



### > PRESENTATION AGENDA:

- Condition Study Scoring Methods
- Condition Categories & Matrix
- District-wide Results
- Building Comparisons & Scoring Usage
- Additional Factors in Progress

### CONDITION STUDY SCORING METHODS

2022 Lawrence Condition Study ACI Boland

		10/7/2022	10/14/2022	10/20/2022	10/21/2022	10/24/2022	10/26/2022
		We	ek 1	Week 2		Week 3	
Building	GSF	Trip 1	Trip 2	Trip 3	Trip 4	Trip 5	Trip 6
Prairie Park ES	56,008	TRAINING		Team 3			
Broken Arrow ES	44,000				Team 3		
Hillcrest ES	32,600			Team 1			
Cordley ES	38,700			Team 1			
New York ES	44,290		Team 2				
Pinckney ES	47,152				Team 5		
Sunflower ES	51,392			Team 2			
Schwegler ES	53,712				Team 5		
Woodlawn ES	54,500		Team 2				
Langston Hughes ES	55,275				Team 1		
Quail Run ES	57,950				Team 1		
Deerfield ES	58,200				Team 2		
Sunset Hill ES	60,100				Team 2		
Billy Mills MS / Broken Arrow ES	125,214				Team 3		
Liberty Memorial Central MS	130,233					Team 3	
Southwest MS	91,887			Team 2			•
West MS	127,500					Team 1	
East Heights	26,932						Team 5
Building	GSF	Trip 1	Trip 2	Trip 3	Trip 4	Trip 5	Trip 6

Team 1: Harriet Grindel

Team 2: Tyler Middendorf / Christine Parisi

Team 3: Doug Loveland

Team 4: Dominic Spadafore (ADA Survey, Add'l Assessment Assistance)

Team 5: Scott Harrison

Buildings Not in Scope:

Kennedy ECCC

Free State HS

Lawrence HS

District Office

FO Office Complex

Holcolm Park (Former Alternative School)

Lawrence Adult Learning Center (Former Centennial)

Short trip times available (Wed early release) if needed Early release times attached by building

Inspection Schedule revised 10/19/22

# CONDITION STUDY SCORING METHODS



# CONDITION STUDY SCORING METHODS

#### System Scoring Scales

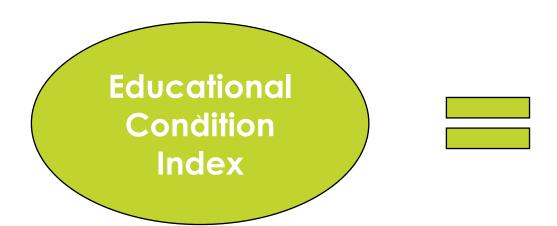
10-point	5-point	
scale	scale	Observed Conditions
		Like New Condition
		Generally recent (0-1 years since completion)
		No visible defects or damage. Systems generally in their first 10% of anticipated life span.
	_	10 – NEW
10 or 9	5	9 – Like new. Cleaning or minor touch up might be required
		Very Good Condition - Only Minor Maintenance Required
		Generally represented by recent, complete renovations or replacement / restoration of
		significant systems. Finishes show little to no wear. Systems 100% in service as designed.
		8 – Minor wear on some systems, deep cleaning likely required.
	4	7 – Wear on systems expected, potentially require a repair verses cleaning. Deep cleaning is
8 or 7	4	due.
		Adequate Condition - Repairs Needed
		Visible components or subcomponents show signs of cracking, corrosion, sagging, or shifting.
		Items are cosmetically "fair" (shows some wear) but functioning as designed and 80% or more
		are in use. Maintenance needs likely increasing year over year.
		6 – Most components (90%+) successfully in use, some surface deterioration expected on a
		range of systems. Mid-life for many systems. Noticeable increase in maintenance from Owner
		is likely.
		5 – Several components experience failures; most systems have some visible deterioration.
6 or 5	3	Mid-life for most systems. Noticeable increase in maintenance from Owner is likely.
0 01 3		Mayaisal Candilias Chaus Multiple Tunes of Debaisanties
		Marginal Condition – Shows Multiple Types of Deterioration  Visible components show deterioration like cracking, sagging, swelling, corrosion, leaks, etc.
		Finishes are worn. Significant repairs or upgrades are needed, but no current safety or 0-1 year
		"end of life" indications. Systems are still functioning and in use but only 60-80% of the time for
		some systems. Maintenance focus has shifted to being reactionary verses proactive.
		4 – Multiple systems periodically out of use. Wear to point of damage visible, but systems still in
		service and functioning daily except for those awaiting repair.
		3 – Multiple systems pulled from use. Wear to point of damage visible and widespread.
4 or 3	2	Systems in service still functioning daily.
		A constructed, preliminary score used to indicate the end of predicted lifespan.
		Not a score used for ratings, this indicates a component that should be examined closely for
		failure or "end of life" indications. Likely still in use. Likely experiencing failures not related to
2.5	1.75	regular maintenance conditions. Finishes may be completely worn.
		<u>Critical Defects – Functional and/or Safety Failures Present</u>
		Defects affecting function, health, or safety verified. Visibly poor condition, defects require
		replacement to correct verses refurbishment. Exceeded useful life. Equipment may be
		outdated such that parts are unavailable or systems are no longer maintainable. Structural
		concerns may be present in installed systems. Life Safety equipment may be out of service
		due to condition and/or unrepairable.
		2 – Passive life safety systems may be abandoned or inoperable. Mountings / structural items
		show damage or wear to point of concern. Items anticipated to be in failure within 1-4 years,
		requiring short term replacement.
		1 – Passive and/or Active life safety systems abandoned or inoperable. Items show structural
	1	damage of immediate concern. Active areas of movement or new damage identified.
2 or 1	1	Failure anticipated in 0-1 year; immediate / emergency work required.

