

# Lucas

## Local Schools

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### Facilities Assessment

Prepared by

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# Wayne Colman

Senior Planner

- 38 years experience
- OFCC pre-bond
- Working for you



# Facilities Assessment Process

- Building walk-through with team of architects and engineers
- Review 23 assessment points – HVAC, roofs, electrical
- Utilize 2/3 guideline for each system – 67% guideline = renovation or replace
- Provide subjective narrative of conditions and environment



# Methodology & Terminology

- ❑ **Long-term cost assessment** – buildings for long term utilization
  - Apply budget costs as a full renovation project. Meets all code and K-12 academic building practices.
  
- ❑ **Near-term cost assessment** – repairs or replacement within 3-5 years
  - Apply budget costs as a repair or replacement of specific systems.

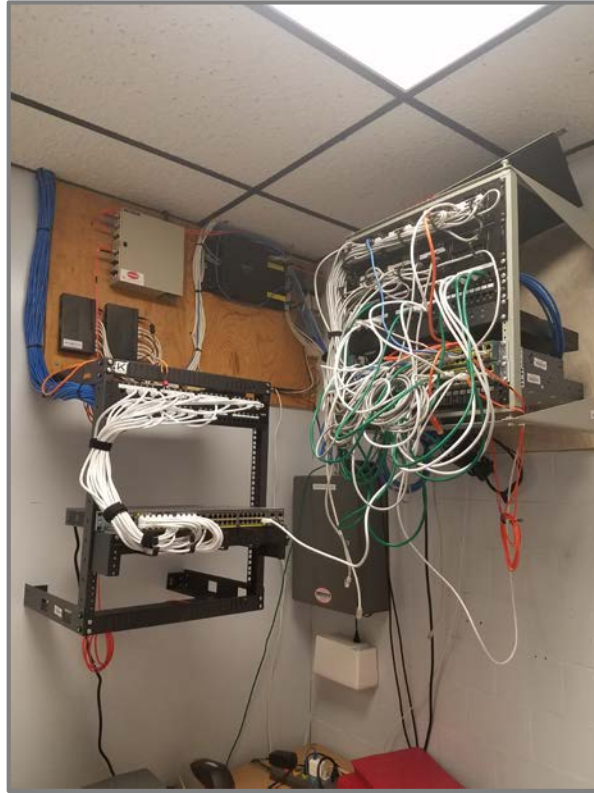


Facility Assessment				
Building Name	Lucas Elementary School (K-5)			
School District	Lucas Local School District			
Assessment Item W	Technology			
<p>Existing Conditions:</p> <p>The main technology rack is located in a storage area near the Superintendent's office. There is Cat 5 and Cat 6 copper cable distributed throughout the building. There is also fiber to every classroom. The fiber was added as part of the Schoolnet program and has never been used. The network switches are a variety of Cisco brand switches. There is APC UPS backup at the rack. Most classrooms have a projector display. There are three classrooms that have an interactive monitor display. The phone system is a Nortel system. There are no phones in the classrooms. There is a public address system throughout the building. There are public address wall speakers in the classrooms, but there are no call-in switches in the classrooms. There are some issues with the public address system not allowing individualized room calling. There is no automated clock system in the building. There are manual clocks throughout. The 2nd grade level has mobile device carts and 1 to 1 device per student. The district has been purchasing additional carts/devices to get a district wide 1 to 1. There is good wireless access point coverage for the building.</p>				
Rating:	Needs Repair			
<p>Recommendations:</p> <p>The technology in the building is serving the needs of the district. There seems to be a good plan in place to upgrade over time. We would recommend installing phones in all classrooms. This is as much a safety/security issue as it is a convenience. Along with the phones, we would recommend an upgraded public address system with call-in switches in each classroom. We would also recommend the district consider an automated clock system for consistency through the building. For the long term, we are including the typical cost we see for a complete technology replacement. As technology continually advances, these systems will eventually be replaced and upgraded.</p>				
Long Term Cost Assessment				
Item Description	Cost	Unit	Quantity	Unit Cost
Complete technology upgrade	\$15.00	SF	28,400	\$426,000.00
Total Cost				\$426,000.00
Near Term Cost Assessment				
Item Description	Cost	Unit	Quantity	Unit Cost
Upgrade phone system with phones in all classrooms	\$30,000.00	ALLOW	1	\$30,000.00
Automated GPS clocks throughout	\$15,000.00	ALLOW	1	\$15,000.00
Public Address System	\$32,000.00	ALLOW	1	\$32,000.00
Total Cost				\$77,000.00

