

Handout C

# 2017 FACILITY ASSESSMENT BOARD PRESENTATION - 11/06/17

## 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

**LEGAT**ARCHITECTS  
SUSTAINABILITY | PERFORMANCE | DESIGN

**ASSESSMENT OF INTERIOR FINISHES,  
EXTERIOR BUILDING ENVELOPE AND ROOFS.**

 **rtm** | engineering consultants

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

 **McClure**  
Engineering Associates, Inc.

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

 **NATIONAL PLAYGROUND**  
*"Your Compliance Partner"*

**ASSESSMENT OF EXTERIOR PLAYGROUND  
EQUIPMENT AND SURFACING.**

 **ESTES**  
CONSTRUCTION

**INVESTIGATION OF POTENTIAL COSTS RELATED  
IMPROVEMENTS INDICATED IN REPORTS.**

# OVERVIEW OF PROCESS

EXISTING BUILDING FACILITY ASSESSMENT



FACILITY NEEDS  
PRIORITY 1  
1 - 2 YEARS

FACILITY NEEDS  
PRIORITY 2  
3 - 4 YEARS

FACILITY NEEDS  
PRIORITY 3  
5 - 6 YEARS



LONG TERM  
FACILITY PLAN

FUTURE READY  
IMPROVEMENTS



# FUTURE READY LISTS AND PRIORITIES

FACILITY	PRIORITY	DESCRIPTION
<b>BETTENDORF HIGH SCHOOL</b>		
	1	<b>Fitness Center Expansion</b>
	2	<b>Auxiliary Gym</b>
	3	<b>New Wrestling Room</b>
	4	Upgrade Old Auditorium - Opt1 -STEM classroom; Opt 2- upgrade space.
	5	Swimming Pool
	6	New Chemistry Classroom
	7	Expand B201 & B202 for fashion and Interior Design Room
	8	Upgrade Gym Lobby & Restrooms
	9	Expand Cullinary Arts into B216 & B217 room.
	10	Renovate Art Classrooms
	11	The Publications. Renovate Tech Lab (D100 or D101)
	12	Renovate Industrial Technology including corridors and classrooms.
	13	Hall of Honor
	14	Renovate Mechanical Drafting Labs to Multi-Purpose Lab
	15	Replacement of carpet in laungage Arts classrooms
	16	Renovate Kitchen and Cafeteria
	17	Softball Field Improvements
	18	Upgrade HVAC, Lighting, etc
	19	Upgrade ceiling, lights, HVAC in bridge hallway.
	20	Additional Clasroom Windows - Business Wing; Work Language

# FUTURE READY LISTS AND PRIORITIES

FACILITY	PRIORITY	DESCRIPTION
<b>BETTENDORF MIDDLE SCHOOL</b>		
	1	Add 1 Science Lab. Renovate existing (not conducive to PBL)
	2	Add 1 STEM room
	3	Add 1 Music Room
	4	Provide interactive white boards in all classrooms.
	5	Renovate lockers room.
	6	Renovate playground areas
	7	Provide track, long jump pit, and surface for outdoor high jump.
	8	Provide 2 additional science storage rooms.
<b>THOMAS EDISON ACADEMY</b>		
	1	Renovate existing to provide dedicated classroom spaces
	2	Update Toilet Rooms in building
	3	Add science lab
	4	Renovate Family Consumer Services room
	5	Additional parking
<b>HERBERT HOOVER ELEMENTARY SCHOOL</b>		
	1	Secure front entrance with expanded conf and nurse
	2	Renovate gym and kitchen

