

PHYSICAL NEEDS ASSESSMENT REPORT

Boys & Girls Clubs of Topeka - Adams Club



Prepared For:

**Boys & Girls Club - Adams Club
550 SE 27th St
Topeka, KS 66605
Attn: Dawn McWilliams, CEO**

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August 30, 2024

EXECUTIVE SUMMARY

Boys & Girls Clubs of Topeka - Adams Club

August 30, 2024

Commentary:

- 1) PCI is performing quality maintenance on all mechanical equipment and all appear to be in good condition. There is a need to budget monies for necessary repairs and maintenance throughout each year and is not included in this report
- 2) It should be noted that benevolence is very difficult to impossible to estimate. The "Order of Magnitude" costs are based on a reasonable estimate of probability knowing that people's hearts and pocket books will have a major impact on final costs.
- 4) A review of this physical needs assessment needs to occur every 2 or 3 years for an update.
- 5) This report does not include the playground renovation
- 6) All estimates include sales tax until such time B&GCT is able to acquire exemption
- 7) Estimates in 2026 to 2029 are bumped by 10% inflatio factor per year

Capital Expense Per Year

Estimate Range 2025	\$	452,000	to	\$	544,100
Estimate Range 2026	\$	390,000	to	\$	463,000
Estimate Range 2027	\$	465,000	to	\$	597,500
Estimate Range 2028	\$	388,865	to	\$	491,475
Estimate Range 2029	\$	210,000	to	\$	240,000
TOTALS ROUNDED	\$	1,900,000	to	\$	2,300,000

Capital Expense By Issue

1) New Roof (2025)	\$	326,900	to	\$	389,400
2) Building Façade (2025)	\$	17,000	to	\$	23,000
3) York HVAC Units On North Side (2025)	\$	87,000	to	\$	102,500
4) ADA Assessment (2025)	\$	2,500	to	\$	3,500
5) Flag Pole and Lighting (2025)	\$	1,600	to	\$	2,700
6) New Flooring in Library and Tech Room (2025)	\$	17,000	to	\$	23,000
7) Upgrading HVAC controls and VAV boxes (Phase 1 2026)	\$	390,000	to	\$	463,000
8) Upgrading HVAC controls and VAV boxes (Phase 2 2027)	\$	465,000	to	\$	597,500
9) Upgrade Interior Lighting (2028)	\$	75,950	to	\$	99,900
10) Renovate Restrooms (2028)	\$	312,915	to	\$	391,575
11) Potential Chiller Replacement (2029)	\$	210,000	to	\$	240,000
Total Capital Expense	\$	1,905,865	to	\$	2,336,075

For details see Capital Expense Narrative and Capital Order of Magnitude Cost Estimate Summary

3) York HVAC Units On North Side (2025)



The two York units north of the gym are approximately 13 years old and are in the later stage of use based on an industry standard of useful life of 15 years. Additionally, there is extensive damage to the coils which hinder air flow. These units provide a total of 20 tons. PCI is performing the regularly required maintenance on these units.

Since the remaining useful life is approximately 2 more years, it is safe to assume that replacement could occur soon. Engineers have preliminarily determined that only 2 each 5 ton units are necessary and the new units would replace what is on the ground in the rear and the heating unit on the second floor. Ductwork along the west wall would be eliminated. The new units would be placed on the roof with revisions to the structure and modifications to the existing ductwork to tie in to the new units.

Since there is an urgency to have this work completed before the summer 2025, work has all ready commenced on engineering.

<u>Order of Magnitude Estimate</u>			<u>Unit Costs</u>		<u>Range</u>	
Architect/Engineer	1	ls	\$ 7,500.00	\$ 8,500.00	\$ 7,500	\$ 8,500
Roof Work	2	ea	\$ 2,500.00	\$ 3,500.00	\$ 5,000	\$ 7,000
Structural Steel	2	ea	\$ 3,500.00	\$ 5,000.00	\$ 7,000	\$ 10,000
5 ton Units	2	ea	\$ 20,000	\$ 22,000	\$ 40,000	\$ 44,000
General Construction	4	ea	\$ 5,000	\$ 6,000	\$ 20,000	\$ 24,000
Demo Old Heating	1	ls	\$ 7,500.00	\$ 9,000.00	\$ 7,500	\$ 9,000
					\$ -	\$ -
			TOTAL		\$ 87,000	\$ 102,500

4) ADA Assessment (2025)

An ADA assessment by a consultant needs to be performed in order to "head off" any potential complaints that may be leveled against the property. Once assessment is complete, develop a program for completion of all reasonably achievable issues on a yearly basis.

