side of the building.
4.9	**Utilities** are in newly constructed conditions and placed in suitable locations.	1	4	4	Intakes on site were in good condition, one cleanout was missing a lid and another was broken from snow removal and will need replacement.
4.10	**Site has sufficient room** for both building and parking expansion.	1	5	5	Both the parking and building could be expanded to the east, there is also space available to the south for expansion at the loss of the soccer field area.

ASSESSOR: Jack Gorman

		Weight Factor	Rating	Points	Comments
4.11	Site has **onsite bus and parent pickup** up with adequate length, good separation and general good site circulation.	1	4	4	The NE circle drive and west parking lot offers two locations for parent drop off and buses can use the parking lot. Some congestion occurs between buses and parents but it is resolved quickly.
	TOTAL			77	

S | Structural

ASSESSOR: Niles Quick

5.0 Structural Conditions

Foundations

		Weight Factor	Rating	Points	Comments
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	5	5	
5.4	**Stoops** appear to be in good condition.	1	5	5	There are (3) door locations that did not have stoops.

Slab on Grade

5.5	**Slabs on grade** do not appear to have any cracks	1	5	5	
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	There was (1) door location that did not appear to have a brick lintel above it.
5.9	**CMU** is in good condition.	1	5	5	
5.10	**Precast** is in good condition.	1	N/A	0	

S | Structural

ASSESSOR: Niles 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	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	5	10	
5.18	**Mechanical screening** appears to be in good condition.	2	5	10	
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: Niles Quick

		Weight Factor	Rating	Points	Comments
5.21	**Pool Deck** appears in good condition without cracks.	1	N/A	0	
5.22	**Balconies** appear in good, stable, condition	1	N/A	0	
5.23	**Tunnels** appear to be in good condition without cracks.	1	4	4	There was a small area in the elevated slab of the tunnel with a large hole and exposed rebar.
5.24	There is a **designated hardened area** in the building.	1	0	0	No designated hardened area observed.
5.25	The hardened area appears consistent with the **ICC 2018 code.**	1	N/A	0	
	TOTAL			144	

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	3	9	Several offices do not have any zone control
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	4	20	Several office do not appear to have direct ventilation
6.4	**Ventilation** is provided during occupied hours.	5	5	25	
6.5	**Outdoor air intake locations** are appropriate.	4	4	16	Rooftop unit OA and EA are close and some are blocked by screening
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	Most equipment appear to be 11 years old and in good to fair condition. A couple DOAS units not running consistently. The air handlers serving the Gym and Auditorium appear to be original to the building, though they had their heating coils replaced in 2015.
6.9	**Cooling loads** are within equipment operational capacity.	5	4	20	No cooling is provided for the Gym or Auditoirum.
6.10	**Heating loads** are within equipment operations capacity.	5	4	20	All original baseboard and unitary heaters designed for steam but now running hot water. Boiler piping is not set-up correctly, so that secondary loop is full flow through the boiler

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	4	20	Yes. Backflow is single. A double may be preferred to allow for redundancy, maintenance and testing.
6.15	**Domestic hot-water systems** are within equipment operational capacity.	5	3	15	One of two DWH inoperable day of site visit.
6.16	Domestic **hot-water recirculating systems** allow for hot-water at fixtures within a reasonable amount of time.	3	5	15	
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	5	15	
6.19	**Roof drainage** systems are sized appropriately and overflow drainage systems are installed.	5	3	15	All of the roof drain strainers have been removed from drain fixtures and not preventing debris from getting into pipe.
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	5	15	
6.22	AHUs and chiller are provided with **coil pull space.**	2	4	8	Some tight conditions in penthouse
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	Numerous fan-coils above ceiling.
6.25	**Floor surfaces** throughout the mechanical room are non-slip and are dry.	2	2	4	Standing water and wet floor along perimeter
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	4	8	Wall hydrants located at grade but most of building is 2-story. There are ERUs on roof but no air cooled condensers or condensing units.
6.29	**Fall protection** is provided for equipment within 15 ft of roof edge.	2	4	8	RTU access requires 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	5	25	
6.34	**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.
6.35	**Emergency boiler stop switches** are located at exits from boiler rooms.	5	4	20	Location of Boiler stop switch is not ideal location.
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			568	