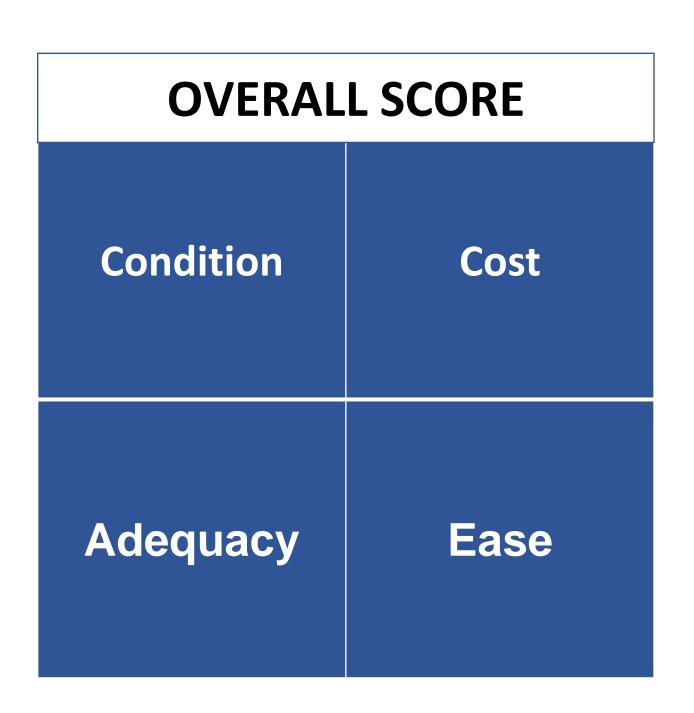




**COST TO REPAIR DEFICIENCIES** 

**CURRENT REPLACEMENT VALUE OF FACILITY** 





# OVERALL SCORE









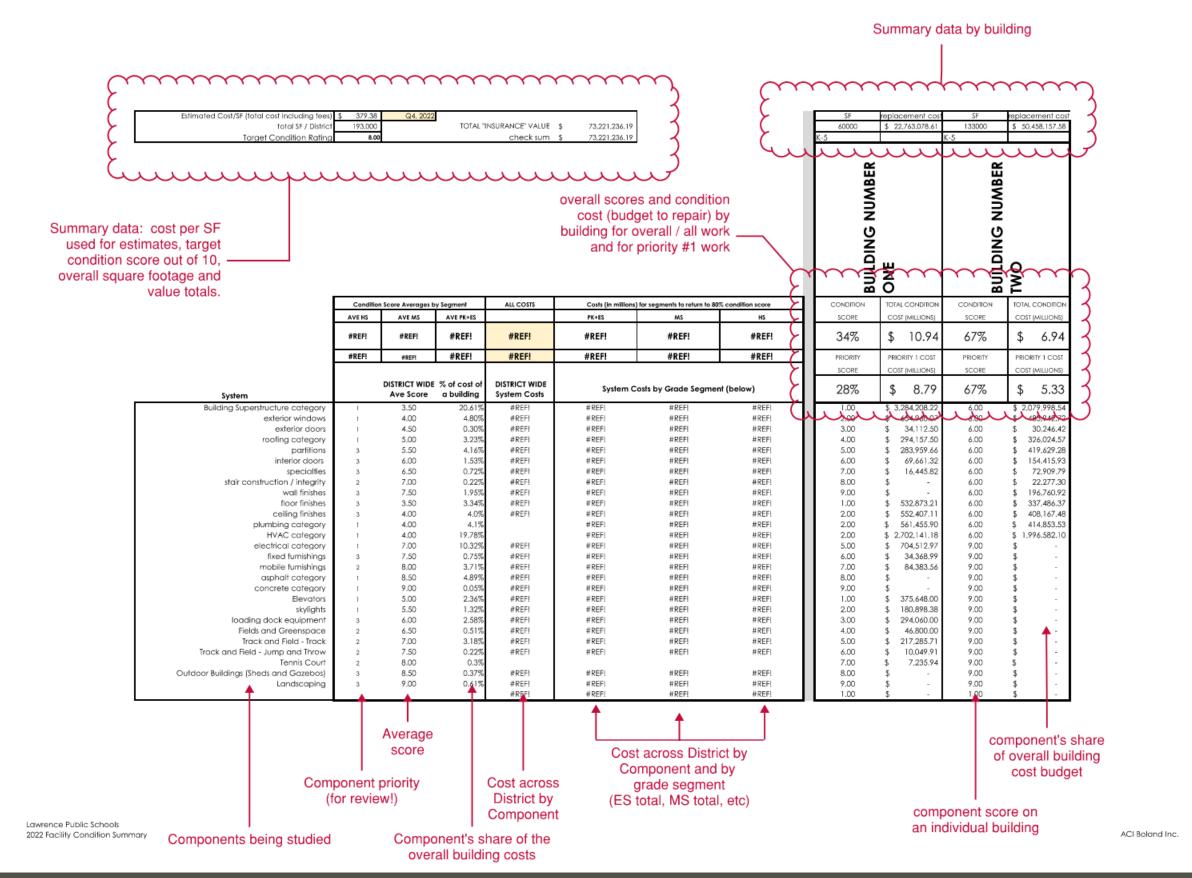




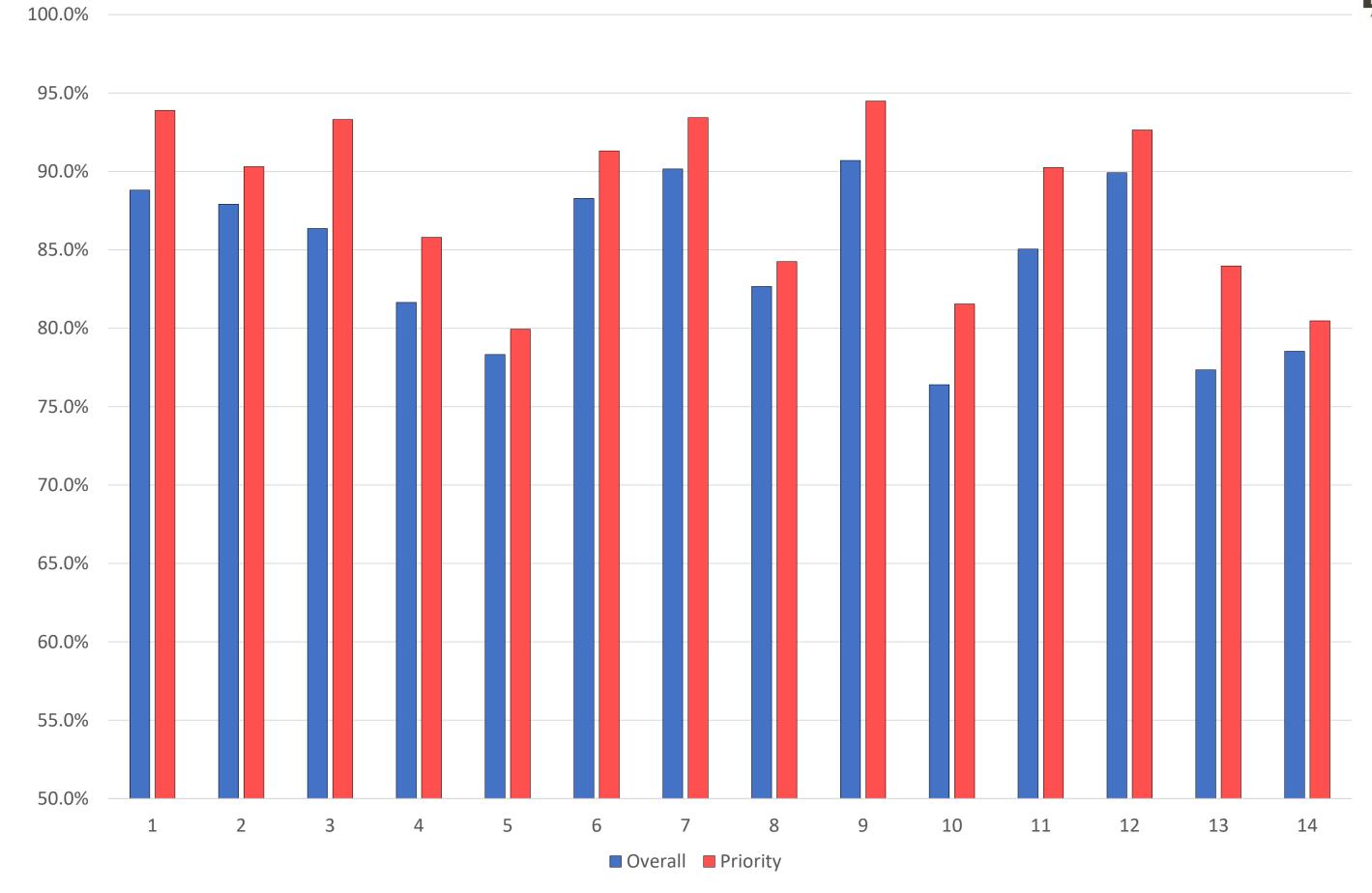
10/27/22 - School Dude Hard Cost wi		of Spaces	0 000								3.87%
10/2//22 - School Dude Hard Cost wi				5.00%	8.20%	17.58%	10.06%	34.25%	8.00%	4.89%	9.00%
				286.22	318.51	202.33	314.15	209.11	204.85	250.79	334.74
	+30%	% Soft Cost	\$ 264.21	\$ 372.09	\$ 414.06	\$ 263.03	\$ 408.40	\$ 271.84	\$ 266.31	\$ 326.03	\$ 435.16
Lawrence USD 497 Cost Table		TOTALS	Administration/Office	Auditorium/Stage	Cafeteria/Kitchen	Circulation and Common Spaces	Classroom - Art or Science	Classroom - Standard	Gym	Media Center	Restroom
Quality of Existing Partition Construction (Construction and Stability)	158.9	5.26%	\$ 13.89	\$ 19.56	\$ 21.77	\$ 13.83	\$ 21.47	\$ 14.29	\$ 14.00	\$ 17.14	\$ 22.88
Quality of Wall Finishes		1.95%	\$ 5.15	\$ 7.25	\$ 8.07	\$ 5.13	\$ 7.96	\$ 5.30	\$ 5.19	\$ 6.36	\$ 8.48
Quality of Floors		3.34%	\$ 8.84	\$ 12.44	\$ 13.85	\$ 8.80	\$ 13.66	\$ 9.09	\$ 8.91	\$ 10.90	\$ 14.55
Quality of Ceilings		4.04%	\$ 10.69	\$ 15.05	\$ 16.75	\$ 10.64	\$ 16.52	\$ 10.99	\$ 10.77	\$ 13.19	\$ 17.60
