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10-Year Capital Assessment Plan

Benton Harbor Area Schools

February 2020

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REAL ESTATE CONSULTANTS

February 12, 2020

Ms. Joyce Parker
Deputy State Treasurer
Michigan Department of Treasury
430 W Allegan Street
Lansing, MI 48933

via e-mail: parkerj24@michigan.gov

Dear Ms. Parker

On January 6, 2020, Plante Moran Cresa (PMC) was engaged by the Department of Treasury (DOT) to assess the condition of school and support buildings currently owned by Benton Harbor Area Schools (BHAS). The goal of this assessment was to provide the DOT and BHAS with a capital planning template with three major components: critical need/life-safety, deferred maintenance, and property enhancements for consideration over a 10-year period.

With the understanding that the intent of this assessment is to use it as a road map to help establish needs for future capital expenditures, this assessment was intended to be a high level review. It was not exhaustive, nor did it include any destructive investigation. We conducted our assessment through multiple on-site visits, interviews with BHAS staff, and review of DOT and BHAS-provided documentation. We wish to acknowledge Ms. Pat Rush, Mr. Darwin Watson, Ms. Patricia Robinson, Mr. Scott Johnson, and Mr. Troy Boone for their time, assistance, and cooperation in providing information for the preparation of this assessment.

Summary of findings:

- District currently has a facility footprint of approximately 600,000 square feet (SF) among 16 facilities and serves approximately 1,750 students. Based on the industry standard range of 125 square feet to 175 square feet per student of facility area, BHAS facility footprint should range between 250,000 to 350,000.

- The 10 year capital assessment costs for the ten (10) facilities included in the assessment are approximately $57,773,000 in net present value and $66,163,000 cost escalated and further broken down below;

    - Critical Need Items (1-3 years): $33,651,321
    - Deferred Maintenance (DM1) (4-6 years): $20,405,369
    - Deferred Maintenance (DM2) (7-10 years): $12,106,432

The following report details these findings and their associated preliminary budgets. It is our sincerest hope that this document is found to be beneficial to DOT and BHAS. We would be happy to answer any questions that may arise as well as provide clarifications to any items found herein. Please feel free to contact me with any questions or concerns regarding this report.

Sincerely,

Plante Moran Cresa

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10-Year Capital Assessment

Benton Harbor Area Schools

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Benton Harbor, MI 49022

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Section A

Executive Summary

SECTION A

Executive Summary

Overview

Plante Moran Cresa (PMC) performed this property assessment at the request of the **Department of Treasury** relative to the **Benton Harbor Area Schools (BHAS)** for the district's instructional, support services, transportation, and/or administrative buildings.

Date(s) of Assessment:	January 6, 2020 – January 17, 2020
District Staff Present:	Mr. Troy Boone, Director of Facilities Maintenance
PMC Staff Present:	Mr. Paul R. Wills, AIA, LEED AP, Ms. Atasi Bagchi, Mr. Ahmed Beasley
Pupil Enrollment:	1,750 students (approximately)
Number of Buildings Assessed:	10 Buildings

Acknowledgements

For their assistance and cooperation, we wish to acknowledge Ms. Pat Rush, Mr. Darwin Watson, Ms. Patricia Robinson, and Mr. Scott Johnson for their time, assistance, and cooperation in providing information for the preparation of this assessment, We would especially like to acknowledge Mr. Troy Boone for his time and insight during PMC's visit to each individual facility/property.

Purpose

The purpose of this assessment is as follows:

- Observe and document readily visible potential site, materials, and building system defects that might significantly affect the value of the buildings and properties;
- Communicate conditions identified that may have a significant impact on the future operation of the buildings;
- Assist the district's leadership in identifying the buildings' critical needs in order to provide a rough order of magnitude of potential costs for capital improvement planning
- Provide real estate and demographic information to supplement the considerations for facility planning.

Scope

This assessment report is based on review of the district-provided information, more specifically the 2016 report provided by Abonmarche and the 2017 report provided by GMB as well site visit(s) during which PMC performed a visual, nonintrusive, and nondestructive evaluation of various external and internal building components. It should be noted that this assessment is not a building code, safety, regulatory, or environmental compliance inspection.

PMC utilized several industry databases including School Planning & Management, Council for Educational Facility Planning International as well as PMC's expertise having worked with over 70 districts on over $2.5B in capital planning throughout Michigan. In addition to the assessment, PMC conducted a cursory review of the BHAS facility utilization in comparison to its enrollment.

PMC observed representative samples of the major building components and the physical conditions of the following:

- Site conditions
- Building structure
- Architectural (interior finishes)
- Mechanical and electrical systems
- Plumbing system – Observations did not include collection or testing of water samples
- Life safety and fire protection

The district provided PMC with the following documentation to aid in the creation of this report:

- Property site plans
- Floor plans
- Roof plans

PMC took photographs to record the buildings' general conditions and to illustrate the specific observed deficiencies. The findings are provided in the individual assessments in Section 3.

Statement of Limitations

This assessment report represents a statement of the physical condition of the buildings and properties based upon visual site observation. It applies only to those portions of the property, items, and equipment that PMC staff were able to visually observe. Walls and ceilings were not opened to observe covered, hidden, or concealed conditions. PMC's assessment of plumbing systems did not include the collection or testing of water samples to determine water quality. The assessment of mechanical systems and equipment based on general observations of condition and/or age and not a full diagnostic or inspection by a certified maintainer.

In addition, PMC did not sample any property components or test nonfunctioning equipment at the time the assessment was conducted. Minimal as-built or record drawings and specifications were available only to the extent described in this report. PMC's assessment, analysis, and recommendations are, in whole or in part, dependent on the information provided by BHAS and other third parties. PMC cannot provide an opinion on the reliability of such information, and inaccuracies in such information may impact our assessment, analysis, and recommendations.

This assessment may identify items by third party architect that do not appear to be in general conformance with the Title III requirements; correction of these reported items may not bring the property into total compliance with ADA. While opinions of cost to correct or remove noted barriers are provided herein, they do not constitute an opinion that elimination of the barriers is "readily achievable" and not an "undue burden" as defined by ADA. The owner must determine this issue. Such opinions are subject to the limitations on opinions of probably cost set forth in Section A (Opinion of Probable Cost). While PMC will communicate items of concern regarding compliance with title III and/or other codes it has observed, PMC makes no representation that the identified items of concern are actual code violations or are inclusive of any and all potential code violations. This assessment is not a building code, safety, regulatory, or environmental compliance inspection.

This assessment does not include any services (including the collection or testing of samples) related to known or unknown Constituents of Concern. Constituents of Concern shall include: (i) asbestos, (ii) petroleum, (iii) radioactive material, (iv) polychlorinated biphenyls (PCBs), (v) hazardous waste, (vi) lead, or (vii) any substance, product, waste, or other material listed under any other federal, state, or local (meaning any applicable jurisdiction) statute, law, rule, regulation, ordinance, resolution, code, order, or decree regulating, relating to, or imposing liability or standards of conduct concerning, any hazardous, toxic, or dangerous waste, substance, or material. The parties further acknowledge that PMC is not and shall not be required to be an "owner," "arranger," "operator," "generator," or "transporter" of any Constituents of Concern.

This report was prepared for, and intended solely for the information use of DOT and BHAS and may not be used or relied upon by another party without the express written authorization of PMC.

The contents of the report are based on the relevant information available and the condition observed at the time of issuance. Information and conditions are subject to change, and PMC assumes, no responsibility to update this report in the event of such change.

This assessment report should be read in its entirety. Information provided in the various sections is complementary and in some instances provides additional explanation of information concerning the assessment. Therefore, interpretations and conclusions drawn by reviewing only specific sections are the sole responsibility of the user.

Assumptions & Clarifications

Technology and furniture, fixtures, and equipment (FFE) costs are not included in this assessment, however PMC has provided industry standard cost values for DOT and BHAS consideration relative to capital planning.

At the time of this report, there was remaining work to be completed or contemplated to be completed under the current 2017 sinking fund.

Various allowances are included in this assessment. In most instances, the included amount was a result of discussions between PMC and BHAS.

