F.A.M.E., Inc.

Facility Committee Meeting

Date and Time

Tuesday September 11, 2018 at 6:00 PM CDT

Location

Broadway Campus Library

Agenda

I. Opening Items

Opening Items

A. Record Attendance and Guests

B. Call the Meeting to Order

C. Approve Minutes for May 10, 2018

II. Gentilly Campus

Facility

A. Review Phase 1 Contract Change Orders

B. Review status and work remaining on Phase 1 contract

C. Phase 2

III. Upper Campus - Banneker

A. Review assessment of campus prepared by Mathis Brierre

B. Strategies for gathering input from Audubon community

C. Project Milestone Schedule

IV. Set Meeting Schedule for Facilities Committee

A. Monthly - Tuesday before FAME meeting

October 16, 2018
November 6, 2018
December 4, 2018

V. Closing Items

A. Adjourn Meeting

Coversheet

Approve Minutes for May 10, 2018

Section: I. Opening Items
Item: C. Approve Minutes for May 10, 2018
Purpose: Vote
Submitted by:
Related Material: 2018_05_10_facility_committee_meeting_minutes.pdf

F.A.M.E., Inc.

Minutes

Facility Committee Meeting

Date and Time
Thursday May 10, 2018 at 5:00 PM

Location
428 Broadway Street Conference Room

Committee Members Present
A. Dupre, D. Murray-Boseman, E. Alito

Committee Members Absent
None

Guests Present
Angela Morton, Kim Schlafly, Thomas Smith

I. Opening Items

A. Record Attendance and Guests

B. Call the Meeting to Order
E. Alito called a meeting of the Facility committee of F.A.M.E., Inc. to order on Thursday May 10, 2018 @ 5:39 PM at 428 Broadway Street Conference Room.

C. Introductions
The Committee Chair, E. Alito, introduced two new members of the Facility Committee: Kim Schlafly (Electrical Engineer) and Thom Smith (Architect). They will be voting committee members at the next Facility Committee meeting.

D. Approve Minutes
D. Murray-Boseman made a motion to approve minutes from the Facility Committee Meeting on 04-19-18.

A. Dupre seconded the motion.
The committee **VOTED** unanimously to approve the motion.

Roll Call

E. Alito	Aye
D. Murray-Boseman	Aye
A. Dupre	Aye

II. Phase 1 Gentilly Terrace Construction

A. Update of construction at Gentilly Campus which is underway.

- Old termite damage found in a 4 or 5 foot section where addition was put on. Termite contractor (Orkin) was contacted.
- Additional plumbing needed at old valves
- $11, 800 is estimate for these two change directives ($4,500 for plumbing and $7,300 for termite damage)
- Mold found in corridor probably due to absence of ac in corridor It will be tested to see if remediation.
- Zoning application is filed for outdoor work. Canopies wont be installed until fall.

III. Upper Campus - Define Search Plan for new campus

A. Upper Campus Search Strategies

- There are two existing campuses that are in the running for Audubon's Upper Campus: Allen Building and Banneker
- Audubon should have Program professionally prepared to assist with decision on campus selection and subsequent development of the new campus.

IV. Closing Items

A. Adjourn Meeting

There being no further business to be transacted, and upon motion duly made, seconded and approved, the meeting was adjourned at 6:45 PM.

Respectfully Submitted,
E. Alito
D. Murray-Boseman made a motion to adjourn the meeting.
A. Dupre seconded the motion.
The committee **VOTED** unanimously to approve the motion.

Roll Call

A. Dupre	Aye
E. Alito	Aye
D. Murray-Boseman	Aye

Coversheet

Review Phase 1 Contract Change Orders

Section: II. Gentilly Campus
Item: A. Review Phase 1 Contract Change Orders
Purpose: FYI
Submitted by:
Related Material: Colmex - Change Order 2.pdf
Colmex - Change Order 3.pdf
Colmex - Change Order 1.pdf

Mathes Brierre
ARCHITECTS

Project: Renovations to
Audubon Charter School at
Gentilly Terrace School
4720 Painters Street
New Orleans, Louisiana 70122
Project No 11749

Subject: Bids Bonds and Contracts:
Change Order No. 002

August 23, 2018

Ms. Alisa Davillier Dupré
Director of Admissions and Operations
Audubon Charter School
4720 Painters Street
New Orleans, Louisiana 70122

Dear Ms. Dupré,

Enclosed please find the five (5) originals of Change Order No. 002, dated August 20, 2018, to the Contract for the above-captioned project.

Please note that the five (5) originals of Change Order No. 002 have been executed by the Architect and Contractor, Colmex Construction, LLC, and acceptance is recommended by the Architects.

If you are in agreement, please have the five originals signed on behalf of Audubon Charter School at Gentilly Terrace, retain one (1) original for your records, and return the remaining four (4) originals to the Architect for further distribution.

Should you have any questions with regard to the above, please do not hesitate to contact me.

Sincerely,
MATHES BRIERRE ARCHITECTS

Angela Morton

Angela Morton, AIA, SEED, LEED AP
Principal

Enclosures

AMM/jcr

201 St. Charles Avenue, Suite 4100 · New Orleans, LA 70170-4100 · 504.586.9303 phone · 504.582.1305 fax · www.mathesbrierre.com
A Professional Architectural Corporation in Continuous Practice Since 1890

AIA® Document G701™ – 2001

Change Order

PROJECT *(Name and address)*:
Renovations to Audubon Schools at Gentilly Terrace
4720 Painters Street
New Orleans, Louisiana 70122

CHANGE ORDER NUMBER: 002
DATE: August 20 , 2018

OWNER: ☒
ARCHITECT: ☒
CONTRACTOR: ☒
FIELD: ☐
OTHER: ☐

TO CONTRACTOR *(Name and address)*:
Colmex Construction L.L.C.
4334 Earhart Boulevard
New Orleans , Louisiana 70125

ARCHITECT'S PROJECT NUMBER: 11749
CONTRACT DATE: April 21, 2018
CONTRACT FOR: Renovations to Audubon School at Gentilly Terrace

THE CONTRACT IS CHANGED AS FOLLOWS:
(Include, where applicable, any undisputed amount attributable to previously executed Construction Change Directives)

Item 1	Scarafy existing finish floor due to previous cut back adhesive and lack of vapor barrier. Place three step Schonox system to aleviate moisture within the existing concrete. This is required in order to receive a warranty as per the specifications	ADD	$ 153,380.00
Item 2	Credit for cleaning the existing floor.	DECUCT	$ -727.60
TOTAL CHANGE ORDER NO. 002		**ADD**	**$ 152,652.40**

The original Contract Sum was	$	1,910,600.00
The net change by previously authorized Change Orders	$	25,451.38
The Contract Sum prior to this Change Order was	$	1,936,051.38
The Contract Sum will be increased by this Change Order in the amount of	$	152,652.40
The new Contract Sum including this Change Order will be	$	2,088,703.78

The Contract Time will be unchanged by ( ) days.
The date of Substantial Completion as of the date of this Change Order therefore is July 27, 2018.

NOTE: This Change Order does not include changes in the Contract Sum, Contract Time or Guaranteed Maximum Price which have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive.

NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR AND OWNER.

ARCHITECT	CONTRACTOR	OWNER
Mathes Brierre Architects	Colmex Construction, L.L.C.	French and Montessorie Education, Inc.d/b/a Audubon Schools
(Firm name)	*(Firm name)*	*(Firm name)*
201 St. Charles Avenue, Suite 4100 New Orleans, Louisiana 70170-4100	4334 Earhart Boulevard New Orleans, Louisiana 70125	428 Broadway Street New Orleans, Lousiana 70118
ADDRESS	ADDRESS	ADDRESS
BY *(Signature)*	BY *(Signature)*	BY *(Signature)*
Angela Morton	Angelica Rivera	~~Dr. Erica A. Murray~~ Javier Jalice
(Typed name)	*(Typed name)*	*(Typed name)*
August 20, 2018	08/22/18	8/25/18
DATE	DATE	DATE

Mathes Brierre
ARCHITECTS

Project: Renovations to
Audubon Charter School at
Gentilly Terrace School
4720 Painters Street
New Orleans, Louisiana 70122
Project No 11749

Subject: Bids Bonds and Contracts:
Change Order No. 003

August 23, 2018

Ms. Alisa Davillier Dupré
Director of Admissions and Operations
Audubon Charter School
4720 Painters Street
New Orleans, Louisiana 70122

Dear Ms. Dupré,

Enclosed please find the five (5) originals of Change Order No. 003, dated August 23, 2018, to the Contract for the above-captioned project.

Please note that the five (5) originals of Change Order No. 003 have been executed by the Architect and Contractor, Colmex Construction, LLC, and acceptance is recommended by the Architects.

If you are in agreement, please have the five originals signed on behalf of Audubon Charter School at Gentilly Terrace, retain one (1) original for your records, and return the remaining four (4) originals to the Architect for further distribution.

Should you have any questions with regard to the above, please do not hesitate to contact me.

Sincerely,

MATHES BRIERRE ARCHITECTS

Angela Morton, AIA, SEED, LEED AP
Principal

Enclosures

AMM/jcr

AIA® Document G701™ – 2001

Change Order

PROJECT *(Name and address)*:
Renovations to Audubon Schools at Gentilly Terrace
4720 Painters Street
New Orleans, Louisiana 70122

CHANGE ORDER NUMBER: 003
DATE: August 23, 2018

OWNER: ☒
ARCHITECT: ☒
CONTRACTOR: ☒
FIELD: ☐
OTHER: ☐

TO CONTRACTOR *(Name and address)*:
Colmex Construction L.L.C.
4334 Earhart Boulevard
New Orleans , Louisiana 70125

ARCHITECT'S PROJECT NUMBER: 11749
CONTRACT DATE: April 21, 2018
CONTRACT FOR: Renovations to Audubon School at Gentilly Terrace

THE CONTRACT IS CHANGED AS FOLLOWS:
(Include, where applicable, any undisputed amount attributable to previously executed Construction Change Directives)

Item 1	Elevation changes on Arts and Painters Streets (PCO 007R1).	ADD	$ 8,187.50
Item 2	CCD 1 - Termite damage repair in Rooms 109 and 110, Hall at existing water cooler, Door Frame to Room 119, Door Trim to Exterior Door on Painters, Windows at 3 existing A/C units (PCR 008).	ADD	$ 7,406.25
Item 3	CCD 2 - Correct obvious dielectric connections, replace 3 broken hose bibbs, replace dishwasher valve, add Hot Water to new hand wash sinks at kitchen hall. Add additional plumbing, vent, electrical for washer/dryer (PCO 009).	ADD	$16,044.38
Item 4	Add 4 additional power locations at doors (Sonitrol), relamp existing fixtures remove and refinish hall wall at unused disconnect. (ENTERGY disconnected the meter at no cost to Owner) (PCO 013).	ADD	$ 3,444.23
Item 5	Clean gutters install Owner furnished gutter screen. Modify 3 cabinets due to existing wall heater valves (PCO 014).	ADD	$ 4,250.00
Item 6	Additional curb at fence and ramp on Painters Street (PCO 015).	ADD	$ 1,250.00
	TOTAL CHANGE ORDER NO. 003	**ADD**	**$ 40,582.36**

The original Contract Sum was	$	1,910,600.00
The net change by previously authorized Change Orders	$	178,103.78
The Contract Sum prior to this Change Order was	$	2,088,703.78
The Contract Sum will be increased by this Change Order in the amount of	$	40,582.36
The new Contract Sum including this Change Order will be	$	2,129,286.14

The Contract Time will be unchanged by ( ) days.
The date of Substantial Completion as of the date of this Change Order therefore is July 27, 2018.

NOTE: This Change Order does not include changes in the Contract Sum, Contract Time or Guaranteed Maximum Price which have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive.

NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR AND OWNER.