# FUTURE READY LISTS AND PRIORITIES

FACILITY	PRIORITY	DESCRIPTION
<b>MARK TWAIN ELEMENTARY SCHOOL</b>		
	1	Secure front entrance with expanded conf and nurse
	2	Commons additon. Gym renovation to commons; Kitchen upgrade.
	3	Provide AEA, small group work rooms. Total of 5 rooms 15' x 20'
	4	Reconfigure driveway to improve drop off and add parking
	5	Provide additional storage space (2) 20'x20' rooms.
	6	New larger preschool classroom with storage area.
	7	Address noise from PE and music classrooms on main level
<b>PAUL NORTON ELEMENTARY SCHOOL</b>		
	1	Secure front entrance with expanded conf and nurse
	2	Provide HVAC building autotmation system
	3	Remodel/expand commons and gym
	4	Music addition with practice rooms.
<b>THOMAS JEFFERSON ELEMENTARY SCHOOL</b>		
	1	Secure front entrance with expanded conf and nurse
	2	Commons additon. Gym renovation to commons; Kitchen upgrade.
	3	Provide Larger classrooms. Similar configuration to Armstrong
	4	Provide kiln space.
	5	Add pre-K classroom
<b>NEIL ARMSTRONG ELEMENTARY SCHOOL</b>		
		No needs at this time.



# BETTENDORF HIGH SCHOOL

FACILITY	CONSTRUCTION COST	CONTINGENCY (10%)	TOTAL CONSTRUCTION BUDGET	SOFT COSTS (12%)	TOTAL PROJECT BUDGET
<b>BETTENDORF HIGH SCHOOL</b>					
Priority 1	\$ 6,067,524	\$ 606,752.40	\$ 6,674,276	\$ 800,913.17	\$ 7,475,190
Priority 2	\$ 882,708	\$ 88,270.75	\$ 970,978	\$ 116,517.39	\$ 1,087,496
Priority 3	\$ 1,057,313	\$ 105,731.30	\$ 1,163,044	\$ 139,565.32	\$ 1,302,610
<b>Totals</b>	<b>\$ 8,007,545</b>	<b>\$ 800,754.45</b>	<b>\$ 8,808,299</b>	<b>\$ 1,056,996</b>	<b>\$ 9,865,295</b>

FACILITY	CONSTRUCTION BUDGET	CONTINGENCY (10%)	SUBTOTAL CONSTRUCTION BUDGET	TOTAL SOFT COST (12%)	TOTAL PROJECT BUDGET
<b>BETTENDORF HIGH SCHOOL</b>					
<b>OPTION 1 - INDIVIDUAL PROJECTS</b>					
1. Fitness Center Addition	\$ 1,200,000	\$ 120,000	\$ 1,320,000	\$ 158,400	\$ 1,478,400
2. Auxillary Gym Addition	\$ 2,000,000	\$ 200,000	\$ 2,200,000	\$ 264,000	\$ 2,464,000
3. Wrestling Addition	\$ 2,000,000	\$ 200,000	\$ 2,200,000	\$ 264,000	\$ 2,464,000
5. Existing Pool Renovation	\$ 3,375,000	\$ 337,500	\$ 3,712,500	\$ 445,500	\$ 4,158,000
<b>TOTALS</b>	<b>\$ 8,575,000</b>	<b>\$ 857,500</b>	<b>\$ 9,432,500</b>	<b>\$ 1,131,900</b>	<b>\$ 10,564,400</b>
<b>OPTION 2 - COMBINED PROJECT</b>					
Gym / Fitness / Wrestling Addition	\$ 4,550,000	\$ 455,000	\$ 5,005,000	\$ 600,600	\$ 5,605,600
Renovate Existing Pool	\$ 3,060,000	\$ 306,000	\$ 3,366,000	\$ 403,920	\$ 3,769,920
<b>TOTALS</b>	<b>\$ 7,610,000</b>	<b>\$ 761,000</b>	<b>\$ 8,371,000</b>	<b>\$ 1,004,520</b>	<b>\$ 9,375,520</b>



