



# Facilities Assessments







# Jackson Co.



Smokey Mountain Elementary

Jackson Community School

Scotts Creek Elementary

Smoky Mountain High

Fairview Elementary

Cullowhee Valley

Blue Ridge School

Blue Ridge Early College



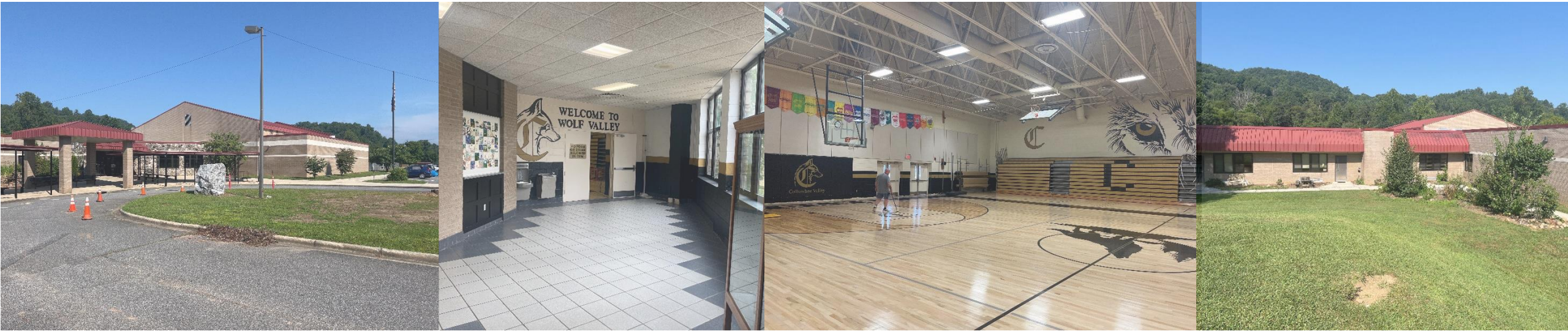


# Overview

- Schools evaluated using the DPI site and building analysis tool
- Utilization was done (where possible) to compare number of students per space profile
- JC Community School and Blue Ridge don't have DPI model for comparison
- Recommendation for Schools and Smoky Mtn High Athletics