Mathes Brierre Architects	Colmex Construction L.L.C.	French and Montessori Education, Inc. dba Audubon Schools
ARCHITECT *(Firm name)*	**CONTRACTOR** *(Firm name)*	**OWNER** *(Firm name)*
201 St. Charles Avenue, Suite 4100 New Orleans, Louisiana 70170-4100	4334 Earhart Boulevard New Orleans, Louisiana 70125	428 Broadway Street New Orleans, Louisiana 70118
ADDRESS	**ADDRESS**	**ADDRESS**
BY *(Signature)*	**BY** *(Signature)*	**BY** *(Signature)*
Angela Morton *(Typed name)*	Angelica Rivera *(Typed name)*	Dr. Erica Murray Javier Jahel *(Typed name)*
August 23, 2018 **DATE**	**DATE**	8/25/18 **DATE**

Mathes Brierre
ARCHITECTS

Project: Renovations to
Audubon Charter School at
Gentilly Terrace School
4720 Painters Street
New Orleans, Louisiana 70122
Project No 11749

Subject: Bids Bonds and Contracts:
Change Order No. 001

August 15, 2018

Ms. Alisa Davillier Dupré
Director of Admissions and Operations
Audubon Charter School
4720 Painters Street
New Orleans, Louisiana 70122

Dear Ms. Dupré,

Enclosed please find the five (5) originals of Change Order No. 001, dated August 14, 2018, to the Contract for the above-captioned project.

Please note that the five (5) originals of Change Order No. 001 have been executed by the Contractor, Colmex Construction, LLC, and acceptance is recommended by the Architects.

If you are in agreement, please have the five originals signed on behalf of Audubon Charter School at Gentilly Terrace, retain one (1) original for your records, and return the remaining four (4) originals to the Architect for further distribution.

Should you have any questions with regard to the above, please do not hesitate to contact me.

Sincerely,
Mathes Brierre Architects

Angela Morton, AIA
Principal

Enclosures

AMM/jcr

AIA® Document G701™ – 2001

Change Order

PROJECT *(Name and address)*:
Renovations to Audubon Schools at Gentilly Terrace
4720 Painters Street
New Orleans, Louisiana 70122

CHANGE ORDER NUMBER: 001
DATE: August 14, 2018

OWNER: ☒
ARCHITECT: ☒
CONTRACTOR: ☒
FIELD: ☐
OTHER: ☐

TO CONTRACTOR *(Name and address)*:
Colmex Construction L.L.C.
4334 Earhart Boulevard
New Orleans , Louisiana 70125

ARCHITECT'S PROJECT NUMBER: 11749
CONTRACT DATE: April 21, 2018
CONTRACT FOR: Renovations to Audubon School at Gentilly Terrace

THE CONTRACT IS CHANGED AS FOLLOWS:
(Include, where applicable, any undisputed amount attributable to previously executed Construction Change Directives)

Item 1	Change 4" rubber base to 6"	ADD	$ 3,631.25
Item 2	Patch, prime and place two finish coats of SW Armorseal at kitchen base. Prep spot prime and spot coat at kichen floor	ADD	$ 3,265.00
Item 3	Add furring at room 119, at walls adjacent to the halls, including one layer of 5/8" sheetrock, prep, prime and paint. Includes deduct for prep and paint. Includes electrical device relocation as needed.	ADD	$13,870.00
Item 4	Patch, prep, prime and paint walls and ceiling of room 132 including patching existing window with painted plywood.	ADD	$ 1,975.00
Item 5	Add for finish hardware changes to provide intruder cylinder locks at classroom doors in lieu of classroom function cylinder locks.	ADD	$ 2,710.13
	TOTAL CHANGE ORDER NO. 001	ADD	$ 25,451.38

The original Contract Sum was	$	1,910,600.00
The net change by previously authorized Change Orders	$	0.00
The Contract Sum prior to this Change Order was	$	1,910,600.00
The Contract Sum will be increased by this Change Order in the amount of	$	25,451.38
The new Contract Sum including this Change Order will be	$	1,936,051.38

The Contract Time will be unchanged by ( ) days.
The date of Substantial Completion as of the date of this Change Order therefore is July 27, 2018.

NOTE: This Change Order does not include changes in the Contract Sum, Contract Time or Guaranteed Maximum Price which have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive.

NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR AND OWNER.

Mathes Brierre Architects	Colmex Construction L.L.C...	French and Montessorie Education, Inc.d/b/a Audubon Schools.
ARCHITECT *(Firm name)*	**CONTRACTOR** *(Firm name)*	**OWNER** *(Firm name)*
201 St. Charles Avenue, Suite 4100 New Orleans, Louisiana 70170-4100	21041 Highway 36, Suite D New Orleans, Louisiana 70125	428 Broadway St New Orleans, Lousiana 70118
ADDRESS	**ADDRESS**	**ADDRESS**
BY *(Signature)*	**BY** *(Signature)*	**BY** *(Signature)*
Angela Morton *(Typed name)*	~~Angelica Rivera~~ ROMAN LOPEZ. *(Typed name)*	~~Dr. Erica A. Murray~~ Javier Jalice *(Typed name)*
August 15, 2018 **DATE**	08-15-18 **DATE**	8/25/18 **DATE**

Proposed Change Order 001A

180521

Monday, May 21, 2018

Audobon School Renovation

Gentilly Terrace
4720 Painters St.
New Orleans, LA 70122

RE: Architect request to provide pricing for 6" in lieu of 4" specified
New Orleans, LA

Christian Pazos
COLMEX CONSTRUCTION, L.L.C.
4334 Earhart Blvd
New Orleans, LA 70125
P 504.383.8092
F 504.383.8087
www.colmexconstruction.com

ITEMS	DESCRIPTION	Labor	QTY	PRICE	Deductive	Additive	Comments
1	Flexco Wallflowers 4" Rubber Base, Color to match Johnsonite #280	RCC	1	$ (5,200.00)	$ (5,200.00)		
2	6" Roppe 6" Pinnacle Standard Toe Base - Rolls	RCC	1	$ 7,800.00		$ 7,800.00	
3	Superintendent	Colmex	2	$ 95.00		$ 190.00	
4	Project Manager	Colmex	1	$ 115.00		$ 115.00	
				Subtotal	$ (5,200.00)	$ 8,105.00	
				Subtotal Deductions minus addtions		$ 2,905.00	
				General Conditions		$ 203.35	
				Profit		$ 290.50	
				Overhead		$ 232.40	
				Net Total		$ 3,631.25	
				TOTAL		$3,631.25	

If ordered by 5/24/18, any standard color ETA is 6/12/18
Colors currently in stock
100 - Black
123 - Charcoal
140 - Fawn
150 - Dark Gray
178 - Pewter

Acceptance:

_____ _____
Owner Name **Date**

_____
Signature

Proposed Change Order 002AR1

180521

Friday, May 25, 2018

Audobon School Renovation

Gentilly Terrace
4720 Painters St.
New Orleans, LA 70122

RE: RFI 018 Request
New Orleans, LA

Christian Pazos
COLMEX CONSTRUCTION, L.L.C.
4334 Earhart Blvd
New Orleans, LA 70125
P 504.383.8092
F 504.383.8087
www.colmexconstruction.com

ITEMS	DESCRIPTION	Labor	QTY	PRICE	Deductive	Additive	Comments
1	Base- patch, prime and 2 finish coats SW Armorseal to match existing	LPI	132	$ 13.50	$ -	$ 1,782.00	
2	Floor- repair failed areas: prep, spot prime and spot reacoat	LPI	70	$ 7.50	$ -	$ 525.00	
3	Superintendent	Colmex	2	$ 95.00	$ -	$ 190.00	
4	Project Manager	Colmex	1	$ 115.00	$ -	$ 115.00	
				Subtotal	$ -	$ 2,612.00	
				Subtotal Deductions minus addtions		$ 2,612.00	
				General Conditions		$ 182.84	
				Profit		$ 261.20	
				Overhead		$ 208.96	
				Net Total		$ 3,265.00	
				TOTAL		$3,265.00	

Time will be adjusted at the end if work affects the critical path

Acceptance:

Owner Name _____ **Date** _____

Signature _____

Proposed Change Order 004R1

180611

Monday, June 11, 2018

Audobon School Renovation

Gentilly Terrace
4720 Painters St.
New Orleans, LA 70122

Install drywall and finish level #4 at Auditorium except for walls behind AC un
New Orleans, LA

Christian Pazos
COLMEX CONSTRUCTION, L.L.C.
4334 Earhart Blvd
New Orleans, LA 70125
P 504.383.8092
F 504.383.8087
www.colmexconstruction.com

ITEMS	DESCRIPTION	Labor	QTY	PRICE	Deductive	Additive	Comments
1	Auditorium 119-Provide & install new metal furring as required at existing walls and 5/8" gypsum board & metal corner trim	Base	1	$ 6,931.00		$ 6,931.00	
2	Auditorium 119-Finish Drywall	LPI	1	$ 4,050.00	$ -	$ 4,050.00	
3	Delete prep existing walls at Auditorium 119	LPI	1	$ (810.00)	$ (810.00)		
4	Electrical adjustments	OHM	1	$ 600.00		$ 600.00	
4	Superintendent	Colmex	1	$ 95.00	$ -	$ 95.00	
5	Project Manager	Colmex	2	$ 115.00	$ -	$ 230.00	
				Subtotal	$ (810.00)	$ 11,906.00	
				Subtotal Deductions minus addtions		$ 11,096.00	
				General Conditions		$ 776.72	
				Profit		$ 1,109.60	
				Overhead		$ 887.68	
				Net Total		$ 13,870.00	
				TOTAL		$13,870.00	

PCO scope includes all walls in the auditorium except wall behind existing AC units

Acceptance:

_____ _____

Owner Name **Date**

_____

Signature

Proposed Change Order 005

180601

Monday, June 11, 2018

Audobon School Renovation

Gentilly Terrace
4720 Painters St.
New Orleans, LA 70122

RE: Dishwasher Room
New Orleans, LA

Christian Pazos
COLMEX CONSTRUCTION, L.L.C.
4334 Earhart Blvd
New Orleans, LA 70125
P 504.383.8092
F 504.383.8087
www.colmexconstruction.com

ITEMS	DESCRIPTION	Labor	QTY	PRICE	Deductive	Additive	Comments
1	Dishwasher 132- Patch, prep, prime & paint walls and ceiling	LPI	1	$ 1,150.00		$	1,150.00
2	Add plywood to cover interior or window	Colmex	1	$ 220.00	$ -	$	220.00
3	Superintendent	Colmex	1	$ 95.00	$ -	$	95.00
4	Project Manager	Colmex	1	$ 115.00	$ -	$	115.00

Subtotal	$ -	$	1,580.00
Subtotal Deductions minus additions		$	1,580.00
General Conditions		$	110.60
Profit		$	158.00
Overhead		$	126.40
Net Total		$	1,975.00
TOTAL			$1,975.00

Acceptance:

Owner Name _____ **Date** _____

Signature _____

Proposed Change Order 012R1

180723

Wednesday, July 11, 2018

Audobon School Renovation

Gentilly Terrace
4720 Painters St.
New Orleans, LA 70122

RE: Hardware additions per Owner's request
New Orleans, LA

Christian Pazos
COLMEX CONSTRUCTION, L.L.C.
4334 Earhart Blvd
New Orleans, LA 70125
P 504.383.8092
F 504.383.8087
www.colmexconstruction.com

ITEMS	DESCRIPTION	Labor	QTY	PRICE	Deductive	Additive	Comments
1	Hardware additions/revisions per Owner's request	Colmex	1	$ 2,168.10		$ 2,168.10	

Subtotal	N/A	$	2,168.10
Subtotal Deductions minus addtions		$	2,168.10
General Conditions		$	151.77
Profit		$	216.81
Overhead		$	173.45
Net Total		$	2,710.13
TOTAL			$2,710.13

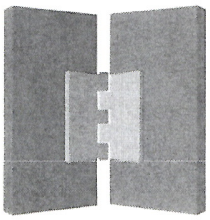
Lead time to make this changes is 4-5 weeks. Please be advise that the response to this PCO affects the developemnt of keying schedule and the keying. Lead time for keying is 4 weeks.

This PCO does not include installation. Installation will be submitted in a separate PCO.