Fixed Casework and Furnishings (Tackboard, Educational Equipment, Acoustic Paneling, etc)		1.72%	\$ 4.55	\$ 6.41	\$ 7.13	\$ 4.53	\$ 7.03	\$ 4.68	\$ 4.59	\$ 5.62	\$ 7.50
Quality of Doors		2.49%	\$ 6.58	\$ 9.26	\$ 10.31	\$ 6.55	\$ 10.17	\$ 6.77	\$ 6.63	\$ 8.12	\$ 10.84
Specialty Equipment (PE Equipment, Mobile Partitions, Guardrails not on Stairs, etc)		2.17%	\$ 5.75	\$ 8.09	\$ 9.01	\$ 5.72	\$ 8.88	\$ 5.91	\$ 5.79	\$ 7.09	\$ 9.46
Mobile / Loose Furnishings (Furniture)		3.71%	\$ 9.79	\$ 13.79	\$ 15.35	\$ 9.75	\$ 15.14	\$ 10.08	\$ 9.87	\$ 12.09	\$ 16.13
Quality of Elevator		0.30%	\$ 0.79	\$ 1.12	\$ 1.24	\$ 0.79	\$ 1.23	\$ 0.82	\$ 0.80	\$ 0.98	\$ 1.31
Quality of Stairs		0.12%	\$ 0.32	\$ 0.45	\$ 0.50	\$ 0.32	\$ 0.49	\$ 0.33	\$ 0.32	\$ 0.39	\$ 0.53
Vehicular Equipment (Loading Dock)		0.58%	\$ 1.54	\$ 2.17	\$ 2.42	\$ 1.54	\$ 2.38	\$ 1.59	\$ 1.55	\$ 1.90	\$ 2.54
Fire Escape		0.15%	\$ 0.40	\$ 0.56	\$ 0.62	\$ 0.39	\$ 0.61	\$ 0.41	\$ 0.40	\$ 0.49	\$ 0.65
Quality of Windows		5.30%	\$ 13.99	\$ 19.70	\$ 21.93	\$ 13.93	\$ 21.63	\$ 14.40	\$ 14.10	\$ 17.26	\$ 23.04
Quality of Doors		1.90%	\$ 5.02	\$ 7.07	\$ 7.87	\$ 5.00	\$ 7.76	\$ 5.16	\$ 5.06	\$ 6.19	\$ 8.27