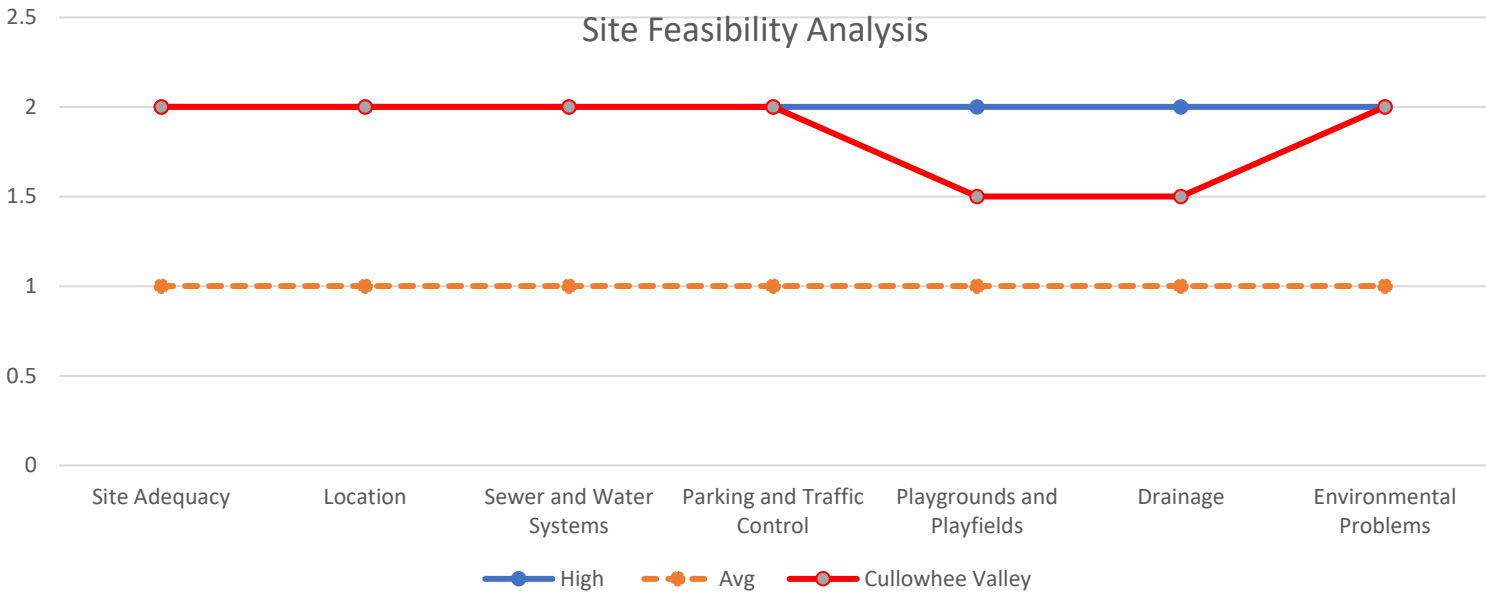
# Cullowhee Valley School





# Site

