DMPS FACILITY ASSESSMENT | WEEKS MIDDLE SCHOOL

2.14.2024

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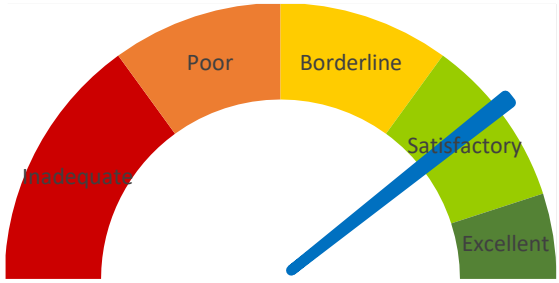


REPORT ORGANIZATION

EXECUTIVE BUILDING SUMMARY

Weeks Middle School's on-site facility conditions assessment was conducted on February 14, 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.

There are several short term maintenance items that have been identified for Weeks Middle School. A summary of the most urgent are: panic hardware repairs, exterior door security, roofing repairs, stair patching, boiler room sanitary issue repairs, and exterior lighting repairs. Several other items included cleaning or filter replacement. These maintenance items should all be addressed and monitored for regular upkeep to extend the overall life of the building.

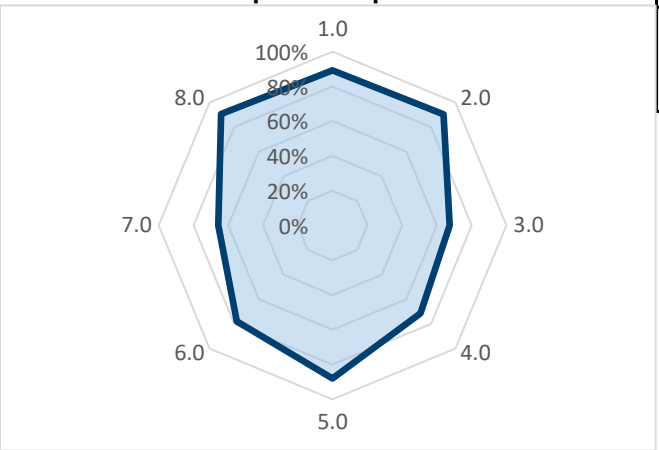
A summary of the recommended projects for Weeks Middle School to be completed in the next 1-2 years are as follows:

- Casework Replacement and Install
- Ceiling Tile Replacement
- Exterior Door Improvements
- Lintel Replacement
- Roof Replacement
- Roof Access Improvements
- EIFS Repairs
- Site Repairs
- Column Base Repairs
- HVAC Replacement
- Roof Drainage Installation
- Electrical Panel Replacements
- Exterior Lighting Installation
- CCTV Camera Installation

Additional 1-2 year project detail 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	195	174	2.00	390	348	89%	Satisfactory
2.0	Environment for Education	395	357	0.60	237	214	90%	Excellent
3.0	Exterior Envelope	95	64	3.00	285	192	67%	Borderline
4.0	School Site	95	68	1.50	143	102	72%	Satisfactory
5.0	Structural Conditions	150	132	1.30	195	172	88%	Satisfactory
6.0	Mechanical Systems	670	522	0.80	536	418	78%	Satisfactory
7.0	Electrical Systems	455	299	0.75	341	224	66%	Borderline
8.0	Elevator Conditions	65	59	1.00	65	59	91%	Excellent
Total					**2,127**	**1,670**	**79%**	**Satisfactory**

Weeks Midde School
Discipline Comparison



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

After totaling the scores from the various discipline assessment reports Weeks Middle School scored a building health rating of 79% 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. Weeks Middle School is within this positive range. Improvements to the exterior envelope, school site, and electrical systems, as described in this report, would make the largest impact in increasing the score to "Excellent".

Building Data Record

Building Name: **Weeks Middle**

Date: **2.14.2024**

Address: **901 East Park Ave**
Des Moines, IA 50315

High School Feeder System: **Lincoln High**

Building SF: **112,390 SF**

Site Acreage: **16.14 Acres**

Date(s) of Construction: **1954, 2002 renovation**

Date(s) of Roof Replacement: **2000, 2004**

Current/Scheduled Projects: **Public field improvement (PERL) - 2024**
Walk-in cooler - 2024
Music Instrument, ADA - 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
- [ ] Gas
- [x] Geothermal
- [ ] Solar

Cooling:

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

Heating:

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

Structure Fireproofing:

- [x] No
- [ ] Yes

Construction:

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

Exterior Facade:

- [x] Brick
- [ ] Stucco
- [x] Metal
- [ ] Wood
- [x] Other
  Precast 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	
Elective/Secondary Classroom					
1.2	**Gymnasium** is adequate for providing physical education programming.	3	5	15	
1.3	Gymnasium is supported by adequate **locker rooms.**	1	4	4	Locker rooms and restrooms are showing age and wear but appear to be functional for limited uses. Shower rooms in the girls locker room is used as storage. The boys shower and drying rooms appear to be accessible. The flooring is significantly worn and areas of the non-slip tape is peeling up. A renovation to these areas are recommended if use is to increase.
1.4	**Cafeteria** has adequate space, furniture, and acoustics for efficient lunch use.	2	4	8	Cafeteria is an L shape which starts to divide the seating and visibility of the space into sections. Ceilings appear dirty at mechanical diffusers. Daylight access, finishes, and furniture all appear in good condition and appropriate for the space.
1.5	**Vocal music room** is adequate for providing music instruction.	2	5	10	
1.6	**Instrumental music room** is adequate for providing music instruction, practice, and lessons.	2	5	10	
1.7	**Auditorium** has sufficient arrangement, technology, and acoustics for program.	2	4	8	Acoustics appear to be less than ideal, but functional.
1.8	**Art room** has sufficient accommodations for program.	2	3	6	Art room casework is chipping apart and ceilings are showing wear. Storage and work space is adequate.
1.9	**Science classrooms** have sufficient access to water, gas and equipment for program.	2	5	10	
1.10	**Family Consumer Science** classrooms have sufficient accommodations for program.	2	5	10	

