

# MITCHELL SCHOOL



**PROJECT UPDATE:**

Recommended selection of Riley Construction as Construction Manager to complete the Office Remodel and secure entry vestibule. This initial phase to be completed in spring 2023. Additional planning ongoing, with improvements to be included with Group 1 projects.

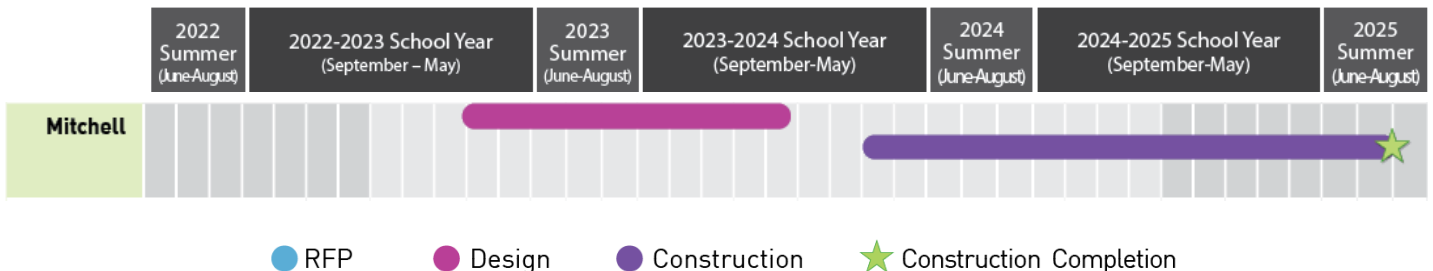
<b>Original Construction</b> 1931	<b>Building Additions</b> 1935, 1938, 1954, 1973, 1991	<b>Site Size</b> 10.2 acres
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	Current (2022-23)	Projected(2027-28)
Grade Configuration	K4-8	K4-8
Enrollment / Capacity	1,093 / 1,742	1,015 / 1,742
Feeder	Dr. Jones, Fratt, Knapp, Schulte, SC Johnson, West Ridge	Fratt, Knapp
Gross Square Footage	262,800 ft <sup>2</sup>	TBD
Facility Utilization	63%	62%

**PROJECT SCOPE**

- Safety and security updates
- Modernization of K-8 learning spaces to accommodate enrollment projections
- ADA Accessibility improvements
- Demolish 1938 Gym
- New gymnasium addition including areas for fitness and music
- Infrastructure improvements and building maintenance

