

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
 - 39% complete
- **Phase II - 14 month process - water lines, electrical**
 - 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**

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
- Estimated cost - \$5,600,000



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



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



CRITICAL

- Replace Shingle Roof & Decking
- Replace Shingle Roof on Wood Deck
- Replace Single-Ply Membrane Roof

- R & W
- R & W
- R & W

| Projected Cost |
|----------------|
| 965,000 |
| 340,000 |
| 840,000 |

| Start | Days |
|-------|------|
| 5/17 | 180 |
| 5/17 | 180 |
| 5/17 | 180 |

| 2017 | | | 2018 | | | 2019 | | |
|------|--|--|------|--|--|------|--|--|
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TOTAL CRITICAL ISSUES

\$2,145,000

HIGH PRIORITY

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

- Glass
- Foods
- HVAC
- G
- G
- G
- G

| Projected Cost |
|----------------|
| 1,020,000 |
| 60,000 |
| 520,000 |
| 72,000 |
| 12,000 |
| 30,000 |
| 65,000 |

| Start | Days |
|-------|------|
| 4/18 | 270 |
| 6/18 | 90 |
| 1/18 | 360 |
| 1/18 | 270 |
| 4/17 | 90 |
| 6/18 | 180 |
| 6/18 | 180 |

| 2017 | | | 2018 | | | 2019 | | |
|------|--|--|------|--|--|------|--|--|
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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





Asheville City Schools Facility Needs Capital Outlay

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



NO CRITICAL ISSUES



HIGH PRIORITY

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

G
G
G

| Projected Cost |
|----------------|
| 175,000 |
| 270,000 |
| 42,000 |
| |

Start Days
6/18 180
6/18 270
6/18 180

| | | | 2017 | 2018 | 2019 |
|--|--|--|------|------|------|
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TOTAL HIGH PRIORITY ISSUES 487,000



Asheville City Schools Central Office

Central Office

CRITICAL

Replace Boiler

HVAC

| Projected Cost |
|----------------|
| 80,000 |

Start Days
4/17 180

| | | | 2017 | 2018 | 2019 |
|--|--|--|------|------|------|
| | | | | | |
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TOTAL CRITICAL ISSUES

\$80,000

HIGH PRIORITY

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
 Repair Drives & Parking

Glass
 HVAC
 HVAC
 E
 ADA
 P
 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

| | | | 2017 | 2018 | 2019 |
|--|--|--|------|------|------|
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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



Asheville Middle School

Light-Emitting Diode (LED) Retrofit

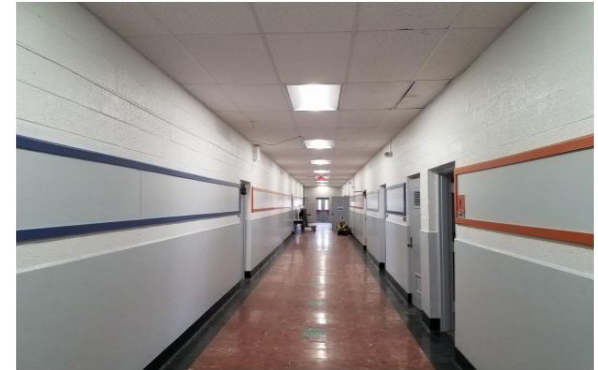


Focus Areas

- 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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