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	5	25	Service entrance consists of 750kVA 208/120V 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	5	15	Main distribution panel MSB is a Siemens Type SB3 Rev. A Switchboard, rated at 3000A bus and main circuit breaker.
7.4	The **MDP** appears serviceable.	4	4	16	MSB was manufactured in February 2014, which fall just beyond the 10 year age rating for a 5.
7.5	The MDP is **maintainable.**	3	5	15	
7.6	The MDP will support **future expansion.**	4	5	20	MSB has an estimated 38 available breaker positions based on blank plates, and 21 are spare or space.
7.7	The Distribution Panel **environment is safe**, has adequate clearances and exiting.	4	5	20	Scores are average of Distribution Panels DP1 and SB1. DP1 is Siemens Type P4 Panelboard, rated 400A bus and main circuit breaker. SB1 is Siemens Type SB3 Rev. A Switchboard, rated 1600A bus, main lug only.
7.8	The Distribution Panel appears **serviceable.**	4	4	16	Both DP1 and SB1 manufactured in Feb. 2014.
7.9	The Distribution Panel is **maintainable.**	4	5	20	
7.10	The Distribution Panel will support **future expansion.**	4	4	16	DP1: 5/17 spaces available, 29%. (4) SB1: 30/50 spaces available, 60%. (5)

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	0	0	6 of 22 observed panels are of antiquated GE make. Recommend replacement of these in the next 3-4 years. Several other existing panels have had their interiors replaced with modern panels.
7.12	Building has adequate and appropriately located, **safe exterior power** to allow for regular maintenance activities.	1	0	0	No receptacles observed.
7.13	Building has adequate **exterior lighting** to promote safety and security of the property.	5	2	10	NW parking lot dark North face of building darker than library across the street, making building appear even darker. South parking and east side of building also dark.
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	3	12	IT switchover from Cisco to Aruba in progress, boxes filling much of the space. (Cluttered, -1 point.) Room was noticeably warm, recommend investigation of MDF cooling. (-1 point). No card reader access.
7.15	MDF Equipment Racks have adequate space for **future growth.**	4	4	16	38 of 90 available rack units open for equipment additions.
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	5	5	Panel T1 is Siemens Type P1 panelboard with 16 of 30 positions available for expansion.
7.19	MDF employs up-to-date **network cabling.**	2	4	8	Majority of cabling present is CAT5e.
7.20	MDF is connected to Intermediate Distribution Frame (IDF) closets with **fiber optic cabling.**	1	3	3	IDFs connected with OM3 armored MM FO cable.

E | Electrical

ASSESSOR: 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	4	20	FACP present (Simplex 4010ES) does not match current DMPS standard (Simplex 4100 series).
7.23	Building is equipped with an **access control system.**	5	2	10	4/15 exterior doors equipped with access control. Two card readers on west side of building are in need of repair, one cover is missing and another is broken. Both are still operational.
7.24	Building is equipped with a **CCTV system.**	5	4	20	Two 180 degree cameras render poorly after dark. Some north side cameras render 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			372	

EV | Elevator

ASSESSOR: Mike Brown - ATIS

8.0 Elevator Conditions

		Weight Factor	Rating	Points	Comments
Design					
8.1	**Size** meets minimum as directed by ADA.	2	5	10	
8.2	**Control protections and signals** meet ADA standards.	2	5	10	
8.3	**Signage** meets code requirements.	1	5	5	
Operation and Safety					
8.4	Elevators have **proper level accuracy and door times.**	1	5	5	
8.5	**Safety devices** are in place and operable.	1	5	5	
Condition and Maintainability					
8.6	**Equipment is easily accessible** for periodic maintenance.	1	5	5	
8.7	**Equipment** is at an acceptable point in the life cycle, and does not contain obsolete parts.	2	5	10	
8.8	**Finishes** are adequate and maintainable.	1	5	5	
8.9	**Maintenance** is adequate.	1	5	5	
8.10	**Testing** is up to date, and all **record and logbooks** are present and filled out.	1	5	5	
	TOTAL			65	