# BETTENDORF MIDDLE SCHOOL

FACILITY	CONSTRUCTION COST	CONTINGENCY (10%)	TOTAL CONSTRUCTION BUDGET	SOFT COSTS (12%)	TOTAL PROJECT BUDGET
<b>BETTENDORF MIDDLE SCHOOL</b>					
Priority 1	\$ 1,567,340	\$ 156,734.00	\$ 1,724,074	\$ 206,888.88	\$ 1,930,963
Priority 2	\$ 275,350	\$ 27,535.00	\$ 302,885	\$ 36,346.20	\$ 339,231
Priority 3	\$ 1,507,230	\$ 150,723.00	\$ 1,657,953	\$ 198,954.36	\$ 1,856,907
<b>Totals</b>	<b>\$ 3,349,920</b>	<b>\$ 334,992.00</b>	<b>\$ 3,684,912</b>	<b>\$ 442,189</b>	<b>\$ 4,127,101</b>

FACILITY	CONSTRUCTION BUDGET	CONTINGENCY (10%)	SUBTOTAL CONSTRUCTION BUDGET	TOTAL SOFT COST (12%)	TOTAL PROJECT BUDGET
<b>BETTENDORF MIDDLE SCHOOL</b>					
<b>OPTION 1 - INDIVIDUAL PROJECTS</b>					
1. Science Room Addition	\$ 700,000	\$ 70,000	\$ 770,000	\$ 92,400	\$ 862,400
2. STEM Room Addition	\$ 525,000	\$ 52,500	\$ 577,500	\$ 69,300	\$ 646,800
3. Music Room Addition	\$ 525,000	\$ 52,500	\$ 577,500	\$ 69,300	\$ 646,800
<b>TOTALS</b>	<b>\$ 1,750,000</b>	<b>\$ 175,000</b>	<b>\$ 1,925,000</b>	<b>\$ 231,000</b>	<b>\$ 2,156,000</b>
<b>OPTION 2 - COMBINED PROJECT</b>					
Science/STEM/Music Addition	\$ 1,250,000	\$ 125,000	\$ 1,375,000	\$ 165,000	\$ 1,540,000
<b>TOTALS</b>	<b>\$ 1,250,000</b>	<b>\$ 125,000</b>	<b>\$ 1,375,000</b>	<b>\$ 165,000</b>	<b>\$ 1,540,000</b>

# EDISON ACADEMY

FACILITY	CONSTRUCTION COST	CONTINGENCY (10%)	TOTAL CONSTRUCTION BUDGET	SOFT COSTS (12%)	TOTAL PROJECT BUDGET
<b>THOMAS EDISON ACADEMY</b>					
Priority 1	\$ 316,495	\$ 31,649.50	\$ 348,145	\$ 41,777.34	\$ 389,922
Priority 2	\$ 149,770	\$ 14,977.00	\$ 164,747	\$ 19,769.64	\$ 184,517
Priority 3	\$ 215,222	\$ 21,522.20	\$ 236,744	\$ 28,409.30	\$ 265,154
<b>Totals</b>	<b>\$ 681,487</b>	<b>\$ 68,148.70</b>	<b>\$ 749,636</b>	<b>\$ 89,956</b>	<b>\$ 839,592</b>

FACILITY	CONSTRUCTION BUDGET	CONTINGENCY (10%)	SUBTOTAL CONSTRUCTION BUDGET	TOTAL SOFT COST (12%)	TOTAL PROJECT BUDGET
<b>THOMAS EDISON ACADEMY</b>					
1. Interior Renovations (1st Floor Only)	\$ 840,000	\$ 84,000	\$ 924,000	\$ 110,880	\$ 1,034,880
<b>TOTALS</b>	<b>\$ 840,000</b>	<b>\$ 84,000</b>	<b>\$ 924,000</b>	<b>\$ 110,880</b>	<b>\$ 1,034,880</b>

# HERBERT HOOVER ELEMENTARY SCHOOL

FACILITY	CONSTRUCTION COST	CONTINGENCY (10%)	TOTAL CONSTRUCTION BUDGET	SOFT COSTS (12%)	TOTAL PROJECT BUDGET
<b>HERBERT HOOVER ELEMENTARY SCHOOL</b>					
Priority 1	\$ 482,140	\$ 48,214.00	\$ 530,354	\$ 63,642.48	\$ 593,996
Priority 2	\$ 666,272	\$ 66,627.20	\$ 732,899	\$ 87,947.90	\$ 820,847
Priority 3	\$ 276,008	\$ 27,600.75	\$ 303,608	\$ 36,432.99	\$ 340,041
<b>Totals</b>	<b>\$ 1,424,420</b>	<b>\$ 142,441.95</b>	<b>\$ 1,566,861</b>	<b>\$ 188,023</b>	<b>\$ 1,754,885</b>

