

Handout B

2017 FACILITY ASSESSMENT BOARD UPDATE

SCOPE OF WORK

NON-INVASIVE VISUAL ASSESSMENT AND ASSOCIATED REPORT FOR:

- BETTENDORF HIGH SCHOOL
- BETTENDORF MIDDLE SCHOOL
- EDISON ACADEMY
- HERBERT HOOVER ELEMENTARY SCHOOL
- MARK TWAIN ELEMENTARY SCHOOL
- PAUL NORTON ELEMENTARY SCHOOL
- THOMAS JEFFERSON ELEMENTARY SCHOOL

DID NOT INSPECT THE FOLLOWING:

- GRANT WOOD ELEMENTARY SCHOOL
- NEIL ARMSTRONG ELEMENTARY SCHOOL

TEAM CONFIGURATION



ASSESSMENT OF INTERIOR FINISHES,
EXTERIOR BUILDING ENVELOPE AND ROOFS.



ASSESSMENT OF MECHANICAL, ELECTRICAL,
PLUMBING, AND FIRE PROTECTION SYSTEMS.



ASSESSMENT OF EXTERIOR HARD SURFACES
SUCH AS PARKING LOTS, SIDEWALKS, ETC.

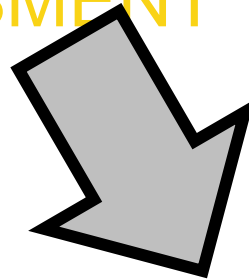


INVESTIGATION OF POTENTIAL COSTS
RELATED IMPROVEMENTS INDICATED IN
REPORTS.

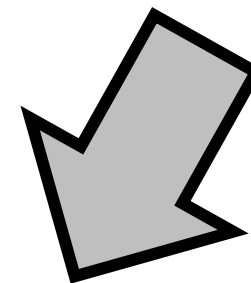
OVERVIEW OF PROCESS

EXISTING BUILDING
FACILITY

ASSESSMENT



MASTER PLANNING OF
POTENTIAL DISTRICT
IMPROVEMENTS



LONG TERM
FACILITY PLAN

FACILITY ASSESSMENT DELIVERABLE

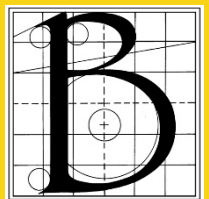
Master Facility Plan - Estimates of Probable Cost *

Bettendorf School District

LEGATARCHITECTS
sustainability performance design

FACILITY	Category	Capital Projects Strategy	CATEGORY	WORK ITEM	Baseline MP 2016		Additional MP Work	Actual	NOTES
*Does not include asbestos abatement and annual District maintenance items					Funded	Unfunded	New Unfunded	Approved Scope	
Facilities	1	Building Envelope	Doors & Hardware	Remove and replace exterior frame & door	\$7,716				
Facilities	2	Building Envelope	Doors & Hardware	Replace Exterior Doors	\$11,574				
Facilities	1	Building Envelope	Masonry	Masonry Tuckpointing Allowance	\$12,860				
Facilities	1	Building Envelope	Masonry	Masonry Cleaning Allowance	\$3,215				
Facilities	1	Building Envelope	Roofing	Category 1 Roof Repair	\$3,215				
Facilities	1	Building Envelope	Roofing	Roof Area 1 - Shingle - Remove and Replace	\$13,191				
Facilities	1	Building Envelope	Roofing	Roof Area 2 - Flat Seam Copper	\$12,024				
Facilities	1	Building Envelope	Windows	Window Replacement	\$27,006				
Facilities	1	Building Systems	Electrical Distribution	Electrical Distribution Upgrades	\$3,215				
Facilities	1	Building Systems	Electrical Lighting		\$0				
Facilities	1	Building Systems	Fire Alarm	Fire Alarm: Upgrade A/Vs and initiating devices	\$0				
Facilities	1	Building Systems	Mechanical	Building automation system improvements	\$0				
Facilities	2	Building Systems	Mechanical	Replace air handling units	\$26,890				
Facilities	1	Building Systems	Plumbing	Plumbing Upgrade Allowance	\$3,215				
Facilities	1	Building Systems	Plumbing		\$0				
Facilities	1	Building Systems	Technology	Technology Upgrade Allowance	\$6,430				
Facilities	1	Building Systems	Technology	Technology Upgrade Allowance	\$0				
Facilities	3	Common Area Renovation	ADA	Toilet Room Renovations for ADA Compliance	\$30,864				
					Funded	Unfunded	Additional MP Work	Actual	NOTES
					\$150,000	\$100,000	\$0	\$0	\$250,000