The costs for pavement replacements were based on a visual observation of the parking areas. Before completing any pavement replacement work, PMC recommends that soil borings be completed by a licensed and insured geotechnical firm to determine existing asphalt thickness and underlying soil conditions as well as recommendations to remediate the parking area. These results could have significant impact on the actual scope of work and associated costs to the impacted areas.

The built-in casework throughout the district seemed to vary in age and condition. PMC included built-in casework only where requested by BHAS.

PMC did not include costs for piping and electrical feeder replacements at the buildings. Based on discussions with BHAS, BHAS did not have significant reason to believe this infrastructure would require large capital investment in the next 10 years.

Generally speaking, the cost of mechanical unit replacements were a 1 for 1 replacement of the existing unit. It does not include large changes in the supporting ductwork or potential changes in building codes since the original unit was installed which may require more extensive work. Mechanical unit sizes were not readily available. As such, PMC made assumptions as to the size and capacity of the existing units identified for replacement under this assessment.

For individual site assessments, property age and size were reported based on data provided by BHAS.

Condition Definitions

The following terms are used throughout the report and are defined as follows:

Excellent (E)

Observed to be new or like new.

Good (G)

Observed to be of average to above-average condition for the building system or material assessed, with consideration of its age, design, and geographical location. Generally, other than normal maintenance, no work is recommended or required.

Fair (F)

Observed to be of average condition for the building system evaluated. Satisfactory; however, some short-term and/or immediate attention is required or recommended (primarily due to normal aging and wear of the building system) to return the system to a good condition.

Poor (P)

Observed to be of below average condition for the building system evaluated. Requires immediate repair, significant work, or replacement is anticipated to return the building system or material to an acceptable condition.

Life Safety (LS)

Identified as an item of concern that should be addressed as soon as possible because may potentially affect the life safety of users.

Critical Need (CN)

Items that through our observations or discussions with the district may require capital expenditure **within the next 1 to 3 years** by virtue of current condition, remaining useful life, or the district's priorities.

Deferred Maintenance (DM)

These are items that through our observations or discussions with the district **may require capital expenditure within the next 4 to 6 years** by virtue of current condition, remaining useful life, or the district's priorities.

Property Enhancement (PE)

These are items that through our observations or discussions with the district **may require capital expenditure within the next 7 to 10 years** by virtue of current condition, remaining useful life, or the district's priorities.

Other Assessments (O)

These are items that through our observations or discussions with the district **may require some level of capital expenditure over the next 10 years** by virtue of current condition, remaining useful life, or the district's priorities.

Opinion of Probable Cost

Based upon observations during our site visit and information received from our interviews with BHAS representatives, which for the purpose of this report was deemed reliable, PMC prepared general scope opinions of probable cost based on appropriate remedies for the deficiencies noted. Such remedies and their associated cost were considered commensurate with subject's position in the market and prudent expenditures. These opinions are for components of systems exhibiting significant deferred maintenance and existing deficiencies requiring major repairs or replacement. Repairs or improvements that could be classified as cosmetic, a decorative part or parcel of a building renovation program, routine, or normal preventative maintenance were included as property enhancements. Costs provided are based on mid-level commercial pricing.

Our intent in this report is to outline material physical deficiencies and the corresponding opinion of probable costs that are commensurate with the complexity and age of the buildings. Opinions of probable costs that are a threshold amount of approximately $1,000 or less are omitted from our review.

Replacement and repair preliminary budgets are based on approximate quantities. Specific building square footages are estimates based on the information provided by the district. A detailed inventory of quantities for cost estimating is not a part of the scope of this report. Budgets were derived using Southwest Michigan (CBSA) area material and labor costs. As this report projects costs over the next 10 years, PMC utilized a reasonable cost escalation factor for these costs based on the anticipated time of improvement implementation.

Please note that the budget values in this report are conceptual values only, and do not represent hard bid market pricing. Our opinions of probable costs will likely vary from actual market conditions. These conceptual budget values are intended for a high-level planning approach by the district in consideration for future renovations of the aforementioned buildings. We highly recommend that, if any of the recommendations are to move forward accordingly, the district (a) have a formal design completed by a registered architectural or engineering firm and (b) in conjunction with its registered architectural or engineering firm and construction professional develop a refined preliminary budgets and (c) undergo the formal competitive bid process per the requirements set forth.

Findings and Recommendations

Each subcommittee is asked to identify 3 – 5 priorities that emerge from the subcommittee analysis findings. This template offers a format for listing priorities. State each priority in specific terms. The reader should learn the intent of the priority in measurable / observable terms. Also describe outcomes that are expected to result from the priority. Again use measurable / observable terms. Priorities will be used to develop a program and financial plan.

Name:	Subcommittee:			
Priority	**Year 1 measurable outcomes**	**Year 2 measurable outcomes**	**Year 3 measurable outcomes**	**Ongoing / sustainability measurable outcomes**
Right-size the facility footprint from 600,000 s.f. down to a range of 250,000 to 350,000 s.f. based on current/projected enrollment of 1,750 students	Reduce the number of facilities from (9) down to (2) to (3) facilities			
Allocate current and projected sinking funds to remaining (2) to (3) facilities and address critical needs	Expenditure of current funding of $2.4M	Expenditure of projected funding of $1.4M	Expenditure of projected funding of $1.4M	Expenditure of projected funding of $1.4M
Demolition of remaining facilities	Work with legal counsel, draft RFQ/RFP for demolition services	Ensure demolition work is complete		
Disposition/sale of non-essential sites	Work with legal counsel to draft disposition/sale through RFQ/RFP process	Update disposition/sale through RFQ/RFP process		

Footnotes:

Priority #1:

- Proposed square footage per student range is 125 s.f.-175 s.f.. Based on 1,750 students, facility footprint range would be 250,000 s.f. to 350,000 s.f.
- The proposed facility footprint would allow for potential growth of student enrollment in the future.
- Building capacity is based on general education classrooms x number of students per class (anticipated class size would be 25 students per class)
- Sample building capacity = High School has 60 general education classrooms x 25 students per classroom = 1,500 student capacity

Priority #2:

- BHAS passed a Sinking Fund in 2017 that will provide approximately $17M dollars in capital funds over the next 10 years.
- With a reduced facility footprint, BHAS would be able to utilize the $17M to address the critical needs in the 2-3 facilities being utilized.
- Proposed critical needs includes adding secured vestibules and additional security enhancements.
- PMC reviewed the potential costs to construct a new 250,000 s.f. facility. Based on $275 per foot, a new facility would costs approximately $68.7M
- New construction would require a ballot proposal that would have to be approved by the residents of the District.

Priority #3 & #4:

- BHAS currently spends general fund dollars to insure, maintain, and operate closed facilities. Proposed demolition of existing facilities would allow immediate savings
- Proposed demolition cost range from $5 to $8 per foot. The current Sinking Fund could be used for demolition
- BHAS should work with legal counsel to draft Request for Development for those sites deemed as a community asset for future use (senior living, parks, etc.)
- Real estate appraisals were completed by the District in 2015. Property values for sites in current condition range from $40,000 to $90,000. PMC recommends that BHAS consider updating appraisals for all non-used facilities and sites.