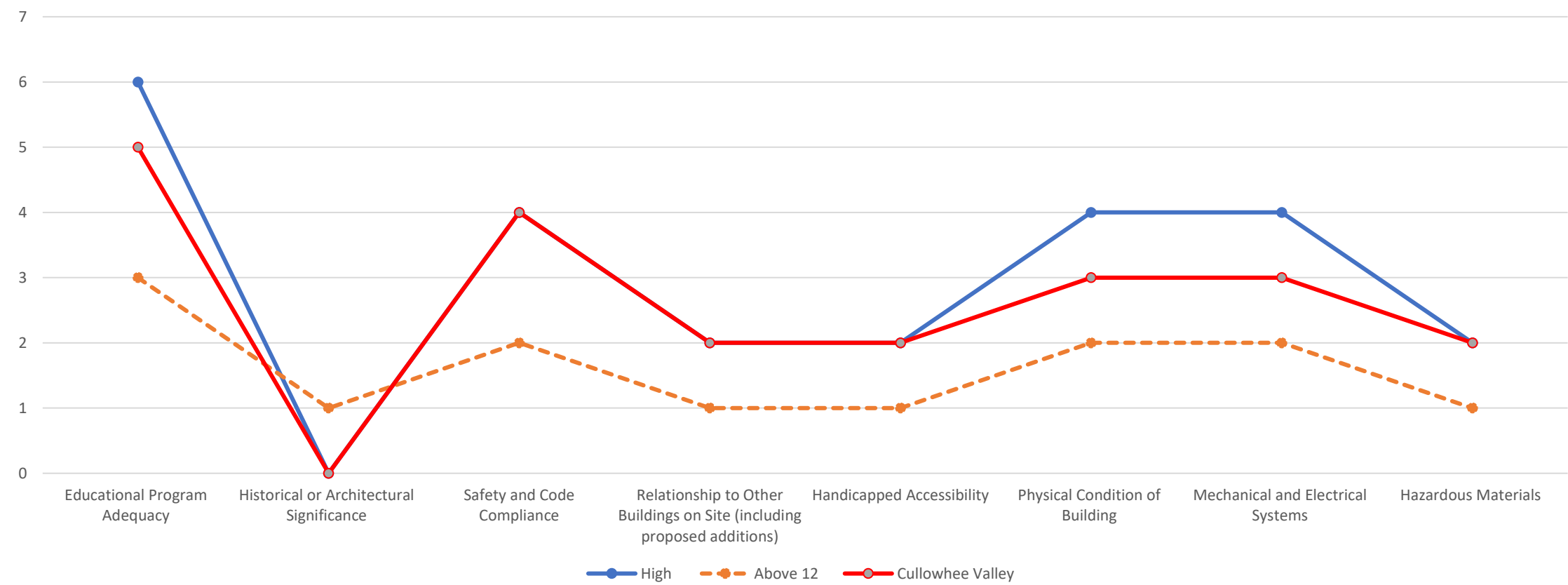
Site Feasibility Analysis





# Building