Acceptance:

_____ _____
Owner Name **Date**

_____



HIMMEL'S

QUOTATION

ARCHITECTURAL DOORS & HARDWARE
OFFICE 225-673-8777 FAX 225-673-6109
P.O. BOX 960 PRAIRIEVILLE,LA.70769-0960

PLEASE INDICATE ABOVE NUMBER WHEN ORDERING

QUOTATION DATE	SALESPERSON
7.22.18	Ronda Parker

TO: Colmex Construction

ATTN. Frank LaSassier

JOB Audubon Schools at Gentilly Trace

**********PLEASE NOTE ALL ITEMS AND QUANTITIES AS LISTED, ALL OTHERS ARE EXCLUDED**********

	SHIPPED VIA	TERMS
	HIMMEL'S	CHG. NET 30

QTY			AMOUNT
21	Locksets entry, classroom or storeroom function - change to intruder function - prep 17 drs for 2nd cylinder - (4 drs 111A, 115, 130 & 130A are existing doors) - locks are not ordered, chg without penalty 106A, 111A, 115, 130, 130A, N02, N03, N04, N16, N18, N30, N31, N32, N33, N34, N35, N36, N37, N38, N39, N40 **Note - door 120 was specified with intruder function, there is no add for it**	Owner would like to add intruder locks at doors: 106A, 111A, 115, 130, 130A, N02, N03, N04, N16, N18, N30, N31, N32, N33, N34, N35, N36, N37, N38, N39, N40 - 17 are new doors that need to be prep to receive 2nd cylinder - We are assuming that doors 111A, 115, 130&130A can be prep to add 2nd cylinder, if this is not the case additional charges will be submitted	**ADD $1,971.00**

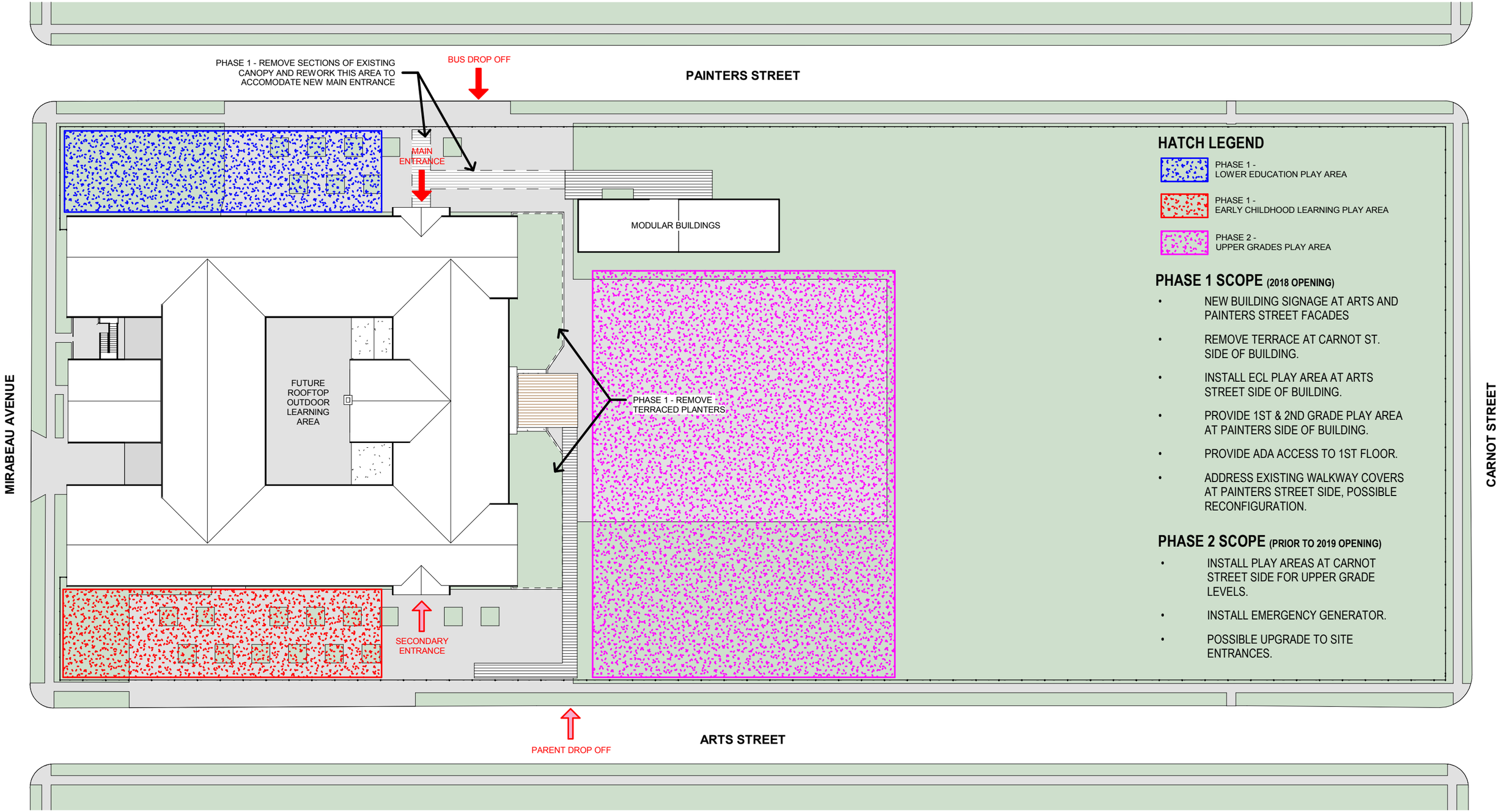
$1,971.00
Plus Tax

Accepted by: _____ Date: _____

Coversheet

Phase 2

Section: II. Gentilly Campus
Item: C. Phase 2
Purpose: Discuss
Submitted by:
Related Material: 11749 - Audubon Gentilly - Final 180110-.pdf



Mathes Brierre ARCHITECTS

AUDUBON CHARTER SCHOOL
AUDUBON GENTILLY CAMPUS
January 5, 2018

SITE PLAN

SCALE: 1" = 40'-0"

COLOR LEGEND

- ADMINISTRATION / OFFICE
- SUPPORT AREAS
- CIRCULATION
- RESTROOMS
- EXTERIOR COURTYARD
- CLASSROOM
- SHARED SPACE

WALL LEGEND

- EXISTING WALLS
- NEW WALLS
- WALLS TO BE DEMOLISHED

Mathes Brierre ARCHITECTS

AUDUBON CHARTER SCHOOL
AUDUBON GENTILLY CAMPUS
January 5, 2018

EXISTING FIRST FLOOR PLAN

SCALE: 3/64" = 1'-0"

COLOR LEGEND

- ADMINISTRATION / OFFICE
- RESTROOMS
- SUPPORT AREAS
- CLASSROOM
- CIRCULATION
- SHARED SPACE

WALL LEGEND

- EXISTING WALLS
- NEW WALLS
- WALLS TO BE DEMOLISHED

Mathes Brierre ARCHITECTS

AUDUBON CHARTER SCHOOL
AUDUBON GENTILLY CAMPUS
January 5, 2018

EXISTING SECOND FLOOR PLAN

SCALE: 3/64" = 1'-0"

COLOR LEGEND

- ADMINISTRATION / OFFICE
- SUPPORT AREAS
- CIRCULATION
- RESTROOMS
- EXTERIOR COURTYARD
- ECL CLASSROOMS
- ECL CLASSROOM STORAGE
- LE CLASSROOMS
- LE CLASSROOM STORAGE
- SHARED SPACE

WALL LEGEND

- EXISTING WALLS
- NEW WALLS
- WALLS TO BE DEMOLISHED

PHASE 1 SCOPE (2018 OPENING)

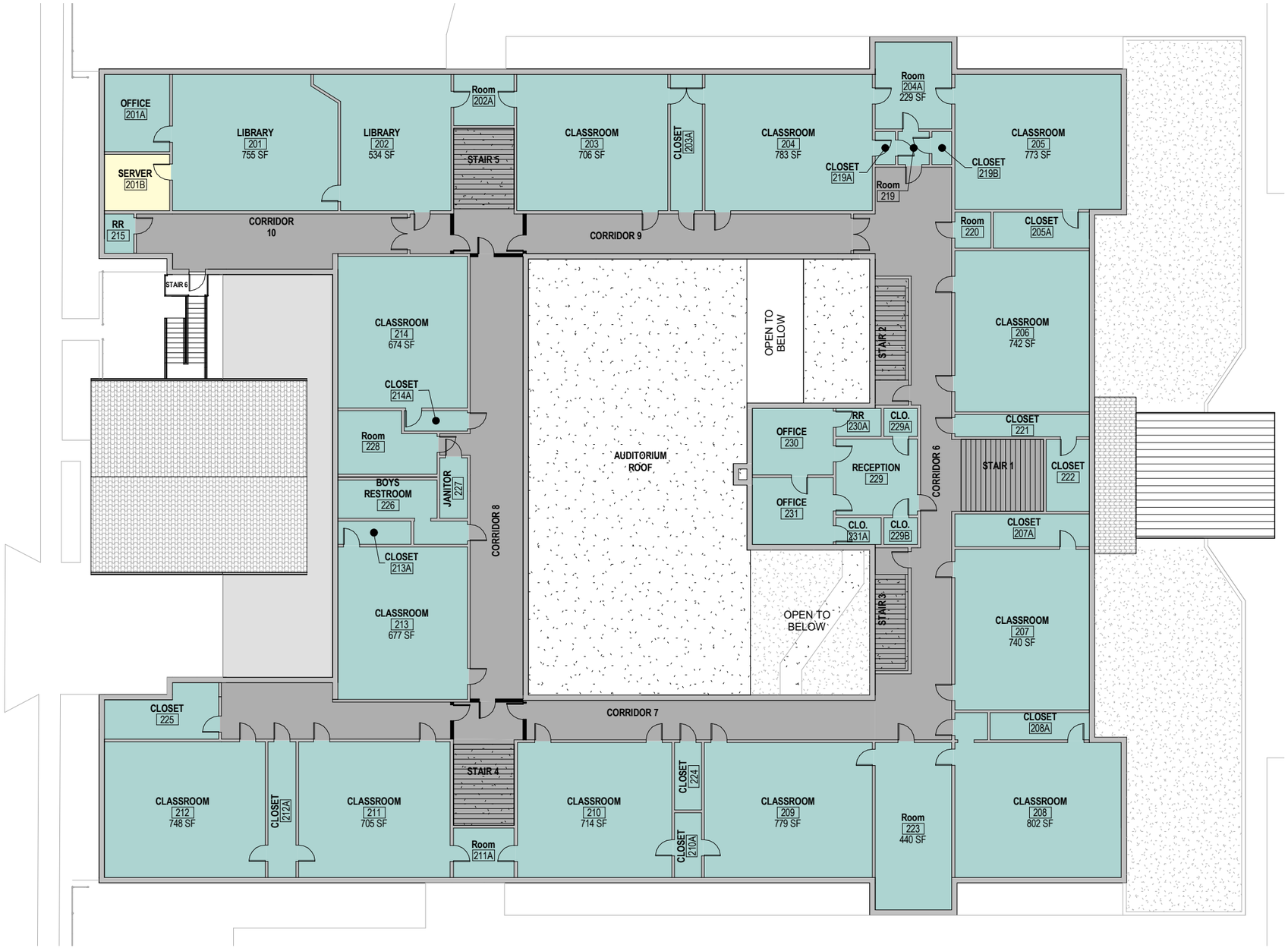
- INSTALL FIRST FLOOR SPRINKLER AND FIRE PUMP.
- INSTALL NEW EARLY CHILDHOOD LEARNING RESTROOMS.
- REPLACE HANDWASH AT KITCHEN SERVERY, PROVIDE HOT AND COLD WATER.
- NEW BUILDING SIGNAGE AT ARTS AND PAINTERS STREET FACADES
- RENOVATE FOR ADMINISTRATION SUITE ON FIRST FLOOR.
- INSTALL NEW OR REPLACE EXISTING SINK AT ALL CLASSROOMS.
- REMOVE TERRACE AT CARNOT ST. SIDE OF BUILDING.
- INSTALL ECL PLAY AREA AT ARTS STREET SIDE OF BUILDING.
- PROVIDE 1ST & 2ND GRADE PLAY AREA AT PAINTERS SIDE OF BUILDING.
- PROVIDE ADA ACCESS TO 1ST FLOOR.
- PREP AND PAINT ALL INTERIOR WALLS AND WOODWORK AT 1ST FLOOR.
- REPLACE VCT FLOORING AT FIRST FLOOR.
- ADDRESS EXISTING WALKWAY COVERS AT PAINTERS STREET SIDE, POSSIBLE RECONFIGURATION.

