

DURHAM PUBLIC SCHOOLS
FACILITY NEEDS SURVEY - Priority One

**Staff Dev.
Center**

FACILITY STATS:

2002-03 SITE AREA:	17 Acres
2002-03 BUILDING AREA:	35,442 S.F.
2002-03 BUILDING CAPACITY:	N/A Students
2002-03 CAMPUS CAPACITY:	N/A Students
2002-03 20TH DAY ENROLLMENT:	N/A Students
PLANNED ADDITIONAL BUILDING CAPACITY:	N/A Students
PLANNED ADDITIONAL CAMPUS CAPACITY:	N/A Students
PLANNED TOTAL CAPACITY:	N/A Students

FACILITY AND PROGRAM NEEDS:

ADDITIONAL CLASSROOMS:
 SPECIAL PROGRAM ROOMS:
 RESOURCE ROOMS:
 ADMINISTRATIVE ROOMS:
 RECREATIONAL:
 PARKING:

EXPECTED COSTS:

NEW CONSTRUCTION: \$100.00 x S.F.	0
RENOVATION:	
* TYPE A: \$50.00 x S.F.	0
* TYPE B: \$40.00 x S.F.	0
* HVAC: \$18.00 x S.F.	0
* ENVIRONMENTAL:	0
* ROOFING: \$10.00 x S.F.	0
* PAINTING:	0
* FLOORING:	0
* OTHER:	0
TOTAL RENOVATIONS:	0
SITE IMPROVEMENTS: Pave parking, improve access	450,000
TOTAL CONSTRUCTION COSTS:	450,000
FURN. & EQUIP.(New Const.): \$10:00 x 40,000 S.F.	0
FURN. & EQUIP. (Renov. Const.): \$6.00 x S.F.	0
SOFT COSTS: 20% x Total Const. Costs	90,000
MEDIA MATERIALS:	0
CUSTODIAL EQUIPMENT:	0
TECHNOLOGY:	0
OTHER:	0
TOTAL PROJECT COST:	540,000

COMMENTS: The Staff Development Center is a former school site and now serves as a training center, office setting, and active regional meeting place. The site is large to house significant facility additions.

PROJECT SUMMARY: While additional office space is needed, this phase would include paving the parking lot, improving road entries and other access issues.

PROJECT COST:

\$540,000

DURHAM PUBLIC SCHOOLS
FACILITY NEEDS SURVEY - Priority One

**Bacon Street
Center**

FACILITY STATS:

2002-03 SITE AREA:	5.22 Acres
2002-03 BUILDING AREA:	91,600 S.F.
2002-03 BUILDING CAPACITY:	N/A Students
2002-03 CAMPUS CAPACITY:	N/A Students
2002-03 20TH DAY ENROLLMENT:	N/A Students
PLANNED ADDITIONAL BUILDING CAPACITY:	N/A Students
PLANNED ADDITIONAL CAMPUS CAPACITY:	N/A Students
PLANNED TOTAL CAPACITY:	N/A Students

FACILITY AND PROGRAM NEEDS:

ADDITIONAL CLASSROOMS:
SPECIAL PROGRAM ROOMS:
RESOURCE ROOMS:
ADMINISTRATIVE ROOMS:
RECREATIONAL:
PARKING:

EXPECTED COSTS:

NEW CONSTRUCTION: \$110.00 x 4,000 S.F.	440,000
RENOVATION:	
* TYPE A: \$50.00 x S.F.	0
* TYPE B: \$40.00 x S.F.	0
* HVAC: A/C for Warehouse	300,000
* ELEVATOR: One	150,000
* ROOFING: \$10.00 x S.F.	0
* PAINTING:	0
* FLOORING:	0
* OTHER:	0
TOTAL RENOVATIONS:	450,000
SITE IMPROVEMENTS: ADA Ramps, Paving, Docks	250,000
TOTAL CONSTRUCTION COSTS:	1,140,000
FURN. & EQUIP.(New Const.): \$10:00 x 4,000 S.F.	40,000
FURN. & EQUIP. (Replacement and New Programs)	60,000
SOFT COSTS: 20% x Total Const. Costs	228,000
MEDIA MATERIALS:	0
CUSTODIAL EQUIPMENT:	0
TECHNOLOGY:	0
OTHER:	0
TOTAL PROJECT COST:	1,468,000

COMMENTS: Bacon Street's most difficult issue is access for public use, ADA and for trucks.

PROJECT SUMMARY: HVAC will be provided for the remainder of the warehouse. Site includes improved upper level parking, loading provisions and ADA access. A lobby expansion with elevator provides true handicapped and entry from the main lot.