Section B

Property Cost Summary

SECTION B

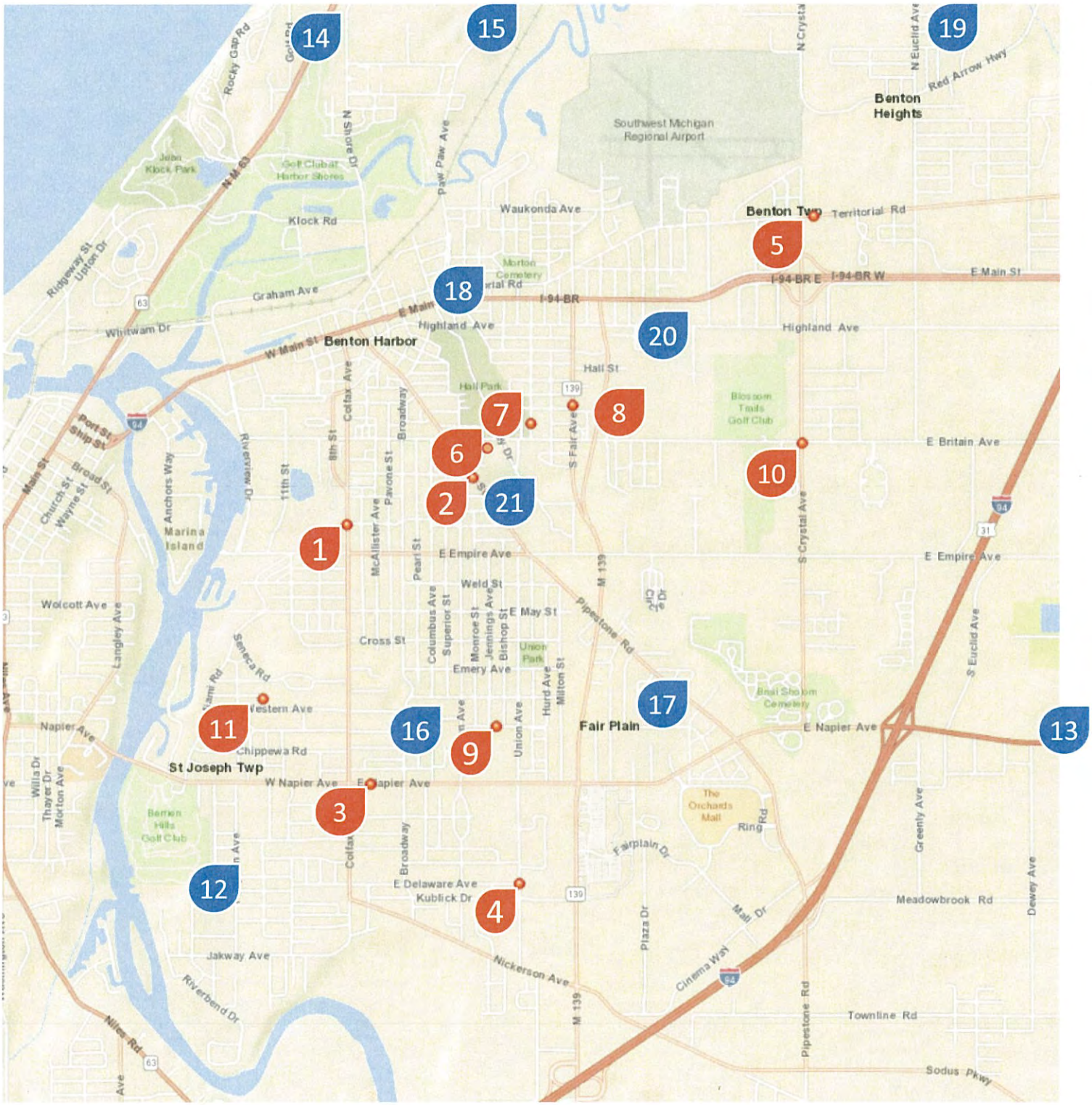
Property Budget Summary

Property Listing

#	Name of School Facility Assessed	Address
1	Benton Harbor High School	870 Colfax Avenue, Benton Harbor, MI 49022
2	DREAM Academy	636 Pipestone Street, Benton Harbor, MI 49022
3	Arts and Communications Academy	120 E. Napier Avenue, Benton Harbor, MI 49022
4	Fair Plain East Elementary	1995 Union Avenue, Benton Harbor, MI 49022
5	International Academy at Hull	1716 Territorial Road, Benton Harbor, MI 49022
6	Martin Luther King	750 East Britain Avenue, Benton Harbor, MI 49022
7	Discovery Enrichment Center	465 S. McCord Street, Benton Harbor, MI 49022
8	Skill Center (Maintenance) Building	373 S. Fair Avenue, Benton Harbor, MI 49022
9	Transportation Building	600 McKann Street, Benton Harbor, MI 49022
10	Boynton Facility	1700 E. Britain Avenue, Benton Harbor, MI 49022
11	Fair Plain North West	1352 Learning Lane, Benton Harbor, MI 49022

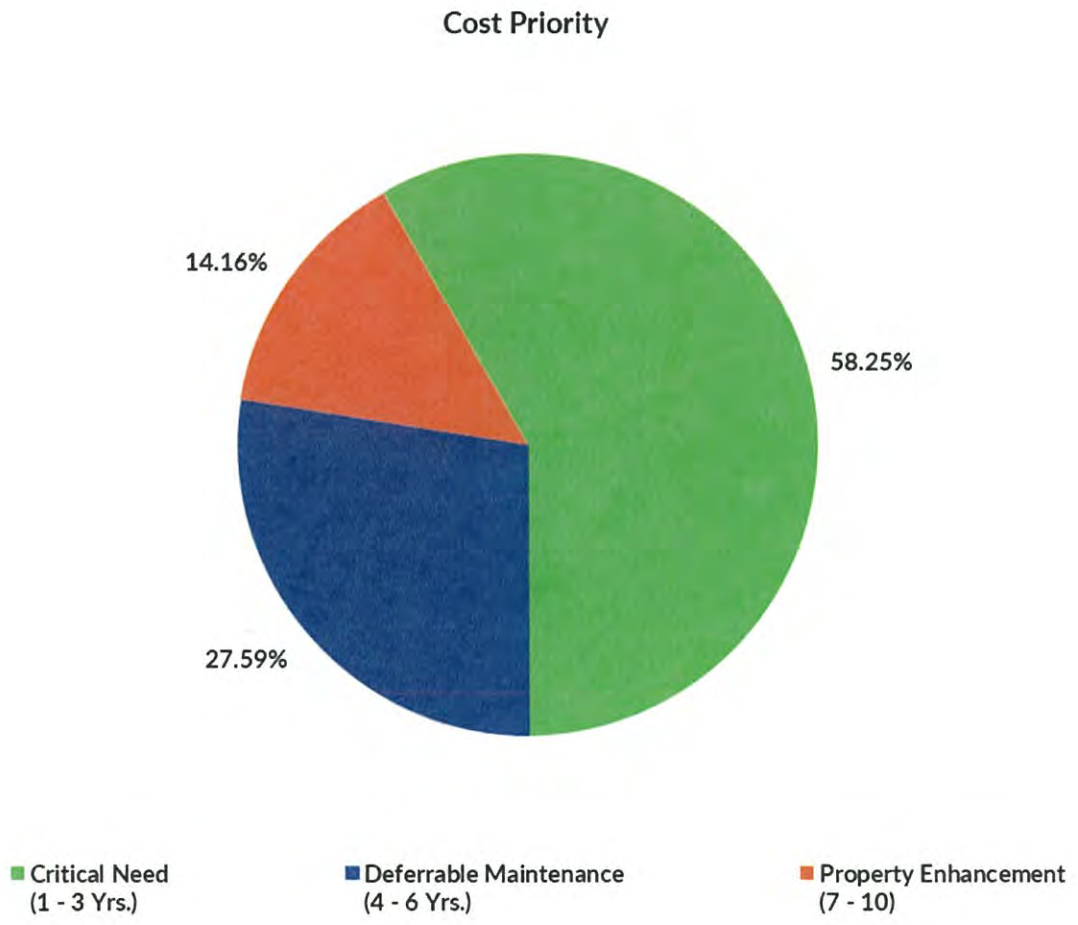
#	Name of Vacant Facility/Site	Address
12	Fair Plain West (23,625 s.f./8.5 acres)	1901 Fair Plain, Benton Harbor, MI 49022
13	Farmland (Leased - 136 acres)	Napier and Blue Creek (US 31)
14	Northshore	M63
15	Chemical Bank (21,000 s.f.)	823 Riverside, Benton Harbor, MI 49022
16	Fair Plain North East (14,000 s.f.)	400 Donald Adkins, Benton Harbor, MI 49022
17	Sorter (24,466 s.f.)	1421 Pipestone, Benton Harbor, MI 49022
18	Morton	267 Hull Street, Benton Harbor, MI 49022
19	Martindale	2199 Laurel, Benton Harbor, MI 49022
20	Bard	1200 E. Main Street, Benton Harbor, MI 49022
21	Tech Center	653 Valley, Benton Harbor, MI 49022

