

# MADISON COUNTY SCHOOLS – NEEDS ASSESSMENTS



December 14, 2020



# OVERVIEW

## Process and Principles



### Goals and Objectives

- Extend & Enhance Campus Service Life
- Improve the Learning Environment
- Minimize Operational Disturbance
- Maximize Budget Efficiency

### Building Priorities

- Building Shell Maintenance & Repair
- Address MEP + FP Systems Concerns
- Upgrade Life Safety Features
- Improve Accessibility

### Process

- Discussions with Operations & Maintenance
- Campus Tours
- Scope Analysis and Pricing
- Capitalize on Recent Renovation Experience

# OVERVIEW

## Proposed Projects



### **Madison High Stadium Improvements**

- \$3,801,355.00
- New Home Side Grandstands and concourse
- New Field turf (now installed)
- Track resurfacing

### **Madison High School**

- \$13,062,471.80
- Critical and High Priority Items on Campus

### **Madison Middle School**

- \$6,398,455.42
- Critical and High Priority Items on Campus

### **Mars Hill Elementary School**

- \$3,378,861.45
- Critical and High Priority Items on Campus

### **Mars Hill Elementary School 4 Classroom Addition**

- \$2,318,400.00
- Proposed Additional classroom layout

### **Brush Creek Elementary School**

- \$276,784.97
- Critical and High Priority Items on Campus

### **Hot Springs Elementary School**

- \$872,572.88
- Critical and High Priority Items on Campus

# CAMPUS BREAKDOWN

## Critical & High Priority Needs



Madison County Schools Renovations  
Critical Needs Assessment 2021-22

Campus/ Description	Number	Units	Unit Cost	Const Cost	Escalation Contingency (Dec - 2021)	Const. Cost + Escalation	A/E Design	Project Cost
BREAKDOWN BY CAMPUS								
MADISON HIGH SCHOOL STADIUM - TOTAL				\$2,886,110.00	\$561,500.00	\$3,447,610.00	\$353,745.00	\$3,801,355.00
MADISON HIGH SCHOOL - CRITICAL NEEDS				\$6,989,673.44	\$1,397,934.69	\$8,387,608.13	\$671,008.65	\$9,058,616.78
MADISON HIGH SCHOOL - HIGH PRIORITY NEEDS				\$2,891,916.36	\$578,383.27	\$3,707,273.17	\$296,581.85	\$4,003,855.02
MADISON HIGH SCHOOL - TOTAL				\$9,881,589.80	\$1,976,317.96	\$12,094,881.30	\$967,590.50	\$13,062,471.80
MADISON MIDDLE SCHOOL - CRITICAL NEEDS				\$3,538,745.00	\$707,749.00	\$4,246,494.00	\$339,719.52	\$4,586,213.52
MADISON MIDDLE SCHOOL - HIGH PRIORITY NEEDS				\$1,398,334.80	\$279,666.96	\$1,678,001.76	\$134,240.14	\$1,812,241.90
MADISON MIDDLE - TOTAL				\$4,937,079.80	\$987,415.96	\$5,924,495.76	\$473,959.66	\$6,398,455.42
MARS HILL ELEMENTARY SCHOOL - CRITICAL NEEDS				\$998,027.91	\$199,605.58	\$1,197,633.49	\$95,810.68	\$1,293,444.17
MARS HILL ELEMENTARY SCHOOL - HIGH PRIORITY NEEDS				\$1,609,118.27	\$321,823.65	\$1,930,941.92	\$154,475.35	\$2,085,417.28
MARS HILL ELEMENTARY SCHOOL - TOTAL				\$2,607,146.18	\$521,429.24	\$3,128,575.42	\$250,286.03	\$3,378,861.45
MARS HILL ELEMENTARY 4 CLASSROOM ADDITION- TOTAL				\$1,800,000.00	\$270,000.00	\$2,142,450.00	\$175,950.00	\$2,318,400.00
BRUSH CREEK ELEMENTARY - TOTAL				\$213,568.65	\$42,713.73	\$256,282.38	\$20,502.59	\$276,784.97
								\$276,784.97
HOT SPRINGS ELEMENTARY - TOTAL				\$673,281.54	\$134,656.31	\$807,937.85	\$64,635.03	\$872,572.88
TOTAL				\$22,998,775.97	\$4,494,033.19	\$27,802,232.70	\$2,306,668.82	\$30,108,901.52



# CAMPUS IMPROVEMENT

Madison High School – Stadium Improvements



Madison County Schools Renovations  
Critical Needs Assessment 2021-22

Campus/ Description		Number	Units	Unit Cost	Const Cost	Escalation Contingency (Dec - 2021)	Const. Cost + Escalation	A/E Design	Project Cost
Madison High School Football Stadium Improvements									
	Turf Replacement to Perimeter Edge of Track (SYd)	12,000	Syd	\$ 29.17	\$ 350,000.00	\$ 70,000.00	\$ 420,000.00		\$420,000.00
1.0	New Grandstands Home Side (seats)	1,600	Seats	\$ 400.00	\$ 640,000.00	\$ 128,000.00	\$ 768,000.00		\$768,000.00
2.0	Upper Level Concourse (SF)	10,300	SF	\$ 7.77	\$ 80,000.00	\$ 16,000.00	\$ 96,000.00		\$96,000.00
3.0	Replace Storm Drain System at Upper Concourse and add 500 LF of New Water and Sewer service to serve Press Box				\$ 180,000.00	\$ 36,000.00	\$ 216,000.00		\$216,000.00
4.0	Visitors Side Retaining Wall and Concourse (SF)	4,500	SF	\$ 15.56	\$ 70,000.00	\$ 14,000.00	\$ 84,000.00		\$84,000.00
5.0	Aluminum Visitor Bleachers (seats)	500	Seats	\$ 150.00	\$ 75,000.00	\$ 15,000.00	\$ 90,000.00		\$90,000.00
6.0	Resurface Track (SF)	46,500	SF	\$ 9.68	\$ 450,000.00	\$ 90,000.00	\$ 540,000.00		\$540,000.00
7.0	Embankment Improvements	1		\$ 100,000.00	\$ 100,000.00	\$ 20,000.00	\$ 120,000.00		\$120,000.00
8.0	Pin Existing Rock Retaining Walls	1		\$ 250,000.00	\$ 250,000.00	\$ 50,000.00	\$ 300,000.00		\$300,000.00
Subtotal - Stadium Improvements					\$ 1,845,000.00	\$ 369,000.00	\$ 2,214,000.00		\$2,214,000.00
Madison High School New Press Box									
9.0	Base Building	2,500	SF	\$ 200.00	\$ 500,000.00	\$ 100,000.00	\$ 600,000.00		\$600,000.00
10.0	Plumbing			\$ 20.00	\$ 50,000.00	\$ 10,000.00	\$ 60,000.00		\$60,000.00
11.0	HVAC			\$ 25.00	\$ 62,500.00	\$ 12,500.00	\$ 75,000.00		\$75,000.00
12.0	Electrical			\$ 30.00	\$ 75,000.00	\$ 15,000.00	\$ 90,000.00		\$90,000.00
					(275/sf total)				
Subtotal - Press Box					\$ 687,500.00	\$ 137,500.00	\$ 825,000.00		\$825,000.00
New Bus Loop and Overflow Parking									
13.0	Grading, Storm, Sub-base, Curb & Gutter, Walks, Paving & Striping	37,800	SF	\$ 7.28	\$ 275,000.00	\$ 55,000.00	\$ 330,000.00		\$330,000.00
Subtotal - New Bus Loop and Overflow Parking					\$ 275,000.00	\$ 55,000.00	\$ 330,000.00		\$330,000.00
Subtotal - PHYSICAL CONSTRUCTION					\$ 2,807,500.00	\$ 561,500.00	\$ 3,369,000.00		\$3,369,000.00
14.0	Testing Services, Topographical Survey, Building and Construction Permits				78,610				78,610
Subtotal - Testing Services, Topographical Survey, Building and Construction Permits					\$ 78,610.00		\$ 78,610.00		\$78,610.00
15.0	Civil, Structural, Architectural, Plumbing, Mechanical & Electrical Design Fees							353,745	
Subtotal - Civil, Structural, Architectural, Plumbing, Mechanical & Electrical Design Fees								\$ 353,745.00	\$ 353,745.00
TOTAL MADISON HIGH SCHOOL FOOTBALL STADIUM IMPROVEMENTS							\$ 3,447,610.00	\$ 353,745.00	\$3,801,355.00

