



SUNMAN-DEARBORN  
COMMUNITY SCHOOLS

# Building Project Phase 1 and 2



SUNMAN-DEARBORN  
COMMUNITY SCHOOLS

# Phase 1 Facility Assessment

Lancer Associates conducted facility assessment for Sunman-Dearborn Community Schools during the 2018-2019 school year. The process included facility tours, interviews with various stakeholders such as teachers, administrators and maintenance staff, and an analysis of existing conditions. Original architectural drawings were reviewed, and a comprehensive scoring system assessed level of needs. The findings were summarized in a report and presented the the June 13, 2019 Board Meeting

## IIB. Facility Assessment Summary

		High School	Middle School	Sunman Elem	North Dearborn Elem	Bright Elem
<b>SITE CHARACTERISTICS</b>						
1	Visibility / Site Access / Signage	59	55	80	59	80
2	Parking	65	50	70	65	75
3	ADA Compliance	85	75	85	85	85
4	Bus/Parent Drop-Off	70	50	75	69	80
5	Site Lighting	70	80	80	80	80
6	Paving / Sidewalks	69	75	75	70	75
7	Storm Water Drainage	69	69	73	72	65
8	Landscaping and Plazas	85	85	85	85	85
9	Delivery / Maintenance Access	70	55	70	75	90
10	Possibility of expansion	75	65	90	90	69
11	Playground/Playfield facilities	70	75	70	70	75
<b>BUILDING EXTERIOR</b>						
1	Masonry / Cladding	65	59	59	75	69
2	Exterior Doors	75	69	59	75	80
3	Windows / Window Sills	65	59	65	85	69
4	Roofing	59	59	59	59	59
5	Fascia (Roof Edging)	80	65	75	69	69

Assessment Scoring Guide	0-59, FAILING	60-69, Poor	70-79, Below Average	80-89, Average	90-100, Good
Description	Failing condition, performance, and/or efficiency. Critical issues require immediate attention. Life safety/health/welfare	Poor condition, performance, and/or efficiency. Energy efficiency, property maintenance/stewardship	Below average condition. Requires heightened monitoring for worsening condition. Long-term management issues	Average condition. Monitor for typical maintenance and possible issues	Good condition. No improvement necessary. Routine maintenance and monitoring only.
Replacement / Improvement Schedule	<b>Immediate</b>	<b>1-3 Years</b>	<b>3-5 Years</b>	<b>5-10 Years</b>	<b>Over 10 Years</b>

		High School	Middle School	Sunman Elem	North Dearborn Elem	Bright Elem
<b>BUILDING ORGANIZATION/PROGRAM EFFICIENCY</b>						
1	Visibility /Proximity of Admin Office/Secure Vestibule	59	85	75	50	85
2	Proximity of Shared Spaces	85	75	85	85	85
3	Corridor Efficiency/Supervision	75	75	75	85	75
4	ADA Compliance	90*	65	90	90	65
5	Building Security/CCTV/Etc	85	85	85	85	85
6	Restrooms	75	62	75	75	59
7	Communications	59	59	59	59	59
8	Fire Detection/Alert and Protection Systems	85	69	85	85	85
9	Capacity	90*	50	90	90	70
<b>BUILDING INTERIOR</b>						
1	Finishes – Flooring (Dual score for incremental replacement)	69/80	65/80	69	69	50
2	Finishes - Walls	70	65	75	75	75
3	Finishes – Ceilings	70	65	70	69	69
4	Markerboards/Tackboards/Chalkboards	70	70	80	75	80
5	Storage/Casework/Countertops	75	75	70	80	65
6	Technology/Electrical Outlets	75	68	85	75	75
7	Furniture/Fixture/Equipment	70	68	68	70	69
8	Thermal Comfort and Air Quality	68	65	68	80	75
9	Flexible Learning Environment	70	70	70	80	95
10	Library/Media Center	69	85	80	85	85
11	Art/Music	75	69	75	75	75
12	Kitchen/Cafeteria	69/75	55/65	85/85	90/95	70/80
13	Science/STEM	75	70	85	90	75
14	PE Facilities	62	59	59	85	70
14a	Pool	50	-	-	-	-
14b	Locker Rooms	50	50	-	90	-
15	Stage/theater /Performance Arts	69	69*	-	-	-
16	AG facilities	80	65	-	-	-