TOTAL ALL PHASES



**Bettendorf
Community
School District**

LEGATARCHITECTS
SUSTAINABILITY | PERFORMANCE | DESIGN

OVERALL ANALYSIS



“BUILDINGS HAVE GOOD BONES”



BETTENDORF HIGH SCHOOL



BOILER REPLACEMENT



FULL HVAC SYSTEM REPLACEMENT
(EXCEPT PAC ADDITION)

BETTENDORF HIGH SCHOOL

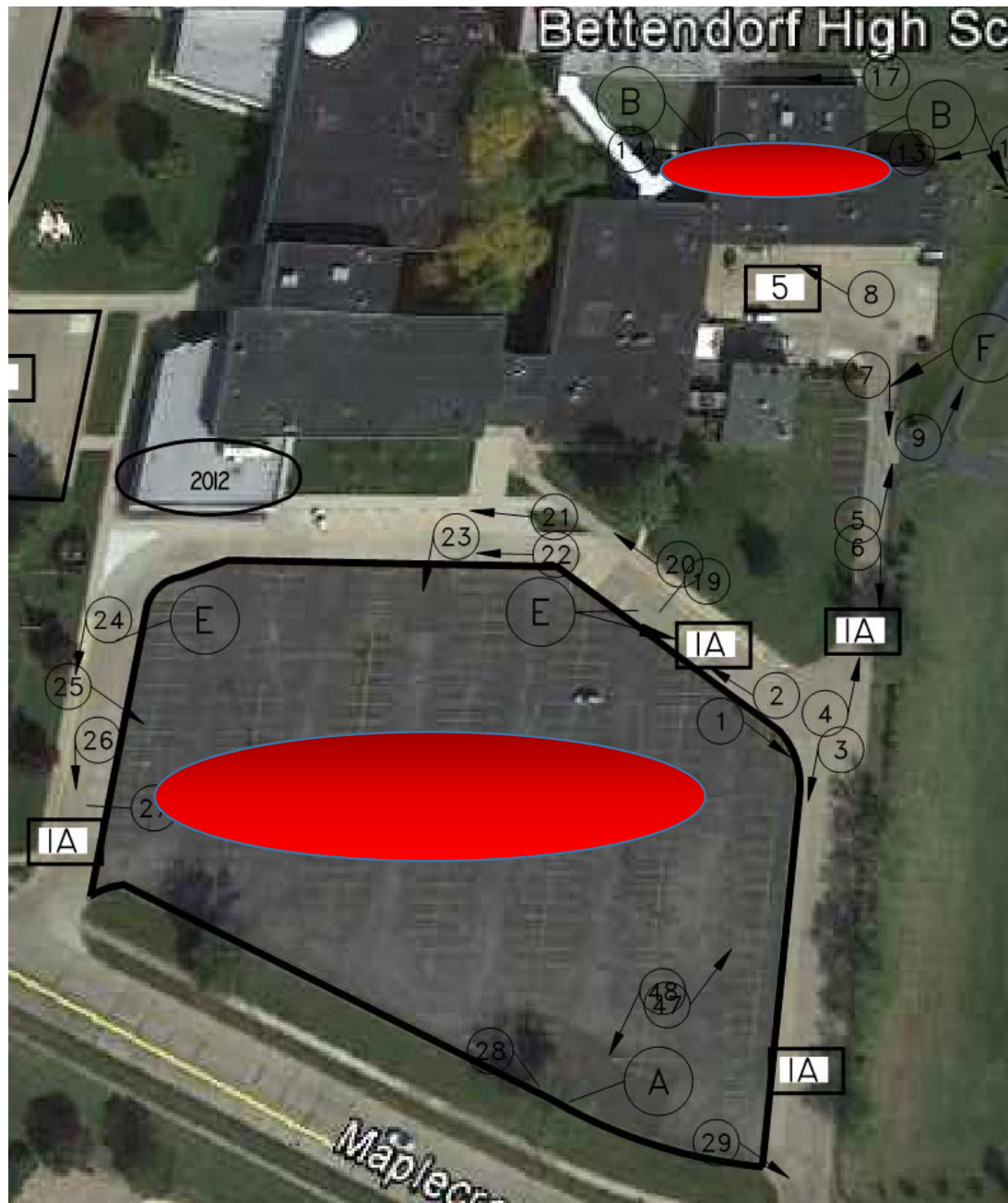


Figure 27 - Pool Area Panel

POOL SETTLEMENT AND HVAC CONCERN
(F WING HEATING ONLY CREATING HUMIDITY)



