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DMPS FACILITY ASSESSMENT | WOODLAWN EARLY CHILDHOOD CENTER

1.24.2024

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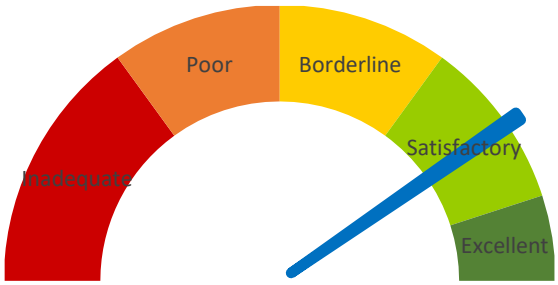


REPORT ORGANIZATION

EXECUTIVE BUILDING SUMMARY

Woodlawn Early Childhood Center's on-site facility conditions assessment was conducted on January 24, 2024 and included visual conditions assessment from professionals covering interior architecture, exterior building envelope, the property's grounds (site), structural condition, mechanical (HVAC/Plumbing) systems, electrical systems (power, exterior lighting, interior lighting, fire alarm, and general IT), and the elevator conditions.

A few of the short term maintenance identified for Woodlawn Early Childhood Center are: toddler lock removal, wall repairs, exterior latch repairs, gutter cleaning and sealant, roof decking repairs, and dedicated outdoor air system (DOAS) maintenance and repairs. There was also an ongoing water leak within this school that appeared to be in progress of repair. Completing this repair and replacing any water damaged finishes should be a top maintenance priority.

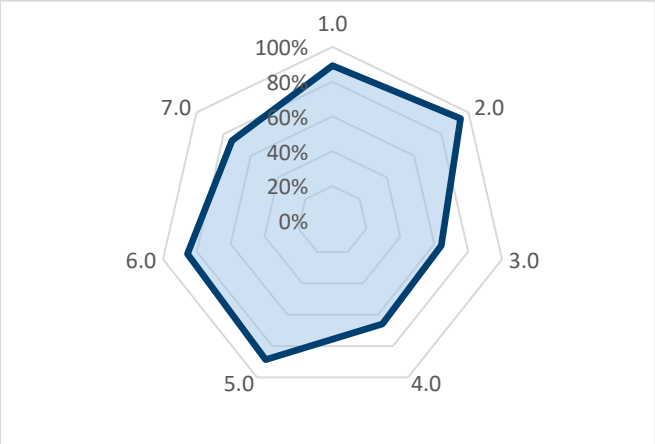
A summary of the recommended projects for Woodlawn Early Childhood Center to be completed in the next 1-2 years are as follows:

- Acoustic Installation
- Exterior door and wall repairs
- Site Improvements
- Loading Dock Concrete Repairs
- Stoop Repairs
- Railing Concrete Repairs

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	130	116	2.00	260	232	89%	Satisfactory
2.0	Environment for Education	345	325	0.60	207	195	94%	Satisfactory
3.0	Exterior Envelope	95	61	3.00	285	183	64%	Borderline
4.0	School Site	100	66	1.50	150	99	66%	Borderline
5.0	Structural Conditions	150	133	1.30	195	173	89%	Satisfactory
6.0	Mechanical Systems	660	565	0.80	528	452	86%	Excellent
7.0	Electrical Systems	450	333	0.75	338	250	74%	Satisfactory
Total					**1,963**	**1,584**	**81%**	**Satisfactory**

SCHOOL NAME 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 Woodlawn Early Childhood Center scored a building health rating of 81% 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. Woodlawn Early Childhood Center is within this positive range. Improvements to the exterior envelope and the school site would make the largest impact in increasing the score to "Excellent".

Building Data Record

Building Name: **Woodlawn Early Childhood Center**

Date: **01.24.2024**

Address: **4000 Lower Beaver Rd**
Des Moines, IA

High School Feeder System: **N/A**

Building SF: **46,548 SF**

Site Acreage: **5.21 Acres**

Date(s) of Construction: **1953, 1956, 2011 (renovation)**

Date(s) of Roof Replacement: **2000, 2018**

Current/Scheduled Projects: **Replace pavement**
Roofing

Existing Building Data:

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

Site Items:

- [x] 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
- [ ] Metal
- [ ] Wood
- [ ] Other

Floor/Roof Structure:

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

Long Span Metal Roof Deck

A | Architectural, Programming

ASSESSOR: Kaela Shoemaker

1.0 Educational Adequacy

		Weight Factor	Rating	Points	Comments
General					
1.1	**Floor materials** are appropriate for space type.	2	4	8	Office 117 is used for food storage and transfer to classrooms. This office has carpet, in good condition, but may be better as hard surface flooring. Recommended to change flooring type based on use as part of a larger flooring project in the future.
Elective/Secondary Classroom					
1.2	**Gymnasium** is adequate for providing physical education programming.	2	3	6	Ceiling acoustic panels were present but for noise levels, inadequate.
1.3	**Cafeteria** has adequate space, furniture, and acoustics for efficient lunch use.	2	N/A	0	There is a small "kitchen" and an office space dedicated to holding food that has been delivered for lunches. Food is eaten in the classrooms.
1.4	**Music room** is adequate for providing introductory music instruction.	2	N/A	0	
1.5	**Art room** has sufficient accommodations for program.	2	N/A	0	
1.6	**Library/Resource/Media Center** provides appropriate and attractive space.	1	N/A	0	
Core Classroom					
1.7	Classroom space permits arrangements for **small group activity.**	3	5	15	
1.8	**Student storage space** is adequate.	2	5	10	
1.9	**Teacher storage space** is adequate.	3	5	15	Several offices, smaller storage closets, and space within classrooms for storage.
1.10	Classroom **acoustical treatment** of ceiling, walls, and floors provide effective sound control.	3	5	15	

A | Architectural, Programming

ASSESSOR: Kaela Shoemaker

		Weight Factor	Rating	Points	Comments
1.11	**Classroom power and data receptacles** are located to support current classroom instruction.	4	4	16	Office 135 has data cord running across the office floor as well as several power strips that may cause minor tripping hazards. Training room 99 had power whip cords against the wall to be used for different room arrangements. These could cause tripping hazards depending on how the room is arranged.
1.12	Educational **technology** supports instruction.	4	4	16	Wireless Access points for WI-FI were not observed in many areas throughout the building. Classroom technology and function seemed adequate.
Administration					
1.13	**Conference/Private meeting rooms** are adequate for large and small meetings.	1	5	5	
1.14	**Main office** has a check-in and waiting area.	2	5	10	
	TOTAL			116	

A | Architectural, Interior

ASSESSOR: Kaela shoemaker

2.0 Environment for Education

Design

		Weight Factor	Rating	Points	Comments
2.1	**Traffic flow** is aided by appropriate foyers and corridors.	1	5	5	
2.2	Communication among students is enhanced by **common areas.**	1	N/A	0	
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	4	4	Classroom furniture appears in good condition. Staff furniture in offices appear dated with minor surface damages throughout. Overall functioning.
2.6	**Color schemes**, building materials, and decor are **engaging and unify** the school character.	2	3	6	Corridors have some color and character with existing lockers, however the classrooms and offices are all painted while walls. Classroom signage with pictures could be further enhanced with wall color.
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: Kaela shoemaker

		Weight Factor	Rating	Points	Comments
2.11	**Main office** is visually connected to the entry and is welcoming to students, staff, and guests.	2	5	10	
2.12	**Break room** is adequately sized and furnished for proper use.	1	5	5	
2.13	**Mother's room** is a separate designated space properly furnished.	1	4	4	There is no sink within the mothers room. Staff safe space/ mental health room is within the teacher workspace and is currently closed due to a water leak.
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	3	3	Some classrooms have newer act ceilings, most staff offices have adhered ceiling tiles. These adhered tiles are showing wear and in several rooms there are minor water stains.
2.16	**Walls** throughout the building – including services areas – are easily cleaned and resistant to stain.	1	4	4	Many of the classroom interior walls are gypsum board and are starting to show minor surface damage. Room 114 has significant wall damage behind student cots. Area of damage is approximately 2 SF.
2.17	**Built-in casework** is designed and constructed for ease of maintenance.	1	3	3	Countertops in staff offices to the north are starting to delaminate. Countertops in the classrooms need some minor sealant repairs. Wood casework appears dated and slightly worn but generally functional and in acceptable condition.
2.18	**Doors** are either solid core wood or hollow metal with a hollow metal frame and well maintained.	3	4	12	Wood doors are showing minor surface damage in a few classrooms.
2.19	**Facility doors** are keyed to standardized master keying system.	3	5	15	
2.20	**Restroom partitions** are securely mounted and of durable finish.	2	5	10	

A | Architectural, Interior

ASSESSOR: Kaela shoemaker

		Weight Factor	Rating	Points	Comments
2.21	**Adequate electrical outlets** are located to permit routine cleaning in corridors and large spaces.	1	5	5	
Occupant Safety					
2.22	Classroom doors are **recessed and open outward.**	4	5	20	
2.23	Door hardware (into classrooms or any occupied rooms off of corridors) include **intruder classroom locksets.**	3	3	9	Most all classrooms have a safety toddler lock on the door handle, many of which were "open". This is not compliant with Des Moines' life safety egress codes.
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	A few classrooms had open cloth curtain at the vision lite.
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	N/A	0	
2.30	**Stairs (interior and exterior)** are well maintained and in good condition meeting current safety requirements.	5	5	25	There is a single short transfer stair to the classroom wing.

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			325	

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	3	9	Roofs A, B, and C replaced in 2022. Roofs E-H are standing seam. Roof D is modified bitumen nearing end of service life. Known leaks in Roofs D and E (roofing contractor on site during assessment visit.) See appendix for roof identification plan.
3.3	**Roof access** is safe for all roofs.	3	2	6	Building does NOT have a roof hatch. All access via an extension ladder from grade. Provide ladder dock at west wing to allow for required access to rooftop equipment. Provide ladder between roofs D and E for servicing equipment on E. Recommend ladders between E and H and between E and G.
3.4	Exterior **window sealant** is fully intact without cracks or gaps.	3	4	12	Sealant appears to be sound. Anticipate maintenance replacement in 5+ years.
3.5	**Glazing** is low-e coated, insulated, and overall in good condition.	1	4	4	Tinted insulating glass is in place.
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 issues noted.
3.7	**Exterior doors** are of durable material requiring minimum maintenance.	2	3	6	All doors are hollow metal or fiberglass-faced. Main entry doors installed in original wood frame. Good condition, but monitor for replacement. All steel doors and frames should be repainted.
3.8	**Exterior walls** are of material and finish requiring little maintenance,	1	3	3	Primary wall material is brick with metal panel cornice/gutters or wood soffits. Some repointing of brick will be required. The wood soffits of the original building (portion of west wing) should be replaced. Sealant joints in masonry walls and in stone cap of entry planter box should be replaced.
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	(1) Door does not consistently latch: Entry #2. (4) Entries have card readers and position switches. (5) Entries have keyed locksets. (4) of those sets have confirmed position switches. All doors (except three service entries at NE corner of building) have exterior identification signage.
	TOTAL			64	

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 was mostly flat, one hole to fill in by one of the north parking lot flumes.
4.2	**Parking areas** are in good condition.	5	3	15	The north lot parking area was in good condition. The south parking lot asphalt is in need of replacement with some sizable potholes and cracks throughout the pavement.
4.3	**Drive areas** are in good condition.	3	4	12	A couple of panels in the north drive area need replaced. The accesses into the south parking lot need replacement along with the drive area asphalt in the parking lot.
4.4	**Sufficient on-site, solid surface parking** is provided for faculty, staff, and community.	1	3	3	DMPS states there is enough staff parking for day to day but that there is no event parking.
4.5	**Sidewalks** around the facility are in good **condition.**	1	3	3	Most of the east side sidewalk needs replaced, isolated sections across site also need replacement but not as urgently as the east side.
4.6	**Sidewalks are located** in appropriate areas with adequate building access.	1	5	5	All doors have sidewalk access and site was to move across by sidewalk.
4.7	**Hard surface** playground surfaces are in good condition.	3	2	6	The walk track was cracking throughout, the asphalt to the west of the school was in poor condition, and the basketball area pavement will also need replacement.
4.8	**Fencing** around the site is in good condition.	1	5	5	No fencing issues were observed.
4.9	**Trash enclosure** is in good condition.	1	4	4	A couple of the fence slates need replacement, but the pavement and gate were both in good condition.
4.10	**Utilities** are in newly constructed conditions and placed in suitable locations.	1	4	4	One of the flume intakes sites above grade and should be lowered to prevent water from ponding in the area. All other site utilities in good condition.

ASSESSOR: Jack Gorman Joel Jackson

		Weight Factor	Rating	Points	Comments
4.11	**Site has sufficient room** for both building and parking expansion.	1	3	3	There is some space to the north of the building for parking or building expansion at the cost of losing some of the open space play area.
4.12	Site has **onsite bus and parent pickup** up with adequate length, good separation and general good site circulation.	1	2	2	Buses use the east side on the street and parents use the south drive for drop off. DMPS states there are some issues between buses and parents during pick up due to parents stacking up before dismissal, and parents overflow west into the street from the south drive.
	TOTAL			66	

S | Structural

ASSESSOR: Tyler Scott, P.E.

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	South stoop outside room 120A has an existing patch repair that is failing.
Slab on Grade					
5.5	**Slabs on grade** do not appear to have any cracks	1	4	4	The slab on grade does have cracking, however, cracking is well within acceptable standards and is not causing issues with the use of the building.
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	4	8	The west elevation of the building did have some minor areas brick veneer that was spalling and mortar joints with some minor cracking.
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: Tyler Scott, P.E.

		Weight Factor	Rating	Points	Comments
Interior Walls					
5.11	**Interior walls** appear to be in good condition.	1	5	5	
Floor Framing (Elevated)					
5.12	**Floor framing** appears to be in good condition.	3	5	15	
5.13	Floor framing appears to meet the **code requirements.**	3	5	15	
Roof Framing					
5.14	**Roof framing** appears to be in good condition.	3	4	12	In mechanical room 91 openings cut in the deck have compromised too many ribs of the roof deck. Reinforcements will be required. In room 110 there was a severe roof leak with multiple buckets set up to catch water. Observations in this area did not indicate any structural issues with the roof structure.
Miscellaneous					
5.15	**Retaining walls** appear to be in good condition.	1	N/A	0	
5.16	**Canopies** appear to be in good condition.	1	5	5	
5.17	**Loading dock concrete** appears to be in good condition.	2	3	6	The current loading dock is functional, however, the leading edge angle is severely rusted and one corner of the dock has spalled concrete. The spalled corner of concrete has left the embedded angle exposed and is currently a tripping hazard.
5.18	**Mechanical screening** appears to be in good condition.	2	5	10	
5.19	**Stairs** appear to be in good condition.	1	5	5	
5.20	**Stair railings** appear to be in good condition.	1	4	4	The exterior ramp railing at the west entrance of the building has spalled and/or cracked concrete at 3 of the railing bases.

S | Structural

ASSESSOR: Tyler Scott, P.E.

		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	There is no designated hardened area within the building. A study will need to be conducted to determine if adding a hardened space to the building will be feasible.
5.23	The hardened area appears consistent with the **ICC 2018 code.**	1	N/A	0	
	TOTAL			133	

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	2	10	Total OA provided by ERVs to classrooms is 70-80% off what is required. See note below regarding operation of existing ERV units.
6.4	**Ventilation** is provided during occupied hours.	5	3	15	One ERV unit not operation at the time of site visit.
6.5	**Outdoor air intake locations** are appropriate.	4	4	16	ERV-1 is roof mounted. Intake and exhaust are in proximity to one another.
6.6	Appropriate **levels of exhaust** are provided for areas requiring this such as restrooms, janitor's closets and locker rooms.	5	5	25	
6.7	**Building pressurization.** The design takes into account the balance between ventilation and exhaust air	2	4	8	Exhaust fans operating without ERV unit operational at the time of site visit.
6.8	**Major HVAC Equipment** appears to be within it's acceptable **service life.**	5	3	15	All equipment 14 years old and in need of replacement due to age.
6.9	**Cooling loads** are within equipment operational capacity.	5	4	20	Gym needs cooling added to make building fully conditioned.
6.10	**Heating loads** are within equipment operations capacity.	5	4	20	Geothermal wellfield has a back-up boiler. Boiler is a standard efficiency unit operating with 65 degF inlet water. This condition will cause it to have limited life due to corrosive condensate in heat exchanger.

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	3	9	DOAS units are provided with dehumidification, however, it appears they may not be able to operate reliably to provide dehumidification.
Plumbing Design					
6.12	**Water Supply Pressure** is adequate to allow for operation of plumbing fixtures.	5	5	25	
6.13	Appropriate **backflow preventer** is provided at connection to city water supply.	5	4	20	Backflow preventer is a single RPZ unit. Two parallel units would allow for some redundancy and allow for testing without disrupting domestic water supply to buildings.
6.14	**Domestic hot-water systems** are within equipment operational capacity.	5	5	25	
6.15	Domestic **hot-water recirculating systems** allow for hot-water at fixtures within a reasonable amount of time.	3	5	15	
6.16	**Sanitary sewer systems** are sized and sloped to allow for proper drainage.	5	5	25	
6.17	Appropriately sized **grease interceptors** are provided for facilities with food service.	3	5	15	
6.18	**Roof drainage** systems are sized appropriately and overflow drainage systems are installed.	5	5	25	
6.19	**Restroom fixtures** are in good condition and comply with current DMPS standards.	3	5	15	
Maintainability					
6.20	Equipment is provided with **adequate service clearance** to allow for regular maintenance	3	3	9	Console heat-pumps have minimal service clearances.

MP | Mechanical & Plumbing

ASSESSOR: Chuck Heldenbrand

		Weight Factor	Rating	Points	Comments
6.21	AHUs and chiller are provided with **coil pull space.**	2	N/A	0	
6.22	**Filter** sizes are standard and filter types are standard.	2	4	8	Varies by equipment type
6.23	**Equipment mounting heights** are reasonable.	3	5	15	
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	5	10	None of the roof mounted equipment requires cleaning.
6.28	**Fall protection** is provided for equipment within 15 ft of roof edge as per OSHA standard 1910.28(b).	2	5	10	
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	Not observed. Recommend evaluation with an occupational safety and health professional to determine necessity of eye wash(es) for facility spaces.
6.34	**Emergency boiler stop switches** are located at exits from boiler rooms.	5	5	25	
6.35	**Refrigeration evacuation systems** are provided in rooms with chillers.	5	N/A	0	
6.36	**Carbon Monoxide monitoring** and alarming is provided for areas with gas-fired equipment.	5	5	25	
	TOTAL			565	

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 300kVA, 208/120V transformer.
7.2	**Transformer** has adequate clearance from non-combustible building components, paths of egress, etc. 10' clear working area in front of doors.	5	5	25	
7.3	**The MDP environment** is safe, has adequate clearances and exiting.	3	5	15	
7.4	The **MDP** appears serviceable.	4	4	16	MDP is three sections of Square D QED switchboard rated at 1600A. MDP was installed in 2010 (-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	MDP has 117" of total available mounting space, with 54" remaining as space. (-1 point for less than 50% spare capacity.)
7.7	The Distribution Panel **environment is safe**, has adequate clearances and exiting.	4	5	20	Scores below are the average of two distribution panels, DP and PP4.
7.8	The Distribution Panel appears **serviceable.**	4	2	8	DP is a Frank Adam fusible distribution panel and is showing signs of corrosion and age. (Score of 1 for age greater than 25 years and poor condition.) PP4 is a 600A Square D I-Line panelboard installed in 2010 and is good condition (Score of 4 for age greater than 10 years.)
7.9	The Distribution Panel is **maintainable.**	4	3	12	Replacement parts other than fuses are not available for DP. (Score 0) Parts are readily available for Square D equipment. (Score 5)
7.10	The Distribution Panel will support **future expansion.**	4	2	8	DP has no spare sections of fusing. (Score 1 for no spare capacity) PP4 has total mounting space of 63", with 22.5" space, 35%. (Score 4 for less than 50% spare capacity)

E | Electrical

ASSESSOR: David Carlson

		Weight Factor	Rating	Points	Comments
7.11	**Electrical panels and disconnect switches** observed during assessment are safe, serviceable, and maintainable.	2	0	0	There are sixteen panels installed in the building, nine of which are original Frank Adam construction. Frank Adam breakers and panel construction has been shown to be unsafe long-term, and should be replaced. Score reduced to zero for more than half of the panelboards needing replacement.
7.12	Building has adequate and appropriately located, **safe exterior power** to allow for regular maintenance activities.	1	1	1	Minimal receptacles noted.
7.13	Building has adequate **exterior lighting** to promote safety and security of the property.	5	3	15	Perimeter of building is generally dark. Staff parking on N side of building is dark, esp as approaching the building.
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	1	4	No spare capacity remaining in main equipment rack. MDF serves as a hub for the Iowa Communications Network (ICN) and has two racks with dedicated DC bussing for their equipment. Unlikely that more room is available for expansion, but there is adequate data distribution through the building.
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	UPS backed up by ICN generator.
7.17	MDF Power is supplied by **20A circuits and receptacles.**	1	5	5	
7.18	MDF Power is supplied from a branch panel located in the room with **adequate spare circuit capacity.**	1	5	5	
7.19	MDF employs up-to-date **network cabling.**	2	4	8	Majority of cabling is CAT5e (-1 point for less than CAT6/6A).
7.20	MDF is connected to Intermediate Distribution Frame (IDF) closets with **fiber optic cabling.**	1	N/A	0	No IDFs present.

E | Electrical

ASSESSOR: David Carlson

		Weight Factor	Rating	Points	Comments
7.21	MDF has adequate **grounding busbar capacity.**	2	5	10	
7.22	Building is equipped with an **addressable fire alarm system.**	5	4	20	FACP is Notifier panel by Honeywell (-1 point for not current DMPS standard programming of Simplex).
7.23	Building is equipped with an **access control system.**	5	3	15	4/6=67%
7.24	Building is equipped with a **CCTV system.**	5	5	25	
7.25	Building is equipped with an **intercom system.**	4	5	20	
7.26	Building is equipped with a **master clock system.**	4	0	0	No master clock system present.
	TOTAL			333	

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

Toddler Lock Removal	Toddler locks on classroom door hardware is not compliant with current egress codes within the City of Des Moines. It is suggested these be removed
Water Leak Repair	In work room 110 there appears to be an ongoing water leak in progress of repair or analysis. Water damage is present on the ceiling tiles and may be in the carpeting as well. Finish repairs and replace all affected finishes.
Wall Repair	In classroom 114 there is approximately 2 SF of damaged wall with plaster portions missing. Repair and repaint wall area. There does not appear to be an underlying cause for the damage.
Exterior Latch Repairs	Door #2 (South Staff Entry) does NOT consistently latch.
Gutter Sealant Replacement	Reseal gutter joint on east wall of Room 90 (Kitchen).
Gutter Cleaning	Clean all gutters, especially those along east side of building.
Grading Repair	Fill in the hole with soil to prevent any undermining of the flume concrete. For location, refer to the civil site plan exhibit found in the appendix of this report.

Roof Deck Repairs	Cuts into the metal roof deck ribs need to be reinforced with 8" - 16 gauge metal studs. This is required at (2) locations where round openings were cut. Each location will require (2) 12' long studs scissor to the vertical ribs of the cut deck. The stud midpoint should be centered on the opening and screwed to the deck ribs with #8 self tapping screws (3) screws vertically @ 12" o.c. spacing for a minimum of (5) columns of screws on each side of the cut decking. (60 screws total)	
DOAS Unit Repairs	Review existing DOAS unit to determine if repairs are needed to get DOAS operational.	
Add cooling to gym	Enable cooling for the (3) heat pumps serving the gym. Existing units are capable of cooling, but cooling is currently disabled. Wellfield performance indicates that there is capacity for cooling this space with the existing geothermal system.	

1 - 2 Year Priority

		Project Costs
Acoustics Installation	Install acoustical ceiling panels or baffles at the Gym ceiling and perhaps the upper walls. Sound reverberation time should be reduced to less than 2 seconds. Approximately 1800 SF of ceiling space with approximately 600 SF of acoustic treatment.	$25,000
Masonry Repair	Remove and replace scattered spalling brick units on west wall of Classroom 123, repoint approximately 25 SF; Reseal masonry soft joint on west wall of Classroom 123, approx. 12 LF; Remove and replace leaking cap flashing at brick pilasters each side of Entry 6 (north staff entry--4 SF each). Remove biological growth and repoint approx. 10 SF; Fill misc. openings on north wall of north wing ((2) abandoned pipe/conduit penetrations) and at sprinkler head in loading dock area. Replace sealant in masonry soft joints in exposed brick above roof--(3) sides of Roof G and east side of Roof D. (Approximately 20 LF.) Replace sealant in joints of concrete wall cap of planter box at main entrance. (Approx. 20 LF.)	$9,000
Exterior Door Refinish	Remove surface rust and repaint all exterior opening assemblies. (5) single doors and frames plus (4) double openings--frames/transoms only	$13,000
Wood Soffit Replacement	Wood soffits of original building (875 SF) have gaps between board end joints, plus minor scattered deterioration. Replacement with metal siding soffit panels is recommended.	$20,000

Pavement Replacement	Remove and replace 326 SY of asphalt and 23 SY of PCC. For locations, refer to the civil site plan exhibit found in the appendix of this report.	$45,000
Sidewalk Repair	Repair damaged sidewalks across the site. Approximately 132 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 122 SY. For locations, refer to civil site plan exhibit found in the appendix of this report.	$20,000
Loading Dock Concrete Repairs	The leading edge of the loading dock needs to be replaced. Cut back existing concrete slab approximately 16" from the face and extend the full length of the dock approximately 11'-0". Drill and epoxy new epoxy coated #4 x 4'-0 (24" x 24") bent dowels @ 12" o.c. into the cut face of the slab. Provide (4) - #4 x 11'-0" horizontal bars (2 top face & 2 side face). Remove old patch repair and grid down concrete to a minimum depth of 1 1/2", edges shall be vertical and not flared. Replace patch with new concrete grout patch and install per manufactures instructions. Assume 5 cubic feet of patch repair.	$11,000
Vault Lid Replacement	Replace the 6" thick, 7'-4"x4'-8" concrete cap over the exterior mechanical vault outside of room 116A. Provide #4 epoxy coated bars @ 9" o.c. each way.	$8,000
Stoop Replacement	Replace 12" thick, 3'-0" x 4'-8" concrete stoop cap. Use #4 epoxy coated bars @ 9" o.c. each way and an additional #4 x 4'-8" epoxy coated nosing bar.	$8,000
Concrete Repair	Demo existing concrete around bases of the first 3 railing bases at the leading edge of the ramp back to sound concrete and to make room for new concrete patch rebar (assume 1 cubic foot per railing base). Use #3 epoxy coated bars drilled and epoxied into sound concrete around the patch. Assume (2) bars per patch at approximately 16" long each.	$10,000
ERV Units Repair or Replacement	Existing ERVs have had issues operating during winter season. They are also nearing the end of useful life. Replace existing ERV-2 on roof with new roof mounted unit. Consider replacing existing indoor ERV-1 with new unit on roof. Both units would be gas -fired, DX with hot-gas reheat.	$560,000

Replace boiler	Replace existing standard eff. boiler with new high-efficiency gas-fired condensing boiler.	$90,000

Total 1-2 Year Project Costs: $844,000.00

3 - 4 Year Priority

		Project Costs
Interior Refinish	Paint interior classroom and administration office walls throughout the school. Recommended to consider colors that unify and engage the building occupants. Approximately22,000 SF of wall area.	$100,000
Ceiling Replacement	Replace adhered ceiling tiles in offices and approximately 8 classrooms, primarily on the south side of the building with suspended ACT ceiling system. Approximately 9000 SF. Lighting, sprinkler system, and other surface mounted electrical components should be removed and relocated recessed within or above the ceiling system.	$190,000
Roof Access Improvements	Install ladder dock on Roof D to provide service access to rooftop mechanical equipment. Provide roof ladder between Roofs D and E (4 LVF). Provide guard rail on north side of mechanical equipment on Roof E (20 LF). Also recommend installing ladders between E and G (4 VLF) and between E and H (3 VLF). (No equipment on these roofs require consistent service, but exhaust fans and other penetrations are in place.)	$20,000
Roof Replacement	Remove and replace roofing on Roof D, modified bitumen to be replaced with TPO (13,500 SF).	$360,000
Pavement Replacement	Remove and replace 621 SY of asphalt. For location, refer to the civil site plan exhibit found in the appendix of this report.	$90,000
Sidewalk Repair	Repair damaged sidewalks across the site. Approximately 24 SY. For locations, refer to civil site plan exhibit found in the appendix of this report.	$10,000

Playground Pavement Replacement	Take out and restore deteriorated playground asphalt. Approximately 1185 SY. For locations, refer to civil site plan exhibit found in the appendix of this report.	$170,000
Master Clock System Installation	Install Primex master clock system throughout building.	$40,000
	Total 3-4 Year Project Costs:	**$980,000.00**

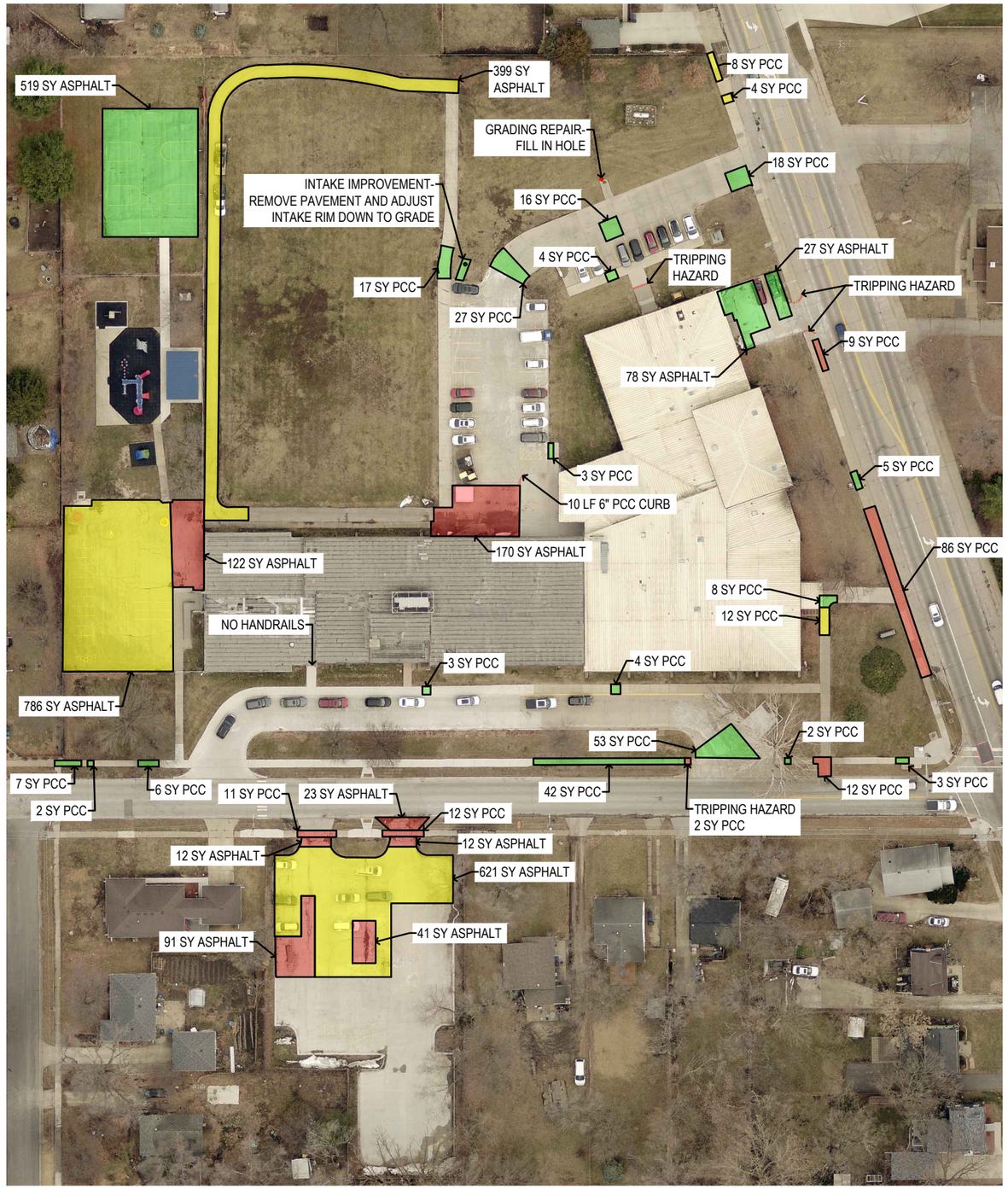
5 - 10 Year Priority

		Project Costs
Flooring Replacement	Replace carpet in offices with new carpet tile. Approximately 8,200 SF. Replace carpet in room 117 with LVT to better fit the use of the space. Approximately 680 SF. This project is recommended to be completed in 8-10 years based on estimated life-span of carpet and observed conditions.	$95,000
Sealant Replacement	Remove and replace sealant at perimeter of all windows and at masonry soft joints not included in project above. (Approximately 2,050 LF.)	$35,000
Pavement Replacement	Remove and replace 78 SY of asphalt and 141 SY of PCC. For locations, refer to the civil site plan exhibit found in the appendix of this report.	$40,000
Sidewalk Repair	Repair damaged sidewalks across the site. Approximately 106 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 519 SY. For location, refer to civil site plan exhibit found in the appendix of this report.	$95,000
Intake Improvement	Remove pavement and adjust intake rim down to grade for better drainage into the intake. For location, refer to civil site plan exhibit found in the appendix of this report.	$11,000
Heat Pump Replacement	Replace heat pumps throughout building. Consider two speed type to more closely match load and provide dehumidification.	$2,600,000
	Total 5-10 Year Project Costs:	**$2,901,000.00**

Projects Requiring Study

		Design Services Fee
Canopy Replacement	The existing west canopy is located between door head and clerestory window, and is drained by scuppers through the adjacent brick pilasters. There is evidence of water infiltration issues both within the vestibule and at the brick pilasters. Roofing was replaced in 2022. A study to determine the cause of water infiltration would be recommended along with considerations to raise the canopy above the clerestory window head and extend it further out from the building to provide better sun protection while allowing drainage to occur beyond the existing brick pilasters.	$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:	**$7,500**

APPENDIX



5+ YEAR REPLACEMENT

3-4 YEAR REPLACEMENT

1-2 YEAR REPLACEMENT

NORTH

GRAPHIC SCALE

80 0 40 80 160

bbs ARCHITECTS ENGINEERS

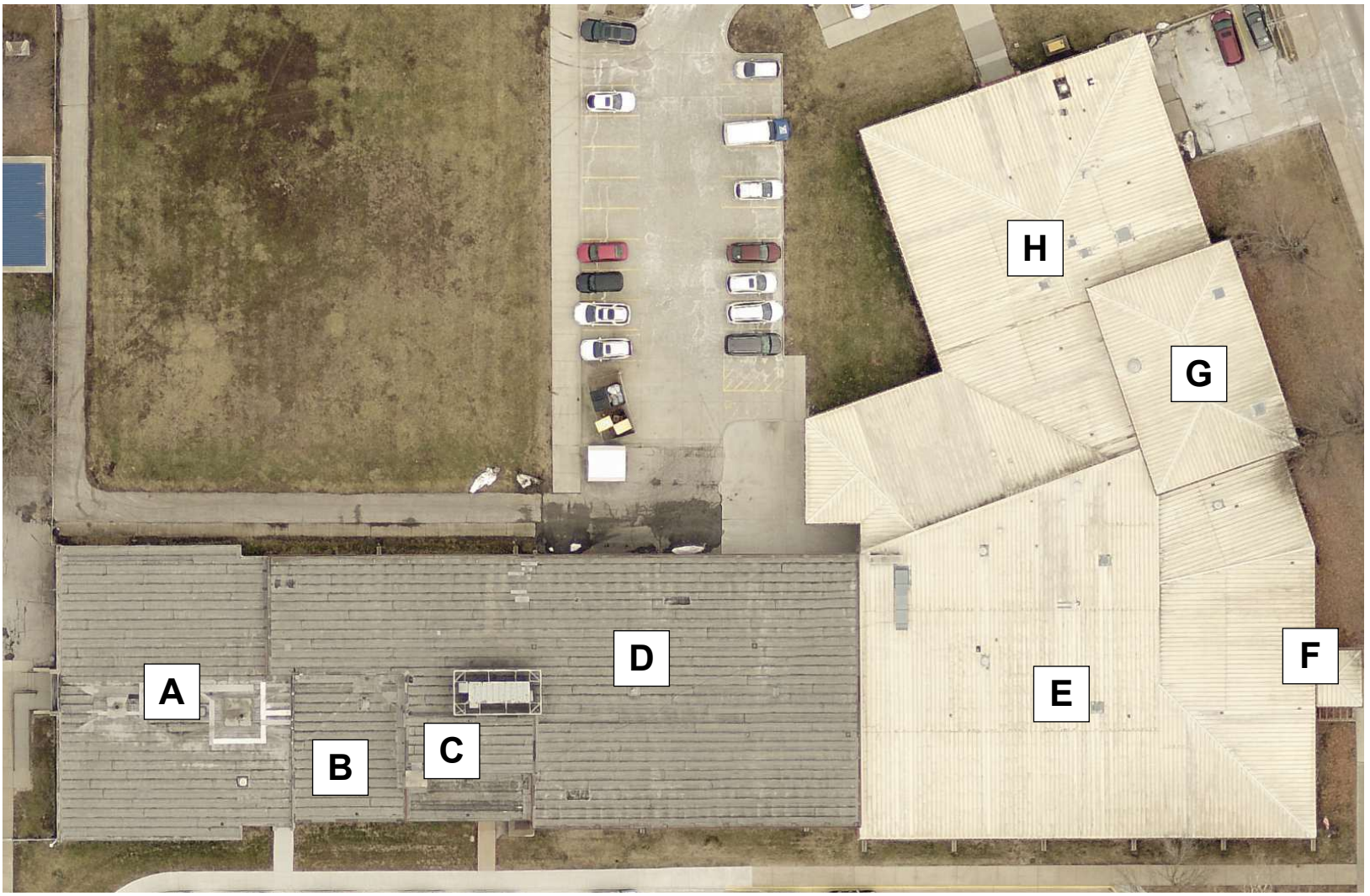
BISHOP ENGINEERING +

WOODLAWN EDUCATION CENTER

EXHIBIT

PROJECT # 230286-64

DATE 12/26/2023



N

bbs ARCHITECTS ENGINEERS

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

WOODLAWN EDUCATION CENTER

4000 LOWER BEAVER ROAD
DES MOINES, IOWA 50310

FIRST FLOOR

NORTH

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

bbs ARCHITECTS ENGINEERS