Building Locations Map



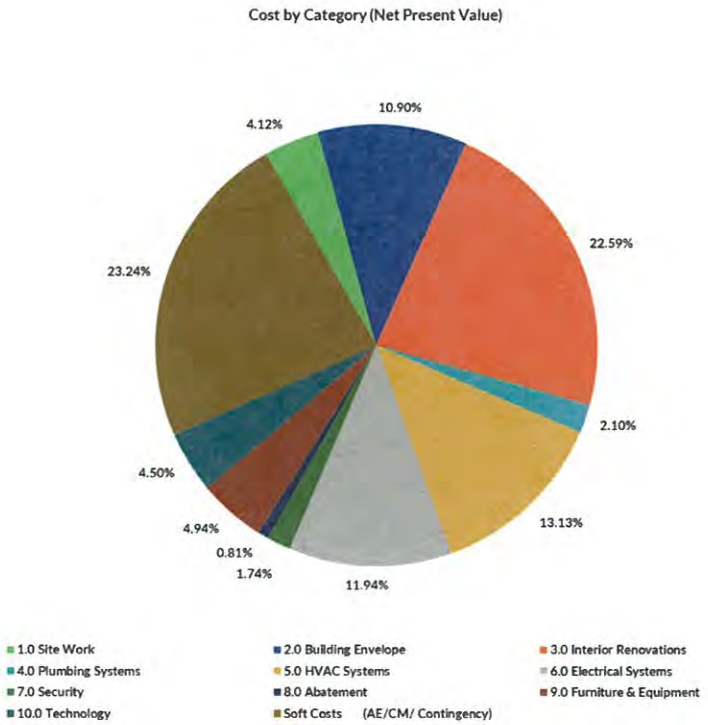
Summary of Costs by Priority

BENTON HARBOR AREA SCHOOLS FACILITY ASSESSMENT		SUMMARY OF COSTS BY PRIORITIZATION				
Bldg #	Name of School Facility	Net Present Value	Critical Need (1 - 3 Yrs.)	Deferrable Maintenance (4 - 6 Yrs.)	Property Enhancement (7 - 10)	Complete Cost with Escalation
1	Benton Harbor High School	$17,570,699	$7,615,376	$7,967,837	$5,521,067	$21,104,280
2	DREAM Academy	$4,549,735	$4,549,735	$0	$0	$4,549,735
3	Arts and Communications Academy	$6,336,331	$1,569,920	$4,403,464	$1,962,784	$7,936,168
4	Fair Plain East Elementary	$4,043,580	$1,622,642	$1,536,769	$1,806,099	$4,965,510
5	International Academy at Hull	$6,323,334	$3,406,545	$2,484,077	$1,444,634	$7,335,256
6	MLK (Steam Academy)	$3,726,166	$2,556,820	$839,527	$759,929	$4,156,275
7	Discovery Enrichment Center	$2,944,638	$625,783	$2,438,907	$611,920	$3,676,609
8	Skill Center (Maintenance) Building	$252,302	$142414	$0	$0	$283, 071
9	Transportation Building	$252,302	$142,414	$140,656	$0	$283,071
10	Boynton Facility	$7,390,875	$6,926,710	$594,132	$0	$7,520,842
11	Fairplain Northwest	$4,635,377	$4,635,377	$0	$0	$4,635,377
	TOTAL BUILDINGS BUDGET	$57,773,037	$33,651,321	$20,405,369	$12,106,432	$66,163,123



Summary of Costs by Category

BENTON HARBOR AREA SCHOOLS SUMMARY OF COSTS BY SCOPE OF WORK (NET PRESENT VALUE)													
Bldg #	Name of School Facility	Net Present Value	1.0 Site Work	2.0 Building Envelope	3.0 Interior Renovations	4.0 Plumbing Systems	5.0 HVAC Systems	6.0 Electrical Systems	7.0 Security	8.0 Abatement	9.0 Furniture & Equipment	10.0 Technology	Soft Costs (AE/CM/ Contingency)
1	Benton Harbor High School	$17,570,699	$1,143,098	$878,535	$4,562,484	$90,300	$2,807,569	$2,405,274	$241,500	$461,055	$705,600	$0	$4,275,284
2	DREAM Academy	$4,549,735	$136,500	$1,302,000	$643,393	$196,350	$357,268	$265,073	$157,500	$0	$127,680	$325,500	$1,038,472
3	Arts and Communications Academy	$6,336,331	$94,500	$0	$1,810,533	$273,423	$829,618	$555,640	$0	$0	$474,600	$231,000	$1,427,384
4	Fair Plain East Elementary	$4,043,580	$257,901	$94,500	$1,516,894	$52,500	$312,375	$442,838	$9,188	$0	$214,200	$231,000	$912,185
5	International Academy at Hull	$6,323,334	$197,820	$176,663	$1,901,129	$29,400	$875,175	$799,523	$157,500	$0	$550,200	$231,000	$1,404,925
6	MLK (Steam Academy)	$3,726,166	$26,250	$497,753	$178,923	$31,500	$1,032,809	$850,238	$7,350	$0	$0	$210,000	$891,344
7	Discovery Enrichment Center	$2,944,638	$148,118	$101,430	$678,544	$0	$303,064	$585,312	$52,500	$0	$210,000	$231,000	$634,669
8	Skill Center (Maintenance) Building	$252,302	$142,414										
9	Transportation Building	$252,302	$42,315	$0	$0	$0	$34,466	$111,563	$0	$0	$0	$0	$63,958
10	Boynton Facility	$7,390,875	$178,500	$1,798,913	$957,533	$327,600	$629,370	$520,800	$210,000	$0	$413,490	$784,875	$1,569,794
11	Fairplain Northwest	$4,635,377	$131,250	$1,376,025	$659,136	$196,350	$320,983	$283,122	$157,500	$0	$124,530	$325,500	$1,060,981
	TOTAL	$57,773,037	$2,356,253	$6,225,818	$12,908,568	$1,197,423	$7,502,697	$6,819,381	$993,038	$461,055	$2,820,300	$2,569,875	$13,278,997