A | Architectural, Programming

ASSESSOR: Kaela Shoemaker

		Weight Factor	Rating	Points	Comments
1.11	**Industrial Arts** space has sufficient accommodations for program.	2	N/A	0	
1.12	**Library/Resource/Media Center** provides appropriate and attractive space.	1	4	4	Library shape divides the space into natural study/learning areas while still maintaining appropriate sight lines throughout the room. Additional soft seating or varied postures would help engage various groups of students for both collaboration or personal study space.
Core Classroom					
1.13	Classroom space permits arrangements for **small group activity.**	2	4	8	Most classrooms appear to have limited options for classroom furniture arrangement outside a more typical lecture or small group of 4 seating arrangements. Space to have various stations or seating postures for group work is very limited.
1.14	**Student storage space** is adequate.	1	5	5	
1.15	**Teacher storage space** is adequate.	2	3	6	Classrooms in the eastern portions of the building have built in casework under the windows or along another wall for storage of classroom materials. Western classrooms that have been more recently added on, do not have these and teachers are providing various solutions including stacked boxes.
1.16	Classroom **acoustical treatment** of ceiling, walls, and floors provide effective sound control.	3	4	12	Many ceiling tiles are showing damage or staining. Acoustic properties are only affected in areas where tiles are removed for above ceiling repairs.
1.17	**Classroom power and data receptacles** are located to support current classroom instruction.	4	5	20	
1.18	Educational **technology** supports instruction.	4	5	20	
Administration					
1.19	**Conference/Private meeting rooms** are adequate for large and small meetings.	1	5	5	
1.20	**Main office** has a check-in and waiting area.	2	4	8	The secure entry is only a portion of the main doors which makes for a less than ideal entry sequence but it is secure. Waiting area is limited.
	TOTAL			174	

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.	2	5	10	
2.2	Communication among students is enhanced by **common areas.**	2	4	8	Cafeteria and library could use some minor improvements as noted within 1.0. No other areas are present for common spaces.
2.3	Areas for students to **interact are suitable to the age group.**	2	4	8	Limited areas outside the classrooms could be improved with various seating postures and improved seating options.
2.4	Large group areas are designed for effective **management of students.**	2	4	8	Cafeteria has some minor inefficiencies with the shape of the room. Management is achievable with multiple staff or by moving throughout the space.
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	4	8	Finishes throughout are showing wear and use, but appear in okay condition for the time being. School spirit and engaging colors are lacking in unity throughout the building. Additional school focused colors and themes could improve the Pride of Place and overall spirit of the building.
2.7	Windows and skylights provide access to **adequately controlled daylight** for regularly occupied spaces.	3	4	12	Minor blind damage is beginning to occur in several classrooms.
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	

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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.	3	4	12	The secure entry is only a portion of the main doors which makes for a less than ideal entry sequence but it is secure. Area is limited in waiting and welcoming feel. Additional graphics, furniture arrangements, or paint color could improve this.
2.12	**Break room** is adequately sized and furnished for proper use.	1	3	3	2 break rooms or lounge spaces are undersized and offer limited benefits.
2.13	**Mother's room** is a separate designated space properly furnished.	1	0	0	None Observed
Maintainability					
2.14	**Floor surfaces** are durable and in good condition.	1	3	3	VCT flooring appears worn and dated with several areas of damage. Terrazzo flooring appears in good condition.
2.15	**Ceilings** throughout the building – including services areas – are easily cleaned and resistant to stain.	1	3	3	Many water stains throughout the building. Areas around mechanical diffusers are dirty due to dirty filters and inconsistency in maintenance.
2.16	**Walls** throughout the building – including services areas – are easily cleaned and resistant to stain.	1	4	4	Gypsum board walls are showing scuffs and denting. Primarily CMU walls, which are in good condition.
2.17	**Built-in casework** is designed and constructed for ease of maintenance.	1	3	3	Epoxy counter tops are in excellent condition. Veneer cabinets are chipping and showing damage. Many countertops that are wood or plastic laminate are damaged.
2.18	**Doors** are either solid core wood or hollow metal with a hollow metal frame and well maintained.	3	4	12	Door frame paint is wearing off at high touch points at the latch side of the door. Door leaves are generally in good condition.
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	4	8	Locker Room partitions are metal and showing significant wear. These are acceptable for current, limited uses.

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	4	12	Many doors on the west side of the building have hardware that is extremely difficult to open with a key. Door hardware is lockable on interior and exterior of classroom, but keys often get stuck and there is no indication of locked or unlocked.
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	4	8	Classroom 141 has a duct tape cardboard piece over the window. For safety of students and staff this should be removed.
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	5	25	

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			357	

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	4	8	No significant issues.
Maintainability					
3.2	**Roofs** appear sound, have positive drainage, and are water tight.	3	2	6	Approx. 1/3 of roof is modified bitumen, which is bubbling/crazing and nearing end of service life. Remainder of roof is PVC with several areas of poor membrane adhesion. Immediate maintenance attention is required for these areas. Multiple roofs show signs of significant ponding.
3.3	**Roof access** is safe for all roofs.	3	4	12	Roof access is from door in sidewall of auditorium. Recommend securing access to interior shipsladder at auditorium stage. Provide fall protection railings at multiple locations for service access to rooftop mechanical equipment.
3.4	Exterior **window sealant** is fully intact without cracks or gaps.	3	3	9	Window sealant generally beginning to craze/pull from joints. Replace at most areas.
3.5	**Glazing** is low-e coated, insulated, and overall in good condition.	1	4	4	Glazing is insulated and tinted.
3.6	**Operable windows** are functional and safe. Operable portion of window fully seals when closed without gapping or leaking.	2	4	8	No significant concerns.
3.7	**Exterior doors** are of durable material requiring minimum maintenance.	2	3	6	All exterior doors are steel or aluminum. Two of the steel units have significant rust damage and require replacement. All other steel doors/frames should be repainted.
3.8	**Exterior walls** are of material and finish requiring little maintenance,	1	3	3	Walls are primarily brick or plaster-coated concrete. Upper auditorium walls are metal wall panel. EIFS panels between windows is failing in multiple areas and requires repair/recoating and/or replacement of joint sealant.
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	3	3	(3) Doors require immediate maintenance attention (6) Doors have card readers. (9) Doors have keyed access (10) Doors have exit only hardware. All doors, except three (at 103, 117, and 180) have exterior identification signage.
	TOTAL			64	

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	The north side of the building is flat but there does not appear to be any ponding issues. The west side of the school has drainage towards the building and erosion on the hill side.
4.2	**Parking areas** are in good condition.	5	3	15	The west parking lot asphalt is cracking and has sections cracking throughout pavement. The east side parking lot has sections of asphalt and PCC both needing replacement.
4.3	**Drive areas** are in good condition.	3	4	12	The access drive pavement had some cracking but pavement was mostly in good condition.
4.4	**Sufficient on-site, solid surface parking** is provided for faculty, staff, and community.	1	3	3	DMPS states staff parking is okay for day to day use but that there is no event parking.
4.5	**Sidewalks** around the facility are in good **condition.**	1	3	3	Sections of the eat side sidewalk has failed from what appears to be subsurface moisture issues, areas north side sidewalk will need replacement in the future. The stairs on the west side of the school are being undermined, adding soil and sod would help alleviate issue.
4.6	**Sidewalks are located** in appropriate areas with adequate building access.	1	3	3	There are multiple doors on the south and southwest sides of the school without sidewalk access.
4.7	**Hard surface** playground surfaces are in good condition.	3	4	12	The walk track and basketball court pavement both appeared new and in good condition. The asphalt pad on the south side of school is cracking and will need replacement in the future.
4.8	**Fencing** around the site is in good condition.	1	3	3	The east and south fencing of the site have sections of needing replacement.
4.9	**Trash enclosure** is in good condition.	1	N/A	0	The dumpsters were out in the east drive at the time of visit.
4.10	**Utilities** are in newly constructed conditions and placed in suitable locations.	1	4	4	An intake on the east side needs replacement and the roof drain collection lines are exposed, recommending to add soil on top of the PVC pipe.