SUNMAN-DEARBORN COMMUNITY SCHOOLS FACILITY ASSESSMENT		HIGH SCHOOL	MIDDLE SCHOOL	SUNMAN ES	NORTH DEARBORN ES	BRIGHT ES
<b>MECHANICAL/PLUMBING SYSTEMS AND EFFICIENCY</b>						
1	Code Compliance	85	78	85	85	85
2	HVAC System Performance	80	75	80	80	80
3	HVAC System Efficiency	75	70	75	75	75
4	Controls	70	85	69	69	65
5	Chillers	-	90	90	69	90
6	Pumps	80	60/91	69	69	60
7	Valve/Damper Actuators	65	60	65	65	60
8	Unit Vents, Fan Powered Boxes, and Fan Coils	79	60	70	70	60
9	Air Handling Units	-	60	69	69	65
10	Roof Exhausters	79	60	65	65	60
11	VAV Terminals	79	-	69	69	69
12	Package Rooftop Units	69	-	65	-	83
13	Boilers	89	59/93	72	72	60
14	Plumbing Distribution and Infrastructure	90/95	82	92	92	90
15	Plumbing Fixtures and Trim	60/79	60	65	65	60
16	Plumbing Flush Valves	60/79	60/95	95	65/95	60/95
17	Plumbing Equipment (HW Recirc Pumps/TMV Valves)	50/60	50	58/80	92/79	50/92
18	Domestic Water Heater (Natural Gas)	89/60	80	80	92	92
19	Domestic Water Storage Tank	60	60	80	60	60
20	Fire Suppression/Sprinklers	89/95	0	98	92/96	88
<b>ELECTRICAL SYSTEM AND EFFICIENCY</b>						
1	Code Compliance	85	79	85	85	85
2	Electrical Equipment	90	69	90	90	85
3	Light Fixtures	75	75	75	75	75
4	Electrical Efficiency	70	70	70	70	70
5	Communications/Telephone System	70	70	70	70	70
6	Data/Internet	75	75	75	75	75
7	Fire Alarm Panel	59	59	59	80	59

SUNMAN-DEARBORN COMMUNITY SCHOOLS FACILITY ASSESSMENT		HIGH SCHOOL	MIDDLE SCHOOL	SUNMAN ES	DEARBORN ES	BRIGHT ES	MEDIAN LIFE EXPECTANCY OF EQUIPMENT
		YEARS IN SERVICE	YEARS IN SERVICE	YEARS IN SERVICE	YEARS IN SERVICE	YEARS IN SERVICE	
<b>MECHANICAL/PLUMBING SYSTEMS AND EFFICIENCY</b>							
1	Controls	25 / 14	8	18	18	26 / 8	15
2	Chillers	-	8	5	18	8	20
3	Pumps	14	33 / 8	18	18	26	20
4	Valve/Damper Actuators	14	33	18	18	26	15
5	Unit Vents, Fan Powered Boxes, and Fan Coils	14	33	18	18	26	20
6	Air Handling Units	-	33	18	18	26	20-25
7	Roof Exhausters	14	33	18	18	26	20
8	VAV Terminals	14	-	18	18	26	20
9	Package Rooftop Units	14	-	18	-	7	15
10	Boilers	14	33 / 8	18	18	26	25
11	Plumbing Distribution and Infrastructure	25 / 15	33	18	18	26	40
12	Plumbing Fixtures and Trim	25 / 15	33	18	18	26	20
13	Plumbing Flush Valves	25 / 15	33 / 9	9	18 / 9	26 / 9	20
13	Plumbing Equipment (HW Recirc Pumps/TMV Valves)	25 / 15	33	18 / 9	3 / 10	26 / 3	15
14	Domestic Water Heater (Natural Gas)	6 / 15	9	9	3	3	15
15	Fire Suppression/Sprinklers	25 / 15	NA	9	18 / 10	26	35
<b>ELECTRICAL SYSTEM AND EFFICIENCY</b>							
1	Electrical Equipment	25/15	33	18	18	26	25+
2	Light Fixtures	25/15	20+	18	18	26	20
3	Communications/Telephone System	10+	10+	18	18	26	10
4	Security Cameras/Building Access	10+	10+	10+	10+	10+	10
5	Data/Internet	10+	10+	10+	10+	10+	10