Section C

Individual Building Assessments

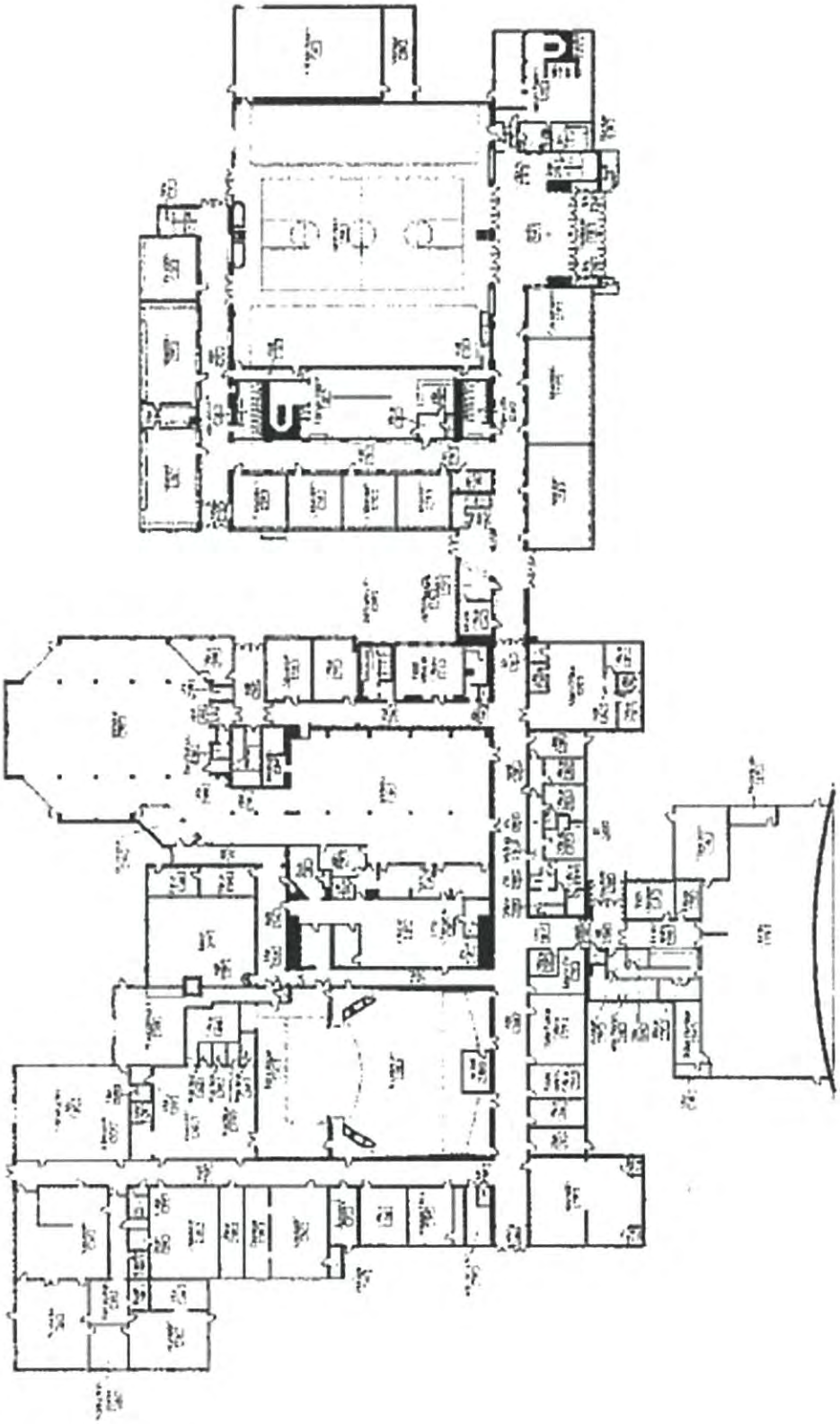
Building 01 – Benton Harbor High School

Address:	870 Colfax Avenue, Benton Harbor, MI 49022
Year Built:	1924
Square Footage:	219,550
Enrollment (2019-2020):	559
Acres:	
Stories:	
Basement:	
Elevator(s):	
Exterior Façade:	
Roof:	
Fire Protection:	

Site Plan:

Building 01 – Benton Harbor High School

Floor Plan:



Building 01 – Benton Harbor High School

Summary of Budgets:

Benton Harbor High School

						Cost Data											
						Specification Factor =	1.00	(Medium)									
						Geographic Factor =	1.00	(U.S. Median)									
NOTES	Include (x)					Cost Escalation Factor =	1.05	Summer 2019			Cost Escalation Factors		1.28		1.48		TOTAL
Tory Boone											1.05						
	x	**1.0 SITE**															
	x	**Paving**															
fair condition	x	Pavement Reconstruction - Remove Asphalt & Repave (4.5") (HD)	192,733	SF	1	192,733	$5.00	$1,011,848	5.76%		$0		$0	x	$1,497,535		
For ADA	x	Address Harndrails and loose treads on stairwells	1	Allowance	1	1	$75,000.00	$78,750	0.45%	x	$78,750		$0		$0		
	x	**Athletic Fields**															
Misc. Bleacher repair	x	Replace Stadium Visitor Bleachers (Based on 700 Seats)	1	LS	1	1	$40,000.00	$42,000	0.24%		$0	x	$53,760		$0		
resurface track	x	Resurface Running Track w/ Structural Spray & Paint	1	Track		0	$85,000.00	$0	0.00%	x	$0		$0		$0		
	x	**Landscaping**															
	x	Minor Fence Repairs	1	Allowance	1	1	$10,000.00	$10,500	0.06%	x	$10,500		$0		$0		
	x	**SITE SUBTOTAL**						**$1,143,098**	**6.51%**		**$89,250**		**$53,760**		**$1,497,535**	**$1,640,545**	
	x	**2.0 BUILDING ENVELOPE**															
	x	**Building Additions / Renovations**															
and kitchen - to relocate MLK facil	x	Addition - Kitchen	500	SF	1	500	$400.00	$210,000	1.20%	x	$210,000		$0		$0		
ate seperation for Admin wing (3rc	x	Addition / Renovation - Misc.	1	Allowance	1	1	$50,000.00	$52,500	0.30%		$0	x	$67,200		$0		
good condition	x	**Roofing Work**															
Near football field	x	Misc. Drainage repair	1	Allowance	1	1	$15,000.00	$15,750	0.09%	x	$15,750		$0		$0		
	x	**Windows**															
Replace lib window	x	Repair/Replace Exterior Window System	1500	SF	1	1,500	$65.00	$102,375	0.58%		$0	x	$131,040		$0		
	x	Repair (as needed) and Label all egress windows	1	Allowance	1	1	$20,000.00	$21,000	0.12%	x	$21,000		$0		$0		
	x	**Exterior Walls**															
	x	Tuckpointing (Allowance)	1	Allowance	1	1	$100,000.00	$105,000	0.60%		$0	x	$134,400		$0		
	x	**Exterior Doors**															
Doors in poor shape	x	Exterior Aluminum Doors/Frames/Hardware - Single Door	19	EA	1	19	$3,800.00	$75,810	0.43%	x	$37,905	x	$48,518		$0		
Doors in poor shape	x	Exterior Aluminum Doors/Frames/Hardware - Double Door	26	EA	1	26	$7,000.00	$191,100	1.09%	x	$95,550	x	$122,304		$0		
	x	**BUILDING ENVELOPE SUBTOTAL**						**$878,535**	**5.00%**		**$415,205**		**$548,262**		**$51,800**	**$1,015,267**	
	x	**3.0 INTERIOR/FINISHES**															
	x	**Abatement**															
	x	**Interior Doors & Hardware**															
Doors in poor shape	x	Replace Classroom Doors & Hardware	46	EA	1	46	$1,850.00	$89,355	0.51%	x	$89,355		$0		$0		
Doors in poor shape, double doors	x	Replace Cross-Corridor Fire Doors	37	PAIR	1	37	$8,000.00	$310,800	1.77%	x	$155,400	x	$198,912		$0		
ors in poor shape. 1/3 per timefra	x	Replace Interior Egress Doors & Hardware	188	EA	1	188	$2,500.00	$493,500	2.81%	x	$164,500	x	$210,560	x	$243,460		
	x	**Ceilings**															
	x	Remove Existing & Install New Acoustic Tile Ceiling - Classrooms - 25%	12,398	SF	1	12,398	$6.50	$84,616	0.00%		$0	x	$108,309		$0		
Areas need repair	x	Remove Existing & Install New Acoustic Tile Ceiling - Corridors (25%)	10,156	SF	1	10,156	$6.50	$69,313	0.39%		$0	x	$88,721		$0		
	x	Remove Existing & Install New Acoustic Tile Ceiling - Offices (25%)	3981.75	SF	1	3981.75	$5.00	$20,904	0.12%		$0	x	$26,757		$0		
	x	Replace Kitchen Ceiling - Not to Code	2000	SF	1	2000	$6.50	$13,650	0.08%	x	$13,650		$0		$0		
	x	**Flooring**															
Central Admin +HS Offices	x	Remove & Replace Office Flooring - Carpet	15,927	SF	1	15,927	$6.00	$100,340	0.57%		$0		$0	x	$148,503		
replaced in 2010	x	Remove & Replace Classroom Flooring - Carpet/LVT	49,592	SF	1	49,592	$6.50	$338,465	1.93%		$0	x	$433,236		$0		
1/2 tile and 1/2 terrazzo	x	Remove & Replace Corridor Flooring - LVT	20,312	SF	1	20,312	$8.00	$170,617	0.97%		$0		$0	x	$252,513		
	x	Stage Flooring - Wood (New) - HS Auditorium	1	LS	1	1	$55,000.00	$57,750	0.33%		$0	x	$73,920		$0		
Misc Repair	x	Address Terrazzo Flooring	1	Allowance	1	1	$25,000.00	$26,250	0.15%		$0	x	$33,600		$0		
	x	**Windows**															
	x	Remove & Replace Window Treatments	1	Allowance	1	1	$60,000.00	$63,000	0.36%		$0	x	$80,640		$0		
	x	**Paint**															
Split in 3rds	x	Paint Areas Disturbed by Construction	219,550	SF	1	219,550	$1.35	$311,212	1.77%	x	$103,737	x	$132,784	x	$153,531		
	x	**Signage**															
	x	Replace Interior Signage	219,550	SF	1	219,550	$0.40	$92,211	0.52%		$0	x	$118,030		$0		
	x	**Restrooms**															
rr restrooms	x	Renovate - Toilet Room (Single / Staff)	8	EA	1	8	$15,000.00	$126,000	0.72%		$0	x	$161,280		$0		
Renovate rr	x	Renovate - Toilet Room (Gang)	13	EA	1	13	$75,000.00	$1,023,750	5.83%	x	$511,875	x	$655,200		$0		
	x	**Lockers**															
	x	Replace Student Corridor Lockers	600	EA	1	600	$200.00	$126,000	0.72%		$0	x	$161,280		$0		
	x	**Auditorium / Little Theater**															
auditorium in poor shape	x	Replace Little Theater Seating - Plastic Back	750	EA	1	750	$200.00	$157,500	0.90%		$0	x	$201,600		$0		
auditorium in poor shape	x	Replace All Stage Curtains - High School Auditorium	1	Allowance	1	1	$65,000.00	$68,250	0.39%		$0	x	$87,360		$0		
auditorium in poor shape	x	New Rigging System - High	1	Allowance	1	1	$350,000.00	$367,500	2.09%		$0	x	$470,400		$0		
auditorium in poor shape	x	Updated lighting and sound system	1	Allowance	1	1	$250,000.00	$262,500	1.49%		$0	x	$336,000		$0		
	x	**Casework & Countertops**															
	x	Replace Casework - Classroom (High)	46	EA	1	46	$2,500.00	$120,750	0.69%		$0	x	$154,560		$0		
	x	**Miscellaneous**															
make ADA compliant	x	Elevator Cab Upgrade	1	Allowance	1	1	$65,000.00	$68,250	0.39%	x	$68,250		$0		$0		
	x	**INTERIOR/FINISHES SUBTOTAL**						**$4,562,484**	**25.97%**		**$1,106,767**		**$3,733,149**		**$798,007**	**$5,637,923**	
	x	**4.0 PLUMBING SYSTEMS**															
	x	**Equipment & Fixtures**															
	x	Install Bottle Filling Station	6	EA	1	6	$6,000.00	$37,800	0.22%	x	$37,800		$0		$0		
	x	**Piping**															
	x	Replace Valves / Piping Allowance	1	Allowance	1	1	$50,000.00	$52,500	0.00%	x	$52,500		$0		$0		
	x	**PLUMBING SYSTEMS SUBTOTAL**						**$90,300**	**0.51%**		**$90,300**		**$0**		**$0**	**$90,300**	
	x	**5.0 HVAC SYSTEMS**															
	x	**Equipment**															
1955 Johnson Steam Boiler (3)	x	Replace Boiler/Pipes/Ductwork/Pumps etc.	1	EA	1	1	$755,000.00	$792,750	4.51%	x	$792,750		$0		$0		
Café, Auditorium	x	Replace Air Handler Unit (AHU)	6	EA	1	6	$30,000.00	$189,000	1.08%	x	$189,000		$0		$0		
Jnit Heaters (office and classrooms	x	Replace Unit Ventilator (Vertical) - Heat & A/C (DX)	75	EA	1	75	$14,000.00	$1,102,500	6.27%	x	$1,102,500		$0		$0		
	x	Replace Exhaust Fans	40	EA	1	40	$3,500.00	$147,000	0.84%	x	$147,000		$0		$0		
	x	**Miscellaneous HVAC**															
	x	Temperature Controls	219,550	SF	1	219,550	$2.50	$576,319	3.28%	x	$576,319		$0		$0		
	x	**HVAC SYSTEMS SUBTOTAL**						**$2,807,569**	**15.98%**		**$2,807,569**		**$0**		**$0**	**$2,807,569**	
	x	**6.0 ELECTRICAL SYSTEMS**															
	x	**Power**															
	x	New Power receptacles (4 per classroom)	46	EA	1	46	$1,000.00	$48,300	0.27%	x	$48,300		$0		$0		
lain Panels all old - cannot find par	x	Replace Existing Electrical Panels	20	EA	1	20	$5,000.00	$105,000	0.60%		$0	x	$134,400		$0		