# CAMPUS ASSESSMENT

Madison High School – Critical & High Priority Needs



Madison County Schools Renovations  
Critical Needs Assessment 2021-22

Campus/ Description	Number	Units	Unit Cost	Const Cost	Escalation Contingency (Dec - 2021)	Const. Cost + Escalation	A/E Design	Project Cost
MADISON HIGH SCHOOL								
Size - 144,158 sf								
Original Building 1972 - Building age - 48 years								
(LL-Gym/Band/Art) 23,225 + (LL-Occupational - 14,885) + (UL) 92,707				130,817				
Science Wing Addition 2008 - Building Age - 12 years				13,341				
				144,158				

Exterior Envelope - Critical

1.0	Replace Existing Roof membrane with new TPO atop 1/2" HD recovery board.	EE	90,984	sf	\$ 6.77	\$ 615,961.68	\$ 123,192.34	\$ 739,154.02	\$ 59,132.32	\$798,286.34
2.0	Demolish existing elevated concrete balcony deck outside cafeteria	EE	1,009	sf	\$ 75.00	\$ 75,675.00	\$ 15,135.00	\$ 90,810.00	\$ 7,264.80	\$98,074.80
3.0	Replace existing elevated concrete balcony deck outside cafeteria	EE	1,009	sf	\$ 150.00	\$ 151,350.00	\$ 30,270.00	\$ 181,620.00	\$ 14,529.60	\$196,149.60

Mechanical - Critical

4.0	Replace HVAC Hydronic Piping, upgrade to 4 pipe system	M	130,817	sf	\$ 27.88	\$ 3,647,177.96	\$ 729,435.59	\$ 4,376,613.55	\$ 350,129.08	\$4,726,742.64
5.0	Reset Air intake	M	1	ea.	\$ 3,000.00	\$ 3,000.00	\$ 600.00	\$ 3,600.00	\$ 288.00	\$3,888.00
6.0	Replace Chiller	M	185	ton	\$ 1,174.00	\$ 217,190.00	\$ 43,438.00	\$ 260,628.00	\$ 20,850.24	\$281,478.24
7.0	Replace Boiler (w/ new Propane fired)	M	1	ea.	\$ 188,000.00	\$ 188,000.00	\$ 37,600.00	\$ 225,600.00	\$ 18,048.00	\$243,648.00
8.0	Change valves to pneumatic control	M	130,817	sf	\$ 5.00	\$ 654,085.00	\$ 130,817.00	\$ 784,902.00	\$ 62,792.16	\$847,694.16
9.0	Change controls to Metasys (4 yrs. remain on Johnson Controls contract)	M	130,817	sf	\$ 5.01	\$ 655,393.17	\$ 131,078.63	\$ 786,471.80	\$ 62,917.74	\$849,389.55

Plumbing - Critical

10.0	Thoroughly analyze existing sewer line capacity-evaluate problem areas and what needs replacement	P	1	ea.	\$ 5,000.00	\$ 5,000.00	\$ 1,000.00	\$ 6,000.00	\$ 480.00	\$6,480.00
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Other Interior - Critical

11.0	Acoustic Tile and grid throughout building	O	130,817	sf	\$ 5.79	\$ 757,430.43	\$ 151,486.09	\$ 908,916.52	\$ 72,713.32	\$981,629.84
12.0	New Vents and Registers (estimated)	O	172	ea.	\$ 112.85	\$ 19,410.20	\$ 3,882.04	\$ 23,292.24	\$ 1,863.38	\$25,155.62

Subtotal - Critical Needs					\$ 6,989,673.44	\$ 1,397,934.69	\$ 8,387,608.13	\$ 671,008.65	\$9,058,616.78
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Madison County Schools Renovations Critical Needs Assessment 2021-22										
Site - High Priority										
13.0	Site Sewer Cast Iron Line Replacement	S	lf	\$	-	\$	-	\$	-	\$0.00
14.0	Sidewalks	24,123	sf	\$	10.00	\$	241,230.00	\$	48,246.00	\$289,476.00 \$ 23,158.08 \$312,634.08
Exterior Envelope - High Priority										
15.0	Foundation Waterproofing Repairs	EE	lf	\$	23.20	\$	37,584.00	\$	7,516.80	\$45,100.80 \$ 3,608.06 \$48,708.86
16.0	Storefront door replacement at Cafeteria	EE	leaf	\$	2,998.00	\$	11,992.00	\$	2,398.40	\$14,390.40 \$ 1,151.23 \$15,541.63
17.0	Storefront glazing replacement at Cafeteria - includes demo of existing windows and frames	EE	ff	\$	88.84	\$	81,999.32	\$	16,399.86	\$98,399.18 \$ 7,871.93 \$106,271.12
18.0	Storefront door replacement at exit off courtyard	EE	leaf	\$	2,998.00	\$	5,996.00	\$	1,199.20	\$7,195.20 \$ 575.62 \$7,770.82
19.0	Storefront glazing replacement at exit off Courtyard	EE	lf	\$	88.84	\$	9,417.04	\$	1,883.41	\$11,300.45 \$ 904.04 \$12,204.48
20.0	Storefront glazing replacement at Courtyard perimeter - includes demo of existing windows and frames	EE	lf	\$	126.05	\$	199,895.02	\$	39,979.00	\$239,874.02 \$ 19,189.92 \$259,063.94
21.0	Adjust existing Storefront exit where doors are sticking near Courtyard	EE	ea.	\$	100.00	\$	200.00	\$	40.00	\$240.00 \$ 19.20 \$259.20
22.0	Replace existing Door Exiting Hardware	EE	ea.	\$	1,800.00	\$	3,600.00	\$	720.00	\$4,320.00 \$ 345.60 \$4,665.60
23.0	Remove and Replace Gutters and Downspouts throughout, 33 lf of gutter (stairs) + 36 lf of downspout	EE	lf	\$	35.03	\$	2,417.07	\$	483.41	\$239,874.02 \$ 19,189.92 \$259,063.94
24.0	In Electronics room and adjacent room, far wall that is also a retaining wall starting to have leaks/moisture issues. Once foundation repairs are made, prep and repaint	EE	sf	\$	1.28	\$	788.48	\$	157.70	\$946.18 \$ 75.69 \$1,021.87
25.0	Library - leaks in parapet wall above. Once roof is recovered, should alleviate problem - replace ceiling tiles - see Other Interior- Critical	EE				\$	-			\$ - \$0.00
Mechanical - High Priority										
26.0	Air Condition Gymnasium	M	sf	\$	37.62	\$	387,185.04	\$	77,437.01	\$464,622.05 \$ 37,169.76 \$501,791.81
27.0	Evaluate and most likely replace exhaust fans on roof	M	ea.	\$	3,159.00	\$	44,226.00	\$	8,845.20	\$53,071.20 \$ 4,245.70 \$57,316.90
28.0	Replace unit ventilator by courtyard and elevator	M	ea.	\$	3,500.00	\$	3,500.00	\$	700.00	\$4,200.00 \$ 336.00 \$4,536.00
29.0	Library mechanical room - all air handling units are original-assess and service - well past their life expectancy	M	ea.	\$	300.00	\$	600.00	\$	120.00	\$720.00 \$ 57.60 \$777.60