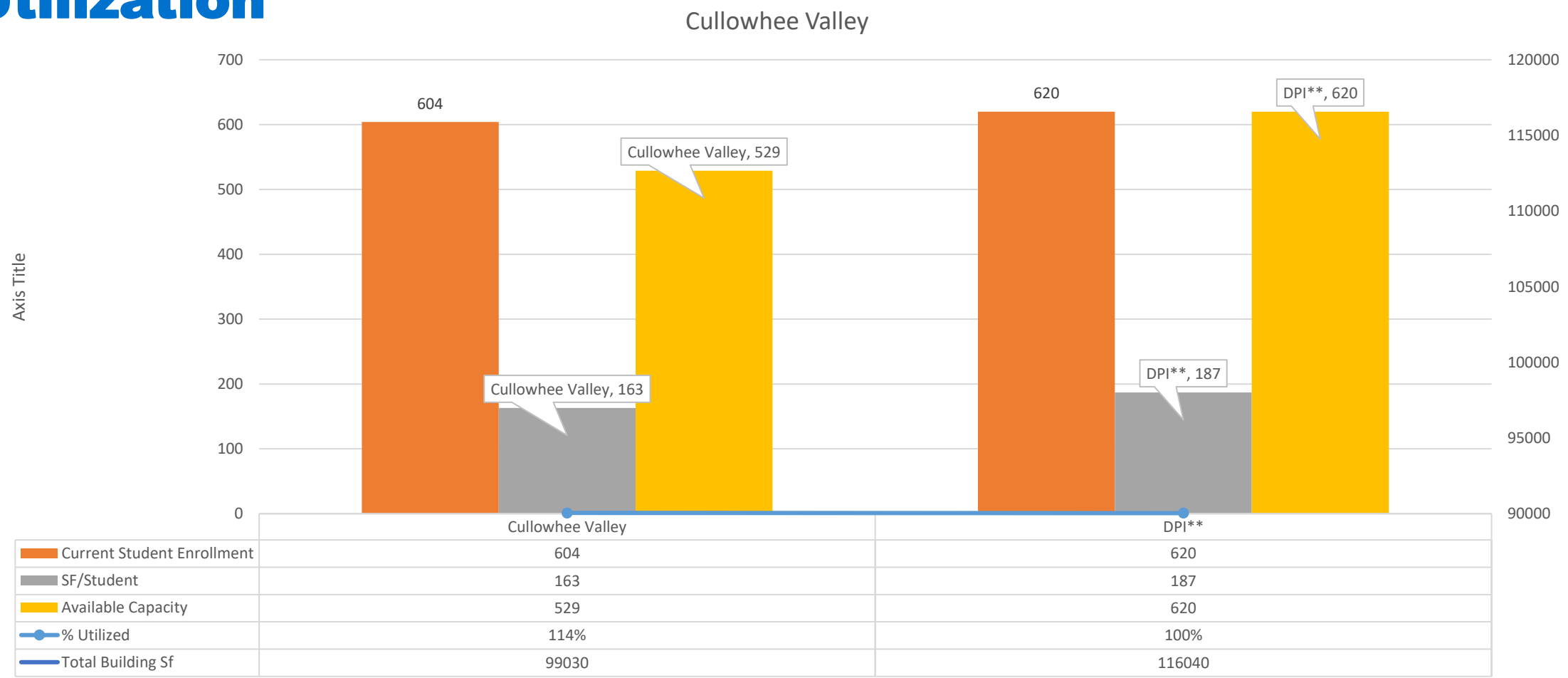
Building Feasibility Analysis







# Utilization