## A. High School

### Architectural:

- ROOF REPLACEMENT
- EXTERIOR MASONRY/SIDING, WINDOW REPAIR
- SECURE VESTIBULE/ADMINISTRATION/ACCESS CONTROL
- PA SYSTEM REPLACEMENT/CAMERA SYSTEM REPLACEMENT
- CLASSROOM THIN WALL REPLACEMENT (SECURITY AND ACOUSTICS)
- INTERIOR FINISHES REPLACEMENT/REPAIR
- SCIENCE RENOVATION
- ART RENOVATION
- FACS RENOVATION
- BUSINESS RENOVATION
- AG/ENGINEERING RENOVATION
- POOL REPLACEMENT
- PAC CENTER RENOVATION
- ATHLETIC RENOVATION
  - Locker rooms renovation
  - Main Gym bleachers replacement
  - Athletic field ADA access/ baseball fields renovation/ moving fields as needed dependent on other projects
  - Fieldhouse flooring maintenance
- CLASSROOM TECHNOLOGY/FURNITURE REPLACEMENT (POSSIBLE OTHER FINANCING)
- MAINTENANCE SPACES ADDITION
- EXTERIOR PAVEMENT/ ACCESS DRIVES RENOVATION

### Plumbing:

- REPLACE COLUMN SHOWERS AND WATER HEATERS AT LOCKER ROOMS

- REPLACE LAVATORY FAUCETS
- REPLACE BRADLEY WAVE WASH FOUNTAINS
- ADD WATER LINE TO PREVENT CROSS CONNECTION AT MOP BASINS

Mechanical:

- PLAN FOR REPLACEMENT OF PUMPS
- REPLACE PACKAGED ROOFTOP UNITS
- REPLACE FAN POWERED VAVs
- REPLACE EXHAUST FANS
- UPGRADE CONTROLS

Electrical:

- FIRE ALARM SYSTEM SHOULD BE REPLACED AT LEAST IN PART AND LIKELY IN TOTAL.
- INSTALL SPD (SURGE PROTECTIVE DEVICE) AT MAIN SWITCHBOARD.
- INVESTIGATE NEED TO ADD SINGLE PHASING PROTECTION AT KEY THREE PHASE EQUIPMENT TO PROTECT FROM UTILITY INCIDENTS.
- AT TIME OF MAJOR RENOVATIONS UPGRADE DATA NETWORKING CABLING TO CAT-6E. IT IS LIKELY LESS HARD WIRING WILL BE RECOMMENDED AND MORE WAP (WIRELESS ACCESS POINTS) INSTALLED.
- CONTINUE WITH LED UPGRADES OF EXTERIOR LIGHTING FIXTURES.
- UPGRADE TO DIMMABLE LED CLASSROOM LIGHTING WITH SEPARATE ZONE OF CONTROL AT ANY VIDEO SCREENS FOR IMPROVED VISIBILITY. CONSIDER COLOR-TUNING OPTION/CONTROL. ADD VACANCY SENSORS AND DAYLIGHT HARVESTING FOR IMPROVED ENERGY EFFICIENCY.
- UPGRADE TO DIMMABLE LED CORRIDOR LIGHTING WITH VACANCY SENSORS THAT ADJUST LIGHTING LEVELS FROM FULL ON TO A MINIMUM ACCEPTABLE DIM SET POINT DURING SCHOOL HOURS AND AT NIGHT SHUT LIGHTS OFF COMPLETELY WHEN NO MOTION IS PRESENT.



## B. MIDDLE SCHOOL

### Architectural |

- ROOFING REPLACEMENT
- EXTERIOR ENVELOPE REPAIR
- SITE CIRCULATION REORGANIZATION
- PA SYSTEM REPLACEMENT/CAMERA SYSTEM REPLACEMENT
- ACCESS CONTROL
- PROVIDE AC UNCONDITIONED SPACES
- FINISHES REPLACEMENT
- KITCHEN/CAFETERIA ENLARGEMENT
- RESTROOM ADDITION/RENOVATION

### Architectural (Addition)

- STEM RENOVATION
- ART RENOVATION
- SPECIAL ED RENOVATION
- ADMIN RENOVATION
- ATHLETIC NEEDS
  - Additional PE space
  - Locker room renovation
- TECHNOLOGY/FURNITURE REPLACEMENT (POSSIBLE OTHER FINANCING)
- MUSIC RENOVATION
- ADDITIONAL STORAGE
- MEDIA CENTER RENOVATION

### Plumbing:

- ADD BACKFLOW PREVENTER
- REPLACE BRADLEY WASH FOUNTAINS
- ADD WATER LINE TO PREVENT CROSS CONNECTION AT MOP BASINS

### Mechanical:

- REPLACE 2 INEFFICIENT BOILERS
- REPLACE PUMPS

- REPLACE INDOOR AHUs
- REPLACE FAN POWERED VAVs
- REPLACE EXHAUST FANS
- ADD COOLING TO CONVERTED CLASSROOM
- UPGRADE CONTROLS
- ADD STORAGE AREAS TO ELIMINATE COMBUSTIBLE MATERIALS FROM RETURN AIR PLENUM

