Richardson comments r1 a 1/17/2019

Ref: OFCC Assessment Cost Guidelines (ACG) , 2108 - 19 pages
Ref OFCC Assessment Update Presentation, page 11 of 13, Richardson Summary Comparison, 2018
Ref: Richardson Assessment (RA), Desktop update, June 2018, 53 pages.

This Assessment provides the costs of changes to make the existing building functionally equivalent to a new building with new contents.

Concerning Items A to W Total = $ 8,911,000

A. . Heating and air conditioning $ 1,652,000, RA page 10

The existing classrooms have a 'unit ventilator' type heater below the windows. An internal damper allows the unit to draw a portion of the air from outdoors or indoors. Depending on which OFCC value is used, the minimum outside air (fresh air) intake should be somewhere between 1,200 and 1,700 cfm. The present value is about 10% of 1,000 cfm = 100 cfm. To accomplish the higher cfm, new heating equipment is required.

OPTION #1 – per the Richardson Assessment (RA), the OFCC solution is

HVAC replacement	$ 28.12 x 48,000 sqft =	$ 1,264,000
Convert to ducted system	$ 8 x 48,000 sqft =	$ 387,000
	Total	$ 1,652,000

The conversion to ducted system is the main reason that $ 769,000 is required in Item J, casework.

The added electrical load due to higher cfm and due to air conditioning is the main reason that $ 786,000 is required for Item D, electrical.

OPTION #2 ---Install rooftop units for each classroom, per Bode. TDA cost $_____

OPTION #3 Install rooftop units for multiple rooms, per DeWitt. TDA cost $_____

B. Roofing $ 899,000 RA page 11

The roof was installed in 1999 and is in fair condition./

It is not as good as a new roof. Therefore, per OFCC, replace $ 899,000

D. Electrical system $ 786,000, RA page `13

The present system has a 112 kva primary transformer. The load is about 83kw (88kva) Window air conditioners and added small fans and added desktop computers put a high load on some receptacle circuits. The 112kva system has some reserve capacity to add more receptacle circuits. If Item A, air conditioning is installed, replace the electrical system.

Per OFCC replace entire system and main panels $ 16.23 x 48,000 sqft = $ 786,000.

F. Windows $ 674,000 RA page 16

A significant number of dual pane windows have lost the seal and the internal glass is fogged due to moisture entering.

Classroom windows	$ 65.00 x 7,920 sqft	=	$ 515,000
Gym replace glass with translucent	$ 125.00 x 1,250sqft	=	$ 156,000
They are already fiberglass		Delete	$156,000

K. Interior Lighting $ 242,000 RA page 23

		Foot candles	
Per RA	Classrooms	50	o.k.
	Corridors	22	o.k.
	Gym	33	says replace because it should be 50. However, OFCC 8600-5 says elementary gym needs 30 FC..
	Media center	63	o.k.
	Student dining	44	says replace because it should be 50 FC However, OFCC 8500-6 says it should be 40 FC.
	Kitchen	53	says it should be 75-80. However , OFCC 8600-6 says it should be 50 FC.

Says lighting is inadequate and should be replaced. However, per above data, the lighting is adequate.

Says lighting should be replaced due to Item J -General Finishes which is due to Item A, A/C

$ 5.00 x 48,000 sqft = $242,000

The amount of lighting equipment changes depends on Item #A

If option #2 or Option #3 is selected. The amount of changes are less. $ ____

J. General Finishes, $ 1,675,000, RA page 22

Basically, General Finishes includes

a) Finishes – floor treatments(tile or carpet), ceiling tiles, painting

b) Casework—bookcases, and other items that are attached to the building.

c) Kitchen equipment

‘ Significant items:

Replace all finishes and casework $15.90 x 48,000 sq ft = $ 769,000

‘ Due to installation of new heating and air conditioning, Item A.

‘ Due to new electric system, Item D, which is due to Item A

Plumbing Item E,

lights, Item K which is due to Item A.

security system, Item L

‘ removal of hazardous material. Item T

Install qty=54 wider doors ADA		$ 70,000
Replace basketball backboards		$ 34,000
Replace bleachers	$ 110 x 397 students=	$ 44,000
Replace plaster	$ 9 x 4262 sqft =	$ 38,000
Kitchen exhaust hood		$ 56,000
Replace all kitchen equipment	$190 x 1390 sqft =	$ 264,000
Replace gym floor	$ 30 x 4174 =	$125,000
Insulate exterior walls. LEED	$ 7 x 16,500sqft=	$115,000
Stage curtain		$ 75,000
Replace stage floor	$ 12.85 x 1,500 =	$ 19,000

L. Security Systems $ 198,000 RA page 24

Replace existing motion sensor system with cameras and door contacts $ 1.8 x 48,000 sqft = $ 90,000

Provide exterior lighting $ 1.00 x 48,000 sqft = $ 48,000

Provide a security vestibule at main entrance $ 60,000

M. Emergency / Egress Lighting. $ 48,000 RA page 25

The existing emergency lights do not have the features that would be installed in a new building.

Install new conduit and wire and new fixtures $1 x 48,000 sqft = $ 48,000

N. Fire Alarm $85,000 RA page 26

The existing system was installed in year 1999. The Gamewell 610 system had three sizes. 126, 252, and 504 point. The present system does not have flow switches. This is because there are no sprinklers.

Install new system $1.75 x 48,000 sqft = $ 85,000

A new system is not required if sprinklers are not added, Item U

P. Site condition $ 398,000 RA page29

Replace asphalt paving	$30.6 x 8244 sq ft =		$ 257,000
Fix sidewalk	$ 4.69 x 1,700 =		$ 8,000
Fix soil erosion			$ 2,500
Unforseen contingency			$ 50,000
Unforseen contingency			$ 73,000
Retaining wall	$ 10 x 728 =		$ 7,280

T. Hazardous material $115,000 RA page 33

Remove VAT floor tile $ 3 x 19,500 sqft = $ 59,000

The existing tile is 'sealed' and not a risk.

U. Life safety $ 174,000 RA page 34

Sprinkler system $ 164,000

When this building was built, sprinklers were not required.

Factors include: non combustible construction, distance to exits

The main advantage of having sprinklers is that the damage to the building is reduced

Sprinklers can be installed during the summer and not require swing space.

.

V. Loose Furnishings $ 242,000 RA page 35

All new furniture $ 5.00 x 48,400 = $ 242,000

W. Technology $ 638,000 RA page 36

The description provided in the RA appears to be out of date compared to what is existing,

The estimate appears to include: new computer network. Other items are not listed.

Therefore , the scope is not clear. $ 13.18 x 48,400 sqft = $ 638,000