ASSESSOR: Jack Gorman Joel Jackson

		Weight Factor	Rating	Points	Comments
4.11	**Site has sufficient room** for both building and parking expansion.	1	5	5	The building and parking could be expanded to the south at the expense of losing some of the soccer field/walk track.
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 north side and parents use the entire site for pick up. DMPS states it can be congested but there are no major conflicts on site.
	TOTAL			68	

S | Structural

ASSESSOR: Tyler Scott

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	4	4	Main entrance stoop has some isolated spots of concrete spalling, currently there are no tripping hazards associated with the spalling at this location. The south exterior egress door out of the gymnasium has a corner of the stoop spalled off at the embedded base of the guardrail base.
Slab on Grade					
5.5	**Slabs on grade** do not appear to have any cracks	1	4	4	Lower level slab in mechanical room 125 appears to be in fair condition, however, water infiltration appears to be a consistent problem and is causing corrosion issues to both structural columns and stair stringers.
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	3	3	Continuous steel beam with bottom plate lintels over the ribbon windows along the north elevation between rooms 202 and 211, and the north elevation of the kitchen room 237, has severe warping along with some minor rusting. There is concern that the bottom plates welds to the beam are have failed or are not present.
5.9	**CMU** is in good condition.	1	5	5	
5.10	**Precast** is in good condition.	1	5	5	

S | Structural

ASSESSOR: Tyler Scott

		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	(2) steel columns located in the lower level mechanical room 125 have severely rusted bases. There is currently sufficient remaining material as to not be a safety concern, however, repairs should be prioritized within the next year or two.
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	4	4	Site retaining walls to the east of the loading dock are in good condition, however, the surface of the concrete is deteriorating from excessive salt melt applications to the paving.
5.16	**Canopies** appear to be in good condition.	1	5	5	
5.17	**Loading dock concrete** appears to be in good condition.	2	4	8	The overall condition of the loading dock is in good condition, but the leading edge of the dock slab has had an embed angle replacement in which the patched concrete around the angle is beginning to deteriorate. Additionally, some of the angle was not galvanized and is completely rusted.
5.18	**Mechanical screening** appears to be in good condition.	2	N/A	0	
5.19	**Stairs** appear to be in good condition.	1	3	3	Stair located adjacent to the loading dock are deteriorating and are missing the leading edge traction bars. Stair stringers in the lower level mechanical room 125 have severely corroded base connections to the slabs.
5.20	**Stair railings** appear to be in good condition.	1	4	4	Exterior ramp railing along loading dock ramp has severely rusted post bases. One of the post bases has caused the concrete around the base to spall off. The retaining wall to the east of the loading dock has a guard railing that is in poor condition.

S | Structural

ASSESSOR: Tyler Scott

		Weight Factor	Rating	Points	Comments
5.21	**Tunnels** appear to be in good condition without cracks.	1	5	5	
5.22	There is a **designated hardened area** in the building.	1	0	0	No designated hardened area was observed. A study will be required to determine viable locations for hardened spaces that can be converted.
5.23	The hardened area appears consistent with the **ICC 2018 code.**	1	N/A	0	
	TOTAL			132	

MP | Mechanical & Plumbing

ASSESSOR: Corey Metzger

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	Generally appears to be true.
6.2	**Thermostat location.** Thermostats are properly located in the space.	3	5	15	Generally appears to be true.
6.3	Appropriate **amount of ventilation** are provided to each space.	5	4	20	Most spaces appear to have adequate ventilation. A few appear as though they may be underventilated, but not significantly.
6.4	**Ventilation** is provided during occupied hours.	5	3	15	Several units were observed that were not operating (roof-mounted units).
6.5	**Outdoor air intake locations** are appropriate.	4	4	16	Generally appears to be true. There is a plumbing vent termination near the intake for the DOAS/ERV serving the west side of the building.
6.6	Appropriate **levels of exhaust** are provided for areas requiring this such as restrooms, janitor's closets and locker rooms.	5	4	20	Generally appears to be true for most building spaces. See note in 6.16 regarding odor in Boiler Rm.
6.7	**Building pressurization.** The design takes into account the balance between ventilation and exhaust air	2	5	10	Generally appears to be true.
6.8	**Major HVAC Equipment** appears to be within it's acceptable **service life.**	5	2	10	Much of the equipment appears to be near or past its expected useful life including heat pumps, ERVs, RTUs, pumps.
6.9	**Cooling loads** are within equipment operational capacity.	5	4	20	Wellfield loop temperatures trend higher in this building than others (peak of 83°F).
6.10	**Heating loads** are within equipment operations capacity.	5	5	25	Generally appears to be true.

MP | Mechanical & Plumbing

ASSESSOR: Corey Metzger

		Weight Factor	Rating	Points	Comments
6.11	**Dehumidification** is provided and addressed humidity loads in incoming outside air.	3	4	12	Generally appears to be true (for operating equipment).
Plumbing Design					
6.12	**Water Supply Pressure** is adequate to allow for operation of plumbing fixtures.	5	5	25	Appears to be true.
6.13	Appropriate **backflow preventer** is provided at connection to city water supply.	5	4	20	Yes. A single reduced pressure zone type backflow preventer is installed. A double RPZ is preferred to offer redundancy and lower pressure drop.
6.14	**Domestic hot-water systems** are within equipment operational capacity.	5	5	25	Appears to be true.
6.15	Domestic **hot-water recirculating systems** allow for hot-water at fixtures within a reasonable amount of time.	3	4	12	Hot water was a little slow, but was present at tested outlets.
6.16	**Sanitary sewer systems** are sized and sloped to allow for proper drainage.	5	2	10	Appears acceptable for most of the building, but it appears likely that there could be a sanitary break below the Boiler Room - this should be addressed as soon as possible.
6.17	Appropriately sized **grease interceptors** are provided for facilities with food service.	3	4	12	2,000 gallon grease interceptor added in approximately 2002 - reference to 5,000 gallon interceptor on spreadsheet from district, but unit not located on drawings
6.18	**Roof drainage** systems are sized appropriately and overflow drainage systems are installed.	5	2	10	Typically no overflow drains - some areas have no parapet, but northeast section of building does have parapet and multiple roof drains appear to be partially plugged.
6.19	**Restroom fixtures** are in good condition and comply with current DMPS standards.	3	4	12	Appear to be in good condition - automatic flush valves and automatic faucets. Faucets are not metered.
Maintainability					
6.20	Equipment is provided with **adequate service clearance** to allow for regular maintenance	3	5	15	Generally appears to be true.