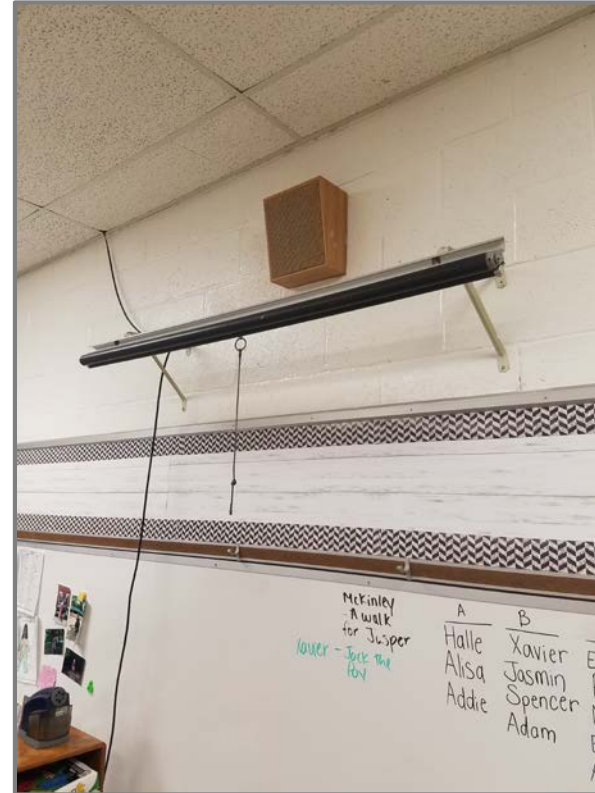
Assessment Sample  
Includes existing conditions  
and recommendations



# Technology – Elementary School



Main technology rack



Public address system



# Assessment Cost Summary



Lucas Local School District Facility Assessment Cost Summary									
Assessment Item		Lucas Elementary School (K-5)		Lucas Heritage Middle School (6-7)		Lucas High School (9-12)		Total Cost by Category	
Building Square Feet		28,400		29,256		60,096			
		Long Term	Near Term / Maintenance	Long Term	Near Term / Maintenance	Long Term	Near Term / Maintenance	Long Term	Near Term / Maintenance
A	Heating System	\$80,000.00	\$3,000.00	\$740,070.00	\$121,672.50	\$1,736,550.00	\$1,736,550.00	\$2,556,620.00	\$1,861,222.50
B	Roofing	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00	\$1,500.00	\$1,500.00
C	Ventilation / Air Conditioning	\$795,200.00	\$0.00	\$0.00	\$0.00	\$16,000.00	\$2,000.00	\$811,200.00	\$2,000.00