Mathes Brierre ARCHITECTS

AUDUBON CHARTER SCHOOL
AUDUBON GENTILLY CAMPUS
January 5, 2018

PHASE 1 - FIRST FLOOR PLAN

SCALE: 3/64" = 1'-0"



COLOR LEGEND

- SUPPORT AREAS (EXISTING IT ROOM TO BE REROUTED TO FIRST LEVEL)
- CIRCULATION
- UNUSED THIS PHASE

WALL LEGEND

- EXISTING WALLS
- NEW WALLS
- WALLS TO BE DEMOLISHED

PHASE 1 SCOPE (2018 OPENING)

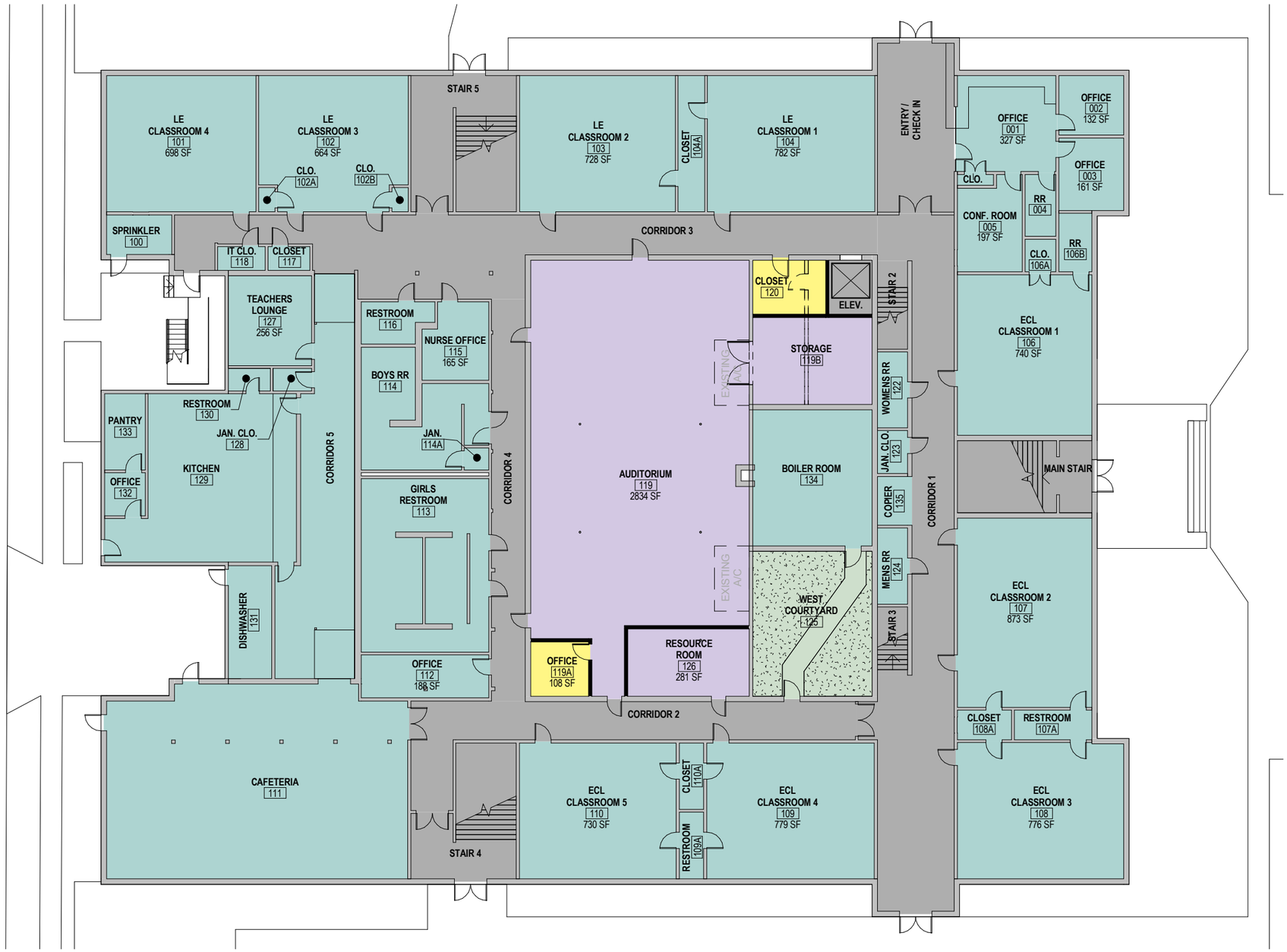
- RELOCATE EXISTING SERVER ROOM TO FIRST FLOOR
- SECURE SECOND FLOOR FROM FIRST FLOOR ACCESS.

Mathes Brierre ARCHITECTS

AUDUBON CHARTER SCHOOL
AUDUBON GENTILLY CAMPUS
January 5, 2018

PHASE 1 - SECOND FLOOR PLAN

SCALE: 3/64" = 1'-0"



COLOR LEGEND

- ADMINISTRATION / OFFICE
- CIRCULATION
- EXISTING PHASE 1 RENOVATION
- SHARED SPACE
- FUTURE RENOVATION

WALL LEGEND

- EXISTING WALLS
- NEW WALLS
- WALLS TO BE DEMOLISHED

PHASE 2 SCOPE (PRIOR TO 2019 OPENING)

- INSTALL ELEVATOR AND ENCLOSE EAST COURTYARD.
- REPLACE HVAC SYSTEM AND REMOVE UNUSED EXISTING PIPING.
- INSTALL PLAY AREAS AT CARNOT STREET SIDE FOR UPPER GRADE LEVELS.
- INSTALL EMERGENCY GENERATOR.
- POSSIBLE UPGRADE TO SITE ENTRANCES.

Mathes Brierre ARCHITECTS

AUDUBON CHARTER SCHOOL
AUDUBON GENTILLY CAMPUS
January 5, 2018

PHASE 2 - FIRST FLOOR PLAN

SCALE: 3/64" = 1'-0"

COLOR LEGEND

- ADMINISTRATION / OFFICE
- SUPPORT AREAS
- CIRCULATION
- RESTROOMS
- 4TH, 5TH, & 6TH GRADE CLASSROOMS
- 4TH, 5TH, & 6TH GRADE CLASSROOM STORAGE
- 7TH & 8TH GRADE CLASSROOMS
- 7TH & 8TH GRADE CLASSROOM STORAGE
- SPECIALTY CLASSROOMS
- COLABORATIVE SPACE
- SHARED SPACE
- FUTURE RENOVATION

WALL LEGEND

- EXISTING WALLS
- NEW WALLS
- WALLS TO BE DEMOLISHED

PHASE 2 SCOPE (PRIOR TO 2019 OPENING)

- INSTALL REMAINDER OF BUILDING SPRINKLER SYSTEM (SECOND FLOOR & ATTIC)
- INSTALL ELEVATOR AND ENCLOSE EAST COURTYARD.
- RENOVATE SECOND FLOOR CLASSROOMS.
- REPLACE HVAC SYSTEM AND REMOVE UNUSED EXISTING PIPING.
- RENOVATE OFFICE SUITE ON SECOND FLOOR FOR STUDENT SERVICES.
- INSTALL GIRLS RESTROOM AT SECOND FLOOR.
- RENOVATE EXISTING BOYS RESTROOM AT SECOND FLOOR.
- INSTALL EMERGENCY GENERATOR.

Mathes Brierre ARCHITECTS

AUDUBON CHARTER SCHOOL
AUDUBON GENTILLY CAMPUS
January 5, 2018

PHASE 2 - SECOND FLOOR PLAN

SCALE: 3/64" = 1'-0"

Coversheet

Review assessment of campus prepared by Mathis Brierre

Section:	III. Upper Campus - Banneker
Item:	A. Review assessment of campus prepared by Mathis Brierre
Purpose:	Discuss
Submitted by:	
Related Material:	Banneker Campus Program--Audubon School.pdf 1 Overview and programming notes- combined.pdf

Audubon Upper School Program
At Banneker School

PROGRAMMED AREA SUBTOTALS:

SECTION NO.		UNIT#	TOTAL NSF	G/N FACTOR	ADJUSTED UNIT SF	OOM/AREA OCCUPANCY	NO. OF STAFF	CIRCULATION	TOTAL USEABLE	
A	**Classrooms**	44	19,124	0.98	18,837	195	540	4,709	**23,546**	sf
B	**Shared Education Spaces**	12	14,926	1.00	14,937	571	523	3,734	**18,672**	sf
C	**Intervention Spaces**	7	3,600	1.10	3,960	68.5	80	990	**4,950**	sf
D	**Administration, Support, & Offices**	11	3,092	1.09	3,356	74	11	839	**4,195**	sf
E	**District Office**	18	1,153	0.00	0	12	17	0	**0**	sf
F	**SUPPORT Spaces**	18	5,207	0.98	**5128**	13	5	1,282	**6,410**	sf

SUBTOTALS		TOT.# UNITS	TOTAL SF	AVG G/N	TOT.ADJ. UNITGSF	TOTAL OCCUPANC	TOTAL STAFF	TOTAL CIRCULATION* 20%	TOTAL USEABLE	
		110								
	NET SQ.FT. (NSF) TOTALS		47,102	0.47	46218	934	1176	11,554	57,772	sf

EFFICENCY FACTOR 10%	5,777	
TOTAL SQ FT	**63,549**	
Bannker Building Area	**55,326**	sf
Addition Required*	**8,223**	sf

G	**Outdoor Areas**	10	52,500	1.00	52500	682	0	9,265	**61,765**	sf	
								Site Area:	**60,837**		**sf**
									(less building footprint)		

Notes:

* circulation factor increased to 20% to accommodate Bannker Efficency
Gymnasium/ Audotirum not included in totals,
E District Office would be off-site from this campus

Banneker School Pro Audubon Upper Elementary/ Middle School Program

AREA "A" **Classrooms** 18,837 **S.F. (DEPARTMENT TOTAL ADJ AREA)**

AREA NO.	ROOM/AREA NAME	UNIT NSF	UNIT#	TOTAL NSF	ROOM/AREA SIZE W' X L' X H'	G/N FACTOR	ADJUSTED UNIT SF	ROOM/AREA OCCUPANCY	NO. OF OCCUPANTS OR STUDENTS	CRITICAL ADJACENCY	NOISE SENSITIVE	NOISE PRODUCING
A.1	Montessori 4,5,6	988	5	4,940	26 ' x 38 ' x 11 '	1.05	5187	27	135		H	M
A.2	Montessori 7,8	1040	5	5,200	26 ' x 40 ' x 11 '	1.05	5460	27	135		H	M
A.3	French 4th	780	2	1,560	26 ' x 30 ' x 11 '	1.05	1638	27	54		H	M
A.6	French 5th	780	2	1,560	26 ' x 30 ' x 11 '	1.05	1638	27	54		H	M
A.7	French 6th	780	2	1,560	26 ' x 30 ' x 11 '	1.05	1638	27	54		H	M
A.8	French 7th	780	2	1,560	26 ' x 30 ' x 11 '	1.05	1638	27	54		H	M
A.9	French 8th	780	2	1,560	26 ' x 30 ' x 11 '	1.05	1638	27	54		H	M
A.10	Classroom Storage	40	20	800	5 ' x 8 ' x 11 '	1.05	840	0	0		L	L
A.11	Break Out Rooms- see also intervention	96	4	384	8 ' x 12 ' x 9 '	1.05	403	6	0	classrooms	M	L
	SUBTOTALS		TOT.# UNITS	TOTAL SF		AVG G/N	TOT.ADJ. SF (ASF)	TOTAL OCCUPANCY	TOTAL OCUPANTS			
			44									
	AREA NET SQ.FT. (NSF) TOTALS			19,124		0.98	18,837	195	540			

PER CHILD CLASSROOM SPACE:

MINUMUM Montessori	@30sf	840	SF
PREFERREDMontessori	@ 40SF	1120	SF
Minimum French @ 25 kids	@30Sf	750	SF