PROJECT COST:

\$1,468,000

DURHAM PUBLIC SCHOOLS
FACILITY NEEDS SURVEY - Priority One

**Morris Street
Center**

FACILITY STATS:

2002-03 SITE AREA:	1.1 Acres
2002-03 BUILDING AREA:	14,413 S.F.
2002-03 BUILDING CAPACITY:	N/A Students
2002-03 CAMPUS CAPACITY:	N/A Students
2002-03 20TH DAY ENROLLMENT:	N/A Students
PLANNED ADDITIONAL BUILDING CAPACITY:	N/A Students
PLANNED ADDITIONAL CAMPUS CAPACITY:	N/A Students
PLANNED TOTAL CAPACITY:	N/A Students

FACILITY AND PROGRAM NEEDS:

ADDITIONAL CLASSROOMS:
 SPECIAL PROGRAM ROOMS:
 RESOURCE ROOMS:
 ADMINISTRATIVE ROOMS:
 RECREATIONAL:
 PARKING:

EXPECTED COSTS:

NEW CONSTRUCTION: \$105.00 x	S.F.		0
RENOVATION:			
* TYPE A: \$50.00 x	S.F.	0	
* TYPE B: \$40.00 x	S.F.	0	
* HVAC:		0	
* ENVIRONMENTAL:		0	
* ROOFING: \$10.00 x	S.F.	0	
* PAINTING:		0	
* FLOORING:		0	
* OTHER:		0	
TOTAL RENOVATIONS:			0
SITE IMPROVEMENTS:			0
TOTAL CONSTRUCTION COSTS:			0
FURN. & EQUIP.(New Const.): \$10:00 x	S.F.		0
FURN. & EQUIP. (Renov. Const.): \$6.00 x	S.F.		0
SOFT COSTS: 20% x Total Const. Costs			0
MEDIA MATERIALS:			0
CUSTODIAL EQUIPMENT:			0
TECHNOLOGY:			0
OTHER:			0
TOTAL PROJECT COST:			0

COMMENTS: Vocational Education and Community Education offices are housed here. The ability to sell this property is dependent upon creating new space elsewhere.

PROJECT SUMMARY: This property will be sold.

PROJECT COST:

\$0

DURHAM PUBLIC SCHOOLS
FACILITY NEEDS SURVEY - Priority One

Hamlin Road
Warehouse/Rec.

FACILITY STATS:

2002-03 SITE AREA:	10.6 Acres
2002-03 BUILDING AREA:	43,000 S.F.
2002-03 BUILDING CAPACITY:	N/A Students
2002-03 CAMPUS CAPACITY:	N/A Students
2002-03 20TH DAY ENROLLMENT:	N/A Students
PLANNED ADDITIONAL BUILDING CAPACITY:	N/A Students
PLANNED ADDITIONAL CAMPUS CAPACITY:	N/A Students
PLANNED TOTAL CAPACITY:	N/A Students

FACILITY AND PROGRAM NEEDS:

ADDITIONAL CLASSROOMS:
SPECIAL PROGRAM ROOMS:
RESOURCE ROOMS:
ADMINISTRATIVE ROOMS:
RECREATIONAL:
PARKING:

EXPECTED COSTS:

NEW CONSTRUCTION: \$105.00 x S.F.		0
RENOVATION:		
* TYPE A: \$50.00 x 7,000 S.F.	350,000	
* TYPE B: \$40.00 x S.F.	0	
* HVAC:	0	
* ELEVATOR:	0	
* ROOFING: \$10.00 x S.F.	0	
* SECURITY CAMERAS	15,000	
* FLOORING:	0	
* OTHER: New Rest Rooms	45,000	
TOTAL RENOVATIONS:		410,000
SITE IMPROVEMENTS: Asphalt Driveway & Parking		190,000
TOTAL CONSTRUCTION COSTS:		600,000
FURN. & EQUIP.(New Const.): \$10:00 x 7,000 S.F.		70,000
FURN. & EQUIP. (Renov. Const.): \$6.00 x S.F.		0
SOFT COSTS: 20% x Total Const. Costs		120,000
MEDIA MATERIALS:		0
CUSTODIAL EQUIPMENT:		0
TECHNOLOGY:		0
OTHER:		0
TOTAL PROJECT COST:		790,000

COMMENTS:

PROJECT SUMMARY: Expand and renovate printing and records areas. Create new departmental office space in existing warehouse space. Improve access and parking provisions.