Madison County Schools Renovations Critical Needs Assessment 2021-22											
Electrical - High Priority											
30.0	Replace existing T8 lighting with LED throughout (estimate 1 fixture per 204 sf)	E	641	ea.	\$	538.00	\$	344,858.00	\$	68,971.60	\$ 413,829.60 \$ 33,106.37 \$446,935.97
31.0	Replace Auditorium lighting - part of replacement estimate above	E					\$	-			\$ - \$0.00
32.0	New Propane Generator (50kW-60kW)	E	1	ea.	\$	75,000.00	\$	75,000.00	\$	15,000.00	\$ 90,000.00 \$ 7,200.00 \$97,200.00
33.0	New Breaker Panels off Gym	E	2	ea.	\$	3,846.00	\$	7,692.00	\$	1,538.40	\$ 9,230.40 \$ 738.43 \$9,968.83
34.0	Replace Breaker Panels in electronics room	E	6	ea.	\$	3,846.00	\$	23,076.00	\$	4,615.20	\$ 27,691.20 \$ 2,215.30 \$29,906.50
35.0	Replace existing campus switch gear	E	1	ea.	\$	20,000.00	\$	20,000.00	\$	4,000.00	\$ 24,000.00 \$ 1,920.00 \$25,920.00
36.0	Renovate elevator closet/Janitor closet	E	64	sf	\$	195.00	\$	12,480.00	\$	2,496.00	\$ 14,976.00 \$ 1,198.08 \$16,174.08
37.0	Replace aging transformer in janitor closet (near elevator), add conditioning to room	E	1	ea.	\$	7,000.00	\$	7,000.00	\$	1,400.00	\$ 8,400.00 \$ 672.00 \$9,072.00
38.0	Replace existing electric panels in janitor closet (near elevator)	E	3	ea.	\$	3,846.00	\$	11,538.00	\$	2,307.60	\$ 13,845.60 \$ 1,107.65 \$14,953.25
39.0	Replace aging transformer, add conditioning to room (off electronics room)	E	1	ea.	\$	7,000.00	\$	7,000.00	\$	1,400.00	\$ 8,400.00 \$ 672.00 \$9,072.00
40.0	Replace aging transformers throughout campus, one in each electric room	E	4	ea.	\$	5,000.00	\$	20,000.00	\$	4,000.00	\$ 24,000.00 \$ 1,920.00 \$25,920.00
41.0	Add receptacles to rooms - most classrooms have only one receptacle in the room	E	19,595	sf	\$	10.00	\$	195,950.00	\$	39,190.00	\$ 235,140.00 \$ 18,811.20 \$253,951.20
Plumbing - High Priority											
42.0	Replace Pipe Insulation	P		lf	\$	18.77			\$	-	\$ - \$ 0.00
43.0	Kitchen - Water and Sewer renovations	P	2,353	sf	\$	27.89	\$	65,625.17	\$	13,125.03	\$ 78,750.20 \$ 6,300.02 \$85,050.22
44.0	Kitchen Renovations (Major)	P	2,353	sf	\$	194.67	\$	458,058.51	\$	91,611.70	\$ 549,670.21 \$ 43,973.62 \$593,643.83
45.0	Lower level women's toilet near electronics room - major leaks in wall/ceiling - needs to be renovated	P	333	sf	\$	195.00	\$	64,935.00	\$	12,987.00	\$ 77,922.00 \$ 6,233.76 \$84,155.76
46.0	Evaluate drain lines in transformer room	P	1	ea.	\$	200.00	\$	200.00	\$	40.00	\$ 240.00 \$ 19.20 \$259.20
Life Safety Upgrades - High Priority											
47.0	Stairway guardrails	LS	72	lf	\$	325.00	\$	23,400.00	\$	4,680.00	\$ 28,080.00 \$ 2,246.40 \$30,326.40
48.0	Stairway wall mounted handrails	LS	182	lf	\$	207.00			\$	-	\$ - \$0.00
49.0	Exterior Balcony Railings	LS	493	lf	\$	325.00	\$	160,225.00	\$	32,045.00	\$ 192,270.00 \$ 15,381.60 \$207,651.60
50.0	Upgrade Emergency lighting to LED	LS	130,817	sf	\$	2.63	\$	344,048.71	\$	68,809.74	\$ 412,858.45 \$ 33,028.68 \$445,887.13
Other Interior - High Priority											
51.0	Evaluate elevator - approx. 20 years old	O	1	ea.	\$	200.00	\$	200.00	\$	40.00	\$ 240.00 \$ 19.20 \$259.20
52.0	Add cell phone and wireless internet signal to back of the school	O	1	ea.	\$	10,000.00	\$	10,000.00	\$	2,000.00	\$ 12,000.00 \$ 960.00 \$12,960.00
53.0	Upgrade to New fire alarm annunciator and panel	O	1	ea.	\$	5,000.00	\$	5,000.00	\$	1,000.00	\$ 6,000.00 \$ 480.00 \$6,480.00
54.0	Upgrade intercom system	O	1	ea.	\$	5,000.00	\$	5,000.00	\$	1,000.00	\$ 6,000.00 \$ 480.00 \$6,480.00
55.0	Science wing classroom door hardware - upgrade to 'always egress' but locks from the exterior	O									\$ -
Subtotal - High Priority Needs							\$	2,891,916.36	\$	578,383.27	\$ 3,707,273.17 \$ 296,581.85 \$4,003,855.02
Subtotal - Madison High School Building - Critical and High Priority Needs											
Subtotal - Madison High School Building - Critical and High Priority Needs							\$	9,881,589.80	\$	1,976,317.96	\$ 12,094,881.30 \$ 967,590.50 \$13,062,471.80
TOTAL MADISON HIGH SCHOOL BUILDING IMPROVEMENTS											
TOTAL MADISON HIGH SCHOOL BUILDING IMPROVEMENTS							\$	9,881,589.80	\$	1,976,317.96	\$ 12,094,881.30 \$ 967,590.50 \$13,062,471.80