MP | Mechanical & Plumbing

ASSESSOR: Corey Metzger

		Weight Factor	Rating	Points	Comments
6.21	AHUs and chiller are provided with **coil pull space.**	2	5	10	Yes.
6.22	**Filter** sizes are standard and filter types are standard.	2	4	8	Reasonable number of filter sizes/types (RTUs, AHUs, Heat Pumps).
6.23	**Equipment mounting heights** are reasonable.	3	5	15	Generally appears to be true.
6.24	**Floor surfaces** throughout the mechanical room are non-slip and are dry.	2	0	0	Significant water observed on floor - appears as though at least some of water may be sewage - this should be reviewed as soon as possible.
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	Generally appears to be true.
6.26	Appropriate means are provided for **airflow and water balancing.**	3	5	15	Generally appears to be true.
6.27	**Hose Bibbs** located in proximity to **outdoor condensers and condensing units**. Is cottonwood an issue at this location?	2	1	2	Wall hydrants located at grade. Most of the building is two story. Mature trees in the area and significant roof-mounted equipment.
6.28	**Fall protection** is provided for equipment within 15 ft of roof edge as per OSHA standard 1910.28(b).	2	3	6	No fall protection observed - most equipment is not close to roof edges, two RTUs above auditorium are close to high roof edge.
6.29	**Building devices are on DDC controls** and fully visible through Building Automation System. No pneumatic controls remain.	4	3	12	Generally true. A few controllers observed appear to be from previous generations. Pneumatic controls in Annex addition area.
Occupant Safety					
6.30	**Backflow prevention** is provided at all **cross-connections** to non-potable water.	5	5	25	Appears to be true.

MP | Mechanical & Plumbing

ASSESSOR: Corey Metzger

		Weight Factor	Rating	Points	Comments
6.31	Building is fully **sprinklered.**	5	5	25	Yes.
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	Master mixing valve serves building.
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	Yes.
6.35	**Refrigeration evacuation systems** are provided in rooms with chillers.	5	N/A	0	N/A.
6.36	**Carbon Monoxide monitoring** and alarming is provided for areas with gas-fired equipment.	5	5	25	Yes.
	TOTAL			522	

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 1500kVA, 480/277V transformer.
7.2	**Transformer** has adequate clearance from non-combustible building components, paths of egress, etc. 10' clear working area in front of doors.	5	5	25	
7.3	**The MDP environment** is safe, has adequate clearances and exiting.	3	4	12	Light equipment stored in service area (filters). (-1 point)
7.4	The **MDP** appears serviceable.	4	4	16	MDP consists of Eaton Cutler-Hammer Pow-R-Line C switchboard rated at 3000A with 3000A MCB. Installed in 2002. Unit is very dirty. (-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	4	16	56 spaces total, 19 are spaces and 1 spare breaker are available for expansion (~33%). (-1 point for less than 50% spare capacity)
7.7	The Distribution Panel **environment is safe**, has adequate clearances and exiting.	4	1	4	Lunchroom tables stored in front of original MDP, very difficult to access equipment.
7.8	The Distribution Panel appears **serviceable.**	4	0	0	Original building MDP is two sections of Kinney distribution panels. Kinney is not a supported manufacturer, and aftermarket parts are not available. Several positions are open and have exposed bus. Large pull box above western panel has no cover and original RW conductors are in poor condition.
7.9	The Distribution Panel is **maintainable.**	4	0	0	Replacement parts are not available for defunct Kinney and Westinghouse components.
7.10	The Distribution Panel will support **future expansion.**	4	0	0	10% capacity remaining in spaces and spares, but breakers are not available for expansion.

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	2	4	Of 34 panels present, all panels existing prior to the 2002 renovation should be evaluated for replacement, 12 noted on plans. Existing panels are Kinney or Westinghouse make and are no longer supported, as well as being in very poor condition. Existing wiring is in need of replacement.
7.12	Building has adequate and appropriately located, **safe exterior power** to allow for regular maintenance activities.	1	3	3	Exterior receptacles present, but in need of cover replacement.
7.13	Building has adequate **exterior lighting** to promote safety and security of the property.	5	3	15	North and south sides of building dark. East side by Doors 3&4 are dark. Light inoperative by Door 5.
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	Room is very cramped and is a hub for fiber distribution to other buildings in the district. Recommend increasing size of MDF if possible. Slack in FO cabling not supported.
7.15	MDF Equipment Racks have adequate space for **future growth.**	4	4	16	Two racks present in MDF, 25% spare capacity.
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	Building MDF supported by natural gas generator and 10kVA Vertiv Liebert EXS UPS.
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	3	3	Due to small size of room, no room is available for panel in MDF. Panel is secured in adjacent mechanical space. Capacity on panel is adequate.
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	IDFs connected with OM3 multi-mode fiber optic cable.

E | Electrical

ASSESSOR: David Carlson

		Weight Factor	Rating	Points	Comments
7.21	MDF has adequate **grounding busbar capacity.**	2	3	6	Grounding busbar has all required connections, but telecom rooms are daisy-chained together rather than having individual 'home-run' connections back to the main building ground bus. Connecting wiring is too small according to current standards.
7.22	Building is equipped with an **addressable fire alarm system.**	5	5	25	
7.23	Building is equipped with an **access control system.**	5	1	5	4/32=13%
7.24	Building is equipped with a **CCTV system.**	5	4	20	Cameras do not cover all areas of south parking area. Relocate or add another camera to ensure lot is observable.
7.25	Building is equipped with an **intercom system.**	4	5	20	
7.26	Building is equipped with a **master clock system.**	4	4	16	Simplex time clock system does not match current DMPS standard programming (Primex Wireless).
	TOTAL			299	

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	3	6	The door operator is obsolete. Replacement parts are becoming hard to obtain. Electronic repair services are still available.
8.8	**Finishes** are adequate and maintainable.	1	3	3	
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			59	