Quality of Skylights		0.34%	\$ 0.91	\$ 1.28	\$ 1.43	\$ 0.91	\$ 1.41	\$ 0.94	\$ 0.92	\$ 1.12	\$ 1.50
Fields and Greenspace		0.96%	\$ 2.55	\$ 3.59	\$ 3.99	\$ 2.54	\$ 3.94	\$ 2.62	\$ 2.57	\$ 3.14	\$ 4.19
Track		2.18%	\$ 5.76	\$ 8.12	\$ 9.03	\$ 5.74	\$ 8.91	\$ 5.93	\$ 5.81	\$ 7.11	\$ 9.49
Track and Field - Jump and Throw		0.22%	\$ 0.58	\$ 0.82	\$ 0.91	\$ 0.58 \$ 0.84	\$ 0.90	\$ 0.60	\$ 0.59 \$ 0.85	\$ 0.72	\$ 0.96 \$ 1.38
Tennis Court		0.32%	\$ 0.84		1	Ψ 0.01		φ 0.00	φ 0.00	\$ 1.04	
Outdoor Buildings (Sheds and Gazebos)  Landscaping		0.17%	\$ 0.44 \$ 1.62			\$ 0.44				\$ 0.54 \$ 1.99	\$ 0.73
37.85%		0.61%	\$ 1.62	\$ 2.20	\$ 2.55	\$ 1.61	\$ 2.50	\$ 1.66	\$ 1.65	\$ 1.99	\$ 2.66
37.03%											
Building Superstructure		22.61%	\$ 59.74	\$ 84 13	\$ 93.62	\$ 59.47	\$ 92.34	\$ 61.47	\$ 60.21	\$ 73.72	\$ 98.40
roofing		3.23%	\$ 8.54			\$ 8.50	\$ 13.19	\$ 8.78		\$ 10.53	\$ 14.06
hvac and plumbing		24.10%	\$ 63.66			\$ 63.38				\$ 78.56	
electrical		10.32%		\$ 38.39						\$ 33.63	\$ 44.89
pavement, curbs, parking, walks		5.19%		\$ 19.31	\$ 21.49	\$ 13.65	\$ 21.19	\$ 14.11	\$ 13.82	\$ 16.92	\$ 22.58
65.44%		103.29%									
		extra 0.3% f	or elevat	or where e	exists						
	extra 0.12% for stairs										
		extra 2.72%			ow, tennis						
		extra 0.15%									