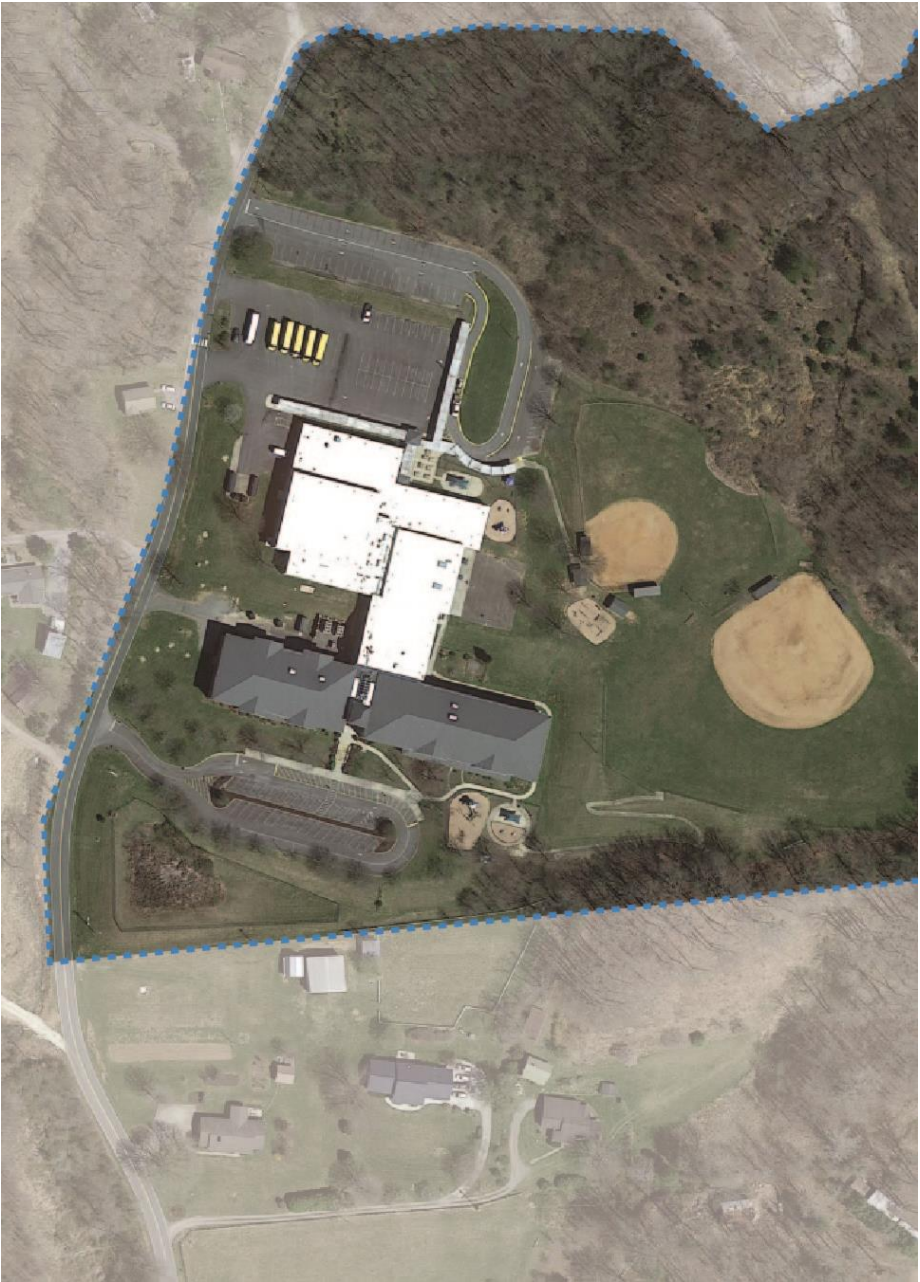
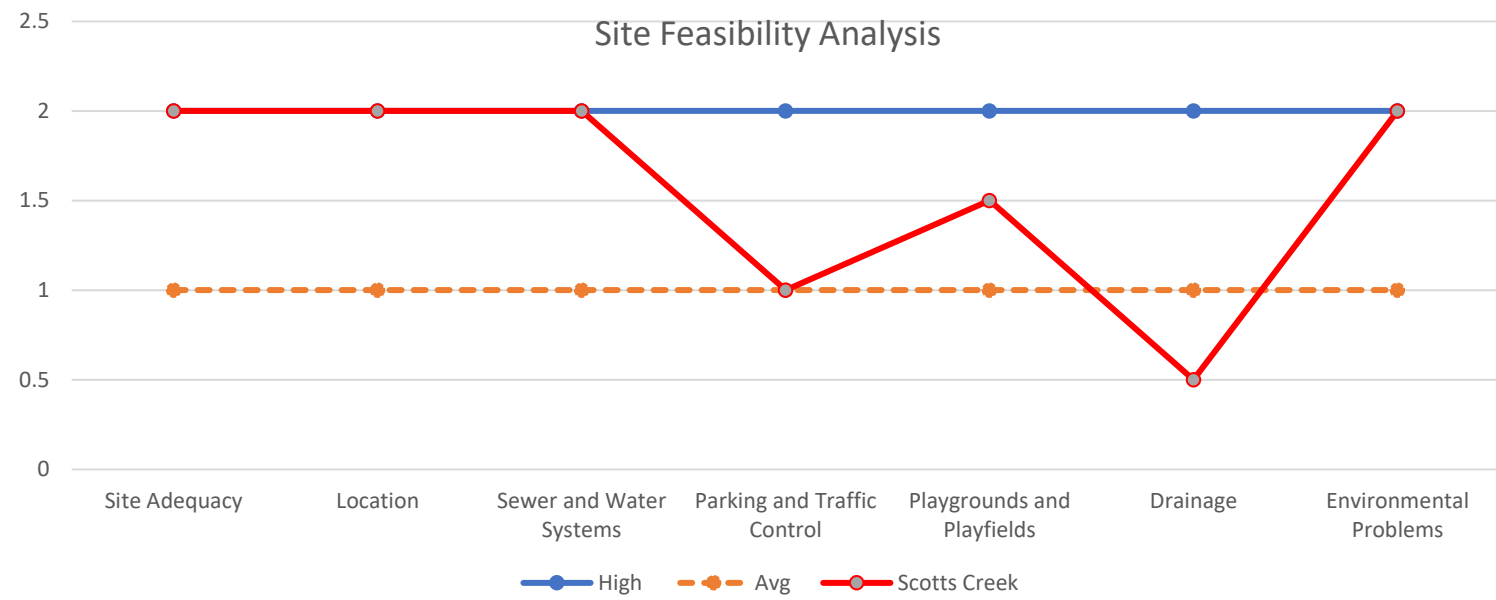