# CAMPUS ASSESSMENT

Madison Middle School – Critical & High Priority Needs



Madison County Schools Renovations  
Critical Needs Assessment 2021-22

Campus/ Description		Number	Units	Unit Cost		Const Cost	Escalation Contingency (Dec - 2021)	Const. Cost + Escalation	A/E Design	Project Cost
MADISON MIDDLE SCHOOL										
Size - 91,500 sf					42,900					
(LL) 42,900 + (UL) 41,000 + (Gym) 7,600					41,000					
Original Building Constructed - 1992 - Building age - 28 years					7,600					
Population - 400-500 students					91,500					
Exterior Envelope - Critical										
1.0	Replace Existing Roof membrane and Ballast with new TPO atop 1/2" HD recovery board ( <i>Estimate received</i> )	EE	48,600	sf	\$ 2.94	\$ 142,830.00	\$ 28,566.00	\$ 171,396.00	\$ 13,711.68	\$185,107.68
Exterior Elements - Critical										
2.0	Bridges (Bus Parking to North Entry) 4 total - Backfill settling - remove sidewalks to concrete bridge slab expansion joints; remove precast caps/rails-re-flash and reinstall; reseal wall to slab joints; water getting behind walls and leaking out at bridge steel support and effervescing onto existing block	EEL	2,160	sf	\$ 150.00	\$ 324,000.00	\$ 64,800.00	\$ 388,800.00	\$ 31,104.00	\$419,904.00
3.0	Kitchen loading dock and dumpster enclosure - backfill settling - remove sidewalks to expansion joints, re-backfill and re-pour sidewalks and pavement adding pad for 2nd dumpster	EEL	720	sf	\$ 150.00	\$ 108,000.00	\$ 21,600.00	\$ 129,600.00	\$ 10,368.00	\$139,968.00
Mechanical - Critical										
4.0	Replace Existing Boiler	M	1	ea.	\$ 188,000.00	\$ 188,000.00	\$ 37,600.00	\$ 225,600.00	\$ 18,048.00	\$243,648.00
5.0	Replace Existing Chiller (185,000 ton) and chiller piping at unit	M	1	ea.	\$ 220,000.00	\$ 220,000.00	\$ 44,000.00	\$ 264,000.00	\$ 21,120.00	\$285,120.00
6.0	HVAC Piping - Upgrade existing 2 pipe system to 4 pipe system	M	83,900	sf	\$ 15.00	\$ 1,258,500.00	\$ 251,700.00	\$ 1,510,200.00	\$ 120,816.00	\$1,631,016.00
7.0	North & South classrooms zoned together but have different exterior conditions and extremely difficult to balance - Zone south and north sides of main corridor separately instead of zoning east side and west side of wings	M	83,900	sf	\$ 10.00	\$ 839,000.00	\$ 167,800.00	\$ 1,006,800.00	\$ 80,544.00	\$1,087,344.00
	Replace hydronic/water controls	M	91,500	sf	\$ 5.01	\$ 458,415.00	\$ 91,683.00	\$ 550,098.00	\$ 44,007.84	\$594,105.84
Subtotal - Critical Needs						\$3,538,745.00	\$707,749.00	\$4,246,494.00	\$339,719.52	\$4,586,213.52

<div> <div>Madison County Schools Renovations</div> <div>Critical Needs Assessment 2021-22</div> </div>											
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<b>Site - High Priority</b>											
8.0	Site Sewer treatment - complete upgrades (indicates approx. area of sand filtration pit)	S	2,600	sf	\$	40.00	\$	104,000.00	\$	20,800.00	\$ 124,800.00 \$ 9,984.00 \$134,784.00
<b>Exterior Envelope - High Priority</b>											
9.0	Standing Seam metal roof canopy and soffit covering stairs to Cafeteria - remove standing seam skins & substructure and reconstruct - Clean existing steel superstructure and repaint - clean existing effervescence off brick - repoint brick at low and mid-columns add 10'-0" of gutter and 9' of downspout. Verify all underground roof drain piping is clear and drains to daylight	EE	460	sf	\$	54.00	\$	24,840.00	\$	4,968.00	\$ 29,808.00 \$ 2,384.64 \$32,192.64
	Gym - Add door sweeps to exterior doors	EE	6	ea.	\$	30.00	\$	180.00	\$	36.00	\$ 216.00 \$ 17.28 \$233.28
10.0	Replace existing exterior Aluminum Storefront Doors with new doors, closers, Insulated glazing and exit hardware (4 new exterior entry doors, remaining are original )	EE	18	ea.	\$	2,998.00	\$	53,964.00	\$	10,792.80	\$ 64,756.80 \$ 5,180.54 \$69,937.34
<b>Exterior Elements - High Priority</b>											
11.0	Add entry canopies over bridges at corridors 254 and 262	EEL	1,460	sf	\$	12.72	\$	18,571.20	\$	3,714.24	\$ 22,285.44 \$ 1,782.84 \$24,068.28
12.0	Bridge support steel - clean sand a repaint - verify structural integrity. Add drainage weeps to mortar joints above steel	EEL	125	sf	\$	50.00	\$	6,250.00	\$	1,250.00	\$ 7,500.00 \$ 600.00 \$8,100.00
13.0	Clean trench drains at base of rear retention wall	EEL	183	lf	\$	2.50	\$	457.50	\$	91.50	\$ 549.00 \$ 43.92 \$592.92
14.0	Pressure wash effervescence off brick below bridges	EEL			\$	2.00					
15.0	Existing Bridge Canopies - add gutters and divert water away from exterior concrete slabs.	EEL	170	lf	\$	35.03	\$	5,955.10	\$	1,191.02	\$ 7,146.12 \$ 571.69 \$7,717.81
16.0	Reseal all joints between exterior concrete/asphalt flatwork and vertical building elements	EEL	200	lf	\$	2.50	\$	500.00	\$	100.00	\$ 600.00 \$ 48.00 \$648.00
<b>Interior elements - High Priority</b>											
16.0	Replace classroom door twist knobs with levers and address latest security recommendations (xxx total)	IEL									
<b>Locker rooms off gym - High Priority</b>											
17.0	Reprogram these areas, now unused	IEL	2,100	sf	\$	195.00	\$	409,500.00	\$	81,900.00	\$ 491,400.00 \$ 39,312.00 \$530,712.00
<b>Mechanical - High Priority</b>											
18.0	Evaluate hydronic/water circulating pumps	M	4	ea.	\$	469.00	\$	1,876.00	\$	375.20	\$ 2,251.20 \$ 180.10 \$2,431.30
19.0	Air handlers - evaluate - nearing end of service life	M	5	ea.	\$	200.00	\$	1,000.00	\$	200.00	\$ 1,200.00 \$ 96.00 \$1,296.00



Madison County Schools Renovations Critical Needs Assessment 2021-22														
Electrical - High Priority														
Upgrade existing lighting and Emergency to LED throughout	E	412	ea.	\$	538.00	\$	221,656.00	\$	44,331.20	\$	265,987.20	\$	21,278.98	\$287,266.18
Finishes - High Priority														
Replace existing Acoustic Ceiling tile throughout	IF	91,500	ea.	\$	5.93	\$	542,595.00	\$	108,519.00	\$	651,114.00	\$	52,089.12	\$703,203.12
Once membrane roof is replaced, paint interior areas with water damage	IF	120	sf	\$	2.00	\$	240.00	\$	48.00	\$	288.00	\$	23.04	\$311.04
Replace existing window treatments	IF		lf			\$	-	\$	-	\$	-	\$	-	\$0.00
Replace existing Casework bases and tops in Art room	IF	27	lf	\$	250.00	\$	6,750.00	\$	1,350.00	\$	8,100.00	\$	648.00	\$8,748.00
Life Safety Upgrades - High Priority														
Upgrade emergency lighting - see Electrical	LS													
Subtotal - High Priority Needs						\$1,398,334.80	\$279,666.96	\$1,678,001.76	\$134,240.14	\$1,812,241.90				
Subtotal - Madison Middle School Building - Critical and High Priority Needs						\$4,937,079.80	\$987,415.96	\$5,924,495.76	\$473,959.66	\$6,398,455.42				
TOTAL MADISON MIDDLE SCHOOL BUILDING IMPROVEMENTS						\$4,937,079.80	\$987,415.96	\$5,924,495.76	\$473,959.66	\$6,398,455.42				