Benton Harbor High School

						Cost Data										
						Specification Factor =	1.00	(Medium)								
						Geographic Factor =	1.00	(U.S. Median)								
NOTES	Include (x)					Cost Escalation Factor =	1.05	Summer 2019		Cost Escalation Factors 1.05		1.28		1.48		TOTAL
Tory Boone																
	x	New Electrical Service	1	Allowance	1	1	$100,000.00	$105,000	0.60%	x	$105,000		$0		$0	
	x	Power for new HVAC	1	Allowance	1	1	$50,000.00	$52,500	0.30%	x	$52,500		$0		$0	
	x	Miscellaneous Power Allowance	219,550	SF	1	219,550	$0.50	$115,264	0.66%	x	$115,264		$0		$0	
	x	**Lighting**														
80% currently updated to LEDs	x	Replace Lighting with LED's (New OS, Switching, etc.)	219,550	SF	1	219,550	$6.50	$1,498,429	8.53%		$0	x	$383,598	x	$1,774,140	
	x	Add Occupancy Sensors	46	EA	1	46	$500.00	$24,150	0.14%		$0	x	$30,912		$0	
Some upgrades currently underwa	x	Building Exterior/Site Lighting Allowance	1	Allowance	1	1	$50,000.00	$52,500	0.30%		$0	x	$67,200		$0	
	x	**Fire Alarm System**														
	x	**Miscellaneous**														
	x	New Wireless Clock System	219,550	SF	1	219,550	$0.25	$57,632	0.33%		$0	x	$73,769		$0	
kitchen equipment	x	Add Emergency Generator - 125 KW	1	EA	1	1	$150,000.00	$157,500	0.90%	x	$157,500		$0		$0	
	x	Replace PA System (High)	1	Allowance	1	1	$175,000.00	$183,750	1.05%	x	$183,750		$0		$0	
	x	Gym Scoreboard Wiring	1	Allowance	1	1	$5,000.00	$5,250	0.03%	x	$5,250		$0		$0	
	x	**ELECTRICAL SYSTEMS SUBTOTAL**						**$2,405,274**	**13.69%**		**$667,564**		**$689,879**		**$1,774,140**	**$3,131,582**
	x	**7.0 SECURITY**														
	x	**Security**														
	x	Provide Secure Vestibule Entry	1	LS	1	1	$200,000.00	$210,000	0.00%		$0	x	$268,800		$0	
	x	Expand Existing Card Access System	1	Allowance	1	1	$30,000.00	$31,500	0.18%	x	$31,500		$0		$0	
	x	**SECURITY SYSTEMS SUBTOTAL**						**$241,500**	**1.37%**		**$31,500**		**$268,800**		**$0**	**$300,300**
	x	**8.0 ABATEMENT**														
	x	**ABATEMENT SUBTOTAL**						**$461,055**	**2.62%**		**$461,055**		**$0**		**$0**	**$461,055**
	x	**9.0 FURNITURE & EQUIPMENT**														
	x	**General Furniture**														
	x	Classroom Furniture	46	Allowance	1	46	$12,000.00	$579,600	3.30%		$0	x	$741,888		$0	
	x	Misc Furniture - Board Room (in Library)	1	Allowance	1	1	$20,000.00	$21,000	0.12%	x	$21,000		$0		$0	
	x	Media Center Furniture	1	Allowance	1	1	$100,000.00	$105,000	0.60%		$0	x	$134,400		$0	
	x	**FURNITURE & EQUIPMENT SUBTOTAL**						**$705,600**	**4.02%**		**$21,000**		**$876,288**		**$0**	**$897,288**
	x	**10.0 TECHNOLOGY**														
	x	**TECHNOLOGY SUBTOTAL**						**$0**	**0.00%**		**$0**		**$0**		**$0**	**$0**
	x	Building Infrastructure Improvement Total:					$60.56	$13,295,415	75.67%		$5,690,210		$6,170,138		$4,121,482	
	x	Project Contingency:	10.00%					$1,258,982	7.17%		$566,921		$529,385		$412,148	**$1,508,454**
	x	Permits, Testing & Printing:	2.50%					$346,220	1.97%		$155,903		$145,581		$113,341	**$414,825**
	x	Construction Manager Fee and Costs:	9.00%					$1,277,551	7.27%		$575,283		$537,193		$418,227	**$1,530,704**
	x	Professional Fees & Costs:	9.00%					$1,392,531	7.93%		$627,059		$585,541		$455,868	**$1,668,467**
	x	**PROJECT TOTAL**						**$17,570,699**	**100.00%**		**$7,615,376**		**$7,967,837**		**$5,521,067**	