Overliky of Evisting Baytition Construction (Construction and Stability)		SCORING
Quality of Existing Partition Construction (Construction and Stability)  Quality of Wall Finishes		
Quality of Wall Fillishes  Quality of Floors		
Quality of Tools  Quality of Ceilings		
Fixed Casework and Furnishings (Tackboard, Educational Equipment, Acoustic Paneling, etc.)		7.1+
Quality of Doors		
Specialty Equipment (PE Equipment, Mobile Partitions, Guardrails not on Stairs, etc)		
Mobile / Loose Furnishings (Furniture)		
Quality of Elevator	N	
Quality of Stairs		
Vehicular Equipment (Loading Dock)		6.1-7.0
Fire Escape		
Quality of Windows		
Quality of Doors		
Quality of Skylights		
Fields and Greenspace		5
Track		5.5-6.0
Track and Field - Jump and Throw		
Tennis Court		
Outdoor Buildings (Sheds and Gazebos)	•••	
Landscaping		
		-5.5
Building Superstructure		
roofing		
hvac and plumbing		
electrical		
pavement, curbs, parking, walks		

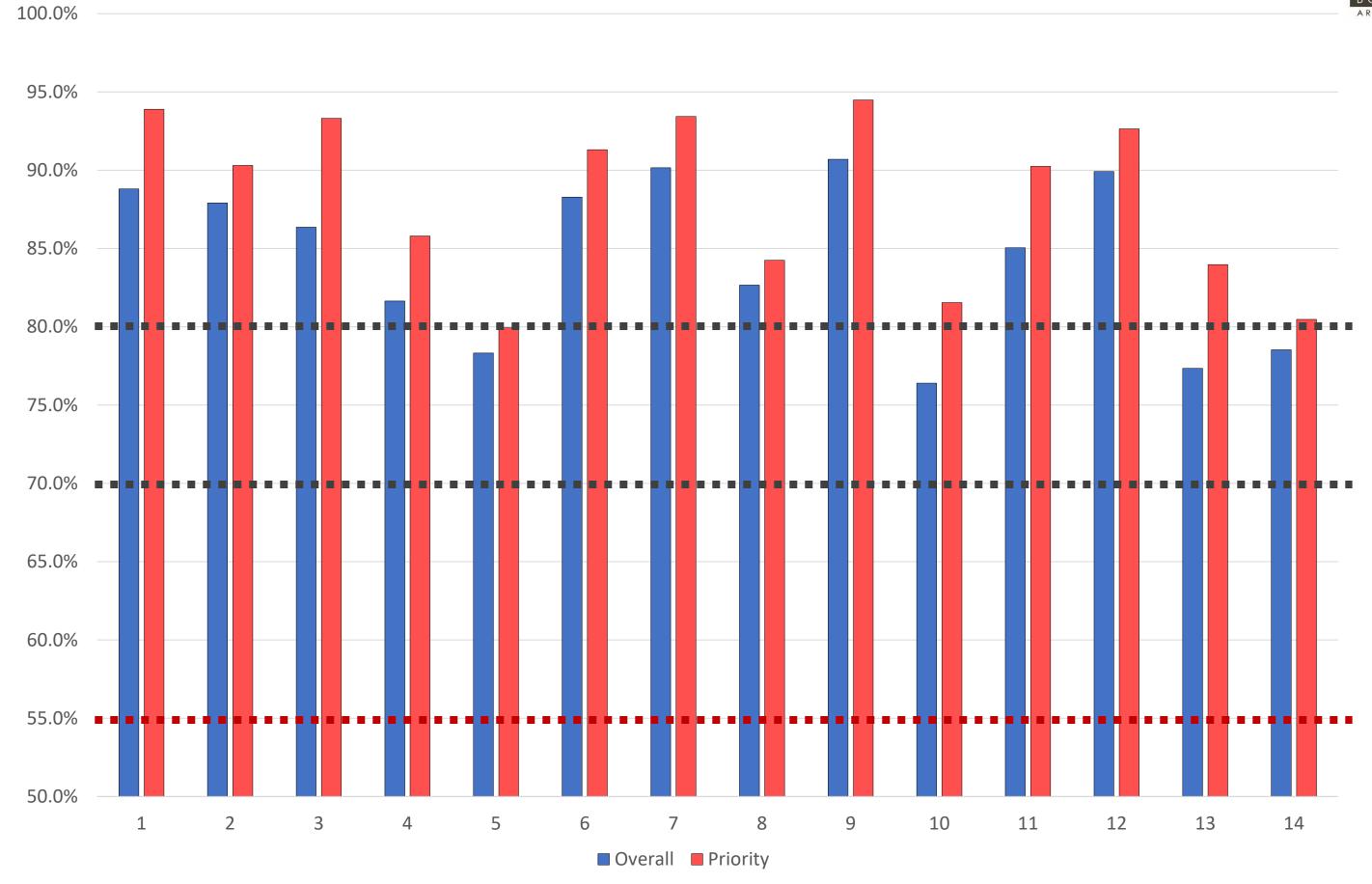
65.44%





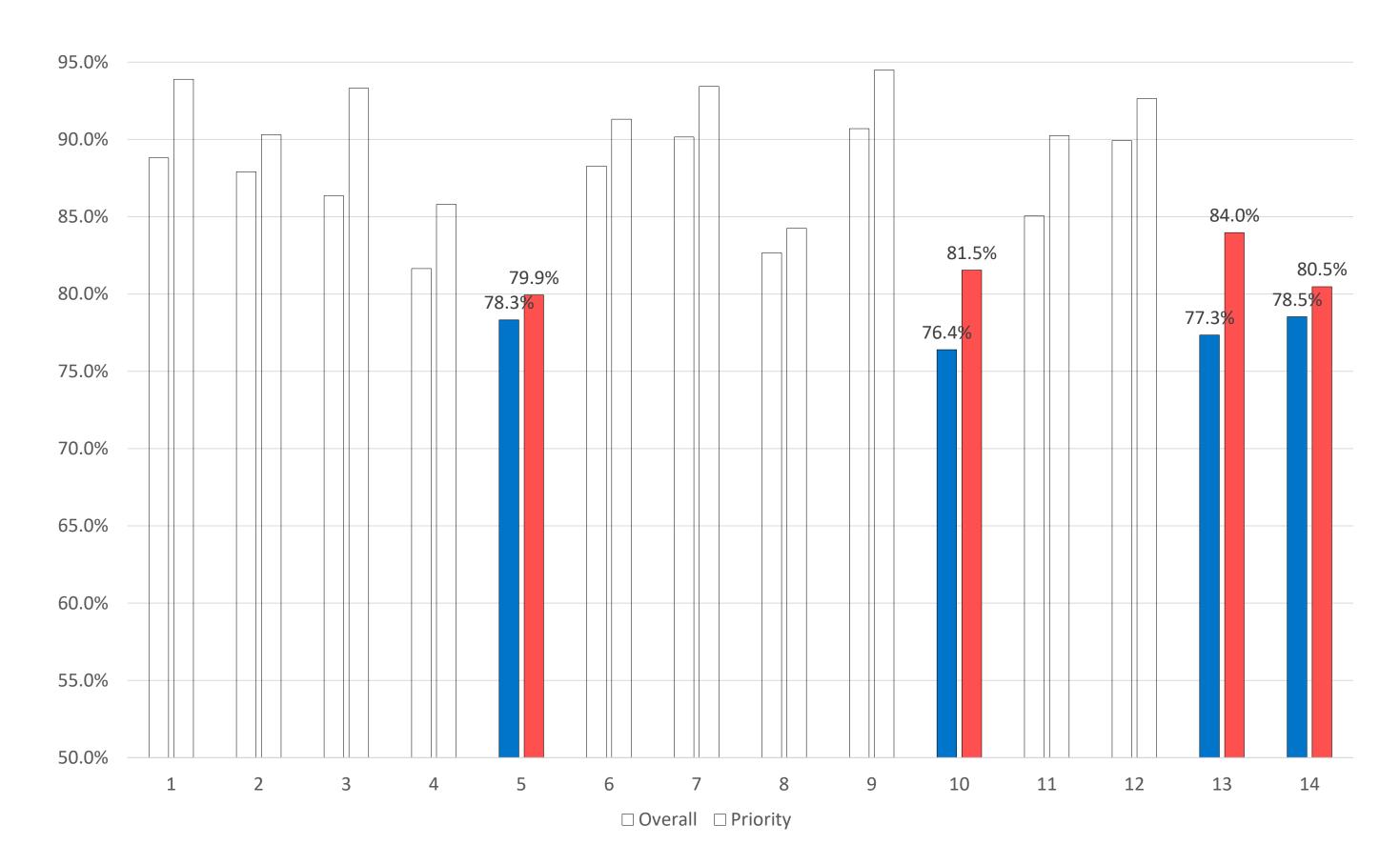






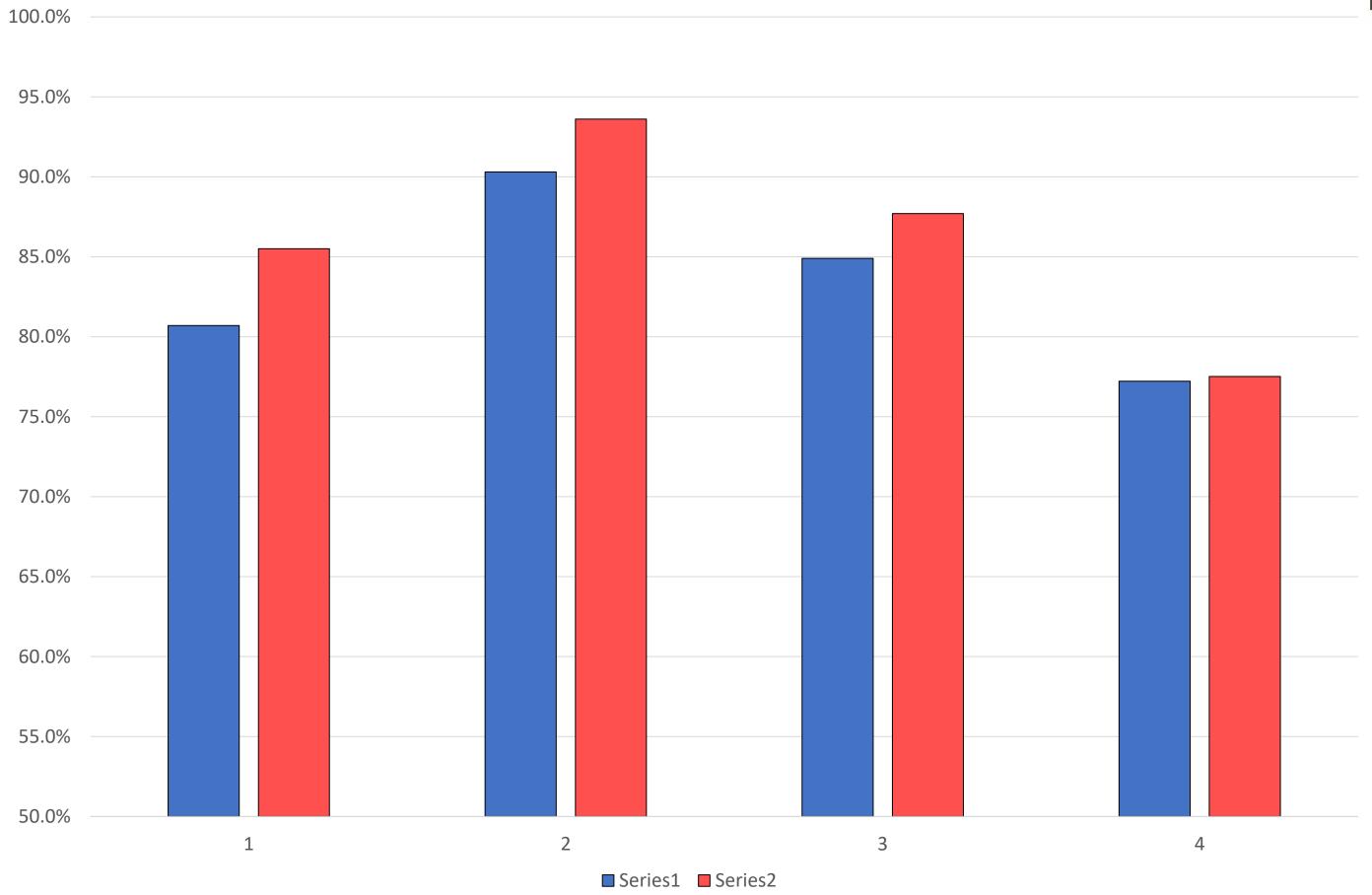