AREA "B"- Shared Education Spaces 0 **S.F. (DEPARTMENT TOTAL USEABLE AREA)**

AREA NO.	ROOM/AREA NAME	UNIT NSF	UNIT#	TOTAL NSF	ROOM/AREA SIZE W' X L' X H	G/N FACTOR	ADJUSTED UNIT SF	ROOM/AREA OCCUPANCY	NO. OF Students	CRITICAL ADJACENCY	NOISE SENSITIVE	NOISE PRODUCING
B.1	French: English Language Arts	800	2	1,600	25 ' x 32 ' x 11 '	1.05	1680	27	54		H	M
B.2	Chinese Language Class	800	0	0	25 ' x 32 ' x 11 '	1.05	0	27	0	shared classrm	H	M
B.3	French as Second Language	840	1	840	28 ' x 30 ' x 11 '	1.05	882	27	27		M	M
B.4	Drama- Musical Theater	840	1	840	28 ' x 30 ' x 11 '	1.05	882	21	21		H	M
B.5	Music (instrumental)	896	1	896	28 ' x 32 ' x 11 '	1.05	941	27	27		H	M
B.6	Instrument Storage	150	1	150	10 ' x 15 ' x 11 '	1.05	158	0	0		H	M
B.7	Art Classroom	840	2	1,680	28 ' x 30 ' x 11 '	1.05	1764	27	54		H	M
B.8	Science Lab	1020	1	1,020	30 ' x 34 ' x 11 '	1.05	1071	27	27		M	M
B.9	Science Lab (Future)	1020	0	0	30 ' x 34 ' x 11 '	1.05	0	27	0		M	M
B.10	Library	2800	1	2,800	35 ' x 80 ' x 11 '	1.05	2940	70	70		M	M
B.11	PE/Health Class/Flex Class/OT/PT	700	1	700	25 ' x 28 ' x 9 '	1.05	735	23	23	reduced size	M	M
B.12	Cafeteria	4400	1	4,400	40 ' x 110 ' x 11 '	1.05	4620	220	220		M	M
B.13	Kitchen & Dining Classroom (Grace & Courtesy)	896	0	0	28 ' x 32 ' x 9 '	1.05	0	28	0	shared space	M	M
B.14	Tech Lab/ Maker Space	896	0	0	28 ' x 32 ' x 9 '	1.05	0	20	0	shared space	M	M
B.15	Gymnasium/ Auditorium*	5850	1	5,850	65 ' x 90 ' x 20 '	1.05	6143	439	0	multi purpose	M	M

SUBTOTALS	TOT.# UNITS	TOTAL SF	AVG G/N	TOT.ADJ. SF (ASF)	TOTAL OCCUPANCY	TOTAL students
	12					
AREA NET SQ.FT. (NSF) TOTALS		14,926	1.00	14937	571	523.333333

cafeteria occuancy: 15sf per person with 75% efficency, library at 20sf per person with 50% efficency

* Gymnasium/Auditorium not included in sf-- calculated capacity at 75% of Gym/aud and 10sf per person

AREA "C"- **Intervention Spaces** TOTAL **S.F. (DEPARTMENT TOTAL USEABLE AREA)**

AREA NO.	ROOM/AREA NAME	UNIT NSF	UNIT#	TOTAL NSF	ROOM/AREA SIZE W' X L' X H	G/N FACTOR	ADJUSTED UNIT SF	ROOM/AREA OCCUPANCY	NO. OF Students	CRITICAL ADJACENCY	NOISE SENSITIVE	NOISE PRODUCING
C.1	Special Education (SPED)	800	1	800	25 x 32 ' x 9 '	1.10	880	20	20	A.5	H	M
C.2	Speech Int	300	1	300	15 x 20 ' x 9 '	1.10	330	7	6		H	M
C.3	Math Int	300	1	300	15 x 20 ' x 9 '	1.10	330	7	6	PE Teacher	M	M
C.4	Reading Int	300	1	300	15 x 20 ' x 9 '	1.10	330	7	6	purpose room	H	M
C.5	ELL	300	1	300	15 x 20 ' x 9 '	1.10	330	8	2		H	M
C.6	Gifted Classrooms	800	2	1,600	25 x 32 ' x 9 '	1.10	1760	20	40	Year 1	H	M

SUBTOTALS		TOT.# UNITS	TOTAL SF	AVG G/N	TOT.ADJ. SF (ASF)	TOTAL OCCUPANCY	TOTAL STAFF
		7					
AREA NET SQ.FT.	(NSF) TOTALS		3,600	1.10	3960	68.5	80

AREA "D" **Administration, Support, & Offices** 0 **S.F. (DEPARTMENT TOTAL ASF)**

	AREA NO.	ROOM/AREA NAME	UNIT NSF	UNIT#	TOTAL NSF	ROOM/AREA SIZE W' X L' X H'	G/N FACTOR	ADJUSTED UNIT SF	ROOM/AREA OCCUPANCY	NO. OF STAFF	CRITICAL ADJACENCY	NOISE SENSITIVE	NOISE PRODUCING
Adrienne	C.1	Principal	225	1	225	15 ' x 15 ' x 9 '	1.10	248	3	1		H	M
	C.1a	Admin/Secretary/ Operations Clerk	160	1	160	10 ' x 16 ' x 9 '	1.05	168	2	2	workstation	H	M
	C.1b	Facilities Staff	64	1	64	8 ' x 8 ' x 9 '	1.10	70	2	1	workstation		
	C.2	Nurse/Office	300	1	300	15 ' x 20 ' x 9 '	1.10	330	2	1		H	M
	C.2a	Nurse Restroom	40	1	40	5 ' x 8 ' x 9 '	1.10	44	5	0	C.2	H	M
	C.3	Student Records	64	1	64	8 ' x 8 ' x 9 '	1.10	70	0	0	locked	L	L
	C.4	Storage	32	1	32	4 ' x 8 ' x 9 '	1.05	34	0	0		L	L
	C.5	Copy/Print Area	24	1	24	4 ' x 6 ' x 9 '	1.00	24	0	0		L	M
	C.6	Staff or Parent Conference Room	308	1	308	14 ' x 22 ' x 9 '	1.10	339	8	0		L	M
	C.3	Student Services Coordinator	108	1	108	9 ' x 12 ' x 9 '	1.10	119	3	1		H	M
	C.4	Pupil Appraisal (Ed Diagnostics) Room	180	1	180	12 ' x 15 ' x 9 '	1.10	198	5	0	up std test	H	M
	C.5	Guidance Counselor/ Social Worker	150	1	150	10 ' x 15 ' x 9 '	1.10	165	3	1	**C.6**	H	M
	C.6	Behavior Interventionist	120	1	120	10 ' x 12 ' x 9 '	1.10	132	3	1	C.5	H	M
	C.7	Down Room	150	1	150	10 ' x 15 ' x 9 '	1.10	165	2	0	C.6	**H**	**H**
Rachel	C.8	Strategist-- Montessori Middle School	99	1	99	9 ' x 11 ' x 9 '	1.10	109	4	1	7/8 HR	M	L
Tracey	C.9	Strategist-- Montessori Upper Elemnt	99	1	99	9 ' x 11 ' x 9 '	1.10	109	4	1	4/5/6 HR, C.8	M	L
Roxanne	C.10	Strategist- French Program	99	1	99	9 ' x 11 ' x 9 '	1.10	109	4	1	French HR	M	L
	C.11	Montesorri Materials Storagae	150	1	150	10 ' x 15 ' x 9 '	1.10	165	0	0	near classrms	L	L
	C.12	Teacher Workroom/ Lounge/ Mailbx	600	1	600	20 ' x 30 ' x 9 '	1.10	660	24	0	admin/ clasrm	H	H
	C.13	Washer Dryer for classroom items	120	1	120	12 ' x 10 ' x 9 '	1.10	132	0	0	classrooms	H	H
	SECTION "C" SUBTOTALS			TOT.# UNITS	TOTAL SF		AVG G/N	TOT.ADJ. SF (ASF)	TOTAL OCCUPANCY	TOTAL STAFF			
				20									
	AREA NET SQ.FT. (NSF) TOTALS				3,092		1.09	3356	74	11			

AREA "E" **District Office** 0 **S.F. (DEPARTMENT TOTAL ASF)**

	AREA NO.	ROOM/AREA NAME	UNIT NSF	UNIT#	TOTAL NSF	ROOM/AREA SIZE W' X L' X H'	G/N FACTOR	ADJUSTED UNIT SF	ROOM/AREA OCCUPANCY	NO. OF STAFF	CRITICAL ADJACENCY	NOISE SENSITIVE	NOISE PRODUCING
Latoye Brown	D.1	CEO	225	1	225	15 ' x 15 ' x 9 '	1.10	248	3	3		H	M
	D.2	Administrator	112	1	112	8 ' x 14 ' x 9 '	1.10	123	2	2	D.1	H	M
	D.3	CFO- Justin Anderson	112	1	112	8 ' x 14 ' x 9 '	1.10	123	2	2	D.1	H	M
	D.4	Staff Finance	112	1	112	8 ' x 14 ' x 9 '	1.10	123	2	2	D.1	H	M
	D.5	Staff Finance	112	1	112	8 ' x 14 ' x 9 '	1.10	123	2	2	D.1	H	M
	D.6	Staff_____	80	6	480	8 ' x 10 ' x 9 '	1.10	528	1	6	D.3	H	M
	SECTION "D" SUBTOTALS			TOT.# UNITS	TOTAL SF		AVG G/N	TOT.ADJ. SF (ASF)	TOTAL OCCUPANCY	TOTAL STAFF			
				11									
	AREA NET SQ.FT.	(NSF) TOTALS			1,153		0.00	0	12	17			

AREA "F"	**SUPPORT Spaces**				0 **S.F. (DEPARTMENT TOTAL USEABEL AREA)**								
AREA NO.	ROOM/AREA NAME	UNIT NSF	UNIT#	TOTAL NSF	ROOM/AREA SIZE W' X L' X H'	G/N FACTOR	ADJUSTED UNIT SF	ROOM/AREA OCCUPANCY	NO. OF STAFF	CRITICAL ADJACENCY	NOISE SENSITIVE	NOISE PRODUCING
F.1	Kitchen / Dishwash / Servery/Pantry	1435	1	1,435	41 ' x 35 ' x 9 '	1.00	1435	8	4		L	H
F.1a	Kitchen Office	64	1	64	8 ' x 8 ' x 9 '	1.00	64	1	1	kitchen	M	M
F.3	Childrens Restrooms (G4-8)	768	2	1,536	24 ' x 32 ' x 9 '	1.05	1613	0	0	add girls RR flr 2	L	M
F.4	Adult Restrooms (Male, Female)	60	6	360	6 ' x 10 ' x 9 '	1.05	378	0	0	each flr level	L	L
F.5	Unisex Restroom?/ non gendered	60	1	60	6 ' x 10 ' x 9 '	1.05	63	0	0	central	L	L
F.6	IT Server	120	1	120	10 ' x 12 ' x 9 '	1.05	126	0	0	IT Clerk Office	L	M
F.7	Telephone/ Quiet Room ?	96	1	96	8 ' x 12 ' x 9 '	1.10	106	1	0	for staff/ faculty	H	L
F.8	Mothering Room?	96	1	96	8 ' x 12 ' x 9 '	1.10	106	1	0	for staff/ with fridge/sink	H	L
F.10	Mechanical/ Electrical Support	1200	1	1,200	30 ' x 40 ' x 9 '	1.05	1260	1	0		L	H
F.11	Electrical subpanels	80	3	240	8 ' x 10 ' x 9 '	1.05	252	1	0		L	M
	SECTION "F" SUBTOTALS		TOT.# UNITS	TOTAL SF		AVG G/N	TOT.ADJ. SF (ASF)	TOTAL OCCUPANCY	TOTAL STAFF			
			18									
	AREA NET SQ.FT. (NSF) TOTALS			5,207		0.98	5128	13	5			

AREA "G" **Outdoor Areas** 0 **S.F. (DEPARTMENT TOTAL USEABLE AREA)**

	AREA NO.	ROOM/AREA NAME	UNIT NSF	UNIT#	TOTAL NSF	ROOM/AREA SIZE W' X L' X H'	G/N FACTOR	ADJUSTED UNIT SF	ROOM/AREA OCCUPANCY	NO. OF STAFF	CRITICAL ADJACENCY	NOISE SENSITIVE	NOISE PRODUCING
	E.1	PE Organized Class space/ Hard surface	6000	1	6,000	40 ' x 150 ' x 9 '	1.00	6000	110	0		L	H
	E.2	Green Space/ Picnic Area	3600	1	3,600	60 ' x 60 ' x 9 '	1.00	3600	1	0		L	H
	E.3	Play Structures 4/5/6 th grade	6000	1	6,000	60 ' x 100 ' x 9 '	1.00	6000	1	0		L	H
(Future Growth)	E.4	Sports Fields: Soccer	25000	1	25,000	100 ' x 250 ' x 9 '	1.00	25000	1	0		L	M
	E.5	Sports Fields: BasketBall Court	1800	2	3,600	30 ' x 60 ' x 9 '	1.00	3600	8	0		L	M
	E.6	Outdoor Education Environment	900	1	900	30 ' x 30 ' x 9 '	1.00	900	27	0		L	H
	E.7	Teaching Gardens/ Growing Gardens	900	1	900	30 ' x 30 ' x 9 '	1.00	900	27	0		L	M
	E.8	Parking	6000	1	6,000	60 ' x 100 ' x 9 '	1.00	6000	27	0	20 spaces	L	M
	E.12	Bus Loading and Carpool loading	500	1	500	25 ' x 20 ' x 9 '	1.00	500	480	0		L	H
	SECTION "E" SUBTOTALS			TOT.# UNITS	TOTAL SF		AVG G/N	TOT.ADJ. SF (ASF)	TOTAL OCCUPANCY	TOTAL STAFF			
				10									
		AREA NET SQ.FT. (NSF) TOTALS			52,500		1.00	52500	682	0			

** not included in square footage**

Overview

Audubon Charter School engaged Mathes Brierre Architects to perform a programming study for the needs of their Upper Elementary and Middle School Campus. Audubon has reached beyond capacity for their educational program at their Milan Street Campus, and has been diligently working to identify their campus need in order to find the right 'fit' for a new, permanent home. Along with this effort, two potential school sites have become available in the OPSB application process, and Audubon also engaged our office and team of engineers to evaluate these facilities for Audubon's needs.