FACILITY	CONSTRUCTION BUDGET	CONTINGENCY (10%)	SUBTOTAL CONSTRUCTION BUDGET	TOTAL SOFT COST (12%)	TOTAL PROJECT BUDGET
<b>HERBERT HOOVER ELEMENTARY SCHOOL</b>					
1A. Secure Front Entrance Addition	\$ 350,000	\$ 35,000	\$ 385,000	\$ 46,200	\$ 431,200
1B. Secure Entrance Renovation	\$ 90,000	\$ 9,000	\$ 99,000	\$ 11,880	\$ 110,880
2. Renovate Gym (No Kitchen Improvs)	\$ 270,000	\$ 27,000	\$ 297,000	\$ 35,640	\$ 332,640
<b>TOTALS</b>	<b>\$ 710,000</b>	<b>\$ 71,000</b>	<b>\$ 781,000</b>	<b>\$ 93,720</b>	<b>\$ 874,720</b>

# MARK TWAIN ELEMENTARY SCHOOL

FACILITY	CONSTRUCTION COST	CONTINGENCY (10%)	TOTAL CONSTRUCTION BUDGET	SOFT COSTS (12%)	TOTAL PROJECT BUDGET
<b>MARK TWAIN ELEMENTARY SCHOOL</b>					
Priority 1	\$ 1,133,545	\$ 113,354.50	\$ 1,246,900	\$ 149,627.94	\$ 1,396,527
Priority 2	\$ 138,270	\$ 13,827.00	\$ 152,097	\$ 18,251.64	\$ 170,349
Priority 3	\$ 614,975	\$ 61,497.50	\$ 676,473	\$ 81,176.70	\$ 757,649
<b>Totals</b>	<b>\$ 1,886,790</b>	<b>\$ 188,679.00</b>	<b>\$ 2,075,469</b>	<b>\$ 249,056</b>	<b>\$ 2,324,525</b>

FACILITY	CONSTRUCTION BUDGET	CONTINGENCY (10%)	SUBTOTAL CONSTRUCTION BUDGET	TOTAL SOFT COST (12%)	TOTAL PROJECT BUDGET
<b>MARK TWAIN ELEMENTARY SCHOOL</b>					
1A. Secure Front Entrance Addition	\$ 525,000	\$ 52,500	\$ 577,500	\$ 69,300	\$ 646,800
2. Reno Gym to Commons w/ Kitchen	\$ 360,000	\$ 36,000	\$ 396,000	\$ 47,520	\$ 443,520
2. Gym Addition	\$ 1,000,000	\$ 100,000	\$ 1,100,000	\$ 132,000	\$ 1,232,000
3. AEA - Small Group Addition	\$ 300,000	\$ 30,000	\$ 330,000	\$ 39,600	\$ 369,600
<b>TOTALS</b>	<b>\$ 1,300,000</b>	<b>\$ 130,000</b>	<b>\$ 1,430,000</b>	<b>\$ 171,600</b>	<b>\$ 2,691,920</b>

# NEIL ARMSTRONG ELEMENTARY SCHOOL

FACILITY	CONSTRUCTION COST	CONTINGENCY (10%)	TOTAL CONSTRUCTION BUDGET	SOFT COSTS (12%)	TOTAL PROJECT BUDGET
<b>NEIL ARMSTRONG ELEMENTARY SCHOOL</b>					
Priority 1	\$ 38,000	\$ 3,800.00	\$ 41,800	\$ 5,016.00	\$ 46,816
Priority 2	\$ 73,000	\$ 7,300.00	\$ 80,300	\$ 9,636.00	\$ 89,936
Priority 3	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Totals</b>	<b>\$ 111,000</b>	<b>\$ 11,100.00</b>	<b>\$ 122,100</b>	<b>\$ 14,652</b>	<b>\$ 136,752</b>

