### Item Description

1. Concept design plans and conceptual estimates were reviewed. Conceptual estimates are approximations intended to aid the final prioritization of scope of work. The estimates include contractor fees, general conditions, construction contingency, and indirect costs added as a percentage of the total of the line items. The conceptual estimates may contain inaccuracies. The concept designs are based on initial site walks. Subsequent verification may identify conditions in the field that impact the cost of work presented. Construction costs will not be finalized until the work is bid by the general contractor prior to construction. The scope of work presented may be adjusted in order to align with the construction budget.

- Estimates for priority 1 and 2 items were reviewed. Based on conceptual estimates priority 1 items are likely to fit within the construction budget. It is unlikely priority 2 items will fit within the budget.
- Priority 3 and 4 items were not reviewed.
- Final scope of work will be determined by Education Support Center staff. Safety and maintenance items may be required despite lower prioritization level identified in DAG.
- Items shown in blue were reprioritized or added. Highest and lowest priority items within each grouping were identified to aid the team in the case the scope of work is adjusted to match the construction budget. These items are identified with a star.

#### Priority 1:

- **Cafeteria Addition/Remodel (highest priority)**
  - Increase cafeteria size by approximately 750 SF
  - Improve acoustics
  - Add AC to gym/cafeteria suite
  - Desire to replace flooring completely, in lieu of patch/seam to existing.
    - Replacement of peg boards is lower priority.
- CGA to consider location for custodial mop sink closet.
- Replace hardware on exterior corridor door adjacent to room 31 with keyed hardware
- Relocate BASE office to room 10, add door to corridor
- Art Remodel
<table>
<thead>
<tr>
<th>Item</th>
<th>Description</th>
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<tbody>
<tr>
<td>o</td>
<td>Relocate Art to room 4 and southern half of room 6</td>
</tr>
<tr>
<td>o</td>
<td>Remove existing VCT flooring; leave exposed concrete; District accepts sealed/polished concrete</td>
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<tr>
<td>o</td>
<td>Locate kiln and art storage north of new art room; consider adding a third closet accessed from the hall for general storage. Cap existing kiln exhaust.</td>
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<tr>
<td>o</td>
<td>Carpet and paint room 2; glycol leak at ceiling - patch and repair ceiling</td>
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<td>o</td>
<td>Existing casework at Room 2 acceptable for typical classroom use.</td>
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<tr>
<td>•</td>
<td>Music Remodel</td>
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<tr>
<td>o</td>
<td>Demolish walls and operable partitions in 66, 67, 35, and 35A.</td>
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<tr>
<td>o</td>
<td>Music to become 66 and approximately half of 67</td>
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<tr>
<td>o</td>
<td>Remodel half of 67, 35, and 35A to two learning specialist classrooms</td>
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<tr>
<td>o</td>
<td>This option reduces classrooms in this area by 1</td>
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<tr>
<td>o</td>
<td>Address acoustic transfer to adjacent rooms</td>
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<tr>
<td>•</td>
<td>Library Remodel</td>
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<tr>
<td>o</td>
<td>Improve openness/connection from library to corridor with glazed HM frame on north corner</td>
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<tr>
<td>o</td>
<td>Demolish computer lab; Approximately half of room 6 to become part of Library</td>
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<tr>
<td>o</td>
<td>Provide new computer tables in library for 3 computers</td>
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<tr>
<td>o</td>
<td>Relocate existing circulation desk</td>
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<tr>
<td>•</td>
<td>Provide magnetic white boards on both side of replacement cafeteria operable partition</td>
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<tr>
<td>•</td>
<td>Replace gym lights that have shutdown/restart delay problems</td>
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<td>•</td>
<td>Replace gym acoustic ceiling with different system; tiles fall out when hit with balls; if cost effective, consider removing ceiling and paint exposed structure</td>
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<td>•</td>
<td>Provide permanent sound system in gym; higher priority than gym ceiling</td>
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<td>•</td>
<td>Replace glued tiles that fall off ceiling in classrooms. This is primarily a concern at original classroom wings, and presumed to have correlation with roof leaks. It was acknowledged this item is a high priority however the cost for the solution presented is too high. Design team to work to find lowest cost option that will achieve acoustic performance.</td>
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<tr>
<td>•</td>
<td>Infill door between classrooms in room 15</td>
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<td>•</td>
<td>Replace manual operated overhead door at office</td>
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<td>•</td>
<td>Replace corridor floor tile in addition, not a problem in classrooms</td>
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<td>•</td>
<td>* Demolish storage outside room 2 to allow daylight to reach existing window</td>
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**Priority 2:**
<table>
<thead>
<tr>
<th>Item</th>
<th>Description</th>
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<tbody>
<tr>
<td>•</td>
<td>*Provide secure vestibule at main entry. Team viewed existing location of fire alarm control panel; solution to avoid conflict.</td>
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<tr>
<td>•</td>
<td>* Add tubular daylighting devices at library. The benefits of natural daylight towards student learning was discussed to improve quality of space as a desirable destination for students.</td>
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<td>•</td>
<td>*Paint corridor door frames and accent walls (add to scope of work if possible)</td>
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<td>•</td>
<td>*Demolish kitchen equipment in room 42 and revise to staff bathroom (add to scope of work if possible). Consider construction paper storage in extra area.</td>
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<td>•</td>
<td>Provide better wayfinding signage</td>
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<td>Provide new/improved coat hook locations and quantity to minimize theft from unsupervised, open hallway cubbies.</td>
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<td>•</td>
<td>Remove unit ventilators in all classrooms. Conceptual estimate of cost of work is likely low.</td>
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<td>•</td>
<td>Improve connection to courtyard from art room by adding overhead coiling door</td>
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<td>•</td>
<td>Investigate increasing corridor ramp width. It was suggested to angle top corner of handrail; CGA to study code implications.</td>
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<td>•</td>
<td>Replace art room tables; existing damaged and accessibility concerns</td>
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<td>•</td>
<td>Provide tack boards in hallways in lieu of tack strips</td>
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<td>•</td>
<td>Repair operable windows. It was discussed that CGA’s professional opinion would be to insulate metal panel at bump out windows to increase thermal performance.</td>
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<td>•</td>
<td>Add storm windows.</td>
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<td>•</td>
<td>Replace window screens.</td>
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<td>•</td>
<td>Add window screens to staff workroom</td>
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<td>•</td>
<td>Repair ceilings in corridors</td>
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<td>•</td>
<td>Add enclosure at electric meter</td>
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</table>