Electrical:

- FIRE ALARM SYSTEM SHOULD BE REPLACED AND/OR UPGRADED AT THE NEXT MAJOR RENOVATION.
- REMOVE AND REPLACE THE EXISTING FEDERAL PACIFIC ELECTRIC (FPE) EQUIPMENT DURING THE NEXT MAJOR RENOVATION IN TOTAL.
- INSTALL SPD (SURGE PROTECTIVE DEVICE) AT MAIN SWITCHBOARD.
- INVESTIGATE NEED TO ADD SINGLE PHASING PROTECTION AT KEY THREE PHASE EQUIPMENT TO PROTECT FROM UTILITY INCIDENTS.
- AT TIME OF MAJOR RENOVATIONS UPGRADE DATA NETWORKING CABLING TO CAT-6E. IT IS LIKELY LESS HARD WIRING WILL BE RECOMMENDED AND MORE WAP (WIRELESS ACCESS POINTS) INSTALLED.
- UPGRADE TO DIMMABLE LED CLASSROOM LIGHTING WITH SEPARATE ZONE OF CONTROL AT ANY VIDEO SCREENS FOR IMPROVED VISIBILITY. CONSIDER COLOR-TUNING OPTION/CONTROL. ADD VACANCY SENSORS AND DAYLIGHT HARVESTING FOR IMPROVED ENERGY EFFICIENCY.
- UPGRADE TO DIMMABLE LED CORRIDOR LIGHTING WITH VACANCY SENSORS THAT ADJUST LIGHTING LEVELS FROM FULL ON TO A MINIMUM ACCEPTABLE DIM SET POINT DURING SCHOOL HOURS AND AT NIGHT SHUT LIGHTS OFF COMPLETELY WHEN NO MOTION IS PRESENT.
- CONTINUE WITH LED UPGRADES OF EXTERIOR LIGHTING FIXTURES.

## E. BRIGHT ELEMENTARY SCHOOL:

### Architectural:

- ROOFING REPLACEMENT
- EXTERIOR ENVELOPE REPAIR
- INTERIOR FINISHES REPLACEMENT
- PA SYSTEM REPLACEMENT/CAMERA SYSTEM REPLACEMENT
- ACCESS CONTROL
- RESTROOM RENOVATION
- TECHNOLOGY/FURNITURE REPLACEMENT (POSSIBLE OTHER FINANCING)
- PLAYGROUND RENOVATION/MOVE K PLAYGROUND TO THE WEST
- ADMINISTRATION RENOVATION
- ART RENOVATION
- SCIENCE ROOM (RENOVATE COMPUTER LAB)
- MEDIA CENTER RENOVATION
- POD RENOVATION

### Plumbing:

- REPLACE BRADLEY WASH FOUNTAINS
- ADD WATER LINE TO PREVENT CROSS CONNECTION AT MOP BASINS

### Mechanical:

- REPLACE BOILERS
- REPLACE PUMPS
- REPLACE INDOOR AHUs
- REPLACE EXHAUST FANS
- UPGRADE CONTROLS TO COMPLETE DDC SYSTEM

### Electrical:

- FIRE ALARM SYSTEM SHOULD BE REPLACED AT LEAST IN PART AND LIKELY IN TOTAL AT NEXT MAJOR RENOVATION.
- INVESTIGATE NEED TO ADD SINGLE PHASING PROTECTION AT KEY THREE PHASE EQUIPMENT TO PROTECT FROM UTILITY INCIDENTS.
- AT TIME OF MAJOR RENOVATIONS UPGRADE DATA NETWORKING CABLING TO CAT-6E. IT IS LIKELY LESS HARD WIRING WILL BE RECOMMENDED AND MORE WAP (WIRELESS ACCESS POINTS) INSTALLED.

- UPGRADE TO DIMMABLE LED CLASSROOM LIGHTING WITH SEPARATE ZONE OF CONTROL AT ANY VIDEO SCREENS FOR IMPROVED VISIBILITY. CONSIDER COLOR-TUNING OPTION/CONTROL. ADD VACANCY SENSORS AND DAYLIGHT HARVESTING FOR IMPROVED ENERGY EFFICIENCY.
- UPGRADE TO DIMMABLE LED CORRIDOR LIGHTING WITH VACANCY SENSORS THAT ADJUST LIGHTING LEVELS FROM FULL ON TO A MINIMUM ACCEPTABLE DIM SET POINT DURING SCHOOL HOURS AND AT NIGHT SHUT LIGHTS OFF COMPLETELY WHEN NO MOTION IS PRESENT.
- CONTINUE WITH LED UPGRADES OF EXTERIOR LIGHTING FIXTURES.