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

Panic Hardware Repairs	Repair northwest door hardware of Gym 119. The keyed leaf does not release from the interior exit device which appears locked or jammed.
Remove Vision Obstruction	Classroom 141 has a duct tape cardboard piece over the window. For safety of students and staff this should be removed.
Exterior Door Security/Hardware	Door 18 (south exit from west wing) does not consistently relatch. Unmarked door from Room 103 does not consistently relatch. Replace lockset on roof access door. Strike not consistently releasing during unlock at time of visit.
Roof Fascia and Membrane Repairs	(NOTE: This issue was discussed with custodial staff at time of visit. It is believed that this will have been addressed by time of report release.) Roof edge fascia along south wall of Roof G (Auditorium) disconnected from retainer clips and lifted upward to expose top of metal wall panels. (Approx. 40 LF). TPO roofing membrane along this edge not fully adhered. Large areas (approx. 800 SF and 120 SF) of membrane billowing. Re-adhere roofing membrane and re-install fascia.
Roof Repairs	Abandoned pipe at NW side of Roof F broken approx. 18" above roof. Cut and cap. Fully adhere PVC roof membrane along south edge of Roof A, at south edge of Roof D (SW corner and south edge near Roof F intersection), (south exit from west wing), and at south edge of Roof F. Some billowing of membrane observed at these locations. Roofing professional should fully inspect all PVC roof areas to confirm additional repair/re-adhesion needs.
Downspout Repairs	Repair damaged downspout east of Entry 1 (Main Entry).

Window Gasket Repair	Repair/replace glazing gasket at sill of aluminum window in Classroom 007. (3 LF)
Door Hardware Repair	Provide new sweep for Entry 4 and replace damaged frame stop at Entry 19.
Patch Stairs	Patch the cracked stair to prevent further deterioration. For location, refer to the civil site plan exhibit found in the appendix of this report.
Replace Intake Grate	Replace the damaged grate of the intake. For location, refer to the civil site plan exhibit found in the appendix of this report.
Cover Roof Drain Collection Line	Add soil over the exposed PVC pipe connecting all of the roof drains. For location, refer to the civil site plan exhibit found in the appendix of this report.
Investigate Sewer Smells in Boiler Room	Strong sewer smell and water is present in Boiler Rm. Suspect a broken line. Strong smell could be related to the grease trap discharging into the sanitary riser at the west end of the room. Scope sewer lines to find issues prior to replacement or repairs. See additional project information under studies.
Filter Replacement	Filters throughout the building need to be replaced. Dust and collected dirt is visible in most areas through the supply grilles.
Clean Roof Drains	Remove debris from roof drain strainers at all roof drains.
Exterior Receptacle Repair	Replace broken weatherproof covers on exterior receptacles, 2 noted. More may be present.
Exterior Lighting Repairs	Repair inoperative light at Door 5.

1 - 2 Year Priority

		Project Costs
Casework Replacement	Replace countertop and cabinets below in several classrooms showing significant wear. Approximately 265 LF of casework should be replaced. This project could be combined with the following for efficiencies in costs.	$350,000
Casework Installation	Install casework in select classrooms where countertops and base cabinets were not originally installed for teacher storage. Approximately 19 classrooms and approximately 400 Lf of countertop and base cabinets. No plumbing is included in the project costs.	$510,000
Ceiling tile replacement	*First fix the leaking and change filters regularly. Replace ceiling tiles that are damaged or water stained approximately 5,000 SF of ceiling tiles.	$85,000
Exterior Door Improvements	Remove and replace the following rusted/damaged steel doors and frames: Unmarked double door at Room 117, and double door + sidelights at Entry 18. Remove surface rust and repaint existing steel doors/frames and paint replacement units. ((10) single units, and (11) double units.)	$60,000
Lintel Painting	Repaint replaced and existing exposed steel lintels at north and east walls of original building. (325 LF) Refer to associated Structural Project (below) for replacement of damaged steel lintels at these locations.	$10,000
Roof Replacement	Remove modified bitumen roofing and install new PVC roofing on Areas K, L, M, and N (26,500 SF on 4 roof levels). Remove (7) 2'x2' and (2) 4'x4' roof curbs and patch roof deck at Roofs M and L. See appendix for roof identification plan.	$640,000
Roof Access Improvements	Provide locking gate at base of interior ships ladder (at side stage of Auditorium) to prevent student access to mechanical mezzanine/roof access door. Provide guardrails (or tie offs) at each side of link between Roofs A and D. ((2) @ 24 LF each.) Provide guard rail (or tie offs) at south edge of Roof F for rooftop equipment service. (10 LF.) Provide guard rail (or tie offs) at east edge of Roof G. (20 LF.) Remove and relocate ladder between Roofs M and L northward to provide unobstructed access--current position is impacted by exhaust vent. (14 VLF ladder.)	$45,000

Exterior Sealant Replacement	Reseal windows and masonry joints. Remove and reinstall joint sealant at perimeter of most windows and at masonry soft joints (1,400 LF) and at precast panel soft joints. (1,030 LF.)	$45,000
EIFS Repairs	Repair/refinish damaged EIFS panels at various locations (270 SF) and remove/replace perimeter sealant of all EIFS panels. (500 LF)	$14,000
Pavement Replacement	Remove and replace 384 SY of asphalt across site. For locations, refer to the civil site plan exhibit found in the appendix of this report.	$50,000
Sidewalk Repairs	Repair damaged sidewalks across the site. Approximately 39 SY. For locations, refer to civil site plan exhibit found in the appendix of this report.	$11,000
Rusted Column Base Repairs	Add extension to concrete pier below column. Clean and remove rust off columns and prep. with rust preventative primer. Drill and epoxy (4) new #5 x 3'-0" dowels into pier below, and use (5) #3 new pier ties. Encase columns in 18" x 18" x 2'-6" concrete pier. Add (2) L4x4x3/8x0'-8" angles to bottom flanges of column and anchor to pier with (4) - 3/8"Øx4" screw anchors. (Repeat repair for other column)	$11,000
Repair Stair Stringer Base	Cut off bottom section of stringer (approx. 2"). Add new galvanized L4x4x3/8x0'-6" angle welded to stringer and bolted to slab with (2) - 1/2"Ø x 4" screw anchors. Repeat this procedure for other stair stringer in room 125.	$9,000
Lintel Repair	Remove and replace bottom plate of WF ribbon window lintels. Plate replacement shall be galvanized PL3/8X11.5". Total lineal feet of plate replacement is 53 feet at the north window elevation, and 22 feet at the kitchen window elevation.	$25,000
Stoop Installation	Provide 5'x5' structural stoop at Entries #9 (Classroom 102), #20 (Media Center 278) and #21. (Media Center 278)	$12,000
Replace Heat Pumps	Replace heat pumps. Consider two speed units to provide better dehumidification and match load.	$2,800,000