BETTENDORF HIGH SCHOOL



FLOODING IN CONNECTING LINK



AREA 1 PARKING LOT RESURFACING

BETTENDORF HIGH SCHOOL



B100 FIREPROOFING COMPROMISED



WINDOW REPLACEMENT (D100 & E100)
NON-THERMALLY BROKEN FRAMES



CARPET REPLACEMENT
(B100, B200, D100, D200)

BETTENDORF MIDDLE SCHOOL



Gym RTU-2

REPLACE GYM ROOFTOP UNITS AND ADD DUCTWORK INSULATION

BETTENDORF MIDDLE SCHOOL



PARTIAL ROOF REPLACEMENT – (ORANGE); SEAM/FLASHING FAILURES, WET INSULATION

BETTENDORF MIDDLE SCHOOL



STRUCTURAL CONCERN AT
WING WALL (4W, 5W & 6W)



WINDOW REPLACEMENT
ORIGINAL BUILDING



TOILET PARTITION
REPLACEMENT



EXHAUST AT LASER



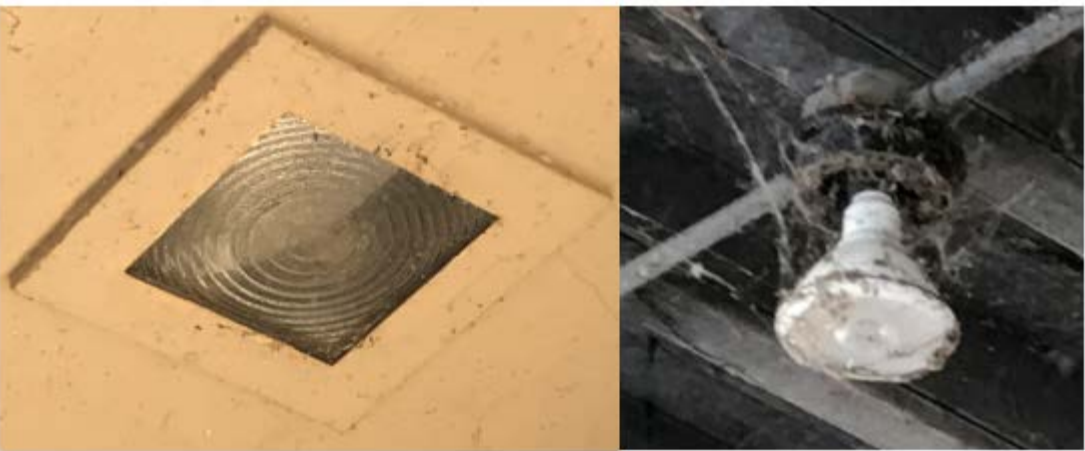
CASEWORK
REPLACEMENT IN
SCIENCE AREAS



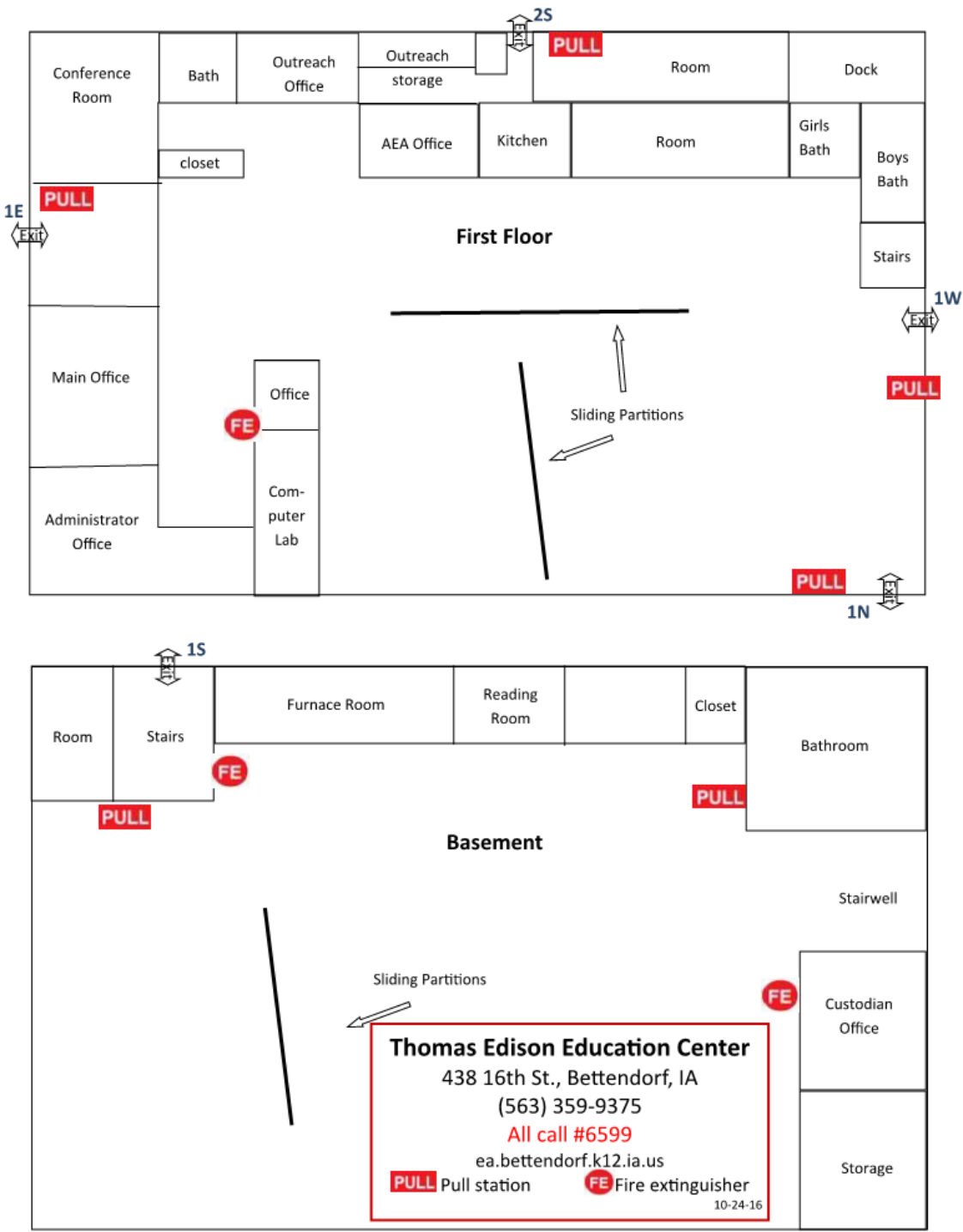
EDISON ACADEMY



ROOF EXHAUST
DUCTWORK



EXTERIOR LIGHT REPLACEMENT



EGRESS AND FIRE RATING
CONCERNS

EDISON ACADEMY



PARTIAL ROOF REPLACEMENT – (ORANGE); SEAM/FLASHING FAILURES, WET INSULATION

HERBERT HOOVER ELEMENTARY SCHOOL



SITE DRAINAGE ISSUE WITH RUNOFF EROSION

HERBERT HOOVER ELEMENTARY SCHOOL



PARTIAL ROOF REPLACEMENT – (RED & ORANGE)



- PLANT GROWTH ON ROOF
- INSULATION CUPPED MEANING WATER INFILTRATION
- INSULATION NOT SECURED
- ROOF CURRENTLY HELD BY FASTENING BAR