## D. NORTH DEARBORN ELEMENTARY SCHOOL

### Architectural:

- ROOFING REPLACEMENT
- EXTERIOR ENVELOPE REPAIRS
- ACCESS DRIVE/SITE CIRCULATION REORGANIZATION
- SECURE VESTIBULE/ADMINISTRATION RENOVATION/ACCESS CONTROL
- RESTROOM RENOVATION
- PA SYSTEM REPLACEMENT/CAMERA SYSTEM UPGRADES
- TECHNOLOGY/FURNITURE UPGRADES
- INTERIOR FINISHES UPGRADES
- PLAYGROUND UPGRADES
- ART UPGRADES
- CORRIDOR UPGRADES

### Plumbing:

- ADD WATER LINE TO PREVENT CROSS CONNECTION AT MOP BASINS

### Mechanical:

- REPLACE BOILERS
- REPLACE PUMPS
- REPLACE AIR COOLED CHILLERS
- REPLACE INDOOR AHUs
- REPLACE EXHAUST FANS
- UPGRADE CONTROLS

### Electrical:

- INVESTIGATE NEED TO ADD SINGLE PHASING PROTECTION AT KEY THREE PHASE EQUIPMENT TO PROTECT FROM UTILITY INCIDENTS.
- AT TIME OF MAJOR RENOVATIONS UPGRADE DATA NETWORKING CABLING TO CAT-6E. IT IS LIKELY LESS HARD WIRING WILL BE RECOMMENDED AND MORE WAP (WIRELESS ACCESS POINTS) INSTALLED.
- UPGRADE TO DIMMABLE LED CLASSROOM LIGHTING WITH SEPARATE ZONE OF CONTROL AT ANY VIDEO SCREENS FOR IMPROVED VISIBILITY. CONSIDER COLOR-TUNING OPTION/CONTROL. ADD VACANCY SENSORS AND DAYLIGHT HARVESTING FOR IMPROVED ENERGY EFFICIENCY.

- UPGRADE TO DIMMABLE LED CORRIDOR LIGHTING WITH VACANCY SENSORS THAT ADJUST LIGHTING LEVELS FROM FULL ON TO A MINIMUM ACCEPTABLE DIM SET POINT DURING SCHOOL HOURS AND AT NIGHT SHUT LIGHTS OFF COMPLETELY WHEN NO MOTION IS PRESENT.
- CONTINUE WITH LED UPGRADES OF EXTERIOR LIGHTING FIXTURES.

## C. SUNMAN ELEMENTARY SCHOOL

### Architectural:

- ROOFING REPLACEMENT
- EXTERIOR ENVELOPE REPAIR
- AC IN THE GYM/ATHLETIC NEEDS
- PA SYSTEM REPLACEMENT/CAMERA SYSTEM REPLACEMENT
- ACCESS CONTROL
- TECHNOLOGY/FURNITURE REPLACEMENT (POSSIBLE OTHER FUNDING)
- PLAYGROUND REPAIRS/REPLACEMENT
- MOVE KINDERGARTEN TO THE CURRENT ROD LOCATION
- FINISHES REPLACEMENT
- ART RENOVATION
- MEDIA CENTER/MAKER SPACE/SCIENCE RENOVATION
- ADMIN RENOVATION
- CORRIDOR RENOVATION

### Plumbing:

- ADD WATER LINE TO PREVENT CROSS CONNECTION AT MOP BASINS

### Mechanical:

- REPLACE PUMPS
- UPGRADE CONTROLS
- REPLACE FAN COIL UNITS
- REPLACE FAN POWERED VAVs
- REPLACE EXHAUST FANS
- REPLACE INDOOR AHUs
- REPLACE PACKAGED ROOFTOP UNITS

### Electrical:

- FIRE ALARM SYSTEM SHOULD BE REPLACED AT LEAST IN PART AND LIKELY IN TOTAL AT NEXT MAJOR RENOVATION.
- INVESTIGATE NEED TO ADD SINGLE PHASING PROTECTION AT KEY THREE PHASE EQUIPMENT TO PROTECT FROM UTILITY INCIDENTS.