# Scotts Creek Elementary





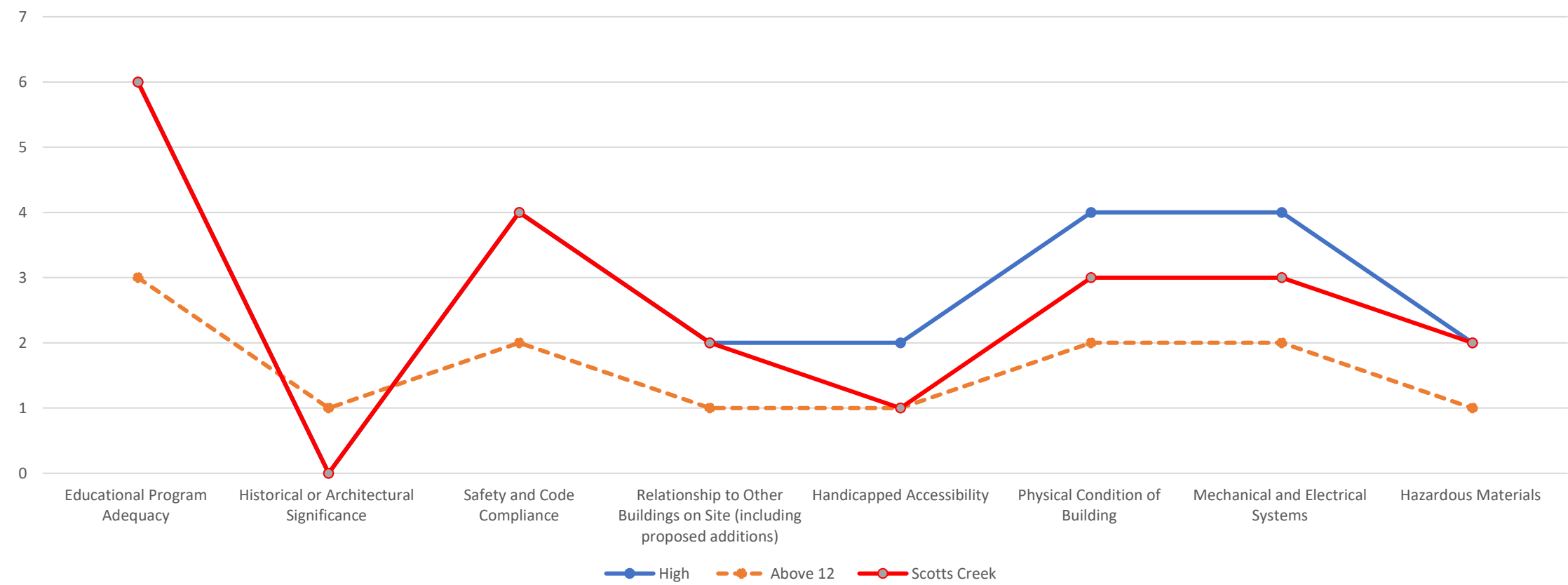
# Site





# Building

Building Feasibility Analysis