# PAUL NORTON ELEMENTARY SCHOOL

FACILITY	CONSTRUCTION COST	CONTINGENCY (10%)	TOTAL CONSTRUCTION BUDGET	SOFT COSTS (12%)	TOTAL PROJECT BUDGET
<b>PAUL NORTON ELEMENTARY SCHOOL</b>					
Priority 1	\$ 656,995	\$ 65,699.50	\$ 722,695	\$ 86,723.34	\$ 809,418
Priority 2	\$ 214,203	\$ 21,420.25	\$ 235,623	\$ 28,274.73	\$ 263,897
Priority 3	\$ 799,090	\$ 79,908.95	\$ 878,998	\$ 105,479.81	\$ 984,478
<b>Totals</b>	<b>\$ 1,670,287</b>	<b>\$ 167,028.70</b>	<b>\$ 1,837,316</b>	<b>\$ 220,478</b>	<b>\$ 2,057,794</b>

FACILITY	CONSTRUCTION BUDGET	CONTINGENCY (10%)	SUBTOTAL CONSTRUCTION BUDGET	TOTAL SOFT COST (12%)	TOTAL PROJECT BUDGET
<b>PAUL NORTON ELEMENTARY SCHOOL</b>					
1. Secure Front Entrance Renovation	\$ 750,000	\$ 75,000	\$ 825,000	\$ 99,000	\$ 924,000
2. HVAC Automation (in Facility \$)	\$ -	\$ -	\$ -	\$ -	\$ -
3. Existing Gym/Commons Renovations	\$ 736,000	\$ 73,600	\$ 809,600	\$ 97,152	\$ 906,752
4. Music Room Addition	\$ 525,000	\$ 52,500	\$ 577,500	\$ 69,300	\$ 646,800
<b>TOTALS</b>	<b>\$ 1,261,000</b>	<b>\$ 126,100</b>	<b>\$ 1,387,100</b>	<b>\$ 166,452</b>	<b>\$ 2,477,552</b>

# THOMAS JEFFERSON ELEMENTARY SCHOOL

FACILITY	CONSTRUCTION COST	CONTINGENCY (10%)	TOTAL CONSTRUCTION BUDGET	SOFT COSTS (12%)	TOTAL PROJECT BUDGET
<b>JEFFERSON ELEMENTARY SCHOOL</b>					
Priority 1	\$ 348,410	\$ 34,841.00	\$ 383,251	\$ 45,990.12	\$ 429,241
Priority 2	\$ 145,351	\$ 14,535.10	\$ 159,886	\$ 19,186.33	\$ 179,072
Priority 3	\$ 836,058	\$ 83,605.80	\$ 919,664	\$ 110,359.66	\$ 1,030,023
<b>Totals</b>	<b>\$ 1,329,819</b>	<b>\$ 132,981.90</b>	<b>\$ 1,462,801</b>	<b>\$ 175,536</b>	<b>\$ 1,638,337</b>

FACILITY	CONSTRUCTION BUDGET	CONTINGENCY (10%)	SUBTOTAL CONSTRUCTION BUDGET	TOTAL SOFT COST (12%)	TOTAL PROJECT BUDGET
<b>THOMAS JEFFERSON ELEMENTARY SCHOOL</b>					
1. Secure Front Entrance Addition	\$ 700,000	\$ 70,000	\$ 770,000	\$ 92,400	\$ 862,400
2. Kitchen Addition	\$ 360,000	\$ 36,000	\$ 396,000	\$ 47,520	\$ 443,520
2. Gymnasium Addition	\$ 1,050,000	\$ 105,000	\$ 1,155,000	\$ 138,600	\$ 1,293,600
2. Exist Gym to Commons (Light Renovation)	\$ 175,000	\$ 17,500	\$ 192,500	\$ 23,100	\$ 215,600
3. Larger Collaborative Space (Interior Renovation)	\$ 112,000	\$ 11,200	\$ 123,200	\$ 14,784	\$ 137,984
<b>TOTALS</b>	<b>\$ 1,337,000</b>	<b>\$ 133,700</b>	<b>\$ 1,470,700</b>	<b>\$ 176,484</b>	<b>\$ 2,953,104</b>