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

Repair Interior Door	Holes are located from previous door hardware modifications in the corridor door outside of room 2105. Install door hardware plate, or replace door leaf to eliminate holes left in door leaves from other modifications.
Water Leak Repairs	There was reported and observed an on-going water leak in kitchen space 1325. Staff noted water will leak on the countertop. Repair water leak and replace affected ceiling tiles.
Roof Cleaning	Remove debris from roof low spots, drains, overflows, gutters, and other areas where it collects so that the roof membrane remains in good condition and sheds water efficiently as designed. Inform those who access the roof that the roof drain covers must be in place over the roof drains to prevent the drain lines from clogging with debris (leaves, pine needles, pinecones, etc.). Also remove leaf litter and debris in front of rooms 1225 and 1340.
Exterior Door Adjustment	Adjust (3) exterior doors so that they latch from any closing position at the following locations: 1 at room 1148; 1 at room 1445; 1 at room 1530A. Also replace weather stripping at room 1245.
Exterior Repairs	Replace approximately 75 LF of sealant at windows along north façade. Remove and cap unused junction boxes at south end of roof H. Grind and polish broken corners of granite cap west of main entry stairs.
Replace Cleanout Lid	Replace the missing cleanout lid to prevent debris from clogging the cleanout. 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 erosion. For location, refer to the civil site plan exhibit found in the appendix of this report.	
DHW Heater Repair	Repair or replace DHW heater needed to get second unit functional	
Relocate Boiler Emergency Shutoff	Relocate emergency shut-off from top of stairs and behind laundry to area outside boiler room.	

1 - 2 Year Priority

		Project Costs
Ceiling Replacement	Approximately 5,000 SF of ceiling panels are damaged or water stained throughout the building. Replace ceiling panels with matching ACT to the rest of the building.	$85,000
Roof Repairs	Replace 50 SF of roofing outside of roof access door at roof G, where roof is soft. Adjust roof edge fascia flashing at south side of roof F to close gaps. Include new roof drains with reroofing projects and install with appropriate dome strainer.	$7,000
Roof Access Installation	Provide guardrail around opening in roof at loading dock at roof G, 4'x16'. Provide 14 VLF ladder from roof area C to I.	$30,000
Pavement Replacement	Remove and replace 511 SY of asphalt. For location, refer to the civil site plan exhibit found in the appendix of this report.	$70,000
Sidewalk Repairs	Repair damaged sidewalks across the site. Approximately 147 SY. For locations, refer to civil site plan exhibit found in the appendix of this report.	$25,000
Replace Cleanout	Replace the broken cleanout. For locations, refer to civil site plan exhibit found in the appendix of this report.	$8,000

Add VRF Cassettes	Provide cooling for offices in various locations. Include ventilation air to rooms.	$75,000.00
HW Heating Loop Piping Installation	Revise hot water heating loop piping in boiler room to add COMMON pipe to allow boiler pumps to run independently of circulating pump and not run full flow through boiler all the time.	$25,000
Baseboard Heating Replacement	Replace sections of baseboard heating that were originally intended for steam but are now being used for hot-water. Size baseboard for hot water design conditions.	$75,000
Thermostatic Mixing Valve Installation	Install digital mixing valve in place of mechanical unit.	$13,000
Exterior Parking Lot Lighting	Add lighting to NW parking lot.	$70,000
Exterior Lighting	Add building mounted lighting for north and west sides of building. Also add for parking directly south of building.	$20,000
Exterior Cameras	Replace 180 degree cameras with newer technology in two locations.	$11,000
	Total 1-2 Year Project Costs:	$514,000

3 - 4 Year Priority

		Project Costs
Exterior Glazing Replacement	Replace insulated glazing unit in frame at gymnasium windows overlooking roof G, 2' x 4'.	$6,000
Pavement Replacement	Remove and replace 582 SY of asphalt and 449 SY of PCC. For location, refer to the civil site plan exhibit found in the appendix of this report.	$150,000