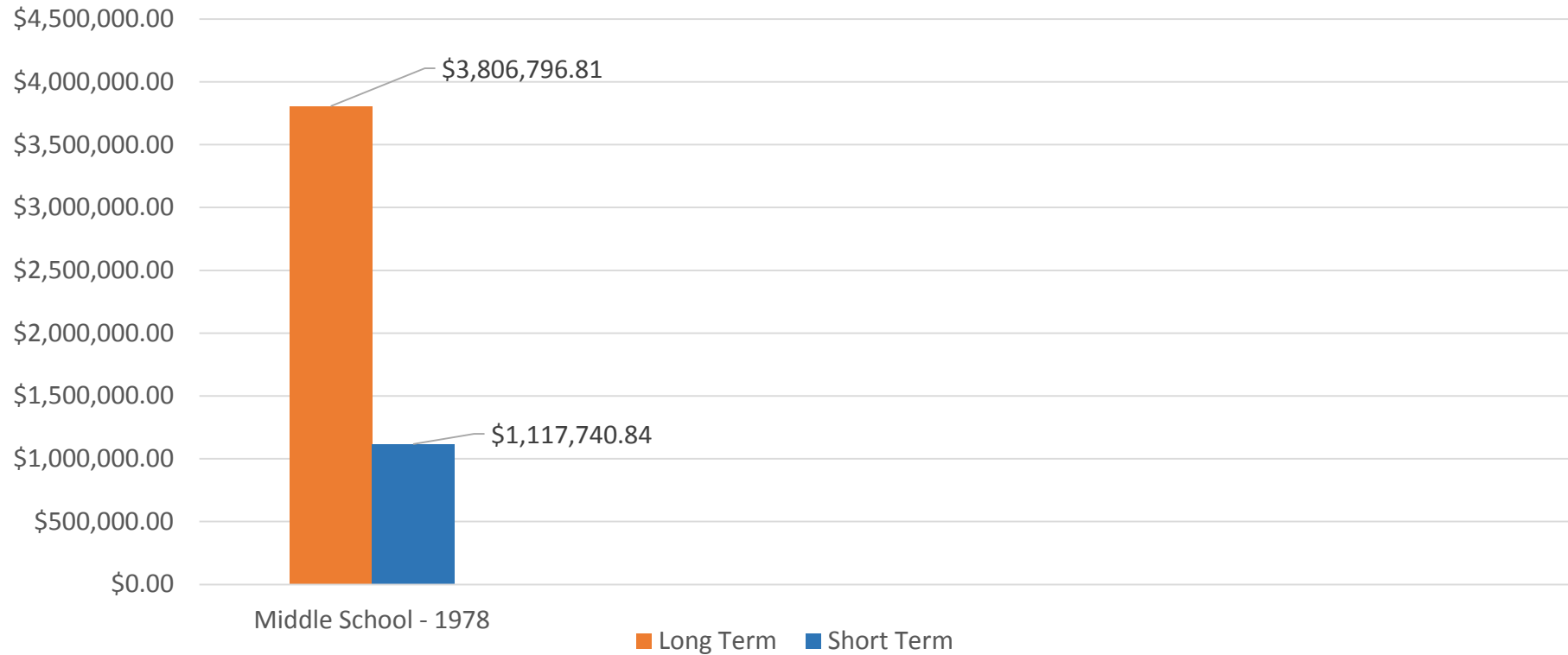


# Elementary Building Results





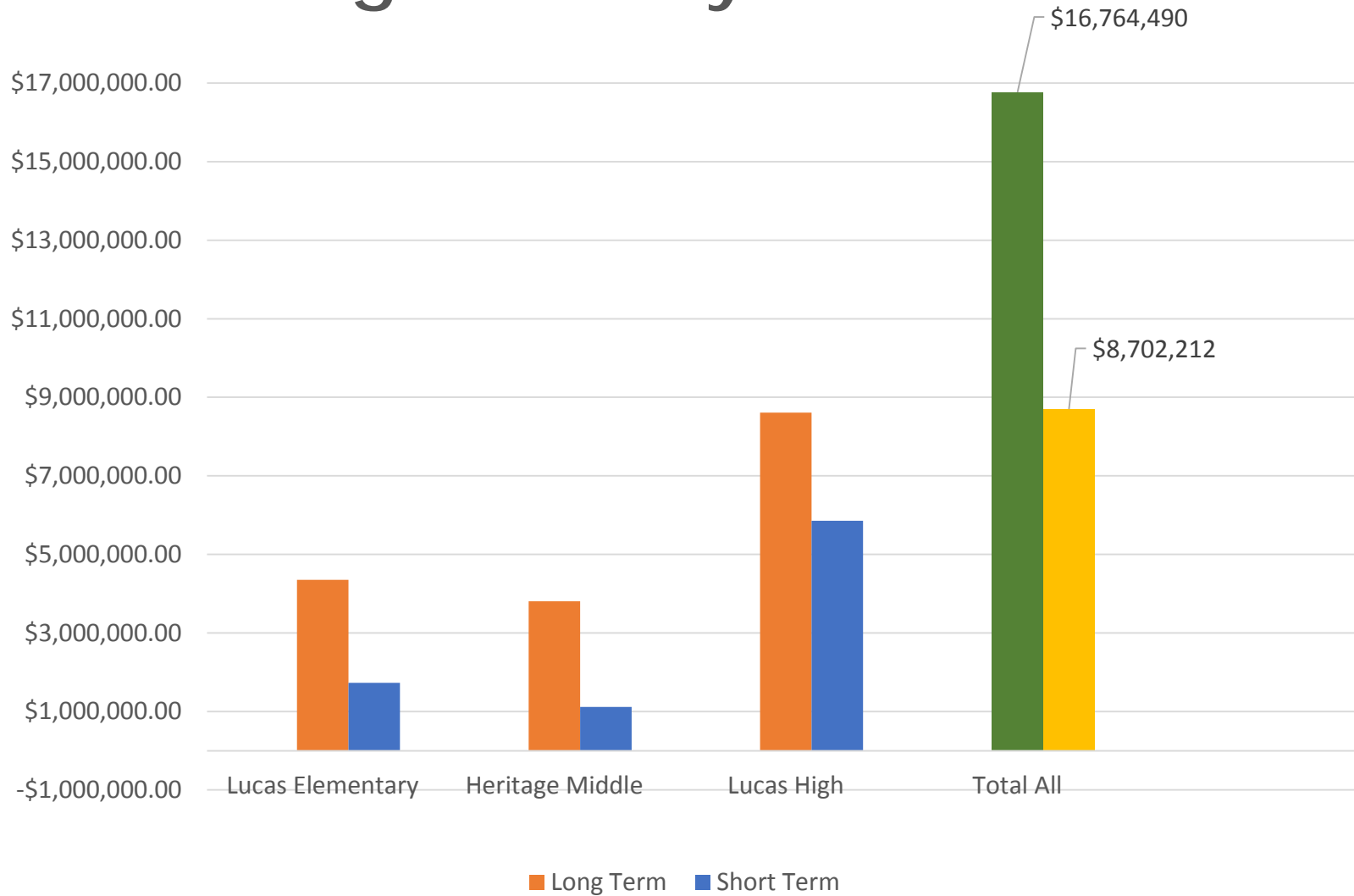
# Middle School Building Results



# High School Building Results



# All Building Summary



# Questions?

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