# OPERATIONS CENTER

FACILITY	CONSTRUCTION COST	CONTINGENCY (10%)	TOTAL CONSTRUCTION BUDGET	SOFT COSTS (12%)	TOTAL PROJECT BUDGET
<b>OPERATIONS CENTER</b>					
Priority 1	\$ 125,000	\$ 12,500.00	\$ 137,500	\$ 16,500.00	\$ 154,000
Priority 2	\$ -	\$ -	\$ -	\$ -	\$ -
Priority 3	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Totals</b>	<b>\$ 125,000</b>	<b>\$ 12,500.00</b>	<b>\$ 137,500</b>	<b>\$ 16,500</b>	<b>\$ 154,000</b>

# MASTER PLAN SUMMARY – FACILITY + FUTURE READY LISTS

FACILITY	FACILITY LIST PRIORITY 1	FACILITY LIST PRIORITY 2	FACILITY LIST PRIORITY 3	FUTURE READY LIST	MASTER PLAN TOTAL
BETTENDORF HIGH SCHOOL	\$ 7,475,190	\$ 1,087,496	\$ 1,302,610	\$ 9,375,520	\$ 19,240,815
BETTENDORF MIDDLE SCHOOL	\$ 1,930,963	\$ 339,231	\$ 1,856,907	\$ 1,540,000	\$ 5,667,101
THOMAS EDISON ACADEMY	\$ 389,922	\$ 184,517	\$ 265,154	\$ 1,034,880	\$ 1,874,472
HERBERT HOOVER ELEMENTARY SCHOOL	\$ 593,996	\$ 820,847	\$ 340,041	\$ 874,720	\$ 2,629,605
MARK TWAIN ELEMENTARY SCHOOL	\$ 1,396,527	\$ 170,349	\$ 757,649	\$ 2,691,920	\$ 5,016,445
NEIL ARMSTRONG ELEMENTARY SCHOOL	\$ 46,816	\$ 89,936	\$ -	\$ -	\$ 136,752
PAUL NORTON ELEMENTARY SCHOOL	\$ 809,418	\$ 263,897	\$ 984,478	\$ 2,477,552	\$ 4,535,346
THOMAS JEFFERSON ELEMENTARY SCHOOL	\$ 429,241	\$ 179,072	\$ 1,030,023	\$ 2,953,104	\$ 4,591,441
OPERATIONS CENTER	\$ 154,000	\$ -	\$ -	\$ -	\$ 154,000
<b>GRAND TOTAL</b>	<b>\$ 13,226,073</b>	<b>\$ 3,135,345</b>	<b>\$ 6,536,863</b>	<b>\$ 20,947,696</b>	<b>\$ 43,845,977</b>

# MASTER PLAN SUMMARY – BUDGET RANGES

**FACILITY PRIORITY #1 = ~\$13.1M**

**FACILITY PRIORITY #1 & #2 = ~\$16.3M**

**FACILITY PRIORITY #1, #2, & #3 = ~\$22.8M**

**FACILITY PRIORITY #1 + FUTURE READY = ~\$34.1M**

**FACILITY PRIORITY #1 & #2 + FUTURE READY = ~\$37.3M**

**FACILITY PRIORITY #1, #2, & #3 + FUTURE READY = ~\$43.8M**

## NEXT STEPS

- **CONFIRM DISTRICT DESIRED BUDGET.**
- **MEET WITH DISTRICT ADMINISTRATORS TO PRIORITIZE FUTURE READY IMPROVEMENTS. (11/14/17)**
- **START PLANNING PROJECTS TO BE SHOVEL READY.**

# QUESTIONS