- AT TIME OF MAJOR RENOVATIONS UPGRADE DATA NETWORKING CABLING TO CAT-6E. IT IS LIKELY LESS HARD WIRING WILL BE RECOMMENDED AND MORE WAP (WIRELESS ACCESS POINTS) INSTALLED.
- UPGRADE TO DIMMABLE LED CLASSROOM LIGHTING WITH SEPARATE ZONE OF CONTROL AT ANY VIDEO SCREENS FOR IMPROVED VISIBILITY. CONSIDER COLOR-TUNING OPTION/CONTROL. ADD VACANCY SENSORS AND DAYLIGHT HARVESTING FOR IMPROVED ENERGY EFFICIENCY.
- UPGRADE TO DIMMABLE LED CORRIDOR LIGHTING WITH VACANCY SENSORS THAT ADJUST LIGHTING LEVELS FROM FULL ON TO A MINIMUM ACCEPTABLE DIM SET POINT DURING SCHOOL HOURS AND AT NIGHT SHUT LIGHTS OFF COMPLETELY WHEN NO MOTION IS PRESENT.
- CONTINUE WITH LED UPGRADES OF EXTERIOR LIGHTING FIXTURES.



## F. NEW MAINTENANCE/TRANSPORTATION FACILITY

NEEDS:

- TWO BUS BAYS
- STORAGE
- OFFICES
- SHOP



## Phase 1 Total Cost

<b>Construction Costs</b>	<b>\$43,107,760</b>
CMc Contract	\$2,570,549
AE Contract	\$2,744,175
Reimbursables	\$2,057,663
Contingency	\$808,363
Other (Bond, Interest, Legal, Permitting, Insurance)	\$3,049,494
<b>Soft Cost Total</b>	<b>\$11,230,244</b>
<b>Total</b>	<b>\$54,338,004</b>



SUNMAN-DEARBORN  
COMMUNITY SCHOOLS

## Phase 2 Facility Assessment

Lancer Associates conducted an additional facility assessment, in collaboration with Primary Engineering, for Sunman-Dearborn Community Schools facilities in 2023. The study involved site tours, stakeholder interviews, photo documentation, and reviews of architectural drawings. Detailed assessments focused on infrastructure, safety, and educational adequacy. The final report was presented on October 5, 2023.

## II E. SOLUTIONS

### HIGH SCHOOL

<b>HIGH PRIORITY ITEMS</b>		Preliminary Cost
1.	New Boilers	400,000.00
2.	New Rooftop Units	4,100,000.00
3.	New Rooftop Unit for PAC	300,000.00-425,000.00
4.	New Rooftop Exhaust Fans	375,000.00-400,000.00
5.	New Building Controls	1,100,000.00-1,500,000.00
6.	Additional Relief Fans	250,000.00-300,000.00
7.	Replacement of Second Floor Unit J Distribution Panel, Transformer, and Branch Circuit	75,000.00-80,000.00
8.	Cameras (30 New Cameras)	75,000.00
9.	Reconfiguration of Drives by the Front Door (80,000 SF)	800,000.00-1,000,000.00
10.	Site Signage and Curb Appeal	250,000.00
11.	Paving the Bus Parking (48,000 SF)	450,000.00-600,000.00
12.	Milling and Re-paving Existing Parking Lots and Adjacent Sidewalks (200,000 SF)	2,000,000.00
13.	Auditorium Renovation (Chairs, Curtains, Rigging, Stage, Flooring, Lighting)	3,000,000.00-3,650,000.00
14.	Main Gym Rubber Stairs	30,000.00
15.	Window Shades in the Pool	25,000.00
16.	Interior Door Replacement (25 doors)	100,000.00
<b>TOTAL:</b>		<b>13,330,000.00-14,935,000.00</b>

<b>2<sup>nd</sup> PRIORITY ITEMS</b>		Preliminary Cost
17.	Group Restroom Renovation (6,000 sf for 7 Sets of Restrooms)	1,500,000.00-1,800,000.00
18.	Locker Replacement (300 Corridor Lockers)	110,000.00-125,000.00
19.	Staff Restroom on the Second Floor	80,000.00
20.	VAV Box Replacement	1,500,000.00
21.	Wall Padding Replacement	50,000.00
22.	Locker Room Renovation (1,700 SF)	400,000.00-500,000.00
<b>TOTAL:</b>		<b>3,640,000.00-4,055,000.00</b>

<b>DISCRETENARY ITEMS – IF BUDGET ALLOWS</b>		Preliminary Cost
23.	Entry Way Heaters	150,000.00
24.	New Golf Facility	600,000.00
25.	New Maintenance Facility (2,500 SF)	450,000.00-750,000.00
26.	Turf on Soccer Field	1,000,000.00
27.	Cafeteria Serving Area (1,200 SF)	350,000.00-450,000.00
28.	Additional Tennis Courts (5)	750,000.00-900,000.00
29.	Media Center Interior Renovation (4,750 SF)	700,000.00-950,000.00
<b>TOTAL:</b>		<b>4,000,000.00-4,800,000.00</b>

