Asheville City Schools

Critical Capital Outlay Needs Update



December 11, 2017

Capital Improvement Project Updates

Asheville High School

- Montford North Star Academy
- Ira B. Jones Elementary School
- Asheville Primary School
- Asheville Middle School
- Lighting Project

Asheville High School



Funding and Timeline

- Approved Funding = \$25,286,850
- Current Committed Cost = \$19,330,748

ROTC Building

- \$300/square foot to demolish, design, and build
- Staff to evaluate the most critical need for new design

Asheville High School



- Phase I Ongoing 36 month process roof and rock
 - Committed Cost = \$13,503,157
 - o 39% complete
- Phase II 14 month process water lines, electrical
 - \circ Committed Cost = \$5,115,222
 - 51% complete
- Phase III Life Safety, Americans with Disabilities Act, etc.
 - Required by local building code
 - TBD, 0% complete

Asheville High School



- Phase IV Non-infrastructure and non-critical items including signage, communication system, etc.
 - Cost not determined
 - TBD, 0% complete
- Current Committed = \$19,330,748
- Remaining Funds = \$ 5,707,287

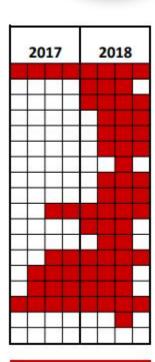
Phase IV



RENOVATIONS, 3

Interior Finishes for the Main Building	1
Signage & Wayfinding for Buildings and Campus	Signs
Comprehensive Communications Upgrade	Security
Point up Masonry for ROTC & CTE	W & Struct
Media Center, Cafeteria, CA & Gym Ext. Repairs	W & Struct
Exterior Paintings, Coatings, and Sealants	W
Cultural Arts Building Gutters & Downspouts	R & W
Misc. Electrical for balance of Buildings	E
Provide fan coil units for CTE computer rooms	HVAC
CTE HVAC renovations & repairs	HVAC
HVAC improvements to balance of the Campus	HVAC
Interior finishes for the CTE building	1
Interior finishes for the balance of the Campus	1
Replacement of dilapidated Furnishings	Furnishings
Upgrades to dated School Equipment	Furnishings
Maintenance allowance for Priority Work	M
Gym Floor Replacement for Main Bldg. Gym	1
Sprinklers for balance of Campus	LS

Main	CTE	Media Center	Cafeteria	Cultural Arts	ROTC	Gym
170,000						
150,000	35,000	6,000	6,000	35,000	8,000	20,000
160,000	60,000	25,000	15,000	52,000	13,000	40,000
- 3	55,000				45,000	
- 3		20,000	2,000	8,000		30,000
67,000	65,000	35,000	10,000	50,000	10,000	35,000
				45,000		
	57,000	5,000		10,000	5,000	30,000
	55,000					
	600,000					
110,000		88,000		90,000	26,000	64,000
	225,000				00.000	
		35,000	0	75,000	30,000	145,000
300,000	200,000	20,000		50,000	20,000	80,000
310,000	740,000	25,000		60,000	25,000	95,000
40,000	25,000	10,000		10,000	5,000	10,000
200,000				-		
	250,000	60,000		250,000	60,000	12,000



TOTAL THIS SHEET 5,779,000 1,507,000 2,367,000 329,000 33,000 735,000 247,000 561,000

Reasons for Shortage



- Shortage of \$4,000,000
- Architectural Design Studios provided cost estimates to Asheville City Schools
 - Design age two-years-old when project started
 - Construction boom increased construction prices
- Original plans did not include life safety items.

Montford North Star Academy



Capital improvements to convert campus to a secondary school for 2017-2018



Montford North Star Academy Campus Needs



- Convert 3 classrooms to science labs
- Replace exterior windows
- Replace storm sewer
- Renovate restrooms
- Replace and retrofit electric fuse panels
- Install ADA compliant elevator
- Abate asbestos floor tiles
- Repair parking lot area

Montford Avenue Campus

CRITICAL

Replace Chiller HVAC
Replace Unit Ventilators & Piping HVAC
Replace Existing Roofs R & W
Replace All Door Hardware LS & ADA

Projected Cost
80,000
485,000
1,014,000
55,000

2017		2018	

TOTAL CRITICAL ISSUES

\$1,634,000

HIGH PRIORITY	H	IGH	PR	OR	ITY
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Convert 3 Classrooms to Science Labs

Replace Exterior Windows
Storm Sewer Replacement
GRenovate Restrooms
Replace/Retrofit Electric Fuse Panels
Install ADA compliant elevator
Abatement of Asbestos floor tiles
Repair Drives & Parking
GGSIASS
GIASSS
GRADA
GRA

Projected Cost
1,000,000
1,450,000
175,000
355,000
20,000
310,000
620,000
86,000

2017	2018		

TOTAL HIGH PRIORITY ISSUES

4,016,000

TOTAL MONTFORD RENOVATION BUDGET

5,650,000

Asheville City Schools Repairs

ASHEVILLE CITY SCHOOLS

Learn. Discover. Thrive.