Building 01 – Benton Harbor High School

Photos:

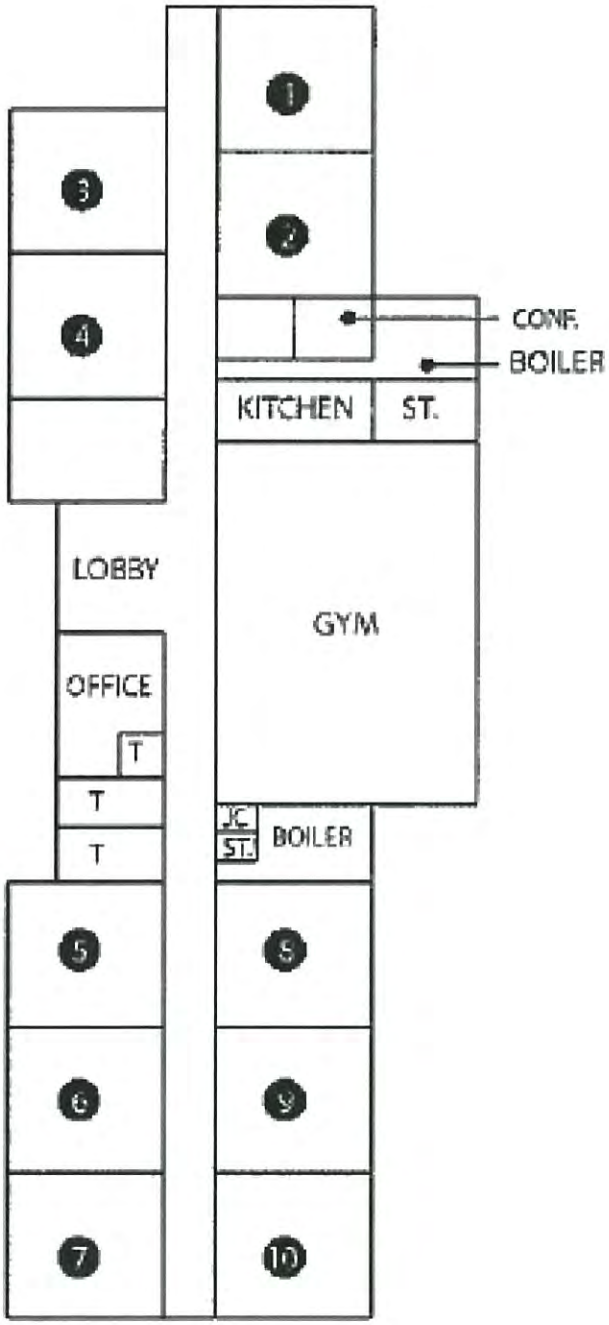
Building 02 – DREAM Academy

Address:	636 Pipestone Street, Benton Harbor, MI 49022
Year Built:	1960
Square Footage:	9,000
Enrollment (2019-2020):	114
Acres:	
Stories:	
Basement:	
Elevator(s):	
Exterior Façade:	
Roof:	
Fire Protection:	

Site Plan:

Building 02 – DREAM Academy

1st Floor Plan:



Building 02 - DREAM Academy

Summary of Budgets:

DREAM Academy

NOTES: Include (x)

Cost Data		
Specification Factor =	1.00	(Medium)
Geographic Factor =	1.00	(U.S. Median)
Cost Escalation Factor =	1.05	Summer 2019

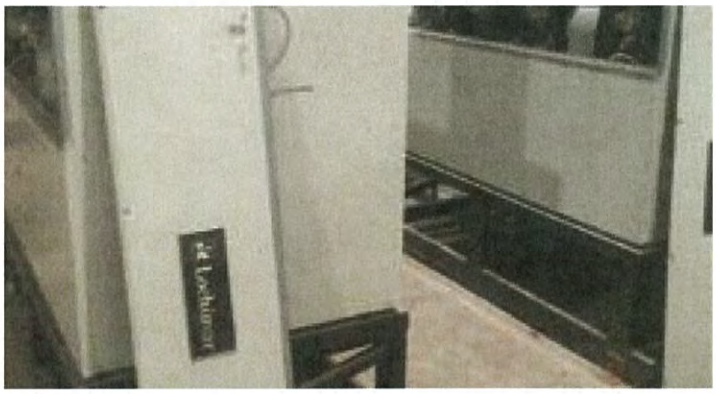
										Cost Escalation Factors							
										1.05		1.28		1.48			TOTAL
										Ranked Capital Priorities							
	Program Area	Quantity Per Unit	Unit	# of Units	Total Units	Base Unit Cost ($)	Net Present Value Cost ($)	As % of Total Cost	1-3	Critical Needs Cost (1 - 3 years)	4-6	Deferrable Maintenance Cost (4 - 6 years)	7-10	Property Enhancement Cost (7 - 10 years)		
x	**1.0 SITE**																
	Paving																
	Remove and replace sidewalks - 50%	3,000	SF	1	3,000	$10.00	$31,500	0.69%	x	$31,500		$0		$0			
	Pavement Improvements	1	LS	1	1	$100,000.00	$105,000	2.31%	x	$105,000		$0		$0			
x	**SITE SUBTOTAL**						**$136,500**	**3.00%**		**$136,500**		**$0**		**$0**			**$136,500**
x	**2.0 BUILDING ENVELOPE**																
	Roofing Work																
	Roofing Work	1	Allowance	1	1	$200,000.00	$210,000	4.62%	x	$210,000		$0		$0			
	Windows																
	Repair/Replace Exterior Window System	14300	SF	1	14,300	$50.00	$750,750	16.50%	x	$750,750		$0		$0			
	Exterior Walls																
	Replace Exterior Soffits	6000	SF	1	6000	$30.00	$189,000	4.15%	x	$189,000		$0		$0			
	Re-Caulk Expansion Joints	1	Allowance	1	1	$30,000.00	$31,500	0.69%	x	$31,500		$0		$0			
	EIFS Patching	1	Allowance	1	1	$30,000.00	$31,500	0.69%	x	$31,500		$0		$0			
	Tuckpointing (Allowance)	1	Allowance	1	1	$40,000.00	$42,000	0.92%	x	$42,000		$0		$0			
	Repair/Replace Masonry Pier at Front of Building	1	allowance	1	1	$25,000.00	$26,250	0.58%	x	$26,250		$0		$0			
	Exterior Doors																
	Exterior Aluminum Doors/Frames/Hardware	1	allowance	1	1	$20,000.00	$21,000	0.46%	x	$21,000		$0		$0			
x	**BUILDING ENVELOPE SUBTOTAL**						**$1,302,000**	**28.62%**		**$1,302,000**		**$0**		**$0**			**$1,302,000**
x	**3.0 INTERIOR/FINISHES**																
	Abatement																
	Abatement	1	allowance	1	1	$70,000.00	$73,500	1.62%	x	$73,500		$0		$0			
	Interior Doors & Hardware																
	Replace Classroom Doors & Hardware	10	EA	1	10	$1,850.00	$19,425	0.43%	x	$19,425		$0		$0			
	Ceilings																
	Remove Existing & Install New Acoustic Tile Ceiling	14,300	SF	1	14,300	$6.50	$97,598	#REF!	x	$97,598		$0		$0			
	Flooring																
	Replace Gym Flooring	3,000	SF	1	3,000	$13.00	$40,950	0.90%	x	$40,950		$0		$0			
	Replace Flooring	1	allowance	1	1	$65,000.00	$68,250	1.50%	x	$68,250		$0		$0			
	Windows																
	Install Window Treatments	1	allowance	1	1	$15,000.00	$15,750	0.35%	x	$15,750		$0		$0			
	Paint																
	Painting Allowance	14,300.00	SF	1	14,300	$1.35	$20,270	#REF!	x	$20,270		$0		$0			
	Restrooms																
	Renovate - Toilet Room (Gang)	2	EA	1	2	$75,000.00	$157,500	3.46%	x	$157,500		$0		$0			
	Lockers																
	Replace Student Corridor Lockers	150	EA	1	150	$200.00	$31,500	0.69%	x	$31,500		$0		$0			
	Gym / Pool Equipment																
	Gym Backboard Replacement - Ceiling Mounted, Powered	2	EA	1	2	$6,500.00	$13,650	0.30%	x	$13,650		$0		$0			
	Casework & Countertops																
	Replace Casework - Classroom (Elementary)	10	EA	1	10	$10,000.00	$105,000	2.31%	x	$105,000		$0		$0			
x	**INTERIOR/FINISHES SUBTOTAL**						**$643,393**	**14.14%**		**$643,393**		**$0**		**$0**			**$643,393**
x	**4.0 PLUMBING SYSTEMS**																
	Equipment & Fixtures																
	Replace Hot Water Heater (Domestic)	1	EA	1	1	$5,000.00	$5,250	0.12%	x	$5,250		$0		$0			
	Install Bottle Filling Station	2	EA	1	2	$6,000.00	$12,600	0.28%	x	$12,600		$0		$0			
	Piping																
	Replace Domestic Water Piping - Hot	1	Allowance	1	1	$50,000.00	$52,500	1.15%	x	$52,500		$0		$0			
	Replace Domestic Water Piping - Cold	1	Allowance	1	1	$80,000.00	$84,000	1.85%	x	$84,000		$0		$0			
	Insulate Domestic Water Piping	1	Allowance	1	1	$40,000.00	$42,000	0.92%	x	$42,000		$0		$0			
x	**PLUMBING SYSTEMS SUBTOTAL**						**$196,350**	**4.32%**		**$196,350**		**$0**		**$0**			**$196,350**