**High School Total (All Items):**

**20,970,000.00-23,790,000.00**

## MIDDLE SCHOOL

<b>HIGH PRIORITY ITEMS</b>	Preliminary Cost
1. Mill and Re-pave Parking Lots and Adjacent Sidewalks (43,000 SF)	450,000.00
2. Site Signage and Curb Appeal	150,000.00
3. Additional Cameras (30)	75,000.00
4. Earth Mound Landscaping	600,000.00-800,000.00
5. Painted Steel Railings Replacement	75,000.00
6. Sound System in the Gym Replacement	100,000.00
7. FACS Renovation (2,200 SF)	450,000.00-650,000.00
8. Window Shade Replacement (30 windows)	90,000.00-150,000.00
TOTAL	1,990,000.00-2,450,000.00

<b>2<sup>nd</sup> PRIORITY ITEMS</b>	Preliminary Cost
9. AG Program Renovation (2,500 SF)	500,000.00-750,000.00

**Middle School Total (All Items):**

**2,490,000.00-3,200,000.00**

## BRIGHT ELEMENTARY

Item	Preliminary Cost
<b>HIGH PRIORITY ITEMS</b>	
1. Cooling Plant	500,000.00
2. Replacement of (4) Air Handling Units	400,000.00
3. Mill and Re-pave Parking Lots and Adjacent Sidewalks (64,000 SF)	650,000.00-750,000.00
4. Additional Cameras and Speakers Outside (10)	25,000.00
5. Replacement of Playground Equipment, Moving the Fence for New Playground, Installing New Fence to Enclose the Playground	250,000.00-350,000.00
6. Signage/Curb Appeal	150,000.00
7. Flat Roof Replacement (24,000 SF)	600,000.00-750,000.00
8. Special Education Renovation	15,000.00
9. Window Replacement (4,800 SF)	385,000.00-480,000.00
<b>TOTAL</b>	<b>2,975,000.00-3,420,000.00</b>

**Bright Elementary School Total (All items):**

**2,975,000.00-3,420,000.00**

DISCRETENARY ITEMS (FUTURE ITEMS; OUTSIDE OF THE SCOPE)	Preliminary Cost
13.(20) Roof Exhaust Fans (past life cycle but functional)	400,000.00
14.HVAC Controls	400,000.00





## SUNMAN ELEMENTARY

HIGH PRIORITY ITEMS	Preliminary Cost
1. Water Heater	75,000.00
2. Heating Plant Replacement	500,000.00
3. (30) Classroom Unit Ventilators	900,000.00
4. New (3) Outdoor Condensing Units	90,000.00
5. New (4) Rooftop Units	100,000.00
6. New Building HVAC Controls	400,000.00
7. Widening Entry Drive into the School	60,000.00-75,000.00
8. Repaving the Bus Parking Lot and Adjacent Sidewalks (72,000 SF)	720,000.00-850,000.00
9. Site Signage and Curb Appeal	150,000.00
10. Moving the Gate closer to the Playground	10,000.00
11. Additional Cameras and Speakers (10)	25,000.00
12. Electrifying All the Exterior Doors (3)	15,000.00
13. Door 4,5 and 7 Replacement (Storefront with Sidelights and Transoms; 100SF Each)	35,000.00-50,000.00
14. Shades in the Art Classroom	25,000.00
<b>TOTAL</b>	<b>3,105,000.00-3,265,000.00</b>

**Sunman Elementary School Total (All Items):**

**3,105,000.00-3,265,000.00**

DISCRETENARY ITEMS (FUTURE ITEMS; OUTSIDE OF THE SCOPE)	Preliminary Cost
15. Pressure boosting system: replace within 10 years	50,000.00
16. (20) Roof Exhaust Fans (past life cycle but functional)	400,000.00
17. HVAC Controls	400,000.00



## Phase 2 Items Removed from Scope

Bright Elementary School	Cooling Plant	\$589,680
Bright Elementary School	Roof Exhaust Fans (20)	\$400,000
North Dearborn Elementary School	Roof Exhaust Fans (5)	\$80,000
Sunman Elementary School	Roof Exhaust Fans (5)	\$80,000
East Central Middle School	Earth Mound Landscaping	\$600,000
East Central High School	Additional Tennis Court	\$100,000
East Central High School	Roof Exhaust Fans (20)	\$400,000
<b>Total</b>		<b>\$2,839,380</b>