PROJECT COST:

\$790,000

DURHAM PUBLIC SCHOOLS
FACILITY NEEDS SURVEY - Priority One

Hamlin Road
Facilities/Trans.

FACILITY STATS:

2002-03 SITE AREA:	19.5 Acres
2002-03 BUILDING AREA:	35,737 S.F.
2002-03 BUILDING CAPACITY:	N/A Students
2002-03 CAMPUS CAPACITY:	N/A Students
2002-03 20TH DAY ENROLLMENT:	N/A Students
PLANNED ADDITIONAL BUILDING CAPACITY:	N/A Students
PLANNED ADDITIONAL CAMPUS CAPACITY:	N/A Students
PLANNED TOTAL CAPACITY:	N/A Students

FACILITY AND PROGRAM NEEDS:

OFFICE SPACE: (New)	6 Offices
SUPPORT SPACES:	Workroom, Files
TRANSPORTATION BAY:	1 Bay
EQUIPMENT STORAGE FACILITY	60 x 100 Metal Building

EXPECTED COSTS:

NEW CONSTRUCTION: \$105.00 x S.F.	0
RENOVATION:	
* TYPE A: \$50.00 x S.F.	0
* TYPE B: \$30.00 x S.F.	0
* HVAC: Transportation Bay	0
* REST ROOMS: Upgrades/Codes	60,000
* ROOFING: \$10.00 x 32,000 S.F.	320,000
* SECURITY CAMERAS:	15,000
* OTHER: Equipment Warehouse	300,000
* OTHER:	0
TOTAL RENOVATIONS:	695,000
SITE IMPROVEMENTS: Paving	200,000
TOTAL CONSTRUCTION COSTS:	895,000
FURN. & EQUIP.(New Const.): \$9:00 x S.F.	0
FURN. & EQUIP. (Renov. Const.): \$3.00 x S.F.	0
SOFT COSTS: 20% x Total Const. Costs	179,000
OTHER: Purchase 3 Mobile Offices at Compounds	90,000
OTHER: Water, Sewer and Lighting at Compounds	90,000
TECHNOLOGY:	0
OTHER:	0
TOTAL PROJECT COST:	1,254,000

COMMENTS: This Hamlin Road facility needs many updates. Expensive equipment must be stored out in the elements. Purchasing mobile offices will save long term lease expenses.

PROJECT SUMMARY: Renovate rest rooms. Pave gravel lot. Build equipment warehouse. Replace roofing. Purchase mobile offices and provide with water and sewer.

PROJECT COST:

\$1,254,000

DURHAM PUBLIC SCHOOLS
FACILITY NEEDS SURVEY - Priority One

**Fuller
 Building**

FACILITY STATS:

2002-03 SITE AREA:	2 Acres
2002-03 BUILDING AREA:	54,670 S.F.
2002-03 BUILDING CAPACITY:	N/A Students
2002-03 CAMPUS CAPACITY:	N/A Students
2002-03 20TH DAY ENROLLMENT:	N/A Students
PLANNED ADDITIONAL BUILDING CAPACITY:	N/A Students
PLANNED ADDITIONAL CAMPUS CAPACITY:	N/A Students
PLANNED TOTAL CAPACITY:	N/A Students

FACILITY AND PROGRAM NEEDS:

ADDITIONAL CLASSROOMS:
 SPECIAL PROGRAM ROOMS:
 RESOURCE ROOMS:
 ADMINISTRATIVE ROOMS:
 RECREATIONAL:
 PARKING:

EXPECTED COSTS:

NEW CONSTRUCTION: \$110.00 x S.F.			
RENOVATION:			
* TYPE A: \$50.00 x S.F.	0		
* TYPE B: \$40.00 x S.F.	0		
* HVAC: \$18.00 x S.F.	0		
* NEW ENTRY FOYER:	0		
* ROOFING: \$10.00 x S.F.	0		
* FIRE ALARM/INTERCOM:	47,000		
* NEW WINDOWS:	165,000		
* SECURITY SYSTEMS:	16,000		
TOTAL RENOVATIONS:		228,000	
SITE IMPROVEMENTS:		0	
TOTAL CONSTRUCTION COSTS:			228,000
FURN. & EQUIP.(New Const.): \$10:00 x S.F.			
FURN. & EQUIP. (Replacement):			
SOFT COSTS: 20% x Total Const. Costs			45,600
MEDIA MATERIALS:			0
CUSTODIAL EQUIPMENT:			0
TECHNOLOGY:			0
OTHER:			0
TOTAL PROJECT COST:			273,600

COMMENTS: Originally a school building, Fuller is now packed with personnel and small offices. This has made the floor layout, HVAC systems and security function poorly. Most renovations will wait until Phase Two.