2 The Architect will develop schematic design documents for pricing by a general contractor over the summer. Design will continue into the fall. Pricing and final scope will be confirmed after design is complete. Construction activities may take place during fall, winter, or spring breaks.

GC/AM

The foregoing is believed by the author to be an accurate and materially complete reflection of the discussions described. Requests for any corrections or additions to this document should be forwarded to the author within five business days. Thereafter, this document shall be deemed the official record of the discussions described herein.
PRIORITY #1 RENOVATIONS

MISC
RELOCATE BASE OFFICE TO RM 10, ADD CORRIDOR DOOR
INFILL DOOR BETWEEN CLASSROOMS IN RM 15
MAIN ENTRY REMODEL
REPLACE EXTERIOR CORRIDOR DOOR HARDWARE (ADJACENT TO RM 31)

LIBRARY
LIBRARY REMODEL

CAFETERIA
REMODEL/ADDITION

CLASSROOMS
REPLACE GLUED TILES FALLING OFF OF CEILING

CORRIDOR
REPLACE CORRIDOR FLOOR TILE IN ADDITION

$699,995 TOTAL PRIORITY 1 RENOVATION CONSTRUCTION COST

PRIORITY #1 SPECIALS RENOVATIONS

ART
ART REMODEL

MUSIC
MUSIC REMODEL

GYM
REPLACE GYM LIGHT FIXTURES
REMOVE GYM ACOUSTIC CEILING, PAINT STRUCTURE, ADD ACOUSTIC WALL PANELS
PROVIDE PERMANENT SOUND SYSTEM

$379,512 TOTAL PRIORITY 1 SPECIAL RENOVATION CONSTRUCTION COST

PRIORITY #2 RENOVATIONS

MISC
REPAIR OPERABLE WINDOWS
REPLACE WINDOW SCREENS
DEMOLISH KITCHEN EQUIPMENT IN RM 42 AND REVISE TO STAFF BATHROOM
ADD STORM WINDOW AT SINGLE PANE GLAZING IN ORIGINAL BUILDING
ADD WINDOW SCREENS TO STAFF WORKROOM
ADD FENCE AT ELECTRIC METER MAIN ENTRY REMODEL

CORRIDORS
REPAIR CEILINGS IN CORRIDORS
PROVIDE BETTER WAYFINDING SIGNAGE
PROVIDE TACKBOARDS / T / TACK STRIPS
PAINT CORRIDOR ACCENT WALLS AND DOOR FRAMES

CLASSROOMS
REMOVE UNIT VENTILATORS IN CLASSROOMS

CAFETERIA
REMODEL/ADDITION

PRIORITY #2 SPECIALS RENOVATIONS

ART
ART REMODEL

TOTAL PRIORITY 2 SPECIAL RENOVATION CONSTRUCTION COST $41,126

TOTAL PRIORITY 2 RENOVATION CONSTRUCTION COST $291,634

PRIORITY 2 TOTAL CONSTRUCTION COST: $1,025,091.40
SPECIALS BUDGET: $102,573.15
TOTAL BUDGET: $1,025,091.40

MAY 31, 2017

ADAMS 12 FIVE STAR SCHOOLS - NORTH MOR ELEMENTARY DAG RECORD FLOOR PLAN

CUNNINGHAM GROUP
LIBRARY
GLAZED HM FRAME ON NORTH CORNER
REMODEL ROOM 6 TO BECOME PART OF LIBRARY
PROVIDE NEW COMPUTER TABLES
RELOCATE CIRCULATION DESK

EXISTING
QUICK PICK
FLEX
GATHERING
AREA
EXISTING
STACKS

IMPROVE DAYLIGHT:
TUBULAR
DAYLIGHTING DEVICE

LIBRARY
GLAZED HM FRAME ON NORTH CORNER
REMODEL ROOM 6 TO BECOME PART OF LIBRARY
PROVIDE NEW COMPUTER TABLES
RELOCATE CIRCULATION DESK

CAFE
TERIA
INCREASE CAFE
TERIA SIZE BY ~750 SF, INCLUDES SOFT COSTS
IMPROVE ACOUSTICS
ADD A/C TO GYM/CAFE
TERIA SUITE

INCREASE RAMP WIDTH

ART
REMODEL ROOM 4 AND 6 TO ART INCLUDING KILN AND STORAGE
CARPET AND PAINT, RM 2
DEMO ART STORAGE TO IMPROVE DAYLIGHT, RM 2

REPLACE TABLES
ADD OVERHEAD COILING DOOR

CAFE
TERIA ADDITION

MAIN ENTRY
REPLACE MANUAL OPERATED OVERHEAD DOOR AT MAIN OFFICE
SECURE MAIN ENTRY VESTIBULE INCLUDING TRANSACTION WINDOW

MUSIC
DEMO WALLS AND OPERABLE PARTITIONS TO CREATE MUSIC AND 2 LEARNING SPECIALIST CLASSROOMS