DREAM Academy

NOTES: Include (x)

Cost Data		
Specification Factor =	1.00	(Medium)
Geographic Factor =	1.00	(U.S. Median)
Cost Escalation Factor =	1.05	Summer 2019

Program Area	Quantity Per Unit	Unit	# of Units	Total Units	Base Unit Cost ($)	Net Present Value Cost ($)	As % of Total Cost	1-3	Critical Needs Cost (1 - 3 years)	4-6	Deferrable Maintenance Cost (4 - 6 years)	7-10	Property Enhancement Cost (7 - 10 years)	TOTAL
									Cost Escalation Factors 1.05		1.28		1.48	
									Ranked Capital Priorities					
5.0 HVAC SYSTEMS														
Equipment														
Replace Boilers	1	EA	1	1	$100,000.00	$105,000	2.31%	x	$105,000		$0		$0	
Replace Unit Ventilator (Horizontal) - Heat & A/C (DX)	10	EA	1	10	$9,000.00	$94,500	2.08%	x	$94,500		$0		$0	
Replace Radiant Heating	500	LF	1	500	$85.00	$44,625	0.98%	x	$44,625		$0		$0	
Replace Exhaust Fans	2	EA	1	2	$3,500.00	$7,350	0.16%	x	$7,350		$0		$0	
Replace Piping/Valves (where needed) Allowance	1	Allowance	1	1	$40,000.00	$42,000	0.92%	x	$42,000		$0		$0	
Miscellaneous HVAC														
Air and Water Balance	14,300	SF	1	14,300	$0.15	$2,252	0.05%	x	$2,252		$0		$0	
Commissioning	14,300	SF	1	14,300	$0.20	$3,003	0.07%	x	$3,003		$0		$0	
Temperature Controls	14,300	SF	1	14,300	$2.50	$37,538	0.83%	x	$37,538		$0		$0	
Add / Modify Temperature Controls Allowance	1	Allowance	1	1	$20,000.00	$21,000	0.46%	x	$21,000		$0		$0	
HVAC SYSTEMS SUBTOTAL						**$357,268**	**7.85%**		**$357,268**		**$0**		**$0**	**$357,268**
6.0 ELECTRICAL SYSTEMS														
Power														
Power for IT Equipment & Upgrades	1	Allowance	1	1	$30,000.00	$31,500	0.69%	x	$31,500		$0		$0	
Power for new HVAC	1	Allowance	1	1	$35,000.00	$36,750	0.81%	x	$36,750		$0		$0	
Lighting														
Replace Lighting with LED's (New OS, Switching, etc.)	14,300	SF	1	14,300	$6.50	$97,598	2.15%	x	$97,598		$0		$0	
Replace Exterior Wall Packs	5	EA	1	5	$750.00	$3,938	0.09%	x	$3,938		$0		$0	
Replace Emergency & Exit Lights	14300	SF	1	14300	$0.25	$3,754	0.08%	x	$3,754		$0		$0	
Replace Fire Alarm System	14300	SF	1	14300	$2.00	$30,030	0.66%	x	$30,030		$0		$0	
Replace FACP	1	EA	1	1	$5,000.00	$5,250	0.12%	x	$5,250		$0		$0	
Miscellaneous														
New Wireless Clock System	14,300	SF	1	14,300	$0.25	$3,754	0.08%	x	$3,754		$0		$0	
Replace PA System	1	allowance	1	1	$50,000.00	$52,500	1.15%	x	$52,500		$0		$0	
ELECTRICAL SYSTEMS SUBTOTAL						**$265,073**	**5.83%**		**$265,073**		**$0**		**$0**	**$265,073**
7.0 SECURITY														
Security														
Provide Secure Vestibule Entry	1	allowance	1	1	$150,000.00	$157,500	#REF!	x	$157,500		$0		$0	
SECURITY SYSTEMS SUBTOTAL						**$157,500**	**3.46%**		**$157,500**		**$0**		**$0**	**$157,500**
8.0 ABATEMENT														
Abatement														
ABATEMENT SUBTOTAL						**$0**	**0.00%**		**$0**		**$0**		**$0**	**$0**
9.0 FURNITURE & EQUIPMENT														
General Furniture														
Classroom Furniture	1	Allowance	1	1	$15,000.00	$15,750	0.35%	x	$15,750		$0		$0	
Cafeteria Tables	6	EA	1	6	$1,100.00	$6,930	0.15%	x	$6,930		$0		$0	
FURNITURE & EQUIPMENT SUBTOTAL						**$127,680**	**2.81%**		**$127,680**		**$0**		**$0**	**$127,680**
10.0 TECHNOLOGY														
Technology														
Classroom - Instructional Wall (Boards/Projector)	10	EA	1	10	$5,000.00	$52,500	1.15%	x	$52,500		$0		$0	
Network (WAN/LAN/WLAN/Internet)	1	allowance	1	1	$150,000.00	$157,500	3.46%	x	$157,500		$0		$0	
Telecommunications	1	allowance	1	1	$50,000.00	$52,500	1.15%	x	$52,500		$0		$0	
Technology Infrastructure (Priority 1)	1	LS	1	1	$60,000	$63,000	1.38%	x	$63,000		$0		$0	
TECHNOLOGY SUBTOTAL						**$325,500**	**7.15%**		**$325,500**		**$0**		**$0**	**$325,500**
Building Infrastructure Improvement Total:					$245.54	$3,511,263	77.18%		$3,511,263		$0		$0	
Project Contingency:	10.00%					$305,808	6.72%		$305,808		$0		$0	**$305,808**
Permits, Testing & Printing:	2.50%					$84,097	1.85%		$84,097		$0		$0	**$84,097**
Construction Manager Fee and Costs:	9.00%					$310,319	6.82%		$310,319		$0		$0	**$310,319**
Professional Fees & Costs:	9.00%					$338,248	7.43%		$338,248		$0		$0	**$338,248**
PROJECT TOTAL						**$4,549,735**	**100.00%**		**$4,549,735**		**$0**		**$0**	
											ESCALATED PROJECT TOTAL		**$4,549,735**	

Building 02 – DREAM Academy

Photos: