DMPS FACILITY ASSESSMENT | PLEASANT HILL ELEMENTARY

01.09.2024

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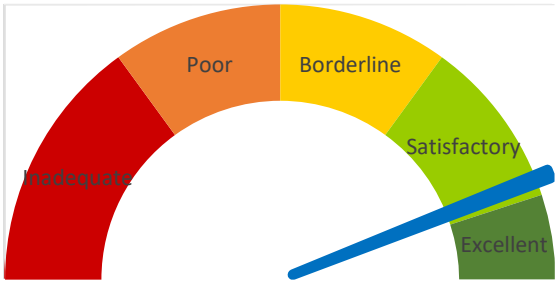

REPORT ORGANIZATION

COVER SHEET

REPORT ORGANIZATION

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EXECUTIVE BUILDING SUMMARY

Pleasant Hill Elementary's on-site facility conditions assessment was conducted on January 9, 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.

Pleasant Hill Elementary appears to be in generally excellent condition. A few of the short term maintenance identified for Pleasant Hill Elementary are: roof leak repair, emergency exit clearing, roof cleaning, exterior door adjustments, electrical panel repairs, and elevator maintenance.

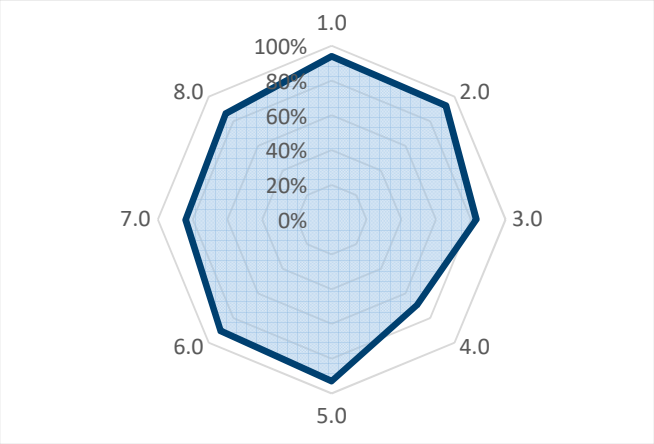
The recommended projects for Pleasant Hill Elementary to be completed in the next 1-2 years are as follows:

- Staff Breakroom Casework
- Sidewalk Repairs
- Elevated Floor Slab Crack Repairs
- Primary Pumps for Water-to-Water Heat Pump
- Walking Platform for ERV
- Backup Domestic Hot Water Heater Install
- Room 056 Exhaust
- Hot Water Recirculation Improvement
- Add Exterior Lighting
- Elevator Motor Starter Upgrade

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

Discipline Comparison				Building Health				
Assessment Category Summary		Max Pnts	Earned Pnts	Bldg Weight Factor	Max Pnts	Earned Pnts	%	Rating
1.0	Educational Adequacy	165	155	2.00	330	310	94%	Excellent
2.0	Environment for Education	375	348	0.60	225	209	93%	Excellent
3.0	Exterior Envelope	95	79	3.00	285	237	83%	Satisfactory
4.0	School Site	95	66	1.50	143	99	69%	Borderline
5.0	Structural Conditions	140	130	1.30	182	169	93%	Excellent
6.0	Mechanical Systems	620	561	0.80	496	449	90%	Excellent
7.0	Electrical Systems	375	315	0.75	281	236	84%	Satisfactory
8.0	Elevator Conditions	65	56	1.00	65	56	86%	Satisfactory
Total					**1,942**	**1,709**	**88%**	**Satisfactory**

Pleasant Hill 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 Pleasant Hill Elementary scored a building health rating of 90% or "Excellent" per the scale described above. Per the graph shown on the cover page of this report, scores within the "green" range are considered positive scores. Pleasant Hill Elementary is within this positive range. Improvements to the School Site would make the largest impact in increasing the score even further.

Building Data Record

Building Name: **Pleasant Hill Elementary**

Date: **January 9, 2024**

Address: **4801 East Oakwood Drive**
Pleasant Hill, IA 50326

High School Feeder System: **East High School**

Building SF: **47,870 square feet**

Site Acreage: **6.17 acres**

Date(s) of Construction: **1972, 2012**

Date(s) of Roof Replacement: **2013, 2020**

Current/Scheduled Projects: **Technology Fiber Network - 2024**
Restroom Upgrades - 2024

Existing Building Data:

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

Site Items:

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

Energy Source:

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

Cooling:

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

Heating:

- [ ] Gas/Electric RTU or DOAS
- [x] Boiler
- [x] Water-to-Water Heat Pump
- [ ] 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
- [ ] Metal
- [ ] Wood
- [x] Other
  Cast Stone panels

Floor/Roof Structure:

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

A | Architectural, Programming

ASSESSOR: Tim Bungert

1.0 Educational Adequacy

		Weight Factor	Rating	Points	Comments
General					
1.1	**Floor materials** are appropriate for space type.	2	5	10	
Elective/Secondary Classroom					
1.2	**Gymnasium** is adequate for providing physical education programming.	2	5	10	
1.3	**Cafeteria** has adequate space, furniture, and acoustics for efficient lunch use.	2	5	10	
1.4	**Music room** is adequate for providing introductory music instruction.	2	4	8	Music room is sufficiently sized and furnished for instruction. However, the music room and band practice rooms are not adequately isolated from the rest of the school acoustically. Sound from instruments can be clearly heard from many other areas of the building.
1.5	**Art room** has sufficient accommodations for program.	2	5	10	
1.6	**Library/Resource/Media Center** provides appropriate and attractive space.	1	5	5	
Core Classroom					
1.7	Classroom space permits arrangements for **small group activity.**	3	5	15	
1.8	**Student storage space** is adequate.	2	5	10	
1.9	**Teacher storage space** is adequate.	3	5	15	Overall storage space is sufficient, but stored items were noted in three emergency exit vestibules.
1.10	Classroom **acoustical treatment** of ceiling, walls, and floors provide effective sound control.	3	3	9	One classroom with carpet tile (former music room) had notably better acoustic quality than other classrooms with VCT flooring.

A | Architectural, Programming

ASSESSOR: Tim Bungert

		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	3	3	A nice conference area is provided in the media center, but it s not in a private space.
1.14	**Main office** has a check-in and waiting area.	2	5	10	
	TOTAL			155	

A | Architectural, Interior

ASSESSOR: Tim Bungert

2.0 Environment for Education

Design

		Weight Factor	Rating	Points	Comments
2.1	**Traffic flow** is aided by appropriate foyers and corridors.	1	5	5	
2.2	Communication among students is enhanced by **common areas.**	1	5	5	Central open media center is a great space and provides a central gathering area for students and staff.
2.3	Areas for students to **interact are suitable to the age group.**	1	5	5	
2.4	Large group areas are designed for effective **management of students.**	2	5	10	
2.5	**Furniture Systems** are in good or like new condition.	1	5	5	
2.6	**Color schemes**, building materials, and decor are **engaging and unify** the school character.	2	5	10	
2.7	Windows and skylights provide access to **adequately controlled daylight** for regularly occupied spaces.	3	5	15	
2.8	Windows provide access to **quality views** (to exterior, courtyards, artwork etc.) for regularly occupied spaces.	3	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: Tim Bungert

		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	5	5	
2.13	**Mother's room** is a separate designated space properly furnished.	1	0	0	No mother's room observed.
Maintainability					
2.14	**Floor surfaces** are durable and in good condition.	1	5	5	
2.15	**Ceilings** throughout the building – including services areas – are easily cleaned and resistant to stain.	1	5	5	
2.16	**Walls** throughout the building – including services areas – are easily cleaned and resistant to stain.	1	5	5	
2.17	**Built-in casework** is designed and constructed for ease of maintenance.	1	5	5	
2.18	**Doors** are either solid core wood or hollow metal with a hollow metal frame and well maintained.	3	5	15	
2.19	**Facility doors** are keyed to standardized master keying system.	3	5	15	
2.20	**Restroom partitions** are securely mounted and of durable finish.	2	5	10	