PROJECT SUMMARY: Window replacement helps with utility savings. A fire alarm and intercom system is required for emergencies. The current security system requires several upgrades.

PROJECT COST:

\$273,600

DURHAM PUBLIC SCHOOLS FACILITY NEEDS SURVEY - Priority One		Mobile Classrooms
FACILITY STATS:		
2002-03 SITE AREA:		N/A Acres
2002-03 BUILDING AREA:		N/A S.F.
2002-03 BUILDING CAPACITY:		N/A Students
2002-03 CAMPUS CAPACITY:		N/A Students
2002-03 20TH DAY ENROLLMENT:		N/A Students
PLANNED ADDITIONAL BUILDING CAPACITY:		N/A Students
PLANNED ADDITIONAL CAMPUS CAPACITY:		N/A Students
PLANNED TOTAL CAPACITY:		N/A Students
FACILITY AND PROGRAM NEEDS:		
ADDITIONAL CLASSROOMS:		
SPECIAL PROGRAM ROOMS:		
RESOURCE ROOMS:		
ADMINISTRATIVE ROOMS:		
RECREATIONAL:		
PARKING:		
EXPECTED COSTS:		
NEW CONSTRUCTION: \$105.00 x	S.F.	800,000
RENOVATION:		
* TYPE A: \$50.00 x	S.F.	0
* TYPE B: \$40.00 x	S.F.	0
* HVAC: \$16.00 x	S.F.	0
* ELEVATOR:		0
* ROOFING:		0
* ENVIRONMENTAL:		0
* DEMOLITION:		0
* OTHER:		0
TOTAL RENOVATIONS:		0
SITE IMPROVEMENTS:		
TOTAL CONSTRUCTION COSTS:		
FURN. & EQUIP.(New Const.): \$9:00 x	S.F.	0
FURN. & EQUIP. (Renov. Const.): \$3.00 x	S.F.	0
SOFT COSTS: 20% x Total Const. Costs		
MEDIA MATERIALS:		
CUSTODIAL EQUIPMENT:		
PURCHASE OF MOBILES: 10 x \$32,500 each. (Purchase + Setup)		325,000
OTHER:		
TOTAL PROJECT COST:		325,000
COMMENTS: These additional mobile units will allow students to be relocated while construction and renovation take place. This increases safety, reduces distractions from instruction and allows for quicker completion of new permanent space. The oldest mobiles in the worst condition will be the first to be declared surplus as new space is available.		
PROJECT SUMMARY: Purchase ten mobile classrooms. Each unit is 24 x 36 and requires steps, ramps, electrical hoop-up, inspections and furnishings.		
PROJECT COST:		\$325,000

DURHAM PUBLIC SCHOOLS FACILITY NEEDS SURVEY - Priority One	School Security
Measure 1: Security Camera System	
Comments: High Schools now have limited camera systems. All schools should have a camera system to aid with deterrence and resolution of innappropriate actions.	
* Expand existing systems at high schools	\$50,000
* Install new systems at middle and secondary schools	\$200,000
* Install single fixture systems at elementary schools	\$125,000
Subtotal	\$375,000
Measure 2: Central Monitoring Station	
Comments: A central monitoring station for camera systems and security alarms will reduce dependence and expense for outside service providers and allow for quicker responses to emergencies.	
* Central monitoring room and station equipment	\$100,000
Subtotal	\$100,000
Measure 3: Access Control Equipment	
Comments: Additions to access control equipment are needed system-wide. Metal detectors, card access systems, and similar measures will improve schools' ability to reduce security breaches. Site measures may include fencing, lighting, traffic calming, etc. (To be included in Phase Two)	
* Equipment	\$0
Subtotal	\$0
PROJECT SUMMARY	
PROJECT COST:	\$475,000