# CAMPUS ASSESSMENT

Mars Hill Elementary School – Critical & High Priority Needs



Madison County Schools Renovations  
Critical Needs Assessment 2021-22

Campus/ Description	Number	Units	Unit Cost	Const Cost	Escalation Contingency (Dec - 2021)	Const. Cost + Escalation	A/E Design	Project Cost	
MARS HILL ELEMENTARY SCHOOL									
Size - 87,801 sf									
Original Building Constructed - 1951 - Age - 69 years - (remote teacher, DPI office)									
			9,300						
Original Building Constructed - 1956 - Age - 64 years - (Kindergarten)									
			6,941						
Addition Constructed - 1977 - Age - 43 years - (1st & 2nd grade)									
			14,500						
Addition Constructed - 1992 - Age - 28 years - (3rd, 4th & 5th grade)									
			57,060						
Population - +/- 500 students									
			87,801						
Additional Classroom Space - Critical									
"51 Building"									
Upgrade exterior entry stair railings	LS	48	If	\$ 325.00	\$ 15,600.00	\$ 3,120.00	\$ 18,720.00	\$ 1,497.60	\$20,217.60
Remove and replace existing doors and exiting hardware at exterior egress doors.	51	4	ea.	\$ 2,600.00	\$ 10,400.00	\$ 2,080.00	\$ 12,480.00	\$ 998.40	\$13,478.40
Interior remodeling to prepare this building for students to move into as school population expands.	51	9,300	sf	\$ 95.00	\$ 883,500.00	\$ 176,700.00	\$ 1,060,200.00	\$ 84,816.00	\$1,145,016.00
Additional classrooms needed - currently approx. 5 classrooms per grade K-6, but enrollment may grow to needing 6 classrooms per grade. Currently 4th and 5th have only 4 classrooms each - See <b>Mars Hill Elementary 4 classroom addition</b> - Potentially locate off rooms 150 & 159 instead of 176 & 178, depending on where it works better for the existing student grade levels.									
Exterior Envelope - Critical									
1977 classroom building roof overbuild - replace existing gutters with new 6" box gutters to match blue exterior metal cladding. Replace existing 4"downspouts with 6" square downspouts and add additional down spouts to system. 429 lf of gutter and 374 lf of downspout	EE	813	lf	\$ 35.03	\$ 28,479.39	\$ 5,695.88	\$ 34,175.27	\$ 2,734.02	\$36,909.29

Madison County Schools Renovations														
Critical Needs Assessment 2021-22														
Gutters and Downspouts 1956 classroom building - replace existing gutters with new 6" box gutters to match blue exterior metal cladding. Replace existing 4"downspouts with 6" square downspouts and add minimum (2) additional down spouts to system at classroom partition walls. Connect to existing underground piping. Snake existing underground piping and verify clear drainage to daylight. 184 lf of gutter, 100 lf of downspout	EE	284	lf	\$	35.03	\$	9,948.52	\$	1,989.70	\$	11,938.22	\$	955.06	\$12,893.28
Exterior electric receptacles at this wall are missing their WP covers. Replace receptacles with new code compliant WP receptacles and covers.	EE	1	ea.	\$	200.00	\$	200.00	\$	40.00	\$	240.00	\$	19.20	\$259.20
At South walls, (2nd grade wing, rooms 176 & 178). Structural steel lintel used to support masonry should be cleaned, sanded, primed and repainted. Remove any caulk in joint b/t masonry and steel. Repoint with mortar as required. Add weeps to vertical masonry joints for drainage from behind wall above steel	EE	79	lf	\$	50.00	\$	3,950.00	\$	790.00	\$	4,740.00	\$	379.20	\$5,119.20
At all locations, verify existing floor mount unit ventilator or PTAC units are operating normally. Verify existing units have proper condensate drainage installed. It's possible condensate drain was not provided or is blocked, and therefore entering wall cavity and weeping up walls	EE	9	ea.	\$	150.00	\$	1,350.00	\$	270.00	\$	1,620.00	\$	129.60	\$1,749.60
Mechanical - Critical														
1956 Boiler room and Coal rooms continuously flooded - snake existing floor drains and provide adequate drainage for water intrusion	M	4	ea.	\$	400.00	\$	1,600.00	\$	320.00	\$	1,920.00	\$	153.60	\$2,073.60
Completely demolish damaged portions of remaining 1" plaster and lath ceiling that remains in boiler and coal rooms. Replace as required with 1 hr rated Type 'C' gypsum board ceiling, UL detail G505. Verify any joint between new gyp bd and existing plaster meets 1 hr minimum fire rating requirements.	M	1,200	sf	\$	35.00	\$	42,000.00	\$	8,400.00	\$	50,400.00	\$	4,032.00	\$54,432.00
Plumbing / Kitchen Equipment - Critical														
Existing dishwasher system appear to be leaking - assess and determine whether parts of or entire unit needs to be replaced. This may be source of water intrusion into basement	P/KE	1	ea.	\$	1,000.00	\$	1,000.00	\$	200.00	\$	1,200.00	\$	96.00	\$1,296.00
Subtotal - Critical Needs						\$	998,027.91	\$	199,605.58	\$	1,197,633.49	\$	95,810.68	\$1,293,444.17

<div> <div>Madison County Schools Renovations</div> <div>Critical Needs Assessment 2021-22</div> </div>												
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Site - High Priority												
11.0	Busses and cars enter campus through a single driveway - Build additional bus entry and bus drop-off lane separate from car entry/student drop-off	\$	1	ea.	\$	400,000.00	\$	400,000.00	\$	80,000.00	\$	480,000.00 \$ 38,400.00 \$518,400.00
12.0	Better privacy fence between rock Building apartment building and school campus	\$	360	lf	\$	175.00	\$	63,000.00	\$	12,600.00	\$	75,600.00 \$ 6,048.00 \$81,648.00
13.0	Water drainage from rock building parking is washing across walkway to the 51 building. Build curb to direct drainage away from MHES property or direct to existing sidewalk trench drain to existing rip/rap drainage area on school property.	\$	100	lf	\$	200.00	\$	20,000.00	\$	4,000.00	\$	24,000.00 \$ 1,920.00 \$25,920.00
14.0	Address existing (original) stadium seating area, Currently a safety hazard and unusable outdoor space. Consider removing existing concrete seating and creating usable space, or restoring	\$	10,600	sf	\$	55.00	\$	583,000.00	\$	116,600.00	\$	699,600.00 \$ 55,968.00 \$755,568.00
15.0	Existing playset at 3rd -5th grade playground - assembled incorrectly-swings are questionable and not enough to serve approx. 200 students. Replace playset and repair / replace other equipment	\$	1	ea.	\$	25,000.00	\$	25,000.00	\$	5,000.00	\$	30,000.00 \$ 2,400.00 \$32,400.00
16.0	Existing K-2 playground has more equipment, but +/- 300 students compete for space. Playground drainage is inadequate and students are forced uphill to use blacktop area after rainy days. Explore adequate drainage for playground and additional equipment	\$	1	ea.	\$	20,000.00	\$	20,000.00	\$	4,000.00	\$	24,000.00 \$ 1,920.00 \$25,920.00
17.0	Separate existing K-2 playground space into K space, adding additional play equipment (locate at top of hill)	\$	1	ea.	\$	50,000.00	\$	50,000.00	\$	10,000.00	\$	60,000.00 \$ 4,800.00 \$64,800.00
18.0	Main ball field and 3rd - 5th playground (adjacent to dugouts) floods during rains - regrade for positive drainage	\$	1	ea.	\$	5,000.00	\$	5,000.00	\$	1,000.00	\$	6,000.00 \$ 480.00 \$6,480.00



