

FRATT SCHOOL



PROJECT UPDATE:

Planning/Design to begin with Group 2 projects.

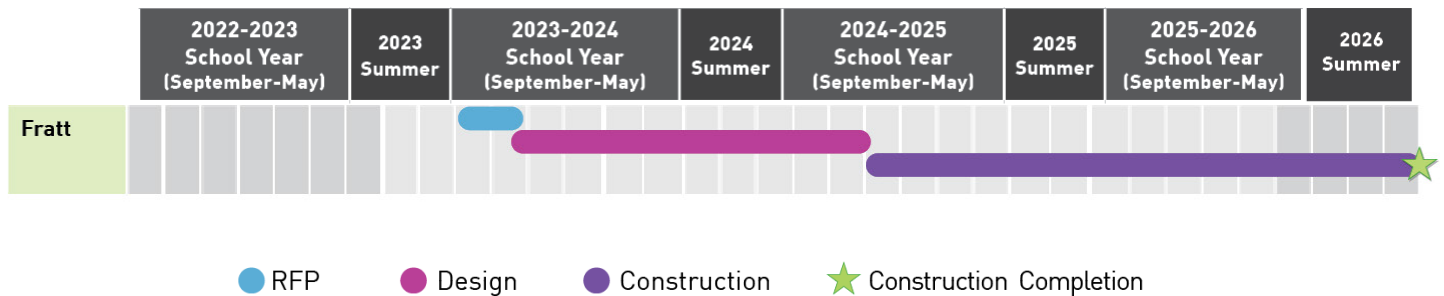
Original Construction 1916	Building Additions 1918, 2010	Site Size 5.3 acres
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	Current (2022-23)	Projected(2027-28)
Grade Configuration	K-5	K-5
Enrollment	453 / 554	438 / 554
Feeder	N/A	N/A
Gross Square Footage	75,970 ft ²	TBD
Facility Utilization	81.8%	79.1%

PROJECT SCOPE

- Safety and security updates
- Modernization of K-5 learning spaces to accommodate enrollment projections
- Create new STEM Lab
- Build new gymnasium and playground
- Infrastructure improvements and building maintenance