A | Architectural, Interior

ASSESSOR: Tim Bungert

		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	2	8	More than half of the classroom doors open inward. Doors to larger classrooms with two exits do open outward. Doors are not consistently recessed, but do not reduce the required egress of corridors.
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	
2.26	**Glass** is properly located and protected to prevent accidental injury.	2	5	10	
2.27	**Flooring** is maintained in a **non-slip** condition	2	5	10	
2.28	**Traffic areas terminate at exit or** stairway leading to egress	5	5	25	
2.29	Multi-story buildings have at least **two stairways** from all upper levels for student egress.	5	5	25	
2.30	**Stairs (interior and exterior)** are well maintained and in good condition meeting current safety requirements.	5	3	15	Four stairs to media center have rails that do not meet current code requirements for guardrail height. This is grandfathered as an existing condition.

A | Architectural, Interior

ASSESSOR: Tim Bungert

		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			348	

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	
Maintainability					
3.2	**Roofs** appear sound, have positive drainage, and are water tight.	3	4	12	Roof replacement in 5-10 years.
3.3	**Roof access** is safe for all roofs.	3	3	9	Roof hatch lacks guardrails.
3.4	Exterior **window sealant** is fully intact without cracks or gaps.	3	5	15	
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.
3.6	**Operable windows** are functional and safe. Operable portion of window fully seals when closed without gapping or leaking.	2	5	10	
3.7	**Exterior doors** are of durable material requiring minimum maintenance.	2	5	10	
3.8	**Exterior walls** are of material and finish requiring little maintenance,	1	3	3	Sealant at many locations required replacement.
3.9	**Exterior Doors** open outward and are equipped with **panic hardware.**	1	3	3	Doors at gymnasium do not open.
3.10	**Exterior Doors are monitored** or controlled by an access control system.	1	3	3	04 - Doors do not latch (some only during warm weather) 05 - Doors with card readers 06 - Doors with locks 04 - Doors with no exterior lock 15 - Doors with no signage.
	TOTAL			79	

C | Civil

ASSESSOR: Jack Gorman / Joel Jackson

4.0 The School Site

		Weight Factor	Rating	Points	Comments
4.1	**Site topography** and grading drains water away from the building and retaining walls.	1	4	4	Site drains to the south. An issue was observed on the north side of the school with water not adequately draining into the intake, the intake should be lowered so that water can more easily flow into it.
4.2	**Parking areas** are in good condition.	5	3	15	Some cracking in the west lot but the pavement is not immediately failing.
4.3	**Drive areas** are in good condition.	3	3	9	The east drive asphalt is in poor condition, some PCC panels need replacement but nothing immediate.
4.4	**Sufficient on-site, solid surface parking** is provided for faculty, staff, and community.	1	3	3	DMPS states the parking for day to day is a little small and event parking is managed with street parking.
4.5	**Sidewalks** around the facility are in good **condition.**	1	4	4	Mostly good conditions, some tripping hazards and the bus lane has sections in need of repair.
4.6	**Sidewalks are located** in appropriate areas with adequate building access.	1	5	5	All doors have sidewalk access and easy to move around on site by sidewalk.
4.7	**Hard surface** playground surfaces are in good condition.	3	3	9	The remaining section of asphalt has substantial cracks running across it will need replacement in the future. The walk track asphalt was cracking but not failing, and will need replacement in the future as well.
4.8	**Fencing** around the site is in good condition.	1	5	5	All in good condition.
4.9	**Trash enclosure** is in good condition.	1	N/A	0	Dumpsters are currently located in the west parking lot, and no enclosure is present on site.
4.10	**Utilities** are in newly constructed conditions and placed in suitable locations.	1	5	5	No issues observed.