Madison County Schools Renovations Critical Needs Assessment 2021-22														
Exterior Envelope = High Priority														
Roof overbuild over 1977 structure appears to be leaking at perimeter edges outside of room 184 & 185. Prior to reinstalling gutters, loosen and evaluate flashing and underlayment. Remove and reinstall peel and stick flashing down face of fascia blocking and 12" up roof towards ridge	EE	408	sf	\$	50.00	\$	20,400.00	\$	4,080.00	\$	24,480.00	\$	1,958.40	\$26,438.40
Roof overbuild over 1977 structure appears to be leaking at perimeter edges outside of room 176 & 178. Prior to reinstalling gutters, loosen and evaluate flashing and underlayment. Remove and reinstall peel and stick flashing down face of fascia blocking and 12" up roof towards ridge	EE	568	sf	\$	50.00	\$	28,400.00	\$	5,680.00	\$	34,080.00	\$	2,726.40	\$36,806.40
At exterior North wall of "little theatre" room. roof overbuild over 1977 structure appears to be leaking at perimeter edges. Prior to reinstalling gutters, loosen and evaluate flashing and underlayment. Remove and reinstall peel and stick flashing down face of fascia blocking and 12" up roof towards ridge	EE	328	sf	\$	50.00	\$	16,400.00	\$	3,280.00	\$	19,680.00	\$	1,574.40	\$21,254.40
Wire glass glazing panels appear to be cracking due to heat stressors. Replace as required	EE													
At exterior North wall of "little theatre" room - evidence of water infiltration behind wall is visible. Replace adjacent gutter and add downspout to 1992 corridor roof off little theatre roof. 37 lf of gutter and 24 ft of downspout	EE	61	lf	\$	35.03	\$	2,136.83	\$	427.37	\$	2,564.20	\$	205.14	\$2,769.33
Once leak is repaired, remove existing paint and repaint. Clean, sand prime and paint existing steel lintel. Remove all caulk sealant above steel lintel. Use mortar to fill gaps Add weeps into existing vertical mortar joints above steel beam plate	EE	24	lf	\$	50.00	\$	1,200.00	\$	240.00	\$	1,440.00	\$	115.20	\$1,555.20
At exterior North wall of "little theatre" room and patio outside of 1956 construction - once gutters are repaired, pressure wash and scrape existing paint and repaint entire North wall and soffit. Clean and repaint adjacent retaining wall below concrete cap.	EE	544	sf	\$	1.28	\$	696.32	\$	139.26	\$	835.58	\$	66.85	\$902.43
At interior North wall of "little theatre" paint is peeling showing evidence of water infiltration. Repairing gutters should alleviate - prep and repaint wall	EE	203	sf	\$	1.28	\$	259.84	\$	51.97	\$	311.81	\$	24.94	\$336.75
At North wall of "little theatre" floor mount unit ventilator appears to be abandoned. Consider removing unit from wall opening and enclose opening with adjacent CMU construction methods.	EE	22	sf	\$	70.00	\$	1,540.00	\$	308.00	\$	1,848.00	\$	147.84	\$1,995.84

Madison County Schools Renovations Critical Needs Assessment 2021-22															
28.0	At Interior South facing walls, (2nd grade, rooms 176 & 178, 1st grade rooms 184 & 185 interior paint peeling. Make exterior and unit ventilator repairs to eliminate leaks. Scrape, prime and paint	EE	908	sf	\$	1.28	\$	1,162.24	\$	232.45	\$	1,394.69	\$	111.58	\$1,506.26
29.0	Outside of classroom 173, existing floor mount unit ventilator louver damaged and duct exposed to outside without grille. Replace louver grille as required and cover duct opening with new screen	EE	1	ea.	\$	400.00	\$	400.00	\$	80.00	\$	480.00	\$	38.40	\$518.40
Mechanical - High Priority															
30.0	Unclear where existing water intrusion is happening, but flooding gets worse after hard rain events. Assess existing exterior retaining walls for leaks. Assess all drainage piping from above to discover if water is entering room from domestic drainage piping. Foundation repair	M	774	sf	\$	8.76	\$	6,780.24	\$	1,356.05	\$	8,136.29	\$	650.90	\$8,787.19
31.0	1956 boiler rooms - Boiler and piping abandoned. Remove abandoned items including but not limited to, existing boilers, piping storage tanks, air tanks, expansion tanks etc. out of Boiler & adjacent Coal room.	M	1248	sf	\$	40.00	\$	49,920.00	\$	9,984.00	\$	59,904.00	\$	4,792.32	\$64,696.32
	Upgrade existing electrical service located in 1956 boiler/coal rooms.	M	2												
32.0	Assess all exposed plumbing piping in Boiler/coal rooms. Verify all connections are code compliant and replace any structurally compromised material	M	1,200	sf	\$	20.00	\$	24,000.00	\$	4,800.00	\$	28,800.00	\$	2,304.00	\$31,104.00
33.0	1956 building - verify age of mini split units and service	M	6	ea.	\$	100.00	\$	600.00	\$	120.00	\$	720.00	\$	57.60	\$777.60
Electrical - High Priority															
34.0	Add switches to rooms where room light control is all inside a single room in the 2nd grade wing.	E	1	ea.	\$	7,500.00	\$	7,500.00	\$	1,500.00	\$	9,000.00	\$	720.00	\$9,720.00
Plumbing / Kitchen Equipment - High Priority															
35.0	Kitchen dishwash area - major renovation	P/KE	93	sf	\$	195.00	\$	18,135.00	\$	3,627.00	\$	21,762.00	\$	1,740.96	\$23,502.96

Madison County Schools Renovations									
Critical Needs Assessment 2021-22									
Interior Spaces - High Priority									
36.0	Kitchen ceiling consistently peeling. Above kitchen roof is an attic overbuild condition circa 1992. Verify no water/moisture is intruding into this space through walls or from roof overbuild. Scrape existing paint off ceiling, apply (2) coats recommended primer (original paint most likely oil based enamel) and repaint with (2) finish coats. Reseal existing window frames into space for moisture intrusion								
		755	sf	\$	3.56	\$	2,687.80	\$	537.56
								\$	3,225.36
								\$	258.03
									\$3,483.39
37.0	Locker rooms off gym - reprogram these spaces, currently used as general storage & Maintenance equip storage	1,300	sf	\$	195.00	\$	253,500.00	\$	50,700.00
	Add urinal partitions in bathroom	4	ea.	\$	1,850.00	\$	7,400.00	\$	1,480.00
								\$	8,880.00
								\$	710.40
									\$9,590.40
Life Safety Upgrades - High Priority									
38.0	Stairway Railings/handrails	LS							
39.0	Steps	LS							
40.0	ADA upgrade requirements	LS							
41.0	Upgrade Emergency lighting	LS							
Subtotal - High Priority Needs				\$	1,609,118.27	\$	321,823.65	\$	1,930,941.92
								\$	154,475.35
									\$2,085,417.28
Subtotal - Mars Hill Elementary School Building					\$2,607,146.18		\$521,429.24		\$3,128,575.42
									\$250,286.03
									\$3,378,861.45
TOTAL MARS HILL ELEMENTARY SCHOOL BUILDING IMPROVEMENTS				\$	2,607,146.18	\$	521,429.24	\$	3,128,575.42
								\$	250,286.03
									\$3,378,861.45