# Utilization

Scotts Creek

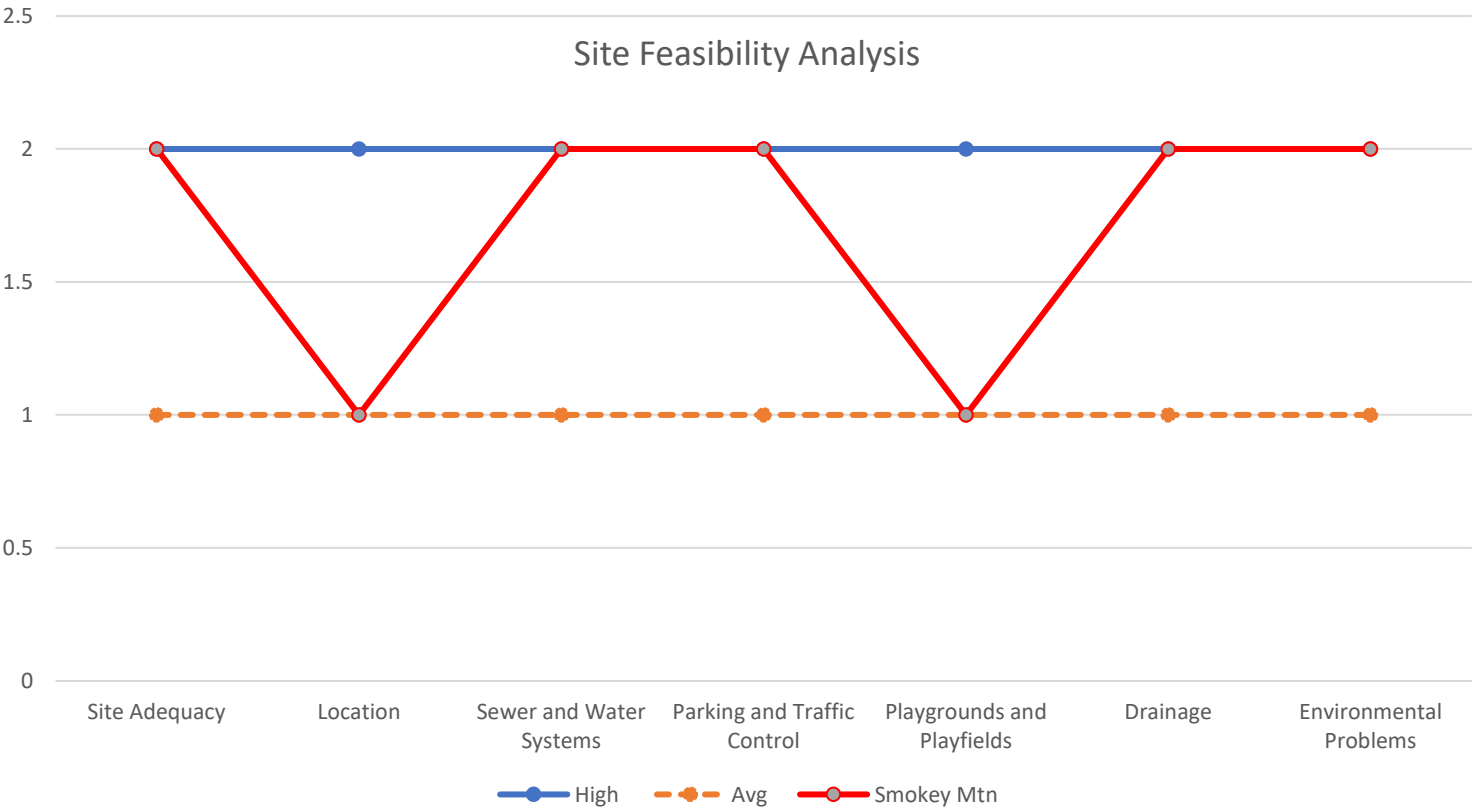




# Smokey Mtn Elementary