ASSESSOR: Jack Gorman / Joel Jackson

		Weight Factor	Rating	Points	Comments
4.11	**Site has sufficient room** for both building and parking expansion.	1	3	3	A little room the building. It could expand to the south at the expense of losing some play area. Little if any room to expand parking without significant site modifications.
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 NW side and parents use to the east drive for drop off. DMPS states there is minimal conflict between the two.
	TOTAL		66		

S | Structural

ASSESSOR: Erik Raker

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	5	5	
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 is some cracking that appears to be old and some that appears to be newer.
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	5	5	
5.10	**Precast** is in good condition.	1	N/A	0	

S | Structural

ASSESSOR: Erik Raker

		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	4	12	Elevated slabs on deck show some signs of cracking that were repaired some time in the past and some newer unrepaired ones as well.
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	5	5	
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	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	4	4	Interior stairs appear fine. Exterior stair (rms 1016 and 1020) is showing signs of stress. It's an exterior cast in place concrete stair and the rebar is rusting and causing concrete cracks.

S | Structural

ASSESSOR: Erik Raker

		Weight Factor	Rating	Points	Comments
5.21	**Tunnels** appear to be in good condition without cracks.	1	N/A	0	
5.22	There is a **designated hardened area** in the building.	1	0	0	No designated hardened area observed.
5.23	The hardened area appears consistent with the **ICC 2018 code.**	1	N/A	0	
	TOTAL		130		

MP | Mechanical & Plumbing

ASSESSOR: Chuck Heldenbrand

6.0 Mechanical Systems

HVAC Design

		Weight Factor	Rating	Points	Comments
6.1	**Zone Control.** Thermostats are provided in each space for individual zone control of space temperatures.	3	5	15	
6.2	**Thermostat location.** Thermostats are properly located in the space.	3	5	15	
6.3	Appropriate **amount of ventilation** are provided to each space.	5	5	25	
6.4	**Ventilation** is provided during occupied hours.	5	5	25	
6.5	**Outdoor air intake locations** are appropriate.	4	5	20	
6.6	Appropriate **levels of exhaust** are provided for areas requiring this such as restrooms, janitor's closets and locker rooms.	5	4	20	Lower level custodial storage lacks exhaust air.
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	Equipment installed is all 10 years old or less and appears to be in good condition. The WWHP is in need of replacement due to severe duty and lack of primary pumps.
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	5	25	
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	4	12	Recirculation system does not provide readily available hot water at lavatories.
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	4	12	Mechanical room is tight and limited space for servicing.

MP | Mechanical & Plumbing

ASSESSOR: Chuck Heldenbrand

		Weight Factor	Rating	Points	Comments
6.21	AHUs and chiller are provided with **coil pull space.**	2	5	10	
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	DOAS unit on roof platform and limited walking platforms and fall protection.
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	3	6	Gym Addition has a condenser coil on roof. Wall hydrants are located at grade level but this is a 2-story space.
6.28	**Fall protection** is provided for equipment within 15 ft of roof edge as per OSHA standard 1910.28(b).	2	3	6	DOAS unit needs access platform and fall protection.
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	5	25	

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	None 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	N/A	0	
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	N/A	0	
	TOTAL			561	

E | Electrical

ASSESSOR: Rob Hedgepeth

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	Transformer near parking. Bollards would be a good idea to protect from parking.
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	
7.4	The **MDP** appears serviceable.	4	5	20	2019
7.5	The MDP is **maintainable.**	3	5	15	1200A 208Y/120V Square D.
7.6	The MDP will support **future expansion.**	4	4	16	5 spare/18 breakers in use = 27%
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: Rob Hedgepeth