# CAMPUS ADDITION

Mars Hill Elementary School – 4 Classroom Addition

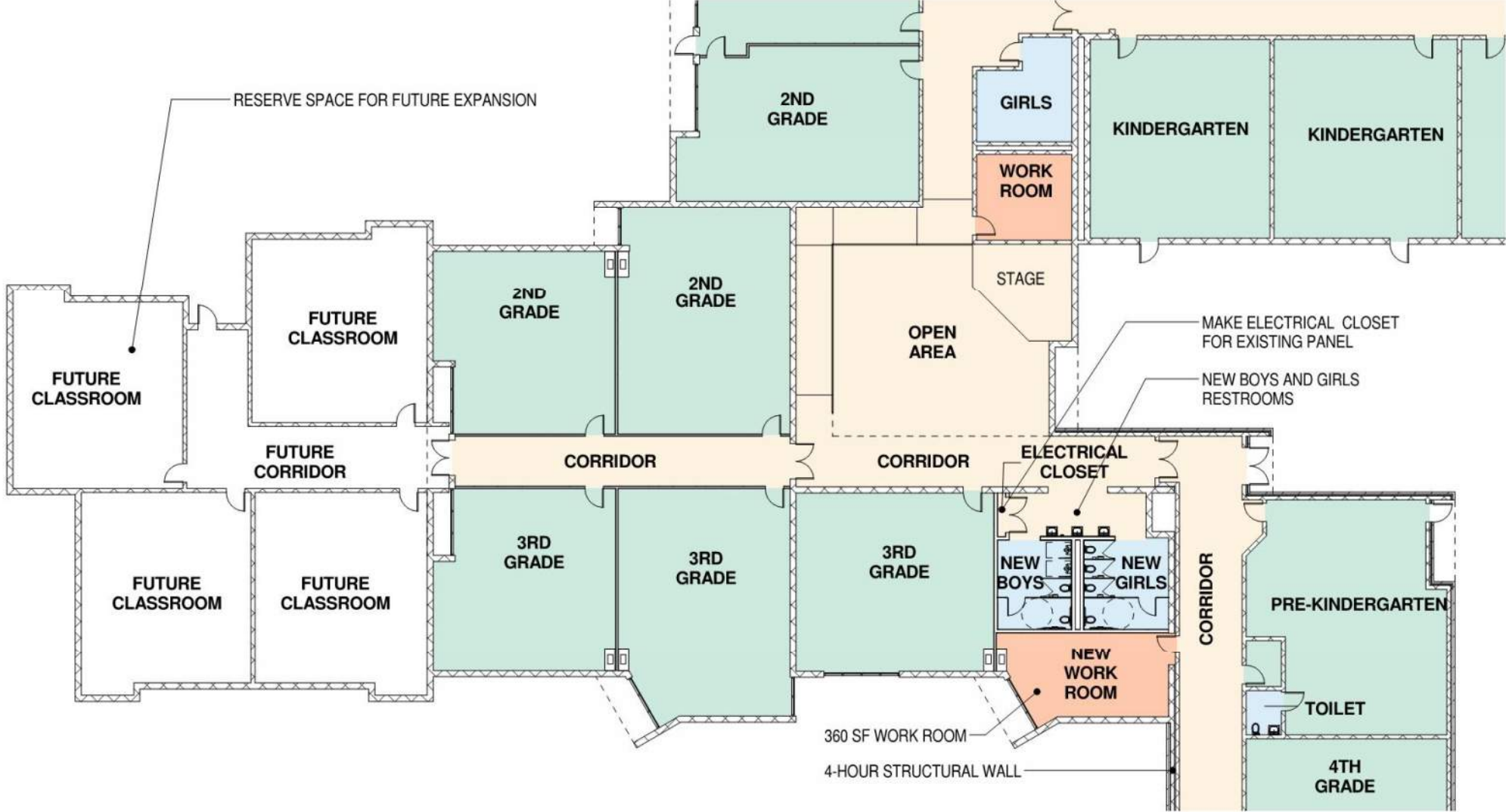


Madison County Schools Renovations  
Critical Needs Assessment 2021-22

Campus/ Description				Number	Units	Unit Cost	Const Cost	Escalation Contingency (Dec - 2021)	Const. Cost + Escalation	A/E Design	Project Cost				
MARS HILL ELEMENTARY SCHOOL 4 CLASSROOM ADDITION															
4 Classroom Addition				6,900	sf										
1.0	Base Building	5,600	sf	\$	200.00	\$	1,120,000.00	\$	168,000.00	\$	1,288,000.00	\$1,288,000.00			
2.0	Plumbing			\$	15.00	\$	84,000.00	\$	12,600.00	\$	96,600.00	\$96,600.00			
3.0	HVAC			\$	35.00	\$	196,000.00	\$	29,400.00	\$	225,400.00	\$225,400.00			
4.0	Electrical			\$	25.00	\$	140,000.00	\$	21,000.00	\$	161,000.00	\$161,000.00			
Subtotal - 4 Classroom Addition					\$	275.00	\$	1,540,000.00	\$	231,000.00	\$	1,771,000.00	\$1,771,000.00		
Restroom & Workroom Renovation															
5.0	Renovated Area	1,300	sf	\$	200.00	\$	260,000.00	\$	39,000.00	\$	299,000.00	\$299,000.00			
Subtotal - Restroom & Workroom Renovation					\$	200.00	\$	260,000.00	\$	39,000.00	\$	299,000.00	\$299,000.00		
Subtotal - PHYSICAL CONSTRUCTION											\$2,070,000.00				
Testing Services, Topographical Survey, Building and Construction Permits															
6.0				\$	10.50	\$	72,450.00			\$	72,450.00	\$72,450.00			
Subtotal - Testing Services, Topographical Survey, Building and Construction Permits											\$	72,450.00	\$72,450.00		
Civil, Structural, Architectural, Plumbing, Mechanical & Electrical Design Fees															
7.0										\$	175,950.00				
Subtotal - Civil, Structural, Architectural, Plumbing, Mechanical & Electrical Design Fees											\$	175,950.00	\$	175,950.00	
TOTAL MARS HILL ELEMENTARY SCHOOL 4 CLASSROOM ADDITION							\$	1,800,000.00	\$	270,000.00	\$	2,142,450.00	\$	175,950.00	\$2,318,400.00



Madison County Schools Renovations  
Critical Needs Assessment 2021-22



MARS HILL ELEMENTARY RESTROOMS

02/05/16

# CAMPUS ASSESSMENT

Brush Creek Elementary School – Critical & High Priority Needs



Madison County Schools Renovations  
Critical Needs Assessment 2021-22

Campus/ Description	Number	Units	Unit Cost	Const Cost	Escalation Contingency (Dec - 2021)	Const. Cost + Escalation	A/E Design	Project Cost	
BRUSH CREEK ELEMENTARY SCHOOL									
Size - 66,727 sf									
Original Building Constructed - 2000 - Building age - 20 years			48,568						
Classroom & Gym Addition - 2002 - Building Age - 18 years			12,791						
Classroom & Media Center Addition, Renovations - 2015 - Building Age - 5 years			5,368						
Population - 330-340 students			66,727						
Exterior Envelope - High Priority									
Main Classroom Bldg.- Replace all existing gutters and downspouts with new 6" box gutters and downspouts. 1015 lf of gutter and 396 lf of downspout. Add downspout to all vertical walls that extend out to fascia.	EE	1,411	lf	\$ 35.03	\$ 49,427.33	\$ 9,885.47	\$ 59,312.80	\$ 4,745.02	\$64,057.82
Gym- Replace all existing gutters and downspouts with new 6" box gutters and downspouts. 336 lf of gutter and 308 lf of downspout	EE	644	lf	\$ 35.03	\$ 22,559.32	\$ 4,511.86	\$ 27,071.18	\$ 2,165.69	\$29,236.88
Verify all underground roof drain piping is clear and drains to daylight	EE	1,320	lf	\$ 10.00	\$ 13,200.00	\$ 2,640.00	\$ 15,840.00	\$ 1,267.20	\$17,107.20
Miscellaneous roof leaks at 1992 lobby addition - remove Standing seam roofing, re-flash with ice and water shield this area and reinstall Standing seam roofing.	EE	875	sf	\$ 30.00	\$ 26,250.00	\$ 5,250.00	\$ 31,500.00	\$ 2,520.00	\$34,020.00
Roof leak below metal roof valley at west wing and computer lab roof valley connection - remove Standing seam roofing, re-flash this area with ice and water shield and reinstall Standing seam roofing.	EE	400	sf	\$ 30.00	\$ 12,000.00	\$ 2,400.00	\$ 14,400.00	\$ 1,152.00	\$15,552.00
Repair exterior EIFS joint where Crack has formed in the vertical soffit below this connection	EE	4	sf	\$ 35.00	\$ 140.00	\$ 28.00	\$ 168.00	\$ 13.44	\$181.44
Other - High Priority									
Site Paving at back of gym access road	O	9,200	sf	\$ 6.26	\$ 57,592.00	\$ 11,518.40	\$ 69,110.40	\$ 5,528.83	\$74,639.23
Life Safety Upgrades - High Priority									
Remove and replace existing door exiting hardware at exterior egress doors, include allowance for existing door preparation and touch up (18 total - verify in field)	LS	18	ea.	\$ 1,800.00	\$ 32,400.00	\$ 6,480.00	\$ 38,880.00	\$ 3,110.40	\$41,990.40
Subtotal - Brush Creek Elementary Building							\$276,784.97		
TOTAL BRUSH CREEK ELEMENTARY SCHOOL BUILDING IMPROVEMENTS					\$ 213,568.65	\$ 42,713.73	\$ 256,282.38	\$ 20,502.59	\$276,784.97



# CAMPUS ASSESSMENT

Hot Springs Elementary School – Critical & High Priority Needs



Madison County Schools Renovations  
Critical Needs Assessment 2021-22

Campus/ Description	Number	Units	Unit Cost	Const Cost	Escalation Contingency (Dec - 2021)	Const. Cost + Escalation	A/E Design	Project Cost
HOT SPRINGS ELEMENTARY SCHOOL								
Size - <u>32,388</u> sf								
Classroom Building Constructed - 1991 - Building age - 29 years								
Existing Cafeteria & classroom Wing								
Constructed - 19xx - Building Age - xx years								
Existing Gym Constructed - 19xx - Building Age - xx years								
Population - 138-145 students								

Exterior Envelope - High Priority

1.0	Replace Existing Gym Roof membrane with new fully adhered 60 mil TPO membrane atop 1/2" HD recovery board. Includes edge metal.	EE	8,785	sf	\$	7.00	\$	61,495.00	\$	12,299.00	\$	73,794.00	\$	5,903.52	\$79,697.52
2.0	Replace Existing Cafeteria/classroom Roof membrane with new fully adhered 60 mil TPO membrane atop 1/2" HD recovery board. Includes edge metal.	EE	5,865	sf	\$	7.00	\$	41,055.00	\$	8,211.00	\$	49,266.00	\$	3,941.28	\$53,207.28
3.0	Gymnasium - Replace all existing gutters and downspouts with new 6" box gutters and downspouts. 462 lf of gutter and 300 lf of downspout	EE	762	lf	\$	35.03	\$	26,692.86	\$	5,338.57	\$	32,031.43	\$	2,562.51	\$34,593.95
4.0	Cafeteria - Reseal or replace all existing gutters and downspouts with new 6" box gutters and downspouts. 360 lf of gutter and 144 lf of downspout	EE	516	lf	\$	35.03	\$	18,075.48	\$	3,615.10	\$	21,690.58	\$	1,735.25	\$23,425.82
5.0	1991 School bldg. Reseal or replace all existing gutters and downspouts with new 6" box gutters and 4" downspouts. 610 lf of gutter and 264 of downspouts	EE	874	lf	\$	35.03	\$	30,616.22	\$	6,123.24	\$	36,739.46	\$	2,939.16	\$39,678.62
6.0	1991 Classroom Building and Cafeteria wing - Verify all underground roof drain piping is clear and drains to daylight or storm drain. Check all downspout piping to underground drainage transition pipe boots for clogs and verify leak-free connections and clear drainage to daylight or storm drain.	EE	550	lf	\$	10.00	\$	5,500.00	\$	1,100.00	\$	6,600.00	\$	528.00	\$7,128.00
7.0	Cafeteria wing - sand, clean, prime and paint all existing steel window lintels. Remove caulk - use mortar only at lintels, add rope weeps into mortar joints for drainage (8 ea. at 8'-0")	EE	68	lf	\$	50.00	\$	3,400.00	\$	680.00	\$	4,080.00	\$	326.40	\$4,406.40



Madison County Schools Renovations Critical Needs Assessment 2021-22														
Mechanical - High Priority														
Remove abandoned hot and chilled water piping throughout cafeteria / classroom wing.	M	5,865	sf	\$	10.00	\$	58,650.00	\$	11,730.00	\$	70,380.00	\$	5,630.40	\$76,010.40
Remove abandoned pad based chiller	M	1	ea.	\$	3,000.00	\$	3,000.00	\$	600.00	\$	3,600.00	\$	288.00	\$3,888.00
Remove abandoned boilers and all abandoned equipment from 1991 classroom bldg. mechanical room	M	340	sf	\$	50.00	\$	17,000.00	\$	3,400.00	\$	20,400.00	\$	1,632.00	\$22,032.00
Evaluate existing fan coil and unit ventilator units in cafeteria wing - <i>typical life span is 20 years</i>	M	3	ea.	\$	100.00	\$	300.00	\$	60.00	\$	360.00	\$	28.80	\$388.80
Evaluate existing fan coil units in 1991 classroom bldg. - <i>typical life span is 20 years</i>	M	2	ea.	\$	100.00	\$	200.00	\$	40.00	\$	240.00	\$	19.20	\$259.20
Evaluate existing mini-split condensers and fans as they age - <i>typical life span is 20 years</i>	M	21	ea.	\$	100.00	\$	2,100.00	\$	420.00	\$	2,520.00	\$	201.60	\$2,721.60
Electrical - High Priority														
Gymnasium - upgrade existing electrical service panels in gym	E	3	ea.	\$	3,846.00	\$	11,538.00	\$	2,307.60	\$	13,845.60	\$	1,107.65	\$14,953.25
Kitchen Equipment - High Priority														
Demolish existing commercial dish wash machine and replace with new	KE	1	ea.	\$	21,000.00	\$	21,000.00	\$	4,200.00	\$	25,200.00	\$	2,016.00	\$27,216.00
Demolish existing commercial walk-in refrigerator and replace with new	KE	1	ea.	\$	22,500.00	\$	22,500.00	\$	4,500.00	\$	27,000.00	\$	2,160.00	\$29,160.00
Demolish existing commercial walk-in Freezer and replace with new	KE	1	ea.	\$	22,500.00	\$	22,500.00	\$	4,500.00	\$	27,000.00	\$	2,160.00	\$29,160.00
Replace/repair Kitchen Hood Fire suppression system	KE	1	ea.	\$	17,256.00	\$	17,256.00	\$	3,451.20	\$	20,707.20	\$	1,656.58	\$22,363.78
Major kitchen renovation	KE	565	sf	\$	195.00	\$	110,175.00	\$	22,035.00	\$	132,210.00	\$	10,576.80	\$142,786.80
Other - High Priority														
Remove and Replace existing wood and metal pipe bleachers	O	160	lf	\$	75.00	\$	12,000.00	\$	2,400.00	\$	14,400.00	\$	1,152.00	\$15,552.00
Renovate existing locker rooms off gym	O	508	sf	\$	195.00	\$	99,060.00	\$	19,812.00	\$	118,872.00	\$	9,509.76	\$128,381.76
Upgrade internet service to entire classroom area buildings	O	23,620	sf	\$	0.90	\$	21,258.00	\$	4,251.60	\$	25,509.60	\$	2,040.77	\$27,550.37
Site Paving	O	9,123	sf	\$	6.26	\$	57,109.98	\$	11,422.00	\$	68,531.98	\$	5,482.56	\$74,014.53
Life Safety Upgrades - High Priority														
Remove and replace existing door exiting hardware at exterior egress doors, include allowance for existing door preparation and touch up	LS	6	ea.	\$	1,800.00	\$	10,800.00	\$	2,160.00	\$	12,960.00	\$	1,036.80	\$13,996.80
Subtotal - Hot Springs Elementary - High Priority											\$872,572.88			
TOTAL HOT SPRINGS ELEMENTARY SCHOOL BUILDING IMPROVEMENTS						\$	673,281.54	\$	134,656.31	\$	807,937.85	\$	64,635.03	\$872,572.88

# Thank You