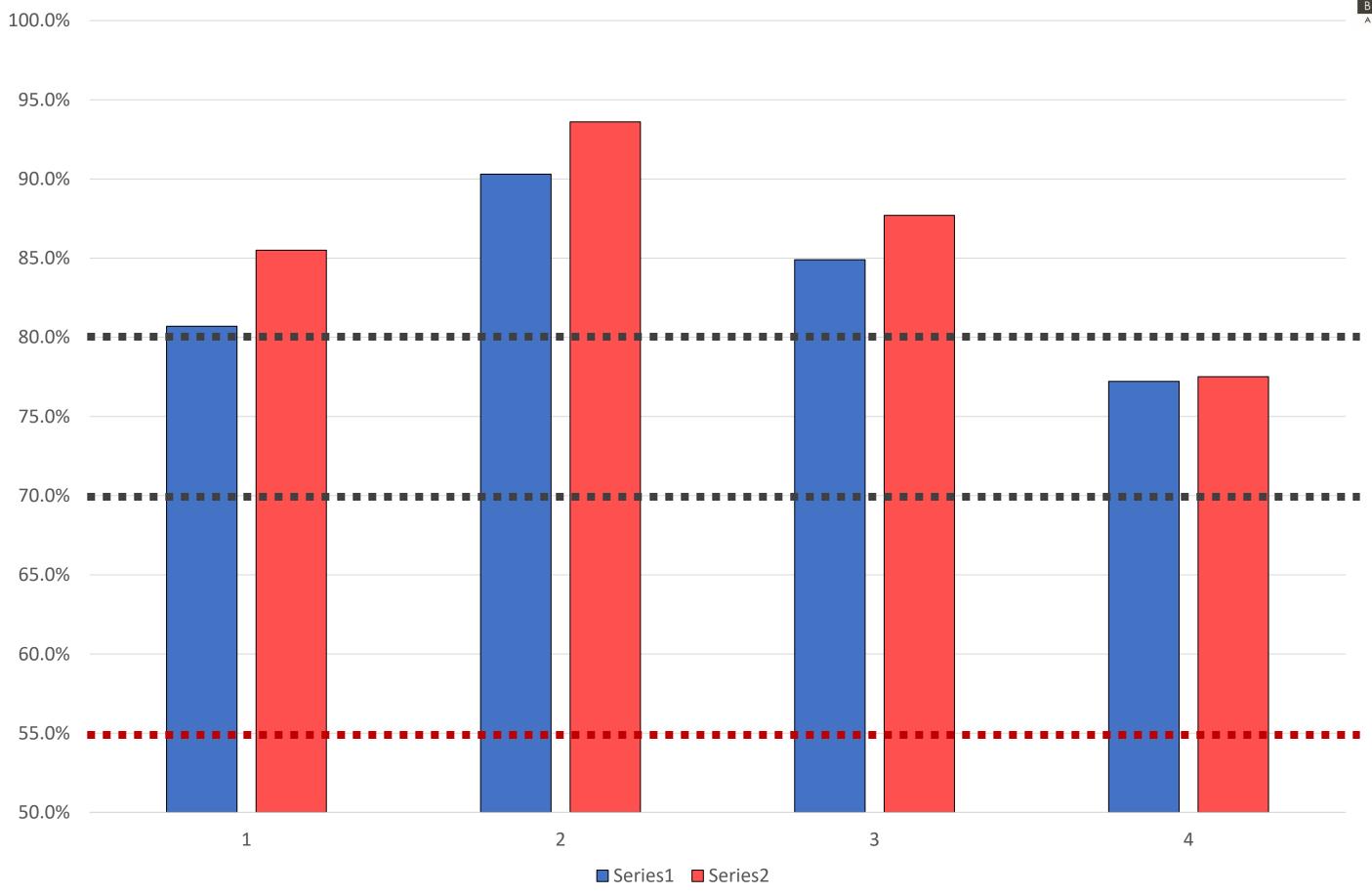
#### **Middle School Building Scores**





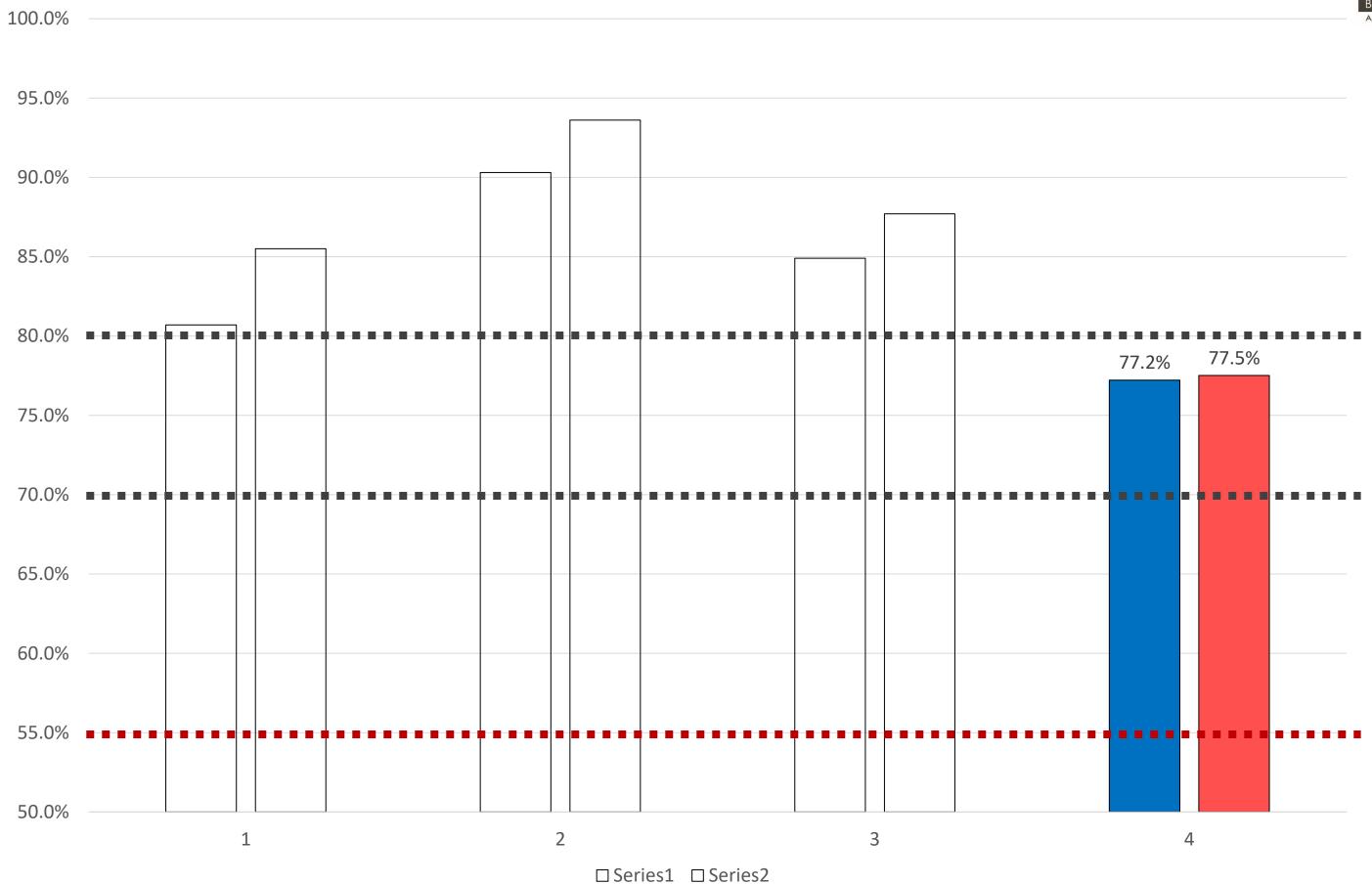
#### **Middle School Building Scores**





#### **Middle School Building Scores**





GRADE SEGMENT	ES	MS	
COSTS TO RETURN ALL FACILITIES TO 80% CONDITION	\$16.92 million	\$12.32 million	
COSTS TO RETURN PRIORITY SYSTEMS TO 80% CONDITION	\$12.78 million	\$10.38 million	

Groupings	ES	MS	
Interior Items	\$4.21 million	\$1.63 million	
Exterior Items	\$1.87 million	\$1.12 million	
Engineering Items	\$9.37 million	\$9.58 million	

## ADDITIONAL FACTORS IN PROGRESS



### ADDITIONAL FACTORS IN PROGRESS





# QUESTIONS





### **ABOUT US**

#### **OUR PURPOSE**

#### **NAVIGATING THE JOURNEY:**

Enhancing lives through design

#### **OUR VISION**

By 2028, ACI Boland will improve every stage of life by sculpting the built environment where 1.5 million families live, learn, work, and heal.

#### **OUR GUIDING PRINCIPLES**

- Families First
- Cultivate Relationships
- Joyful Process
- Celebrate Creativity