		Weight Factor	Rating	Points	Comments
7.11	**Electrical panels and disconnect switches** observed during assessment are safe, serviceable, and maintainable.	2	3	6	Panels in corridors without locking covers. Panel LB missing knockout cover where breaker was removed. Needs maintenance.
7.12	Building has adequate and appropriately located, **safe exterior power** to allow for regular maintenance activities.	1	0	0	None observed.
7.13	Building has adequate **exterior lighting** to promote safety and security of the property.	5	2	10	Exterior is dark. Front parking, East side, Back of building concrete play area, and entry to staff parking.
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	2 racks, each with at least 50% space
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	Two minuteman UPS. More loads could be added.
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	Panel located in adjacent storage room, but room is not directly accessible - accessed thru Gym.
7.19	MDF employs up-to-date **network cabling.**	2	4	8	Cat 5e/6A
7.20	MDF is connected to Intermediate Distribution Frame (IDF) closets with **fiber optic cabling.**	1	5	5	

E | Electrical

ASSESSOR: Rob Hedgepeth

		Weight Factor	Rating	Points	Comments
7.21	MDF has adequate **grounding busbar capacity.**	2	0	0	MDF has a TMGB, but it is not connected to building ground, just racks and clock system.
7.22	Building is equipped with an **addressable fire alarm system.**	5	5	25	Simplex 4100U - located in mech/elec room, not MDF
7.23	Building is equipped with an **access control system.**	5	2	10	MDF does not have a card reader 6/14=43%
7.24	Building is equipped with a **CCTV system.**	5	5	25	SE Exterior camera (4 views) inoperable.
7.25	Building is equipped with an **intercom system.**	4	5	20	See architectural comments for rooms without intercom.
7.26	Building is equipped with a **master clock system.**	4	5	20	Primex
	TOTAL			315	

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	1	1	The hall calls were not operating. Assessment was able to be completed by opening the doors with an emergency door key.
8.10	**Testing** is up to date, and all **record and logbooks** are present and filled out.	1	0	0	Testing was not performed and logbooks are incomplete.
	TOTAL			56	

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

Room 1041 Roof Leak	Identify and repair the cause of a roof leak above room 1041.	DMPS
Emergency Exit Clearing	Remove stored items from rooms 0017, 1017, and 1053. These spaces are intended to be clear for emergency exiting.	DMPS
Ceiling Tile Replacement	Replace approximately 5 ceiling tiles with water stains in room 1015.	DMPS
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.	DMPS
Exterior Door Adjustment	Adjust 4 exterior doors so that they latch from any closing position during warm weather at the following locations: 1 at gymnasium; 1 near room 0061; 1 at room 1015; 1 at room 1048. Adjust 1 door at gymnasium so that it opens.	DMPS
Add Grounding	Add conductor from MDP to MDF to provide grounding connection to Telephone Main Ground Bar. Ensure other connections for MDF are made properly.	DMPS
Repair Electrical Panel	Add knock-out plug to cover unused breaker position in Panel LB in corridor by center of building.	DMPS
Secure Electrical Panels	Consider adding shackles and locks to breaker panels with load-center (non-locking) covers in corridors accessible to students.	DMPS

Elevator Maintenance	Contact vendor to complete annual elevator testing and documentation.	DMPS
Elevator Call Button Repair	Elevator hall call buttons were not operational during observation. Contact vendor to repair hall call circuitry.	DMPS

1 - 2 Year Priority

		Project Costs
Staff Breakroom Casework	Add approximately 12 LF of base cabinets, wall cabinets, and countertop to staff workroom 0050 to provide space for microwave, coffee maker, toaster, and additional storage space.	$30,000
Roof Access Installation	Provide guardrail at roof hatch at roof H.	$8,000
Regrading	Lower grade along east wall of gymnasium by 8" over 66' length and blend into hillside.	$9,000
Sidewalk Repairs	Repair damaged sidewalks across the site. Approximately 21 SY. For locations, refer to civil site plan exhibit found in the appendix of this report.	$9,000
Elevated Floor Slab Crack Repairs	SW hallway (between rooms 1027 and 1039) has some slab cracking. Cracks should be injected with epoxy and monitored for future cracking. Estimate 30 LF of cracks to be filled.	$12,000.00
Primary Pumps to WWHP	Add pumps and modify piping in mech room for WWHPs to provide constant flow.	$240,000
Walking Platform for ERV	Roof mounted ERV unit needs walking platform and fall protection to allow for service.	$45,000