PROJECT TIMELINE



Fratt Elementary

Phase 1 Referendum	Phase 2 Future Work	Omitted from Phase 1	Added Scope to Phase 1	Scope #	Scope Description	Priority	2019 Total Cost	2022 Total Cost
Architectural and Interior Systems								
1				FES-INT-1	Environmental Remediation Associated with Proposed Renovations	0-5 years	\$243,000	\$305,743
				FES-INT-2	Flooring Replacement and Refinishing - Classrooms, Corridors, Stairways, Office, and Gym	0-5 years	\$653,261	\$821,933
	1			FES-INT-3	Flooring Replacement - Cafeteria, 2010 Classrooms, 2010 Corridors, Library, Staff Lounge	10-20 years	\$222,592	\$280,065
				FES-INT-4	Interior Walls - Replace Combustible Materials, Paint Walls and Repair Cracked Plaster, Clean Brick Veneer	0-5 years	\$119,395	\$150,223
				FES-INT-5	Replace Damaged and Non-ADA-Compliant Interior Doors (65 Doors)	0-5 years	\$208,000	\$261,706
				FES-INT-6	Replace Classroom Casework in 1916 and 1918 Buildings with Laminate Cabinets & Countertops, Replace Reception Casework	0-5 years	\$359,680	\$452,549
				FES-INT-7	Gym Ceiling - Repaint Gym Ceiling and Replace Ceiling Tiles with 24"x24" Tiles in Gym Storage Rooms	0-5 years	\$39,552	\$49,764
				FES-INT-8	Lockers - Replace Coat Hooks and Provide Laminate Casework Cubbies	0-5 years	\$112,640	\$141,724
				FES-INT-9	Renovate Toilet Rooms for ADA. Includes Fixtures, Partitions, Tile Walls, Flooring, and Ceilings	0-5 years	\$537,600	\$676,408
				FES-INT-10	Elevator - Replace or Modernize Existing Elevator when Required Due to Future Condition	10-20 years	\$166,400	\$209,364
				FES-INT-11	Structural Repairs - Repair Spalling Concrete and Rusted Rebar at Engineer's Office Stairs and Basement Storage Wall Cracking	0-5 years	\$16,640	\$20,936
				FES-INT-12	Replace Wall Mounted Items in 1916 and 1918 Sections, Provide Marker Boards per District Standards	0-5 years	\$192,416	\$242,098
				FES-INT-13	Theater Equipment - Replace Stage Curtains and Support Hardware. Replace the Stage Lighting System	0-5 years	\$56,320	\$70,862
				FES-INT-14	Kitchen Equipment - Replace Residential Refrigerator and Microwave with Commercial Units	0-5 years	\$7,488	\$9,421
Building Envelope Systems								
				FES-BE-1	Masonry Repairs - Replace Sealants, Deteriorated Mortar and Lintels, Infill Missing Coping and Install Flashing, Rebuild Wall	0-5 years	\$245,095	\$308,376.18
				FES-BE-2	Window Replacements - Replace Windows as Condition Deteriorates with New, Thermally Efficient Windows	10-20 years	\$673,093	\$846,885.49
				FES-BE-3	Door and Storefront Replacements - Replace Exterior Doors and Storefront Windows with New as Condition Deteriorates	10-20 years	\$82,656	\$103,997.78
				FES-BE-4	Roofing Replacement - Areas 1-3. Remove Roofing to Deck, R-30 Insulation, 4-Ply BUR and Metal Flashings. Repair Sections 4-8	0-5 years	\$824,225	\$785,399.90
				FES-BE-5	Roofing Replacement - Area 4, Remove Entire Roofing System, Install R-30 Insulation, Install 4-Ply Membrane and Metal Flashings	5-10 years	\$196,185	\$246,839.97
				FES-BE-6	Roofing Replacement - Areas 5-8, Remove Entire Roofing System, Install R-30 Insulation, Install 4-Ply Membrane and Metal Flashings	10-20 years	\$285,975	\$359,813.75
Electrical Safety Systems								
				FES-EE-1	Service Equipment - Plan to Replace Existing Services and Entrance Switchboards	10-20 years	\$128,000	\$161,049.60
				FES-EE-2	Electrical Distribution - Replace Aging Distribution Panels, Add Receptacles and Remove Abandoned Equipment	5-10 years	\$43,510	\$54,744.28
				FES-EE-3	Provide Interior and Exterior LED Lighting, Provide Dimmable Lighting Controls and Occupancy Sensors, Egress Lighting	0-5 years	\$462,230	\$581,578.29
				FES-EE-4	Replace Existing Fire Alarm System with Monitored Addressable System to Meet Code Requirements	5-10 years	\$291,725	\$367,048.14
				FES-EE-5	Electronic Door Access Control - Replace Components as Required as System Ages	5-10 years	\$25,600	\$32,209.92
				FES-EE-6	Clock System - Provide Wireless GPS Clock System with Battery-Powered Clocks	0-5 years	\$72,931	\$91,762.04
				FES-EE-7	PA/All-call System - Provide New Paging System, Install Ceiling Mounted Speakers if Replaced with Suspended Ceiling	5-10 years	\$145,862	\$183,524.07
				FES-EE-8	Video Surveillance System - Provide Cameras as Required to Monitor Interior and Exterior of Building	0-5 years	\$46,080	\$57,977.86