Sidewalk Repairs	Repair damaged sidewalks across the site. Approximately 45 SY. For locations, refer to civil site plan exhibit found in the appendix of this report.	$12,000
Fence Replacement	Remove and replace 80 LF of 6' chain link fence. For locations, refer to civil site plan exhibit found in the appendix of this report.	$12,000
Floor Slab Patch	Patch concrete in elevated concrete floor slab at the beginning of the East tunnel off of room 0100. 3'-0" X 3'-0" X 4" thick.	$8,000
Concrete Patch	Patch 6" X 6" X 4" deep section of concrete at the NE and SE corner of the ramp railing posts at the main entrance.	$6,000
Stoop Installation	Install stoops for doors outside of rooms 1535, 1530A, and 1400. Stoops should be 5' x 5' x 5" thick w/ #4 @ 9" o.c. ea. Way. Stoop walls shall be 8" wide x 3'-6" below grade w/ #4 bars @ 12" o.c. each way. Provide #4 dowels 3'-0" long from stoop slab to stoop walls.	$13,000
Panel Replacement	Replace six 208/120V, 200A panelboards throughout the building with equivalent 54 position panelboards for future growth.	$75,000
Lighting Controls Replacement	Approximately 15 office and 5 classrooms appear to have inadequate lighting controls. Install new lighting controls with dimming capabilities to each of these 15 offices and 5 classrooms. Offices are approximately 115 SF and classrooms are approximately 700 SF.	$80,000