Room 056 Exhaust	Install exhaust in custodial storage room (056).	$12,000
Hot Water Recirculation	Repair or add pump or loop to improve hot water recirc system to lavatories.	$25,000
Add Exterior Lighting	Add lighting at front parking lot and entry to staff lot. Add exterior building mounted lighting on East and South sides of building. Costs include four exterior wall packs and two new pole lights and bases.	$25,000
Elevator Motor Starter Upgrade	Elevator motor starter vintage is now obsolete. Upgrade to a serviceable model	$20,000
	Total 1-2 Year Project Costs:	**$435,000.00**

3 - 4 Year Priority

		Project Costs
Exterior Sealant Replacement	Replace sealant at most masonry soft joints around building at cast stone panels. Approx. total: 1,900 LF Replace sealant at most masonry soft joints at brick at: room 0061; room 0061A; room 0046; room 0040. Approx. total: 50 LF	$25,000
Pavement Replacement	Remove and replace sections of pavement, approximately 503 SY. For locations, refer to civil site plan exhibit found in the appendix of this report.	$75,000
Sidewalk Repairs	Repair damaged sidewalks across the site. Approximately 15 SY. For locations, refer to civil site plan exhibit found in the appendix of this report.	$8,000
Drainage Repair	Improve drainage to intake by lowering the existing intake and installing concrete around it so water can more easily drain into the intake without overtopping wall and creating erosion. For location, refer to civil site plan exhibit found in the appendix of this report.	$9,000
	Total 3-4 Year Project Costs:	**$117,000.00**

5 - 10 Year Priority

		Project Costs
Roof Replacement	Remove approx. 25,300 SF of metal roofing over roof areas A-E. Install code compliant metal roofing. Approx. year 2031	$960,000
Pavement Replacement	Remove and replace 829 SY of asphalt, and 45 SY of PCC, and reinforce the new 22 SY of PCC near the dumpsters. For locations, refer to civil site plan exhibit found in the appendix of this report.	$160,000
Sidewalk Repairs	Repair damaged sidewalks across the site. Approximately 91 SY. For locations, refer to civil site plan exhibit found in the appendix of this report.	$25,000
Playground Pavement Replacement	Take out and restore deteriorated playground asphalt. Approximately 931 SY. For locations, refer to civil site plan exhibit found in the appendix of this report.	$170,000
Exterior stair replacement	Exterior concrete stair (exiting rooms 1016 and 1020) should be demolished and replaced.	$90,000
Water-to-Water Heat Pump Replacement	Replacement of WWHP needed due to severe duty since startup. Include potential to add chilled water piping to fan coils to allow for cooling and heating.	$690,000
	Total 5-10 Year Project Costs:	**$2,095,000.00**

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
Band Room Study	Study to determine options for new location and/or sound isolation measures for band room to minimize acoustic disruption to nearby classrooms, library, and other quieter spaces.	$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
	Total Study Design Service Fees:	**$12,500**