Replace ERVs	Replace existing ERVs with new DOAS units that include ERV, gas heat and dehumidification capability.	$1,700,000
Replace RTUs serving Gym and Auditorium	Replace existing RTUs serving Gym and Auditorium with new units that include ERV, gas heat, DX cooling and hot-gas reheat for dehumidification	$1,300,000
Replace geothermal loop pumps	Replace geothermal loop water pumps.	$130,000
Secondary Roof Drainage Installation	Add secondary roof drainage for all drains. (8) overflow roof drains at Roofs K, L, and M. Recommend this work occurs in conjunction with associated reroofing project.	$110,000
Hose Bibb Installation	Add Hose Bibb on wall of Mezzanine above the Auditorium for better access for cleaning roof equipment. . as part of HVAC Retrofit if condensers remain at roof.	$12,000
Panel Replacement	Replace all existing Kinney and Westinghouse panelboards and feeders. Estimate covers 12 panels with 100' lengths of 150A rated conductors utilizing existing conduit pathways.	$200,000
Distribution Panel Replacement	Existing original MDP feeding existing panels should be replaced with new distribution panel and wiring. Provide equivalent 800A distribution panelboard with new conductors from local transformer to refeed existing panels.	$65,000
Exterior Lighting Installation	Add building mounted perimeter lighting at north and south sides, and at NE corner near doors 3 & 4.	$20,000
CCTV Camera Installation	Add or relocate camera to ensure all of south parking area is observable.	$11,000
Elevator Door Operator Upgrades	The door operator is recommended to be upgraded.	$45,000

Total 1-2 Year Project Costs: $8,270,000.00

3 - 4 Year Priority

		Project Costs
Floor Replacement	Corridor and classroom VCT is showing significant wear and damage in the east wing on the building. Approximately 28,000 SF should be replaced with resilient, cleanable flooring, such as LVT.	$270,000
Interior Door Refinish	Frames all need repainted at classrooms and high traffic areas. Approximately 45 single door frames and approximately (3) 3'-0" door leaves to be repainted.	$25,000
Canopy and Wall Refinish	Repaint plaster soffit of canopy at Entry 10 (275 SF). Repaint concrete canopy at Entry 18 (85 SF). Repaint plaster wall west of Entry 17. (360 SF)	$9,000
Roof Ladder Refinish	Repaint (4) existing roof ladders: (2) @ 10 VLF, (1) @ 12 VLF, and (1) @ 14 VLF.	$8,000
Pavement Replacement	Remove and replace 250 SY of asphalt. For location, refer to the civil site plan exhibit found in the appendix of this report.	$40,000
Sidewalk Repairs	Repair 175 SY of damaged sidewalks across the site and add a rock base under the 136 SY experiencing subsurface moisture issues. For locations, refer to civil site plan exhibit found in the appendix of this report.	$40,000
Fence Replacement	Remove and replace 95 LF of 6' chain link fence. For location, refer to the civil site plan exhibit found in the appendix of this report.	$13,000
Repair Spalled Concrete at South Exterior Stair/Stoop	Remove additional concrete around base of railing post base. Clean rusted post base and prep with rust prohibitive primer. Drill and epoxy (4) #3 x 1'-0" bent bars into spalled corner of concrete. Patch repair with new concrete. Estimate 8" x 8" x 8" concrete patch.	$7,000

Loading Dock Replacements	Replace loading dock ramp slab on grade. 5" thick concrete slab on grade & 8" thick x 2'-6" tall wall. Provide #3 epoxy coated bars @ 12" o.c. each way in the slab and #4 epoxy coated bars @ 12" o.c. each way in the wall. Ramps slab is 30' long by 11' wide. Replace concrete loading dock stairs. Stairs are 2'-9" long by 4'-0" wide. Base slab thickness of stairs shall be 5" thick. #3 epoxy coated bars @ 12" o.c. each way in the base slab. (3) #4 x 3'-9" epoxy coated nosing bars. 6" thick concrete slab on grade (41' x 12'). Provide #4 epoxy coated bars @ 9" o.c. each way. Provide 37 ft. long galvanized L4x4x1/4 embed angle with 1/2"Ø x 4" headed studs @ 12" o.c.	$80,000
Telecom Grounding	Provide home-run connections from MDF and each IDF to main building grounding bus.	$20,000
	Total 3-4 Year Project Costs:	**$512,000.00**

5 - 10 Year Priority

		Project Costs
Door Hardware Replacement	Door hardware, in the western classroom wing especially, is difficult to lock/unlock. Key is often getting stuck within the hardware. Current classroom hardware varies throughout the building, but does meet intruder lockset minimum requirements. Replacement is recommended to improve the use and upgrade the system to meet updated safety and security requirements. Approximately 42 classroom door hardware sets.	$120,000
Blind Replacement	Window blinds are showing damage in select classroom areas. Replace most damaged blinds with new. Approximately 15 classrooms with a total of approximately 215 LF.	$30,000
Roofing Replacement	Remove PVC roofing system and install new PVC roofing on Roofs A through J. (59,500 SF on 4 roof levels.) Remove 10'x10' capped roof curb and patch roof deck at Roof F. See appendix for roof identification plan.	$1,900,000
Pavement Replacement	Remove and replace 2,075 SY of asphalt and 878 SY of PCC. For locations, refer to the civil site plan exhibit found in the appendix of this report.	$520,000
Sidewalk Repairs	Repair damaged sidewalks across the site. Approximately 351 SY. For locations, refer to civil site plan exhibit found in the appendix of this report.	$80,000

Fence Replacement	Remove and replace 68 LF of 6' chain link fence and 179 LF of 12' chain link fence. For location, refer to the civil site plan exhibit found in the appendix of this report.	$50,000
Stair Replacement	Remove and replace deteriorated stairs. For location, refer to civil site plan exhibit found in the appendix of this report.	$35,000
Playground Pavement Replacement	Take out and restore deteriorated playground asphalt. Approximately 351 SY. For locations, refer to civil site plan exhibit found in the appendix of this report.	$65,000
Concrete Steps Replacement	Replace the steps and stoop cap of the main entrance. With of stairs is 23'-0" and 8'-6" deep and 5" thick slab. Provide epoxy coated #4 bars @ 9" o.c. each way for the base of the slab mat. Provide (2) #4 x 23' epoxy coated nosing bars.	$35,000
	Total 5-10 Year Project Costs:	**$2,835,000.00**