<u>Order of Magnitude Estimate</u>			<u>Unit Costs</u>		<u>Range</u>	
Perform Assessment	1	est	\$ 2,500	\$ 3,500	\$ 2,500	\$ 3,500
			TOTAL		\$ 2,500	\$ 3,500

5) Flag Pole and Lighting (2025)

There is a desire to have a flag pole with appropriate lighting at a location near the main entrance to the building. Electrical power would need to be brought to the location. Flag pole could be 30'.

<u>Order of Magnitude Estimate</u>			<u>Unit Costs</u>		<u>Range</u>	
Flag Pole Installed	1	ea	\$ 800	\$ 1,200	\$ 800	\$ 1,200
Electrical	1	ls	\$ 800	\$ 1,500	\$ 800	\$ 1,500
			TOTAL		\$ 1,600	\$ 2,700

6) New Flooring in Library and Tech Room (2025)

There is a need to replace the flooring in both library and tech room to a flooring that is highly resistant to wear, soft feel, easy to clean (no carpet). Country Carpet to provide samples for approval with the time comes.

<u>Order of Magnitude Estimate</u>			<u>Unit Costs</u>		<u>Range</u>			
Library Demo	1100	sf	\$ 1.40	\$ 1.50	\$ 1,540	\$ 1,650	24'x44'	
Tech Room Demo	1000	sf	\$ 1.40	\$ 1.50	\$ 1,400	\$ 1,500	30'x32'	
Library Base	150	lf	\$ 2.66	\$ 3.00	\$ 399	\$ 450		
Tech Room Base	150	lf	\$ 2.67	\$ 3.00	\$ 401	\$ 450		
Library Flooring	1100	sf	\$ 6.00	\$ 7.00	\$ 6,600	\$ 7,700		
Tech Room Flooring	1000	sf	\$ 6.00	\$ 7.00	\$ 6,000	\$ 7,000		
TOTAL					\$ 16,340 \$ 18,750			

7) Upgrading HVAC controls and VAV boxes (Phase 1 2026)

The purpose of this phase is to complete the HVAC upgrade to insure compatibility with boiler work that was performed last year and existing chiller to maximize efficiency in bring the entire system from 1970's technology to current equipment and controls. Due to the magnitude of costs, a phasing of work in an appropriate manner will be undertaken as outlined in items 1) and 2) herein. When this phase is completed, phase 2 outlined below can be implemented as described.

This phase will include 1) replacement of all pneumatic controls and upgrade entire building automation system (BAS) and Direct Digital Control (DDC) to web based controls. 2) Replace all hot and chilled water control valves. And 3) Provide and install variable frequency drive's (VFD's) for hot and chilled water pumps. Work to include required plumbing, mechanical, and electrical as may be required.

Engineering documents for both phase 1 and 2 work will be undertaken under this phase of work.

An allowance for asbestos removal will be included since there has been some contaminate removal under past work in the B&GCT.

<u>Order of Magnitude Estimate</u>			<u>Unit Costs</u>		<u>Range</u>	
Phase 1 work described	1	est	\$ 360,000	\$ 420,000	\$ 360,000	\$ 420,000
Engineering	1	ls	\$ 25,000	\$ 35,000	\$ 25,000	\$ 35,000
Asbestos Removal	1	allow	\$ 5,000	\$ 8,000	\$ 5,000	\$ 8,000
TOTAL					\$ 390,000 \$ 463,000	

8) Upgrading HVAC controls and VAV boxes (Phase 2 2027)

The purpose of this phase is to complete the HVAC upgrade to insure compatibility with boiler work that was performed last year and existing chiller to maximize efficiency in bring the entire system from 1970's technology to current equipment and controls. Due to the magnitude of costs, a phasing of work in an appropriate manner will be undertaken as outlined in items 1) and 2) herein. This phase will complete the work required on the HVAC system for the B&GCT.