APPENDIX

5+ YEAR REPLACEMENT

3-4 YEAR REPLACEMENT

1-2 YEAR REPLACEMENT

NORTH

GRAPHIC SCALE

80 0 40 80 160

bbs ARCHITECTS ENGINEERS

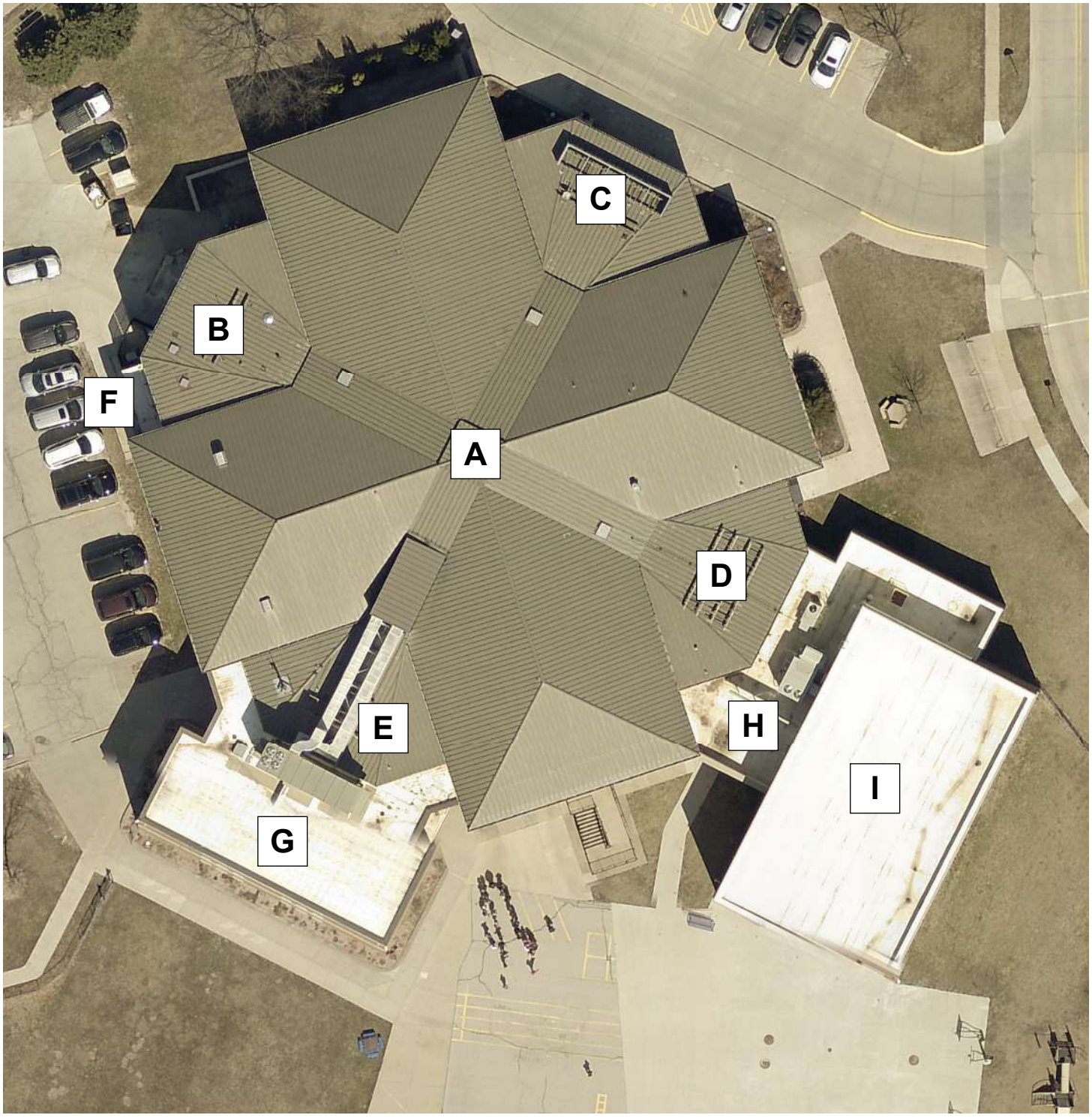
BISHOP ENGINEERING +

PLEASANT HILL ELEMENTARY

EXHIBIT

PROJECT # 230286-29

DATE 1/8/2024



N

bbs ARCHITECTS ENGINEERS

23055 - DMPS Facility Conditions Assessment
Roof Identification Image
Pleasant Hill Elementary
January 9, 2024