**PROJECT TIMELINE**



Mitchell Middle School

Scope #	Scope Description	Priority	2019 Total Cost	2022 Total Cost
<b>Architectural and Interior Systems</b>				
MMS-INT-1	Environmental Remediation Associated with Proposed Renovations	0-5 years	\$204,500	\$257,302
MMS-INT-2	Flooring - Cafeteria/Auditorium, Classrooms, Corridors, Gyms, Library, Offices, Staff, Stairs	0-5 years	\$2,651,873	\$3,336,587
MMS-INT-3	Interior Walls - Painting Entire Building Except Fire Areas, 1973 Gym Acoustical Panels	0-5 years	\$448,160	\$563,875
MMS-INT-4	Ceilings - Provide Ceiling in Cafeteria (1973 addition), Paint Gym (Original) Structure	0-5 years	\$81,920	\$103,072
MMS-INT-5	Doors - Replace Interior Doors, Frames, and Accessible Lever Style Hardware	0-5 years	\$960,000	\$1,207,872
MMS-INT-6	Casework - Replace Casework in Classrooms, Home Economics, Library and Main Office	0-5 years	\$1,594,880	\$2,006,678
MMS-INT-8	ADA Compliance - Provide Ramps at Inaccessible Locations, Replace Stair Railings	0-5 years	\$65,280	\$82,135
MMS-INT-9	Toilet Room Renovations - Comply with ADA. Includes Fixtures, Partitions & Finishes	0-5 years	\$2,474,560	\$3,113,491
MMS-INT-10	FF&E - Replace Auditorium Seating, Replace Gym Bleachers	0-5 years	\$82,125	\$103,329
MMS-INT-12	Specialty Sound/Lighting Controls - Theater Lighting/Sound Systems, Gym Sound System	0-5 years	\$294,400	\$370,414
MMS-INT-13	Kitchen Equipment Upgrades -New Wall Shelving, Replace Residential Refrigerator and Microwave with Commercial Units	0-5 years	\$7,488	\$9,421
<b>Building Envelope Systems</b>				
MMS-BE-1	Masonry Repairs - Replace Sealants, Repair Deteriorated Joints/ Lintels, Limited New Brick	0-5 years	\$1,710,111	\$2,151,661
MMS-BE-4	Door Replacement - Exterior, Window Replacement - New Kalwall to Match Existing	0-5 years	\$71,217	\$89,605
MMS-BE-5	Roofing Replacement - Areas 6,14,20,21,22,23,24,25,26,27,28, Remove Entire Roofing System, Install R-30 Insulation, Install 4-Ply Membrane and Metal Flashings	0-5 years	\$322,260	\$405,468
<b>Electrical Safety Systems</b>				
MMS-EE-2	Power Distribution - Replace Aging Branch Panels, Provide Additional Branch Panels for Current/New Requirements and HVAC Renovations Including Feeder Wires & Transformers	0-5 years	\$768,000	\$966,298
MMS-EE-4	Lighting - Provide Interior and Exterior LED fixtures, Dimmable Lighting Controls and Occupancy Sensors, Egress Lighting	0-5 years	\$1,810,816	\$2,278,369
MMS-EE-7	Clock System - Provide Wireless GPS Clock System with Battery-Powered Clocks	0-5 years	\$242,196	\$304,732
MMS-EE-10	Emergency Power - Provide Emergency Generator, Provide UPS Systems for 2 IT Closets	0-5 years	\$192,000	\$241,574
<b>Mechanical &amp; Environmental Systems</b>				
MMS-ME-1	HVAC Controls Systems - Integrate Existing DDC System onto Common Network Platform	0-5 years	\$43,730	\$55,021
MMS-ME-2	Heating Plant - Addition of Glycol & Feed Station for Freeze Protection, Remove Coil Pumps	0-5 years	\$205,194	\$258,175
MMS-ME-4	Building General Exhaust Systems - Replace Non-Functional, Aged Fans with Efficient Fans, Provide Thermal Equalizers	0-5 years	\$86,400	\$108,708
MMS-ME-7	Domestic Water Piping System - Replace Galvanized Piping System with Insulated Copper	0-5 years	\$847,688	\$1,066,561
MMS-ME-9	Mechanical System Retro Cx - Provide Commissioning Services to Test 2018 Systems	0-5 years	\$131,400	\$165,327
<b>Site/Civil Systems</b>				
MMS-SC-1	Asphalt - High Priority Base Patching, Crack Routing & Filling, Seal Coating & Marking	0-5 years	\$78,680	\$98,995
MMS-SC-4	Concrete - High Priority - Replace Deteriorated Sidewalks, Pavements, Ramps & Aprons	0-5 years	\$206,894	\$260,314
MMS-SC-7	Grading & Drainage - Correct Poor Grading with Excavation, Soil, Seed (Eliminate Icing)	0-5 years	\$125,629	\$158,066
MMS-SC-9	Fencing & Landscaping - Repair Drip Edge, Provide Mulch, Update Landscaping, Replace Fences East of Staff Parking and Between Staff Parking and Playground	0-5 years	\$136,631	\$171,909
MMS-SC-11	Utilities - Reconstruct Manhole/New Grate/Repair Asphalt, Replace Water Service	0-5 years	\$41,585	\$52,322
<b>Educational Adequacy</b>				
MMS-EDA-2	Expand Elementary Library and Provide Maker Space	EDA	\$108,414	\$136,406
MMS-EDA-3	Expand Size of West Classrooms in 1930 Building, Add Windows to 1973 Gymnasium	EDA	\$361,918	\$455,366
MMS-EDA-5	Convert World Languages into Clean Tech-Ed Lab, Convert Upper Level Elementary Gym into Additional Cafeteria Space, Create Glass Enclosed Resource Rooms for Middle School Breakout Space	EDA	\$188,938	\$237,722
MMS-EDA-6	Create Bus Corral on East Side of Building with Curb-Cut to Gillen Street, Relocate Dumpsters, Add Tot Lot	EDA	\$59,652	\$75,054
MMS-EDA-7	Demo 1931 Gym, Locker Rooms, Music, and Weight Rooms, Construct New Two-Station Gym, Fitness, Music, Correct Elevation Issues for ADA	EDA	\$7,458,012	\$9,383,670
MMS-EDA-8	Allowance for New Flexible Furniture	EDA	\$1,079,500	\$1,358,227
<b>TOTAL MITCHELL MIDDLE SCHOOL LRFMP PROJECT COST</b>			<b>\$24,987,566</b>	<b>\$31,633,727</b>