This phase will include 1) replacement of all variable air volume (VAV's) and ductwork modifications, and 2) replacement of all VAV control valves

An allowance for asbestos removal will be included since there has been some contaminate removal under past work in the B&GCT.

<u>Order of Magnitude Estimate</u>			<u>Unit Costs</u>		<u>Range</u>	
Phase 1 work described	1	est	\$ 460,000	\$ 590,000	\$ 460,000	\$ 590,000
Asbestos Removal	1	allow	\$ 5,000	\$ 7,500	\$ 5,000	\$ 7,500
TOTAL					\$ 465,000 \$ 597,500	

9) Upgrade Interior Lighting (2028)

All interior lighting needs to be upgraded from fluorescent lights (cool white, warm white, not working and insufficient) to current LED technology. This would include new LED 2x4 fixtures that would be adjusted in each room according to the lighting demand. In addition motion detectors would be installed in each room to trigger lights on when there is someone in the room and off when rooms are unoccupied. Breakers for lighting systems would stay on at all times. If desired, engineer could provide anticipated cost savings for lighting upgrade, and B&GCT should investigate if there are any programs from Every that could help in cost savings.



<u>Order of Magnitude Estimate</u>				<u>Unit Costs</u>		<u>Range</u>	
First Floor Lights	140	ea	\$ 215	\$ 280	\$ 30,100	\$ 39,200	
Lower Level Lights	90	ea	\$ 215	\$ 280	\$ 19,350	\$ 25,200	
1st Floor Motion	60	ea	\$ 215	\$ 280	\$ 12,900	\$ 16,800	
Lower Level Motion	40	ea	\$ 215	\$ 280	\$ 8,600	\$ 11,200	
Misc Engineering	1	allow	\$ 5,000	\$ 7,500	\$ 5,000	\$ 7,500	
				TOTAL	\$ 75,950	\$ 99,900	

II) Potential Chiller Replacement (2029)

The government is in the process of banning all existing ozone-damaging chiller refrigerants. If this comes to fruition there will no longer be any of the current allowed refrigerants available and only future new equipment will be able to handle the new A2L refrigerants. Existing equipment will become obsolete. Although government implementation is a few years away notwithstanding a major uproar from the public and congress intervention it is prudent for proper future capital expenditure planning to consider replacement at the end of this current capital expenditure plan.

<u>Order of Magnitude Estimate</u>			<u>Unit Costs</u>		<u>Range</u>	
New Chiller (50 ton)	1	ea	\$ 210,000	\$ 240,000	\$ 210,000	\$ 240,000
				TOTAL	\$ 210,000	\$ 240,000

CAPITAL ORDER OF MAGNITUDE
COST ESTIMATE SUMMARY

Boys & Girls Clubs of Topeka - Adams Club

August 30, 2024

Order of Magnitude Estimate Range

2025

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2025 Totals	\$	452,000	TO	\$	544,100

2026

7) Upgrading HVAC controls and VAV boxes (Phase 1 2026)	\$	390,000	TO	\$	463,000
2026 Totals	\$	390,000	TO	\$	463,000

2027

8) Upgrading HVAC controls and VAV boxes (Phase 2 2027)	\$	465,000	TO	\$	597,500
2027 Totals	\$	465,000	TO	\$	597,500

2028

9) Upgrade Interior Lighting (2028)	\$	75,950	TO	\$	99,900
10) Renovate Restrooms (2028)	\$	312,915	TO	\$	391,575
2028 Totals	\$	388,865	TO	\$	491,475

2029

11) Potential Chiller Replacement (2029)		210000	TO	\$	240,000
2029 Totals	\$	210,000	TO	\$	240,000

TOTAL CAPITAL EXPENDITURES	\$ 1,905,865	TO	\$ 2,336,075
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