HERBERT HOOVER ELEMENTARY SCHOOL



SECURE ENTRANCE



WINDOW REPLACEMENT (SINGLE PANE)
ORIGINAL BUILDING



CARPET REPLACEMENT
ORIGINAL BUILDING



GYM CEILING CONCERNS

MARK TWAIN ELEMENTARY SCHOOL



TUNNEL WATER INFILTRATION



BASEMENT WATER
INFILTRATION CONCERN

MARK TWAIN ELEMENTARY SCHOOL



PARTIAL ROOF REPLACEMENT – (ORANGE). SEAM/FLASHING FAILURES WITH WET INSULATION

MARK TWAIN ELEMENTARY SCHOOL



CARPET AND LIGHT REPLACEMENT THROUGHOUT



INTERCOM AND BELL SYSTEM REPLACEMENT



SECURE ENTRANCE

PAUL NORTON ELEMENTARY SCHOOL



SECURE ENTRANCE UPGRADES



EXTERIOR HOLLOW METAL FRAME REPLACEMENT AT MAIN ENTRANCE

PAUL NORTON ELEMENTARY SCHOOL



CARPET
REPLACEMENT



SATURATED CEILING
TILES

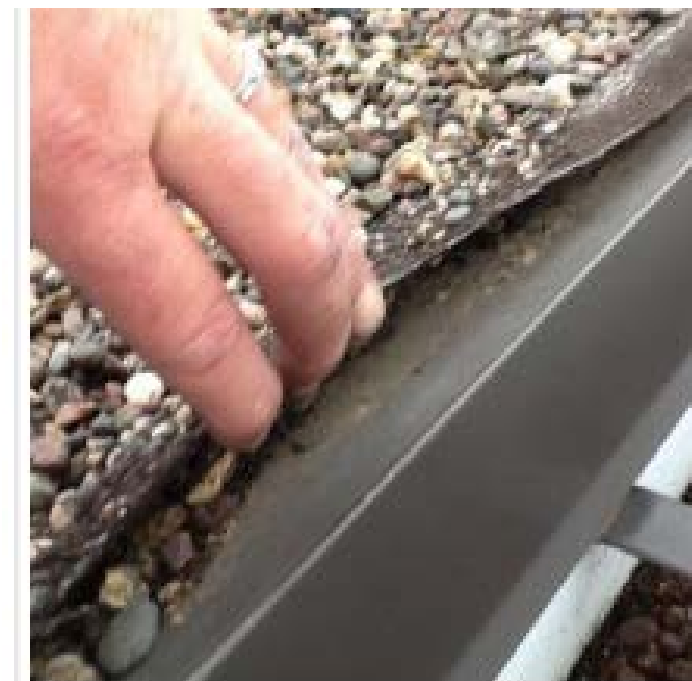


PLUG MOLD BY SINK
DATED CASEWORK



TOILET ROOM
TILE REPLACEMENT

THOMAS JEFFERSON ELEMENTARY SCHOOL



FULL ROOF REPLACEMENT

THOMAS JEFFERSON ELEMENTARY SCHOOL



GYM CEILING CONCERNS



NEW SECURE ENTRANCE



KITCHEN UPGRADES

THOMAS JEFFERSON ELEMENTARY SCHOOL



WINDOW AND SOFFIT REPLACEMENT



STORAGE/ELECTRICAL ROOM
FIRE RATING CONCERNS

SUMMARY

BUILDING “BONES” ARE IN GOOD SHAPE.

POTENTIAL PRIORITIES:

- HIGH SCHOOL HVAC ~\$3M TO \$5M.
- MIDDLE SCHOOL GYM HVAC ~\$700K
- MARK TWAIN TUNNELS - TBD
- THOMAS JEFFERSON ROOFING/SOFFITS ~\$425K
- SECURE ENTRANCES (T.J., NORTON, TWAIN, HOOVER) – TBD
- HIGH SCHOOL POOL SETTLEMENT - TBD
- HIGH SCHOOL EXTERIOR TUNNEL FLOODING ~\$100K
- PARTIAL ROOF REPLACEMENTS (HOOVER, EDISON, MS, HS) ~\$800K

NEXT STEPS

- CONFIRM FACILITY ASSESSMENT BUDGET ITEMS PER SCHOOL IN CONJUNCTION WITH ESTES CONSTRUCTION.
- MEET WITH DISTRICT ADMINISTRATORS TO PRIORITIZE POTENTIAL DISTRICT IMPROVEMENTS. (8/29/17)
- COLLABORATE WITH DISTRICT TO IDENTIFY POTENTIAL BUDGET FOR ALL LONG TERM FACILITY PROJECTS.
- COLLABORATE WITH DISTRICT TO PRIORITIZE FACILITY AND POTENTIAL DISTRICT IMPROVEMENTS.

QUESTIONS