Ira B. Jones Elementary School

- Roof Replacement
- Funded at \$2,145,000



Ira B. Jones Elementary School





Ira B. Jones Elementary School



- Estimated Savings \$1,000,022
 - Original plan priced each roof system as separate projects (roof, decking, insulation, etc.)
 - Architectural Design Studio plan estimated that everything had to be replaced, decking, insulation, etc

Ira B. Jones Elementary School Critical Needs



Could we use \$1,000,000 savings for Asheville High?

- Replacement of antiquated HVAC System
- Replacement of HVAC was on original plan, but not funded

Why is the \$1,000,000 not requested for AHS?

- Only about 25% of the needs would be met at AHS
- Approximately 100% of the needs would be met for Ira B. Jones - HVAC
 - Catastrophic Event don't know when system could fail
 - School could be unheated or without air conditioning
 - Need time to order parts

Ira B. Jones Elementary



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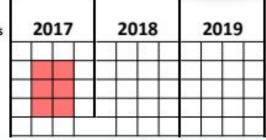
 Replace Shingle Roof & Decking
 R & W

 Replace Shingle Roof on Wood Deck
 R & W

 Replace Single-Ply Membrane Roof
 R & W

P	rojected Cost
	965,000
	340,000
Т	840.000

Start	Days
5/17	180
5/17	180
5/17	180



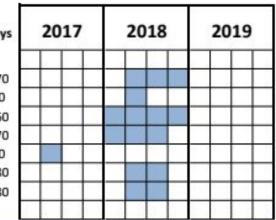
TOTAL CRITICAL ISSUES

\$2,145,000

HIGH PRIORITY

Replace Exterior Windows	Glass
Rplace Walk-In Coolers	Foods
Replace Unit Ventilators	HVAC
Enclose Covered Connectors	G
Extend Perimeter Fencing	G
Install Handrails at Ramps	G
Repave Drives & Parking	G

Projected Cost	Start	Days
1,020,000	4/18	270
60,000	6/18	90
520,000	1/18	360
72,000	1/18	270
12,000	4/17	90
30,000	6/18	180
65,000	6/18	180



TOTAL HIGH PRIORITY ISSUES

1,779,000

Asheville Primary School Paving Needs

- Estimated Cost: \$240,000
- No two-way traffic on Argyle Street
- I-240 Expansion Project
- Lack of parking and bus turnaround







Current Projects -funded by ACS

- Original cornice replacement at Claxton Elementary School (High Priority) – \$295,000
- Replacement boiler at Central Office (Critical) \$90,000



Claxton Elementary School

Claxton Elementary



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Repair/Replace Damaged Retaining Wall
Repair Original Cornice
Repave Drives & Parking

Projected Cost	Start	Days	
175,000	6/18	180	
270,000	6/18	270	
42,000	6/18	180	

ys	2017		2018		2019		
10							
0							

TOTAL HIGH PRIORITY ISSUES

487,000



Asheville City Schools Central Office

Central Office

CRITICAL

Replace Boiler

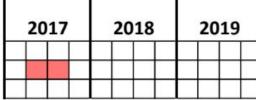
HVAC

Projected Cost
-
80,000

Start Days

180

4/17



TOTAL CRITICAL ISSUES

\$80,000

HI	GH	PRI	OR	ITY
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Replace Exterior Windows

Complete Central Air System, Main Building

Provide Central Air at Board Room Annex

Upgrade & Rewire Training Room

Renovate 1st Floor Restrooms

Replace Galvanized Water Lines

P

Repair Drives & Parking

Glass

HVAC

HVAC

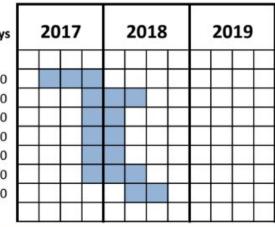
HVAC

HVAC

G

Projected Cost
1,235,000
935,000
560,000
35,000
30,000
175,000
93,000

Start	Days
4/17	270
9/17	270
9/17	180
9/17	180
9/17	180
9/17	270
4/18	180



TOTAL HIGH PRIORITY ISSUES

3,063,000

Asheville Middle School



Need

- Women's softball field
- Currently no field at Asheville High School or Asheville Middle School

Redirect Savings From Asheville Middle School Construction

- Space Available
- Title IX Complaint
- Project Complete
- Funds Remaining



Light-Emitting Diode (LED) Retrofit



Focus Areas

- Replacing 2x4 fluorescent fixtures with LED retrofit kits and replacing 3,840 lights
- Focusing on recessed fixtures in drop ceilings

Areas Completed

Five schools and central office

Process of Completion

- Approximately 44% of new LED lights installed (December 2017)
- Asheville High School and Hall Fletcher Elementary School make up the remaining 56%
- Spring 2018 completion date

A Look Ahead



Present

- Shift Savings (\$1,000,000) from Ira B. Jones Elementary School Roof to Ira B. Jones Elementary School HVAC System
- Shift Funds from Asheville Middle School
 Construction to Asheville Middle School Softball
 Field Construction

Future

- ROTC Building Asheville High School
- Asheville Primary School Critical and High Priority Needs

Questions/Comments/Feedback

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