				FES-EE-9	Provide UPS Systems for 2 IT Closets	0-5 years	\$19,200	\$24,157.44
Mechanical & Environmental Systems								
				FES-ME-1	HVAC Controls Systems - Integrate Existing DDC System onto Common Network Platform	0-5 years	\$32,090	\$40,375.30
				FES-ME-2	Heating Plant Upgrades - Provide Glycol Fill Station and Propylene Glycol for Existing System, Supplemental Boiler for 2011 Addition	0-5 years	\$157,531	\$198,206.00
				FES-ME-3	Condensing Units/Spill Systems - Provide Dedicated DX Spill System to Serve IT Data Closet	10-20 years	\$14,586	\$18,352.41
				FES-ME-4	Rooftop Units and Exhaust Systems - Refurbish 2011 Cafeteria Rooftop Unit, Replace Non-Functional, Aged Fans with Efficient Fans, Provide Thermal Equalizers	0-5 years	\$88,195	\$110,966.40
				FES-ME-5	Domestic Water Heating Plant - Replace Water Heaters and Recirculation Pump	10-20 years	\$98,214	\$123,572.87
				FES-ME-6	Plumbing Fixtures - Provide Electric Water Coolers with Bottle Fillers at all Drinking Fountains	5-10 years	\$90,435	\$113,784.92
				FES-ME-7	Domestic Water Piping System - Replace Galvanized Piping System with Insulated Copper	5-10 years	\$486,208	\$611,745.91
				FES-ME-8	Sanitary and Storm Piping System - Provide New Roof Drains and Leaders to Properly Drain Water from Roof	0-5 years	\$16,531	\$20,799.39
				FES-ME-9	Fire Sprinkler Systems - Provide New Fire Protection System for the Entire Building	10-20 years	\$323,815	\$407,423.44
				FES-ME-10	Mechanical System Retro Cx - Provide Commissioning Services to Test 2011 and 2018 Systems	0-5 years	\$37,985	\$47,792.73
Site/Civil Systems								
				FES-SC-1	Asphalt - High Priority Base Patching, Crack Routing & Filling, Seal Coating & Marking	0-5 years	\$77,163	\$97,086.01
				FES-SC-2	Asphalt - Medium Priority Base Patching, Crack Routing & Filling, Seal Coating & Marking, Install Dumpster Pad and Bollards	5-10 years	\$64,556	\$81,224.96
				FES-SC-3	Asphalt - Low Priority Base Patching, Crack Routing & Filling, Seal Coating & Marking	10-20 years	\$326,643	\$410,982.47
				FES-SC-4	Concrete - High Priority - Replace Deteriorated Sidewalks, Pavements, Ramps & Aprons, ADA Upgrades, Reset Pavers by Flag	0-5 years	\$65,615	\$82,557.25
				FES-SC-5	Concrete - Low Priority - Replace Deteriorated Sidewalks, Pavements, Ramps & Aprons	10-20 years	\$31,040	\$39,054.53
				FES-SC-6	Grading & Drainage - High Priority - Drainage Improvements to Parkway Lawns and Regrading of South Grassy Play Area	0-5 years	\$78,602	\$98,896.53
				FES-SC-7	Grading & Drainage - Medium Priority - Regrade Southeast Corner	5-10 years	\$11,776	\$14,816.56
				FES-SC-8	Athletic & Playground Equipment - Refurbish Tetherball Poles, Add Mulch around Trees	0-5 years	\$3,840	\$4,831.49
				FES-SC-9	Athletic & Playground Equipment - Replace Climbing Equipment with Playground Equipment, Replace Sand with Wood Chips	5-10 years	\$41,280	\$51,938.50
				FES-SC-10	Landscaping & Greenscape - Replace Landscaping around North Side of Building	10-20 years	\$38,400	\$48,314.88
				FES-SC-11	Fencing & Gates - Replace Baseball Backstop and South 6' Perimeter Fencing	5-10 years	\$33,216	\$41,792.37
				FES-SC-12	Fencing & Gates - Low Priority - Replace North 6' Perimeter Fencing	10-20 years	\$23,616	\$29,713.65
				FES-SC-13	Utilities - Reconstruct Catch Basin Chimneys in East Parking Lot, Install New Water Service	0-5 years	\$56,534	\$71,130.97
				FES-SC-14	Storm Water Management - Provide Basins or Ponds to Comply with DNR for Major Projects	10-20 years	\$256,000	\$322,099.20
Educational Adequacy								
				FES-EDA-1	Create New Gymnasium and Student Support Offices	EDA	\$2,687,679	\$3,381,637.25
				FES-EDA-2	New Offices and Receiving	EDA	\$1,541,326	\$1,939,295.89
				FES-EDA-3	Renovate Existing Gymnasium into Music, STEM, and Student Support. Convert Office Admin Area Into Classroom	EDA	\$712,042	\$895,891.26
				FES-EDA-4	Create New Staff Parking Lot at Southwest Side of Lot, Create Angled Parking on West Side of School for Visitors/ADA, Provide New Playground to East of New Parking	EDA	\$640,857	\$806,326.42
				FES-EDA-5	Allowance for New Flexible Furniture	EDA	\$444,500	\$559,269.90

TOTAL FRATT ELEMENTARY LRFMP PROJECT COST

\$10,633,524

\$11,899,718

Phase 2 Future 2022 \$\$	\$2,051,090
Original Ref in 2022 \$\$	\$13,379,100
Omitted from Phase 1	-\$1,479,381
Added Scope to Phase 1	\$0
Phase 2 Future 2019 \$\$	\$1,630,178