	Total 3-4 Year Project Costs:	**$362,000**

5 - 10 Year Priority

		Project Costs
Casework Replacement, Partial	Wood veneer casework is showing damage and general wear. Partial replacement is recommended for select areas of heaviest use and wear, primarily located within the Options Academy wing. Approximately 150 LF of 8' tall built-in cabinets. 500 LF of casework and countertops.	$1,200,000

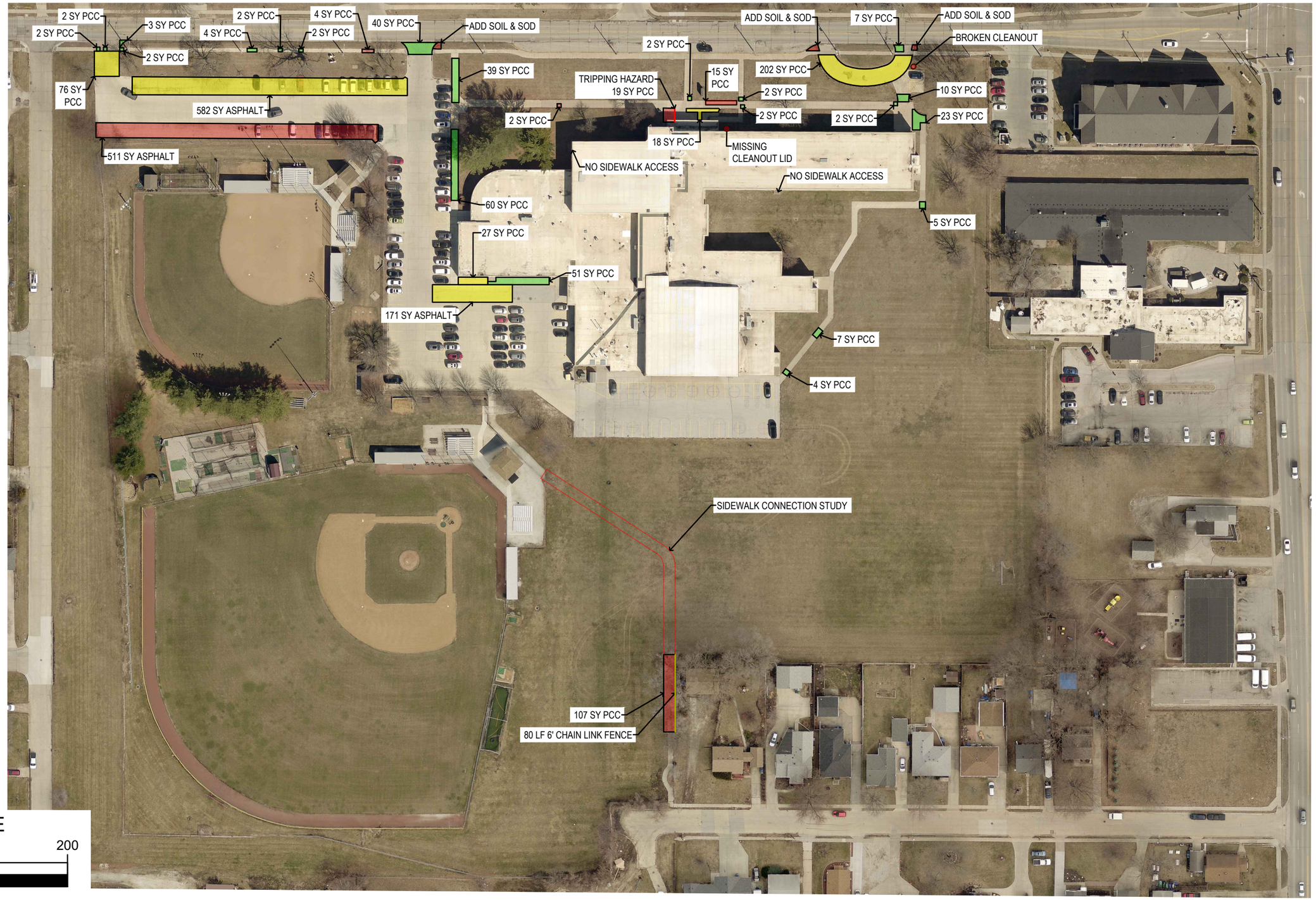
Roof Replacement	Remove approximately 70,600 SF of PVC and TPO roofing and insulation over entire roof. Install code compliant insulation and TPO roofing. Approximately year 2031	$2,300,000
Pavement Replacement	Remove and replace 50 SY of PCC. For location, refer to the civil site plan exhibit found in the appendix of this report.	$12,000
Sidewalk Repairs	Repair damaged sidewalks across the site. Approximately 221 SY. For locations, refer to civil site plan exhibit found in the appendix of this report.	$50,000
VRF Head End and Branch Controller Replacement	VRF system will be nearing end of serviceable life. Recommend replacement of head end controllers and branch controllers.	$630,000
	Total 5-10 Year Project Costs:	**$4,192,000**