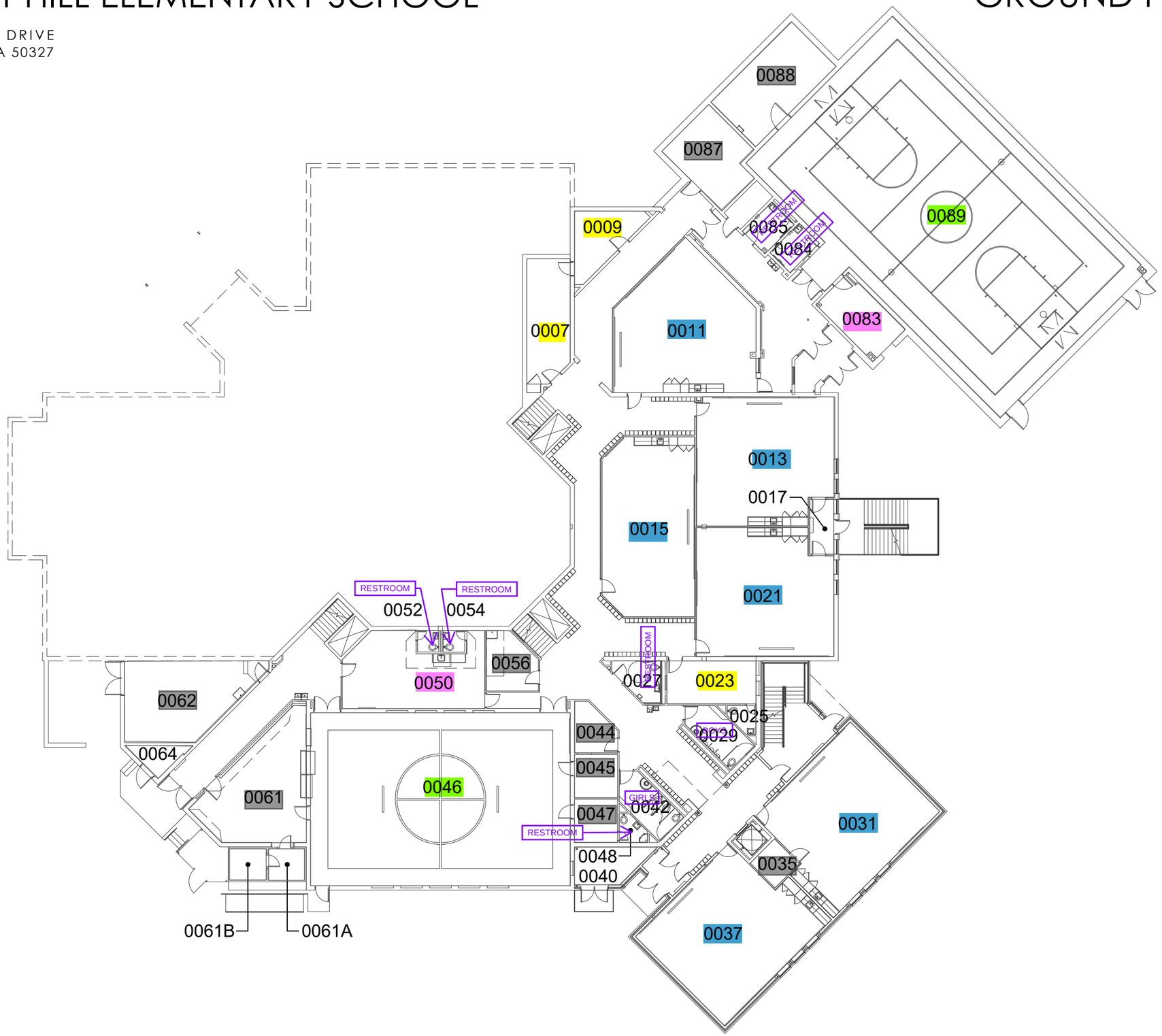
DesMoines PUBLIC SCHOOLS

PLEASANT HILL ELEMENTARY SCHOOL

4801 E OAKWOOD DRIVE
PLEASANT HILL, IOWA 50327

GROUND FLOOR

NORTH



PLEASANT HILL ELEMENTARY SCHOOL

4801 E OAKWOOD DRIVE
PLEASANT HILL, IOWA 50327

FIRST FLOOR

NORTH