Our team of architects, landscape architects, mechanical, plumbing and electrical engineers visited both buildings, took room by room photographs, documented conditions of existing finishes and mechanical and electrical infrastructure, and studied existing assessment reports as provided from OPSB and RSD officials. A summary analysis of our findings is included in this report.

While not a comprehensive list of building deficiencies or recommendations, the report outlines our conclusions that both buildings could be made suitable for use by Audubon with appropriate renovations. Banneker's Campus is more challenging from a total site area and quantity of classroom spaces. In order to utilize Banneker, Audubon would have to make adjustments to their programing to schedule multiple enrichment classes in shared spaces, or compromise on the class-size of enrichment programs, and add a building addition of approximately 8,600 square feet. In addition, choices would have to be made on the types of outdoor sports and recreation fields to be accommodated within the site area.

Allen's campus has more generous sitting, allowing for more simultaneous outdoor teaching and physical education spaces. The Banneker campus' efficiency of building footprint is much greater. Circulation only accounts for 18% of the building area. Allen's circulation comprises 30% of the building area. In order to fit the Audubon School program at the Banneker campus, a small addition is recommended. At Allen, the renovations could be limited to interior regrouping of classrooms and optimization of the single- loaded corridors for the larger Montessori classrooms, and absorb hallway space into the larger required classroom space. (Existing exit stairs provide adequate egress with this modification). *In this way, Audubon can take advantage of the square footage at Allen like no other school program, increasing the efficiency of this historic campus and taking advantage of more of the building for educational instructional space.*

Audubon has expressed commitment to upgrade these facilities, and shown this commitment by commissioning our study of both, and looking honestly and critically at each facility.

Programming

We have conducted 8+ hours of interviews and facilities tours with Administration, Faculty and Staff of the school to identify the program needs for the Upper Elementary/Middle School program. The series of interviews culminates in a written program document and square footage summary. The purpose of the square footage summary is to document the needs and identify the best options for growth for the school.

Audubon's unique program includes French Emersion track and a Montessori program. Each division has special needs for classroom and support spaces. The two tracks utilize shared enrichment spaces, shared administration, outdoor, and gathering spaces. The Montessori curriculum is unique in its demands on space because the classroom must be able to be divided flexibly to allow for group and independent instruction at the same time. The American Montessori Society requires 30 square feet per student of classroom space, and recommends 40 sf for optimal environments. Reducing the square footage of the classroom space prevents optimal organization with the Montessori philosophy and hinders the ability for students to gain the skills developed in small group and independent thinking.

In addition, both the AFS (American French Society) and AMS (American Montessori Society) emphasize connection with the outdoors as a part of the learning environment; a fundamental part of the teaching philosophy for both programs is a connection with the natural world and respect for environment. As such, outdoor recreation, sports, and outdoor teaching space is integrated into the program requirements. Along with this emphasis on the outdoors, learning through doing, especially in the Sciences is very important to both educational models. At present, without sufficient classroom space, microscopes and other sensitive equipment have to be moved to shared classrooms. Audubon currently has a large gifted program in the Arts, and is beyond capacity for their available space for arts, music, and theater instruction. Without a larger performance space or practice space, annual class theater productions have been cancelled or scaled back. A lack of larger gathering space also puts pressure on the school class period, as their current cafeteria forces 4 lunch periods, reducing the availability of outdoor space for PE class, and reducing the available hours for physical education, a fundamental part of the educational program.

Attached to this document is a detailed programming summary for space needs (for both interior and exterior space) as gathered through facility walk through, interviews, and best practices for education design and building efficiency. We have provided two versions of the program; one utilizing more shared enrichment classroom space, if class schedules can be accommodated, and one with optimal numbers of enrichment spaces.

Study of Audubon Schools: at Henry Allen

The existing school consists of a conventional concrete slab with concrete beams and columns. It has a multi wythe brick exterior wall with primarily exterior wood windows and wood doors with wood trim. Some doors have hollow metal frames and doors. The interior walls are mostly plaster walls. The majority of ceilings are plaster with surface mounted light fixtures; some rooms have 2x4 suspended ceilings with either suspended light fixtures or occasionally recessed light fixtures. The ground floor cafeteria has 2x2 ceiling tiles at underside of slab. The second floor auditorium has 2x2 suspended acoustical ceiling. The first floor flooring consists primarily of concrete floors, vct floors, and terrazzo floors. The second floor flooring consists primarily of terrazzo corridors and wood floors in the classrooms and the auditorium. The third floor flooring consists primarily of concrete floors in the corridors and wood floors in the classrooms. Restroom areas consistently have tile floors and walls. The building is unsprinklered.

Stairs:

Stair guardrails and handrails are consistently not to current code height and also do not extend the proper distance beyond top and bottom treads and risers.

Floors:

Terrazzo, concrete, and VCT floors are in good condition. Wood floors have some water and termite damage mostly when adjacent to a balcony or roof, occasionally damage at floor adjacent to a window.

Walls:

Water damage visible at exterior walls, some cracking and bubbling of plaster is occurring.

Ceilings:

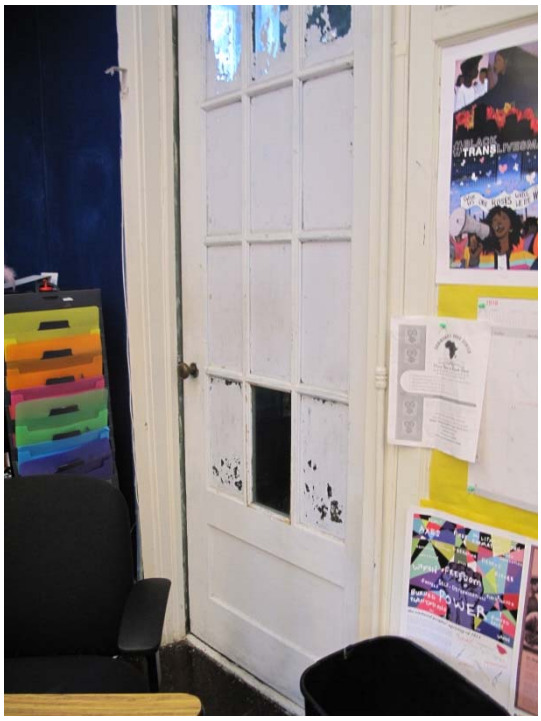
Third floor has multiple locations of water damage causing plaster to come off the ceiling and exposed rusted lath. The auditorium has sagging 2x2 tiles indicating moisture issue as well as some locations of water damage. Roof repairs are needed and repairs to ceilings are needed.

Windows:

Windows are in decent shape. It looks as though windows were renovated in 2014. One window had visible termite damage to wood trim.

Doors and Door hardware:

Wood doors and transoms have painted over glass and occasional wood infill at missing glass locations. Door hardware often requires tight griping and twisting. Current code does not allow unrated doors and transoms in a unsprinklered building in a corridor wall.



Roof:

There are some locations of consistant standing water. One significant location of water under the roofing membrane. Damage to ceilings of rooms below indicate roof repair is needed in multiple lcoations.

Exterior:

Exterior is in good shape. Some vegetation needs removal from front entry and possibly some minor tuckpointing at a few locations where water infiltration is visible at interior plaster. Brick discoloration around one downspout, may indicate a repair needed for the scupper and thru wall flashing.

Henry W. Allen Elementary School
5625 Loyola Avenue; New Orleans, LA 70115

Building Evaluation

MECHANICAL, ELECTRICAL, & PLUMBING SYSTEMS NARRATIVE

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GVA PROJECT NO. 3845

June 20, 2018

EXISTING CONDITIONS

Heating, Ventilating and Air Conditioning (HVAC) Systems

The majority of the Building is conditioned by a combination of (4) pipe air handling units, unit ventilators, and fan coil units. The indoor unit appears to be in good condition.

Packaged outdoor rooftop units serve the second floor Auditorium. A few residential-type split-systems serve a portion of the Administration Area and the separate Ground Keeper's Building.

The Building was originally constructed with a steam heating system. The steam boilers have been replaced with (2) natural gas-fired, atmospheric water-tube, hot-water boilers. Portions of the original steam system piping is used for heating hot water distribution.

There are (2) packaged-type dedicated outside air units located at ground level on the west side of the main entrance. These (2) units supply pre-conditioned outside air directly to rooms on the west side of the first floor. These units do not distribute adequate ventilation air to meet first floor requirements.

Chilled water is supplied from an outdoor chiller area with (2) nominal 125-ton air-cooled chillers. The chilled water system includes (2) end-suction chilled-water pumps in a header arrangement for constant chilled water flow. Indoor units are equipped with 3-way chilled and 3-way hot water control valves. At the time of the visit, (1) chiller and (1) chilled water pump was operational. Chilled water was flowing through both chillers even though only (1) chiller was energized. One of the chilled-water pumps appeared to be leaking. Preventative maintenance is recommended for the outdoor chilled-water equipment.

The primary source of outside air for classroom ventilation is a combination of (6) roof-mounted intake hoods with vertical duct risers supplying un-conditioned outside air to fan coil units. The fan coil units are not suitable to draw adequate outside air quantities or to properly maintain indoor temperature & humidity with required quantities of ventilation. Rooftop intakes should be replaced with dedicated outdoor air units.

The existing systems do not provide adequate outdoor air for ventilation as required by the International Mechanical Code.

There is a kitchen range hood with a supply-air plenum. Range hood exhaust is routed to an exterior wall-mounted, horizontal-discharge, grease exhaust fan. There is a separate exhaust fan for dishwasher exhaust.

There is a Johnson Controls Inc. Metesys building energy management and control

system.

Fire Suppression System

The Building is not equipped with a Fire Suppression Sprinkler System. Current Building codes require sprinklers; but code requirements are not retroactive. Due to the age of the Building, it is likely that there are several non-code conforming conditions. The installation of a sprinkler system should be considered as an alternative to correcting other non-conforming conditions which may not be practical to correct. The Louisiana State Fire Marshal's Office & New Orleans Department of Safety & Permits should be consulted once an overall review of existing code deficiencies is complete.

Plumbing Systems

The condition of underground waste piping is unknown. The kitchen appears to have been renovated and appears to be in fair-to-good condition.

A grease trap for the Kitchen waste could not be found at the time of the visit.

A grease interceptor and domestic hot & cold water faucets are installed at the dumpster area which is west of the main building.

Toilet room plumbing fixtures appear to be in fair to good condition.

There is a atmospheric gas-fired tank type water heater located in the first floor boiler room.

Quantities, location, and types of plumbing fixtures throughout the building should be reviewed for compatibility with the proposed occupancy.

There is a 3" domestic water backflow preventer located near the exterior of the building (west of the main entrance).

Power Systems

There are three electrical services to the facility.

One service is an overhead drop to the building (120/240V, 3-phase, 4-wire) fed by a pole mounted bank of transformers (3 - 100 KVA Entergy transformers) located on Loyola Street. The service is installed overhead to weatherheads and open C.T.'s. The meter is located on the exterior of the building is #7949017. The service feeds from an exterior

junction box and routes to a Square D QED fusible SWBD rated 1600A, 120/240V, 3-phase 4-wire located in the main electrical room on the first floor. This SWBD feeds three Square D I-Line distribution panelboards in the main electrical room and the solar load center panel (located on the third floor). The distribution panelboards feed the other panelboards throughout the building. There is a Square D NQOD panelboard in the east corridor and one in the west corridor on each of the three floors that feeds the fan coil units throughout the building. There are also Square D NQOD panelboards (single phase) for lighting and receptacles. The ones for the first floor are locate adjacent to the fan coil unit panelboards. For the second floor, there are two panelboards in the center of the building (Room 208 and the adjacent room). For the third floor, this panelboard is located in the library. All of these panelboards and switchboard are relatively new and appear to be in very good condition. There is also a relatively new load center panel located in the boiler room.