Projects Requiring Study

		Design Services Fee
Mother's Room Space Study	Study to define a private dedicated space for a Mother's Room that includes a sink, side table, chair, and privacy door hardware.	$5,000
Life Safety Improvements	Determine how to eliminate accessibility obstacles at exterior door from room 1400 and at door from room 1485. At both doors, changes in grade and steps make these exits inaccessible by code.	$5,000
Sidewalk Connection Study	The southern sidewalk does not connect to any of the other sidewalk on site. A study to determine the best location to connect to is needed.	$3,000
Designated Hardened Area	No designated hardened area was observed. Study to determine the feasibility of adding a designated hardened area, including location, within the existing building, schematic design concept if deemed feasible, and preliminary project costs.	$2,500

AHU Replacement for Gym and Auditorium	Gym and Auditorium AHUs appear to be from original construction and contain only heating coils. Review options to replace unit and add cooling. Replacement units will likely not fit in existing mechanical room. Cooling options could include DX, or heat pump if well field has capacity. Anticipated Capital Investment $1,700,000	$7,500
	Total Anticipated Capital Investments:	**$1,700,000**
	Total Study Design Fees:	**$23,000**

APPENDIX



5+ YEAR REPLACEMENT

3-4 YEAR REPLACEMENT

1-2 YEAR REPLACEMENT

NORTH

GRAPHIC SCALE

100 0 50 100 200

bbs ARCHITECTS ENGINEERS

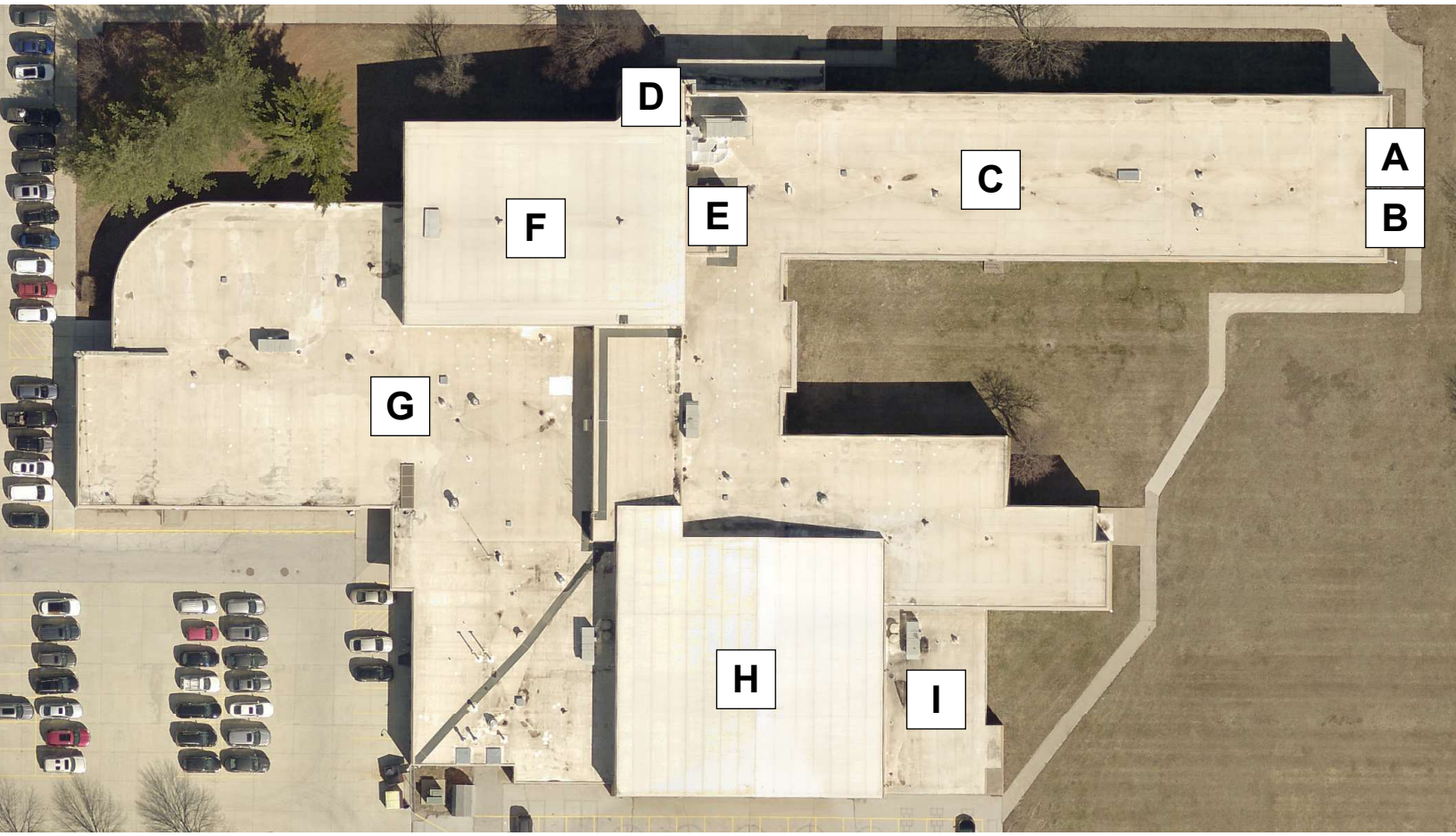
BISHOP ENGINEERING +

KURTZ OPPORTUNITY CENTER

EXHIBIT

PROJECT # 230286-68

DATE 3/29/202



N

bbs ARCHITECTS ENGINEERS

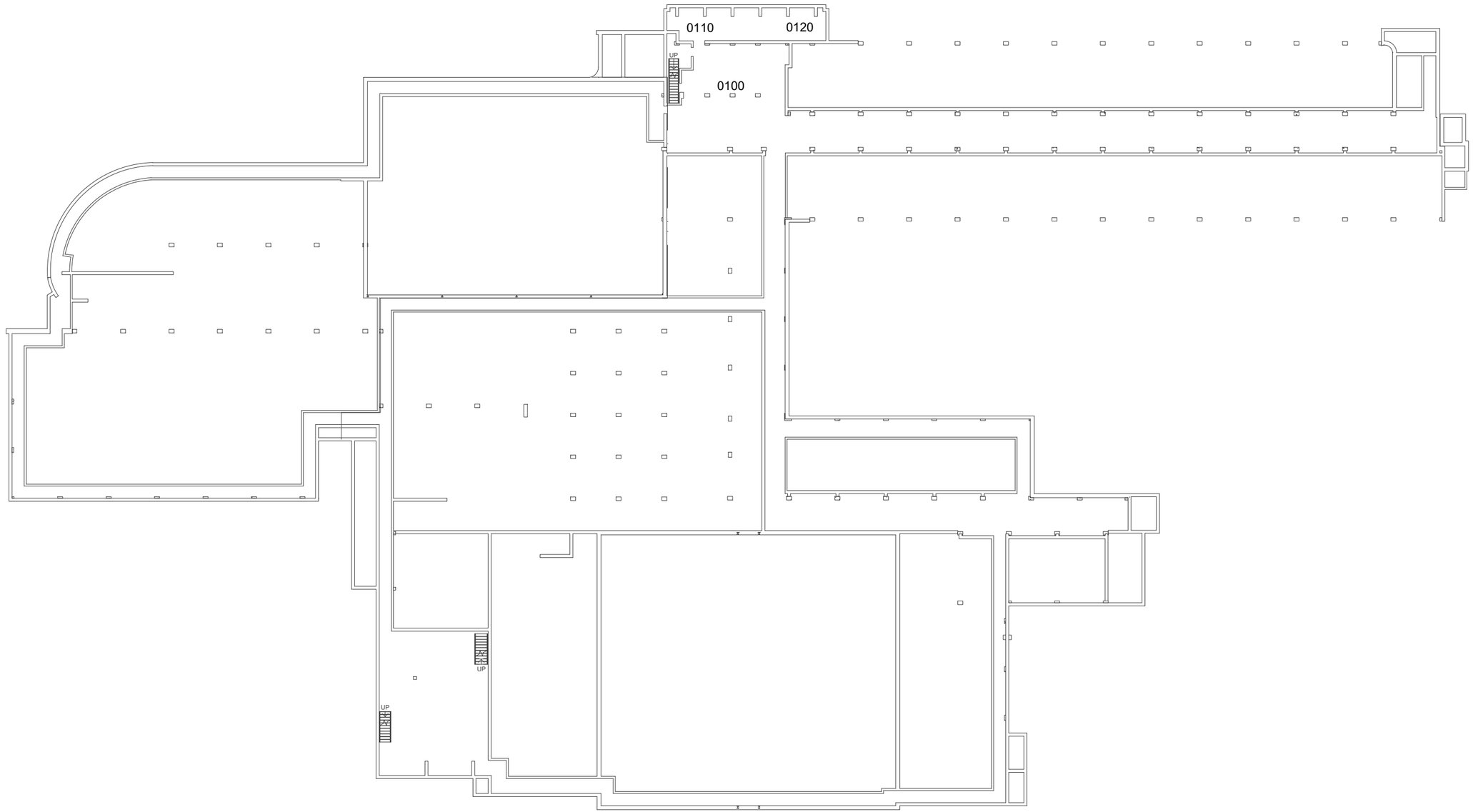
23055 - DMPS Facility Conditions Assessment
Roof Identification Image
Kurtz Opportunity Center
3.26.2024

KURTZ OPPORTUNITY CENTER

1000 PORTER AVENUE
DES MOINES, IOWA 50315

FOUNDATION

NORTH



KURTZ OPPORTUNITY CENTER

1000 PORTER AVENUE
DES MOINES, IOWA 50315

FIRST FLOOR

NORTH

KURTZ OPPORTUNITY CENTER

1000 PORTER AVENUE
DES MOINES, IOWA 50315

SECOND FLOOR

NORTH