## Phase 2 Total Cost

<b>Construction Costs</b>	<b>\$27,342,309</b>
CMc Contract	\$1,529,864
AE Contract	\$2,210,000
Reimbursables	\$2,415,473
Contingency	\$1,531,561
Other (Bond, Interest, Legal, Permitting, Insurance)	\$1,628,462
<b>Soft Cost Total</b>	<b>\$10,815,360</b>
<b>Total</b>	<b>\$38,257,669</b>



## Phase 2 Recommended Additional Items - Add to GMP

School	Item	Estimate
BES	Expand parking lot milling and paving	\$43,000
BES	Paving access to storage	\$12,000
BES	Door actuator from reception area to corridor	\$5,000
BES	Display case lighting	\$25,000
BES	Main and bus entry LED lights	\$25,000
BES	Building envelope	\$250,000
NDES	Fob reading on library exterior door	\$4,750
NDES	Parking lot island curbing	\$106,093

 Indicates estimate or allowance amount



## Phase 2 Recommended Additional Items - Add to GMP

<b>School</b>	<b>Item</b>	<b>Estimate</b>
ECMS	Art LED lights	\$16,750
ECMS	Aux gym sound panels	\$60,000
ECMS	Staff restrooms (3)	\$17,600
ECMS	Custodian closet epoxy flooring (2)	\$10,800
ECMS	Gym LED lights	\$23,000
<b>ECHS</b>	<b>Football concession/restroom/ticket/entry</b>	<b>\$2,500,000</b>
ECHS	D138 custodian room - mop sink on floor	\$8,000
ECHS	Trojan Field concrete access	\$8,500



## Phase 2 Recommended Additional Items - Add to GMP

School	Item	Estimate
ECHS	Door 14 single receiving door	\$4,975
ECHS	Parking lot gate	\$21,000
ECHS	Door 9 entryway ceiling	\$5,000
ECHS	Fieldhouse LED lights	\$65,000
ECHS	Locker room LED lights	\$15,250
ECHS	Main gym LED lights	\$46,000
ECHS	Aux gym LED lights	\$33,000
ECHS	Soccer bleachers	\$75,000
ECHS	Soccer field perimeter fencing	\$69,700
	<b>Total</b>	<b>\$3,450,468</b>



SUNMAN-DEARBORN  
COMMUNITY SCHOOLS

## Phase 2 Recommended Additional Items - Outside of GMP

<b>School</b>	<b>Item</b>	<b>Estimate</b>
BES	Demo ice harvester	\$45,900
BES	Sand and refinish Gym Floor	\$17,500
NDES	Seal / Stripe existing parking lots	\$43,000
SES	Sand and refinish Gym Floor	\$29,950
SES	Seal / Stripe existing parking lots	\$38,000



## Phase 2 Recommended Additional Items - Outside of GMP

School	Item	Estimate
S-DCSC	Network infrastructure upgrades	\$300,000
S-DCSC	Gym equipment/bleacher reconditioning	\$16,370
ECHS	Various campus fencing	\$25,000
ECHS	Door 18 - patio area	\$25,000
ECHS	Soccer scoreboard	\$7,000
ECHS	Cafeteria freezer and cooler	\$52,000
ECHS	PAC risers	\$23,580
ECHS	Fieldhouse exterior entry doors	\$24,000
	<b>Total</b>	<b>\$647,300</b>





## Phase 2 Total Cost w/Additional Items

<b>Construction Costs</b>	<b>\$30,792,777</b>
CMc Contract	\$1,698,938
AE Contract	\$2,372,500
Reimbursables	\$2,435,473
Contingency	\$2,204,086
Other (Bond, Interest, Legal, Permitting, Insurance)	\$1,628,462
<b>Soft Cost Total</b>	<b>\$10,339,459</b>
Furnishing	\$827,008
Self-Perform Items	\$647,300
<b>Total</b>	<b>\$42,606,544</b>



## Phase 1 & 2 Total Cost w/Additional Items

<b>Construction Costs</b>	<b>\$73,900,537</b>
CMc Contract	\$4,269,487
AE Contract	\$5,116,675
Reimbursables	\$4,493,136
Contingency	\$3,012,449
Other (Bond, Interest, Legal, Permitting, Insurance)	\$4,677,956
<b>Soft Cost Total</b>	<b>\$21,569,703</b>
Furnishing	\$827,008
Self-Perform Items	\$647,300
<b>Total</b>	<b>\$96,944,548</b>