The second service is an underground service (277/480V, 3-phase, 4-wire) fed by a pole mounted bank of transformers (3 - 100 KVA Entergy transformers) located on Nashville Avenue. The service feeds a C.T. cabinet and exterior distribution panelboard (which could not be opened). This panelboard feeds the two chillers. The meter at this location is #3456794.

The third service is an overhead drop to the clinic building (120/240V, 1-phase, 3-wire) fed from a pole on Nashville Avenue that is fed from a residential line on the opposite side of the street. The service is installed overhead to a weatherhead through a residential meter to a 200A safety switch.

Solar Power System

There are solar panel on the roof which are connected to five SMS inverters to produce AC power. These inverters are connected to a load center panel that feeds into the main switchboard on the first floor. The inverters are located in Room 309 which is accessed through the Library. It is understood that this system is not operating as intended.

Receptacles

The receptacles located throughout the school building are typical NEMA 5-15R and NEMA 5-20R type. Many of the receptacles in classrooms are in poor condition and are not at consistent locations. Most of them are fed with exposed EMT or Wiremold. The current National Electrical Code requires tamper resistant type receptacles in areas housing 3rd grade and below.

Lighting

The existing lighting fixtures throughout the school building are fluorescent. The lighting fixtures throughout the Classrooms are suspended rows of fixtures with bottom lenses (illumination down only) many with mixed color lamps. Most of them have a dirty appearance and it is not clear if they produce the illumination necessary to meet current standards. It appears that these were installed to replace the original suspended louvered fixtures which still exist in one of the first floor classrooms. New LED type lighting fixtures should be considered when the existing lighting fixture ballasts fail due to the difficulty in finding parts for replacement. Lighting fixtures in the cafeteria are fluorescent wrap-arounds fed by exposed raceways from the old flush outlet boxes. Lighting fixtures in the kitchen are 2' x 4' lensed recessed fluorescent. There are also ceiling fans in the classrooms between the rows of fixtures.

The lighting fixtures in classrooms and other areas are controlled with wall switches. Whereas the fixtures in all of the corridors are fed from the first floor lighting panelboard and require maintenance personnel to turn on the circuit breakers in this panelboard daily. It does not appear that there are any occupancy sensors for lighting.

Lighting fixtures in the stairs are suspended lampholders with exposed compact fluorescent lamps. There are some exterior Compact fluorescent flood lighting on the wall facing Nashville Avenue.

There are twin-head emergency lighting units located in the corridors and cafeteria for emergency means-of-egress lighting. There is far too few of these and it is not known if the batteries will operate properly. The exit fixtures in the corridors include red colored lettering, where as the exit fixtures in the cafeteria and kitchen include green colored lettering. The colors are required to match.

Special Systems

There is an ESL non-addressable fire alarm system in the building with a control panel located in the main office. There is also a Simplex power extender and a wheelock dialer. The system is presently serviced by Redhawk, but monitored by Simplex. There are smoke detectors, fire alarm audio/visual signal units, and pull stations located throughout the building. Due to its limitations, the fire alarm system will eventually have to be upgraded to an addressable system.

There is an overhead Cox Cable service drop to the building from Loyola Street that provides voice and internet service (not including CATV service). This service routes to the IT room located on the third floor near the library (which include fiber optic cables). Wiring is generally routed exposed to the classrooms and other areas to wired outlets and wireless access points. In general the cables are routed from the ceiling to a surface mounted outlet boxes using Wiremold.

The intercom system is a simplex system with a main intercom rack with a Simplex Series 5100 CPU that is located in the main office on the second floor. The intercom stations in the classrooms and other areas consist of speakers in surface mounted boxes with call-in switches in the side of the boxes. There are some wall mounted speakers in the corridors and exterior speakers for paging.

There is a Simplex 2350 master clock system in the main office that generates class-change signals transmitted through the speakers. There are no clock on this system.

There is a CCTV security camera system with cameras throughout the building, as well as some exterior cameras. The monitor is locate in the disciplinarian's office with head end equipment located just outside of this office. It is believed that this system may be tied into Sonitrol.

RECOMMENDATIONS

Heating, Ventilating and Air Conditioning (HVAC) Systems

Roof-mounted dedicated outdoor units should be installed. The (6) existing ventilation risers should be evaluated to determine if they are adequately sized to accommodate Code-required ventilation air for each space. The dedicated outside-air units would heat, cool, and dehumidify outside-air supplied for ventilation.

Preventative maintenance is required for the outdoor chilled-water equipment. Recommended work for the outdoor chiller area includes:

- Repair the leak at one of the existing chilled-water pumps.
- Replace thermometers in the chilled-water piping.
- Replace the pressure gauge at each of the chilled-water pumps.
- Repair mechanical insulation and piping jackets on outdoor piping, valves, and piping accessories.
- Verify proper water treatment for the chilled-water system
- Trim tree branches which extend over the chilled-water equipment.
- Clear chiller area of leaves and debris.
- Scrap, sand, and repaint outdoor piping supports and other miscellaneous ferrous steel which is badly rusting.
- Clean condenser coils on both air-cooled chillers.

The operating and maintenance staff should be advised that the system is intended to operate with both chillers and both pumps energized. During periods when only one chiller is energized, one of the pumps should be de-energized and the inoperable chiller should be manually valved closed.

Fire Suppression System

We recommend installation of a full-coverage automatic sprinkler system throughout the entire building.

A hydrant flow test will be required to determine if a fire pump is required for the sprinkler system. It is likely that a pump will be necessary.

Plumbing Systems

Existing underground piping should be flushed and video inspected to detect any apparent defects.

A grease trap was not located during the time of the visit. The grease trap for the kitchen should be cleaned, inspected, and replaced as needed.

The quantity, type, and locations of plumbing fixtures should be evaluated for compatibility with the proposed occupancy.

Any fixtures intended to remain should be inspected, repaired, or replaced.

Power Systems

We recommend that receptacles and outlet boxes be repaired and replaced where necessary and supplemented with additional receptacles where necessary. The receptacles in the areas where students in the third grade and below are located should be changed to tamperproof type.

Also, we recommend, that if there are receptacles in toilet rooms, they should be replaced with GFCI type receptacles.

If a sprinkler system with fire pump is added, revisions to one of the electrical services would be required (which would depend on the location of the fire pump).

The solar power system shall be tested and evaluated by a solar system installation company to determine if it is operating properly.

Lighting

We recommend that the illumination levels throughout the building be verified to assure that they meet current standards. This may require replacement of many of the existing lighting fixtures. If so, these should be replaced with modern energy efficient LED fixtures.

We recommend that the batteries be replaced in each emergency twin-head lighting fixture and exit sign so that all are operating properly. Additional emergency fixtures are probably required.

We recommend that an automatic lighting shutoff system be provided to provide proper energy efficiency to meet the current energy code.

Special Systems

The fire alarm system, although operating at this time, is an old type of system that does not identify the particular device in alarm for quick response. Replacement with an up-to-

date addressable system will provide this capability and allow for future growth. In addition, the audio/visual signal coverage and smoke detector coverage would be improved by the addition of more signal units and smoke detectors.

The intercom system generally appears to be in working order, but should be reviewed by staff to determine if additional intercom stations should be provided for optimum communication.

The master clock system generally appears to be in working order to provide class-change signals. However, it might be desired to add clocks throughout the building, in corridors, and possibly in classrooms. If this addition is implemented, the master clock unit in the main office may have to be upgraded. Generally, new intercom system head-end equipment includes a master clock controller.

CONCEPTUAL STAGE CONSTRUCTION COST ESTIMATE

The following MEP construction cost estimates are conceptual stage order-of-magnitude opinions based on the limited scope of this evaluation. Actual cost will vary and will depend on the final scope of work and construction details which will be developed during the design phase. Costs shown are MEP subcontractor cost to the general contractor. General contractor overhead, profit & general conditions must be added.

Install (6) roof-mounted dedicated outdoor units and utilize the existing ventilation risers to distribute pre-conditioned outside air to fan coil units. The existing risers must be further evaluated to confirm if they are adequately sized to accommodate Code-required ventilation air for each space	$370,000
Provide preventative maintenance for the outdoor chilled-water equipment. Work includes: • Repair the leak at one of the existing chilled-water pumps. • Replace thermometers in the chilled-water piping. • Replace the pressure gauge at each of the chilled-water pumps. • Repair mechanical insulation and piping jackets on outdoor piping, valves, and piping accessories. • Verify proper water treatment for the chilled-water system • Trim tree branches which extend over the chilled-water equipment. • Clear chiller area of leaves and debris. • Scrap, sand, and repaint outdoor piping supports and other miscellaneous ferrous steel which is badly rusting. • Clean condenser coils on both air-cooled chillers.	$11,500
Flush and video inspect underground waste piping to detect any apparent defects.	$7,500
Clean & inspect the grease trap for the kitchen area.	$2,500
The quantity, type, and locations of plumbing fixtures should be evaluated for compatibility with the proposed occupancy. Any fixtures intended to remain should be inspected, repaired, or replaced. (Cost of fixture replacement is not included in this estimate. Direct replacement of fixtures is estimated between $2,000 - $3,000 per fixture)	$12,000

Install a full coverage automatic sprinkler system throughout the entire building. A hydrant flow test will be required to determine if a fire pump is required for the sprinkler system; however, it is likely that a pump will be necessary.	$270,000

Repair receptacles and outlet boxes and supplement with new	$	20,000
Provide tamperproof receptacles.	$	4,500
Provide GFI receptacles.	$	1,000
Test the solar power system and make repairs.	$	10,000
Replace lighting fixtures in classrooms and other areas	$	100,000
Replace batteries in emergency and exit fixtures plus add more emergency fixtures	$	8,000
Add automatic lighting shutoff devices for control of lighting fixtures.	$	45,000
Replace fire alarm system	$	70,000
Test intercom system and make minor repairs	$	2,000
Add clocks throughout the building.	$	15,000

Study of Audubon Schools at Banneker

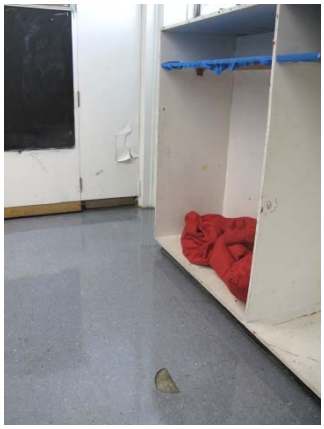
The existing school consists of a concrete slab with concrete beams and columns. The exterior wall is brick over cmu with primarily exterior metal windows and exterior metal doors and frames. The interior walls are mostly stack bond cmu. The majority of ceilings are 2x4 suspended acoustical ceiling tiles with recessed light fixtures. The ground floor cafeteria has 2x2 suspended acoustical ceiling tiles. The first floor flooring consists primarily of vct floors in classrooms, offices, and cafeteria and terrazzo floors in main corridor. The second floor flooring consists primarily of vct in classrooms and corridors. The library has carpet. The third floor flooring consists primarily of vct. Restroom areas consistently have tile floors and cmu walls. The building is unsprinklered.

Stairs:

Stair guardrails and handrails are not to current code. Guardrails exceed allowable gap sizes. Open riser treads also do not meet current code.

Floors:

Floors are in good condition. Only very minor chips in vct at few locations. VCT patches do not match adjacent in color.



Walls:

The majorities of walls are cmu and are in good condition. Operable partitions between classrooms need further evaluation as we have not checked if they are in working operation.

Ceilings:

ACT ceiling tiles consistently sag, indicating moisture content in air is consistently too high.

Windows:

All windows are in need of cleaning. The windows do not appear to be insulated and there for form lots of condensation. Many windows have birds 'nests with multiple birds living between the louvers and the glass. Some rusting at windows is occurring.

Doors and Door hardware:

Current code does not allow unrated doors in an unsprinklered building in a corridor wall. Hardware often requires tight griping and twisting.