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
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
Drainage Study	The west side of the school has an area draining towards the building and is experiencing erosion on the hillside. A study is need to determine how to economically alleviate the issue.	$2,000
Remediate Sewer Smells in Boiler Room	Strong sewer smells in Boiler Room. See Short Term Maintenance for Scoping of Sewer Lines. Project shown here as cost estimate is rough-order of magnitude at this point as repair scope is unknown. Should be addressed immediately.	$3,000
	Total Study Design Service Fees	**$12,500**

APPENDIX

5+ YEAR REPLACEMENT

3-4 YEAR REPLACEMENT

1-2 YEAR REPLACEMENT

NORTH

GRAPHIC SCALE

120 0 60 120 240

bbs ARCHITECTS ENGINEERS

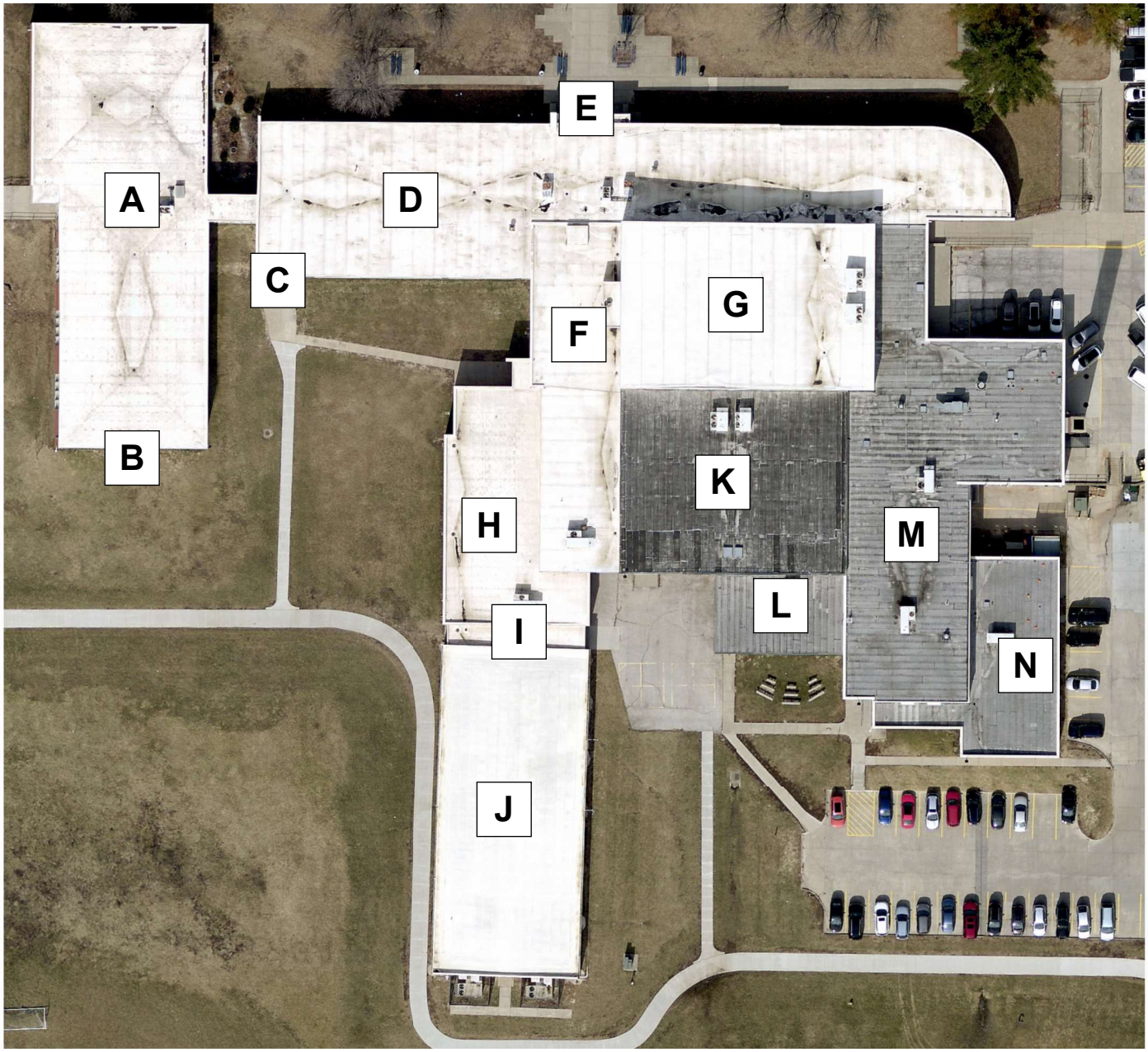
BISHOP ENGINEERING +

WEEKS MIDDLE SCHOOL

EXHIBIT

PROJECT # 230286-48

DATE 2/16/2024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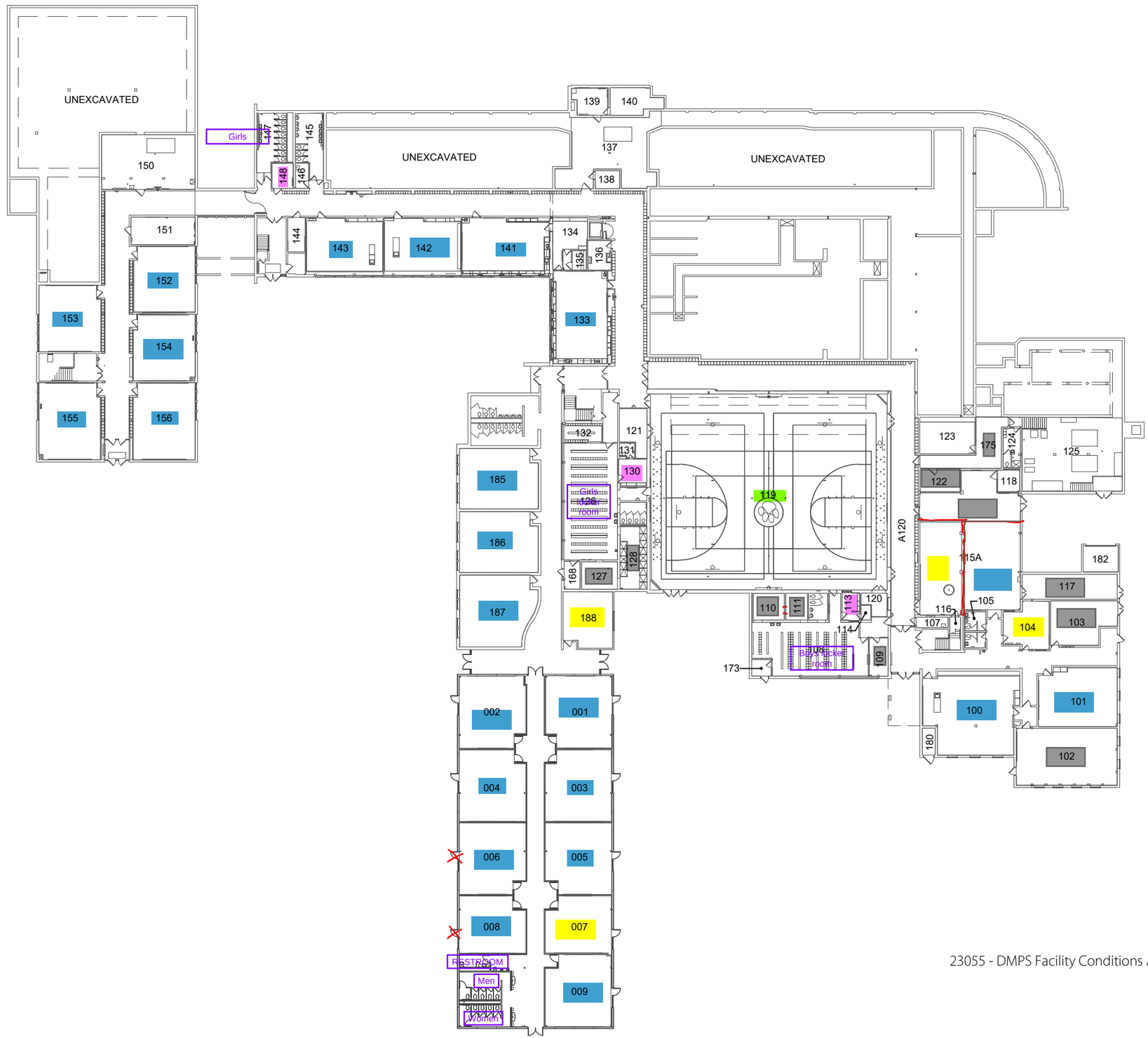
WEEKS MIDDLE SCHOOL

901 E PARK AVE
DES MOINES, IOWA 50315

GROUND FLOOR

NORTH



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

bbs
ARCHITECTS
ENGINEERS

23055 - DMPS Facility Conditions Assessment

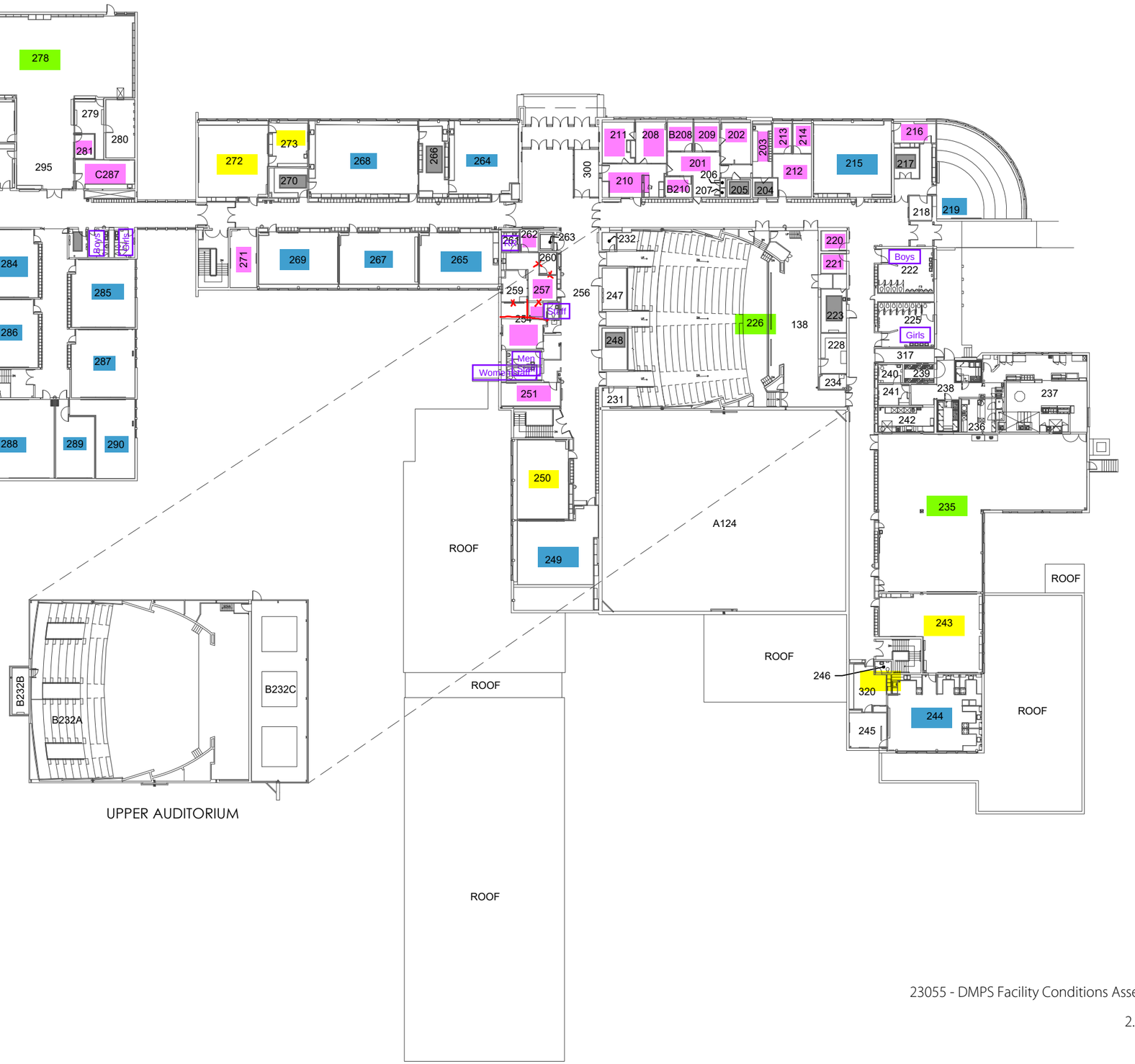
2.12.2024

WEEKS MIDDLE SCHOOL

901 E PARK AVE
DES MOINES, IOWA 50315

FIRST FLOOR

NORTH



UPPER AUDITORIUM

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

bbs ARCHITECTS ENGINEERS

23055 - DMPS Facility Conditions Assessment

2.12.2024