DURHAM PUBLIC SCHOOLS FACILITY NEEDS SURVEY - Priority One	Technology Upgrades
Measure 1: Improve District-wide Data Access Through Wireless Technology	
Description: Provide wireless mobile labs to be shared among schools. Equipment will be mobile on carts providing access throughout each school. Buildings will have a permanent access connection to the internet. Phase One will include one-half of the needed locations.	
* Two wireless cart labs for 14 schools	\$1,120,000
* Access points for 14 schools	\$64,000
Subtotal	\$1,184,000
Measure 2: Upgrade of Switches and Routers (Electronics)	
Description: Switches and routers will need to be expanded and upgraded. This work will be done in Phase Two.	
* Expansion and Upgrade for Classrooms	\$0
* Expansion and Upgrade for School Offices	\$0
* Expansion and Upgrade fo Central Offices	\$0
Subtotal	\$0
Measure 3: File Servers	
Description: File servers need to be upgraded to support all schools and central locations. One half will be purchased in Phase One.	
* Purchase file servers for one-half of schools	\$440,000
* Purchase file servers for one half of central office locations	\$80,000
Subtotal	\$520,000
Measure 4: Computer Upgrades	
Description: Administrative computers need to be upgraded for principals, bookkeepers, and SIMS personnel. Approximately one third will be purchased in Phase One.	
* Purchase computers for administrative needs at one third of schools	\$200,000
Subtotal	\$200,000
Measure 5: Telecommunication Equipment Upgrades	
Description: Additional phone equipment such as handsets are required to create system equity and service. Phase One includes one half of the equipment needed.	
* 50 New phone handsets	\$50,000
* Telecommunication Equipment	\$33,000
Subtotal	\$83,000
PROJECT SUMMARY: Technology is an integral part of today's instructional program. These upgrades are essential for DPS to reach and maintain standards of technological support and training.	
PROJECT COST:	
\$1,987,000	

DURHAM PUBLIC SCHOOLS FACILITY NEEDS SURVEY - Priority One		Activity Buses
Measure 1: Purchase of Activity Buses		
Comments: Durham Public Schools owns and operates approximately 40 activity buses system-wide. Most of these vehicles are 15 years old or more. The state replaces yellow buses much sooner. Many are also gasoline driven while Transportation has all yellow buses on diesel. The greatest factors, however, are safety and dependability. While more than twenty are needed, Phase One will begin with five.		
* Purchase 5 new activity buses. (\$64,000 each.)		\$320,000
Subtotal		\$320,000
Measure 2: Containment of Activity Buses		
Comments: A central compound is needed to contain and manage activity buses. This could be accomplished on existing property. Measures include fencing, lighting and security systems.		
* Fencing to contain buses.		\$20,000
* Exterior lighting.		\$5,000
* Security camera and access system.		\$11,000
Subtotal		\$36,000
Measure 3:		
Comments:		
Subtotal		
PROJECT SUMMARY: This action will begin replacement of the current activity bus fleet with new buses. Ongoing maintenance will be reduced and dependability will be increased. A centralized management process will ensure system-wide standards and safety.		
PROJECT COST:		\$356,000

DURHAM PUBLIC SCHOOLS FACILITY NEEDS SURVEY - Priority One	Playground Upgrades
Measure 1: System-wide Study & Analysis of Conditions	
Comments: All elementary school playgrounds require constant upkeep to maintain safety standards. Many are outdated and very few meet today's expectation's and code requirements for safety. The most prevalent concern is impact surfaces and upkeep. A certified consultant will be contracted to study, analyze and report on the conditions and needs of existing playgrounds. Budget allottments and a timeline for upgrades will also be determined.	
*Consultant Study and Report on Playground Needs	\$125,000
<div style="text-align: right;">Subtotal</div>	
Measure 2: Playground Upgrades	
Comments: Based on the playground study, impact surfaces and other upgrades will be implemented as quickly as possible. An allowance of \$100,000 per school for twenty-six existing schools (minus Lakewood-2001 Bond) is desired. Final distribution would be determined by the study.	
* Phase One	
* Ten schools x \$100,000 each	\$1,000,000
<div style="text-align: right;">Subtotal</div>	
PROJECT COST:	
\$1,125,000	

**DURHAM PUBLIC SCHOOLS
FACILITY NEEDS SURVEY - Priority One**

**Bond/Const.
Management**

Measure 1: Bond Administration & Construction Management Services

Description: Consultants and/or contracted personnel will be hired to provide at least the following services:

- * Refinement of project programming
- * Coordination of design input with A/E firms and occupants
- * Oversight of specifications and bidding process
- * Review of construction drawings for accuracy and buildability.
- * Manage and expedite the construction process
- * Complete project closeout and warranty phases

These services are essential to successful implementation of any future bond referendum. Work will be continuing on 2001 Bond projects when a successful 2003 Bond is begun. Estimated cost for these services is 2% to 3% of the project value.

Subtotal **\$2,500,000**

Measure 2: Set Up For Construction Management

Description: Space, furniture and equipment will need to be provided. Expansion at one of the Hamlin Road facilities will accommodate the space requirement.

Space Upfit:	1,000 sq. ft. x \$50/sq. ft.	\$50,000
F & E:		<u>\$18,000</u>

Subtotal **\$68,000**

PROJECT COST:

\$2,568,000