Roof:

Further inspection of roof is required. We did not go up on the roof. No major roofs leaks indicated based on inspection of ceilings below.

Exterior:

Exterior brick is in good shape. The windows and louvers need to be cleaned and frames and spandrel need to be cleaned, prepped, and painted. Some spandrel may need replacing. Many spandrels pieces are greatly discolored, some were infilled with plywood and are deteriorating. Further investigation is needed to determine how many panels may need replacing. Louvers and frame at first floor Mechanical to exterior parking area is heavily rusted and wood infills within frame are deteriorating this should be replaced.

Benjamin Banneker Elementary School
421 Burdette St, New Orleans, LA 70118

Building Evaluation

MECHANICAL, ELECTRICAL, & PLUMBING SYSTEMS NARRATIVE

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GVA PROJECT NO. 3846

June 20, 2018

EXISTING CONDITIONS

Heating, Ventilating and Air Conditioning (HVAC) Systems

The building was originally constructed with two pipe cooling and heating system. This system uses the same piping alternately for hot water heating and chilled water cooling.

There are two nominal 100 ton air cooled chillers located in the mechanical yard. Both chillers are in working order, one chiller was recently replaced and the second chiller is in average condition. Some insulation for the chilled water piping serving the second chiller is missing. There are two 1,010 MBH boilers located in the mechanical room. The boilers appear to be in good condition. The pumps for the system appear to be in good condition.

All of the areas on the first floor, with the exception of the administration area are served by fan coil units. The administration area is served by a direct expansion DX split system. All of these systems are located above the ceiling.

The second and third floors are served by central air handling units with the exception of the Library and I.T. room. The central air handling unit look to be original to the building and there are some signs of moisture and rust on the bottom of the units. The second and third floor corridors also serves as a return air path for there respective units. Current mechanical codes do not allow a corridor to serve as a return air path. The corridor return is an existing non-code conforming condition. The Library and I.T. room which are served by direct expansion DX split system systems.

The kitchen and dishwashing areas were recently renovated. Hoods and fan coil units are in good condition.

The building is controlled by a Siemens Building Automation System (BAS).

Fire Suppression System

The building is not equipped with a Fire Suppression Sprinkler System. Current building codes require sprinklers but are not retroactive. Due to the age of the building it is likely that there are several non-code conforming conditions. The installation of a sprinkler system should be considered as an alternative to correcting other non-conforming conditions which may not be practical to correct. The Louisiana State Fire Marshal's Office & New Orleans Department of Safety & Permits should be consulted once an overall review of existing code deficiencies is complete.

Plumbing Systems

The condition of underground waste piping is unknown. The system is in use and is in working order.

There is a grease trap which appears to serve the kitchen and the dumpster area.
The can wash room looks to be in some disrepair and the drain and faucet need to be replaced.

There are standard and ADA fixtures at various locations. The condition of the existing fixtures vary but are all in working condition.

There are two gas fired tank type water heater for the kitchen and dishwashing area. The water heaters appears to be in good condition.

Quantities, location and types of plumbing fixtures throughout the building should be reviewed for compatibility with the proposed occupancy.

Power Systems

The electrical service is obtained from an underground primary service from an Entergy service pole on Pearl Street feeding an Entergy 500 KVA pad mounted transformer enclosed by a brick wall. This transformer feeds power to the building (277/480V, 3-phase, 4-wire) via underground service conductors to a C.T. cabinet and main distribution panelboard located in the first floor main mechanical room. The meter (#7733136) is located on the exterior of the brick enclosure . This main distribution panel is a relatively new Eaton series PRL4 rated 1200A MCB, 65KA. This panelboard includes seven circuit breakers and feeds the chiller, a 150 KVA step-down transformer, and 277/480V panelboards. There is a lighting panelboard in the mechanical room on each of the three floors (GE series NHB) fed from the main panelboard (H1A, H2A, H3A). The 150 KVA transformer feeds a 600A, 120/208V, 3-phase 4-wire distribution panelboard (GE fusible type) located in the main mechanical room. This panelboard and transformer seem to be in good functional condition except there is rusted area that should be sanded and touch-up painted. This distribution panelboard feeds the 120/208V, 3-phase, 4-wire panelboards located throughout the building. These panelboard feed receptacles and other loads and there is one located in the closet near the front stair on each floor (GE series NLTQ) labeled L1A, L2A, and L3A. Panel H3A also feeds an adjacent 45 KVA step-down transformer that feeds a load center panel locate in the corridor leading to the third floor mechanical room. These panelboards appear to be in very good condition. However, the circuit directories are missing for some of the panelboards.

There is piping and ductwork located above the panelboards in the main mechanical which is not allowed by code.

The safety switch for the air handling unit in the second floor mechanical room is located where it cannot be reached safely.

Receptacles

There seems to be a sufficient quantity of receptacles located in the classrooms and other locations throughout the building. Most of them appear to be located in flush outlet boxes. The current National Electrical Code requires tamper resistant type receptacles in areas housing 3rd grade and below.

Lighting

The lighting fixtures throughout the school are fluorescent. The lighting fixtures in the corridors, administrative areas, library, and some first floor classrooms are 2' x 4' recessed fixtures. Those in the cafeteria are 4' x 4' recessed fixtures. Those in some first floor classrooms are suspended rows of modern up/down open louvered fixtures. Those in the second and third floor classrooms are wrap-around fixtures (down only) mounted to rows of suspended channels that conceal the wiring. They probably do produce the illumination necessary to meet current standards; however, this should be verified. It might be desired to replace these fixtures with modern fixtures to match those located in the first floor classrooms, and/or use LED versions of those fixtures.

The lighting fixtures in classrooms and other areas are controlled with wall switches. It does not appear that there are any occupancy sensors for lighting.

There are some twin-head emergency lighting units located in the corridors, and library (none noticed in cafeteria) for emergency means-of-egress lighting. There is far too few of these and it is not known if the batteries will operate properly. The exit fixtures in the egress paths include red colored lettering. It is not know if the batteries will operate properly.

There are exterior wall-pak fixtures on the rear exterior wall.

Special Systems

There is an EST2 addressable fire alarm system in the building with a control panel and two power supply panels located in the main office on the first floor. The system is presently serviced by Fire Quest. There are fire alarm visual and audio/visual signal units, smoke detectors, and pull stations located in the paths of egress throughout the building. However, there seems to be no smoke detectors in the cafeteria.

There are wired data outlets in the classrooms and other areas, including the library.

There are wireless access points in the administrative area and in the classrooms. Since these outlet were added after the original construction, in general, the cables are routed from the ceiling to surface mounted outlet boxes using Wiremold or exposed EMT. There are also Promethean boards in the classrooms that appear to have data connections.

The intercom system is a relatively new Rauland Telecenter System with 2524 controller (which includes a master clock) and MCX300 player package in a main intercom rack located in the main office on the first floor. There is also a master station on top of the rack and a wall mounted digital annunciator. The lower portion of this rack is dented, but it apparently has not caused a problem with the operation. The intercom stations in the classrooms and other areas, including the library, consist of very old flush combination speakers/clock with pull-chain call-in switch mounted high on walls. The clocks are not operable and some have been removed and covered with cardboard. However, the intercom feature appears to be operating properly. It appears that there are no paging speakers in the corridors. We understand that the exterior paging speaker does not operate.

There is a sound system mixer amplifier (Advantage series IWA6/60) located in a room adjacent to the cafeteria. We understand that is connected to the flush ceiling speakers in the cafeteria, but it is inoperable.

It was not notice that there is a CCTV security camera system.

RECOMMENDATIONS

Heating, Ventilating and Air Conditioning (HVAC) Systems

All of the existing HVAC equipment is operational. However, most of the fan coil units (FCU) and the air handling units (AHU) are original to the building and may need replacement within the next few years. We would recommend a full mechanical inspection of the FCUs and AHUs to determine when the units should be replaced.

Preventative maintenance is required for the outdoor chilled-water equipment. Recommended work for the outdoor chiller area includes:

- The second chiller should be inspected, repaired, or replaced.
- Repair mechanical insulation and piping jackets on outdoor piping, valves, and piping accessories.
- Verify proper water treatment for the chilled-water system
- Clean condenser coils on both air-cooled chillers.

Fire Suppression System

We recommend installation of a full coverage automatic sprinkler system throughout the entire building.

A hydrant flow test will be required to determine if a fire pump is required for the sprinkler system; however, it is likely that a pump will be necessary.

Plumbing Systems

Existing underground piping should be flushed and video inspected to see if there are any apparent defects.

The existing grease trap should be cleaned and inspected.

The quantity, type and locations of plumbing fixtures should be evaluated for compatibility with the proposed occupancy.

Any fixtures intended to remain should be inspected, repaired or replaced.

Power Systems

Protection of electrical equipment from the effects of condensation, leaks, and breaks should be provided in the main mechanical room.

The rusted panelboard and transformer should be sanded and touch-up painted.

If a sprinkler system with fire pump is added, revisions to the electrical service would be required.

The receptacles in the areas where students in the third grade and below are located should be changed to tamperproof type.

Also, we recommend, that if there are receptacles in toilet rooms, they should be replaced with GFCI type receptacles.

Lighting

We recommend that the illumination levels throughout the building be verified to assure that they meet current standards. This may require replacement of some of the existing lighting fixtures. If so, these should be replaced with modern energy efficient LED fixtures.

We recommend that the batteries be replaced in each emergency twin-head lighting fixture and exit sign so that all are operating properly. Additional emergency fixtures are probably required.

We recommend that an automatic lighting shutoff system be provided to provide proper energy efficiency to meet the current energy code.

Special Systems

Fire alarm the audio/visual signal coverage and smoke detector coverage would be improved by the addition of more signal units and smoke detectors.

The intercom system generally appears to be in working order, but should be reviewed by staff to determine if additional intercom stations should be provided for optimum communication. Consideration might be given to replacing the old combination intercom/clock stations with new intercom stations, since the clocks are inoperable, the batt handle call in switches are old and subject to failure, and these stations are unsightly.

It might be desired to have clocks throughout the building, in corridors, and possibly in classrooms. If so, new clocks that are compatible with the Telecenter master clock could be provided.

CONCEPTUAL STAGE CONSTRUCTION COST ESTIMATE

The following MEP construction cost estimates are conceptual stage order-of-magnitude opinions based on the limited scope of this evaluation. Actual cost will vary and will depend on the final scope of work and construction details which will be developed during the design phase. Costs shown are MEP subcontractor cost to the general contractor. General contractor overhead, profit & general conditions must be added.

Air Handling Units (AHU) or Fan Coil Units (FCU) intended to remain should be inspected, repaired, or replaced. (Cost of fixture replacement is not included in this estimate. Direct replacement of AHU is estimated between $80,000 - $100,000 per AHU, FCU is estimated between $15,000 - $20,000 per FCU)	$	10,000
The second chiller should be inspected, repaired, or replaced. (Cost of fixture replacement is not included in this estimate. Direct replacement of chiller is estimated between $120,000 - $130,000)	$	4,000
Provide preventative maintenance for the outdoor chilled-water equipment. Work includes: • Repair mechanical insulation and piping jackets on outdoor piping, valves, and piping accessories. • Verify proper water treatment for the chilled-water system • Clean condenser coils on both air-cooled chillers.	$	4,500
Flush and video inspect underground waste piping to detect any apparent defects.	$	6,000
Clean & inspect the grease trap for the kitchen area.	$	2,500
The quantity, type, and locations of plumbing fixtures should be evaluated for compatibility with the proposed occupancy. Any fixtures intended to remain should be inspected, repaired, or replaced. (Cost of fixture replacement is not included in this estimate. Direct replacement of fixtures is estimated between $2,000 - $3,000 per fixture)	$	9,000
Install a full coverage automatic sprinkler system throughout the entire building. A hydrant flow test will be required to determine if a fire pump is required for the sprinkler system; however, it is likely that a pump will be necessary.	$	226,000

Provide safety pans in mechanical room over electrical equipment. This may require some piping rework.	$	6,000
Sand and touch-up paint rusted equipment.	$	1,000
Provide tamperproof receptacles.	$	4,500
Provide GFI receptacles.	$	1,000
Replace batteries in emergency and exit fixtures plus add more emergency fixtures.	$	6,000
Add automatic lighting shutoff devices for control of lighting fixtures.	$	40,000
Add more fire alarm signal units and smoke detectors.	$	14,000
Replace intercom stations.	$	24,000
Add clocks throughout the building.	$	12,000