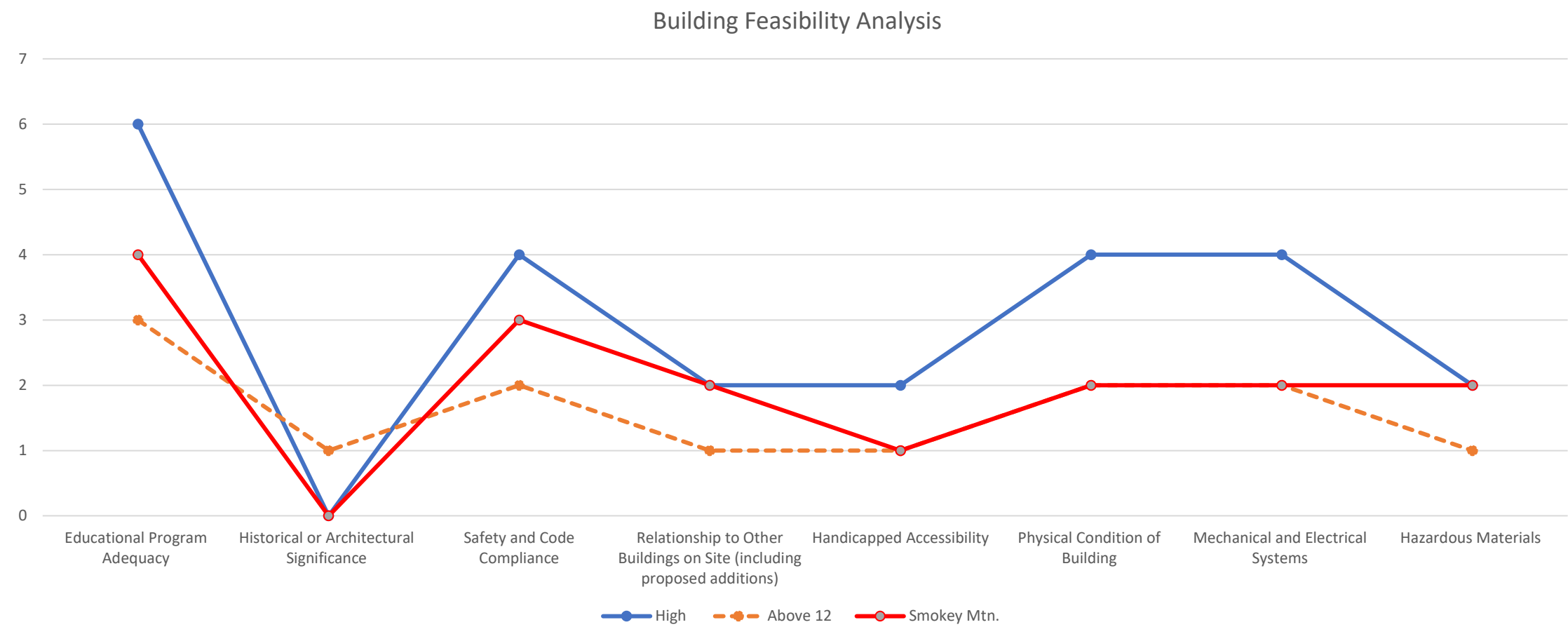
# Site





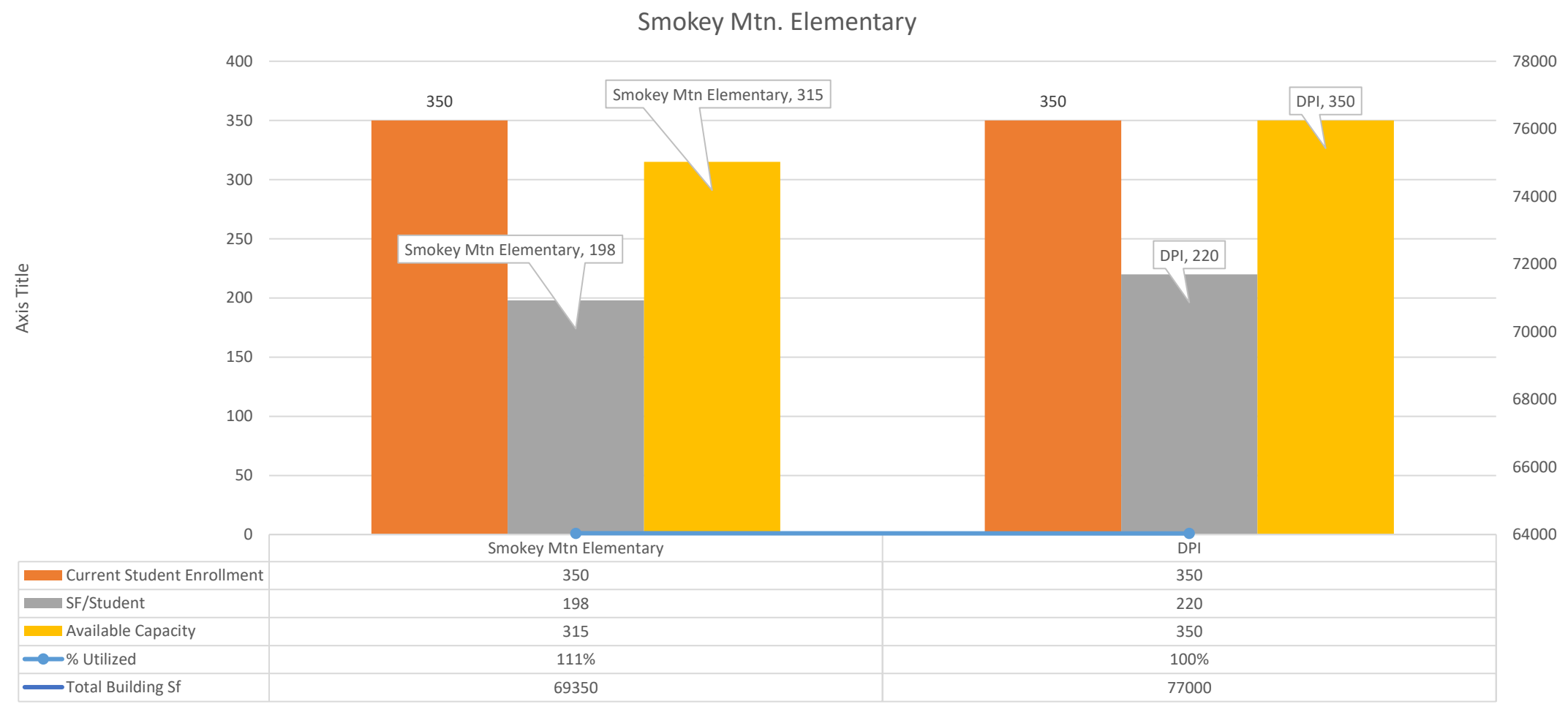


# Building





# Utilization



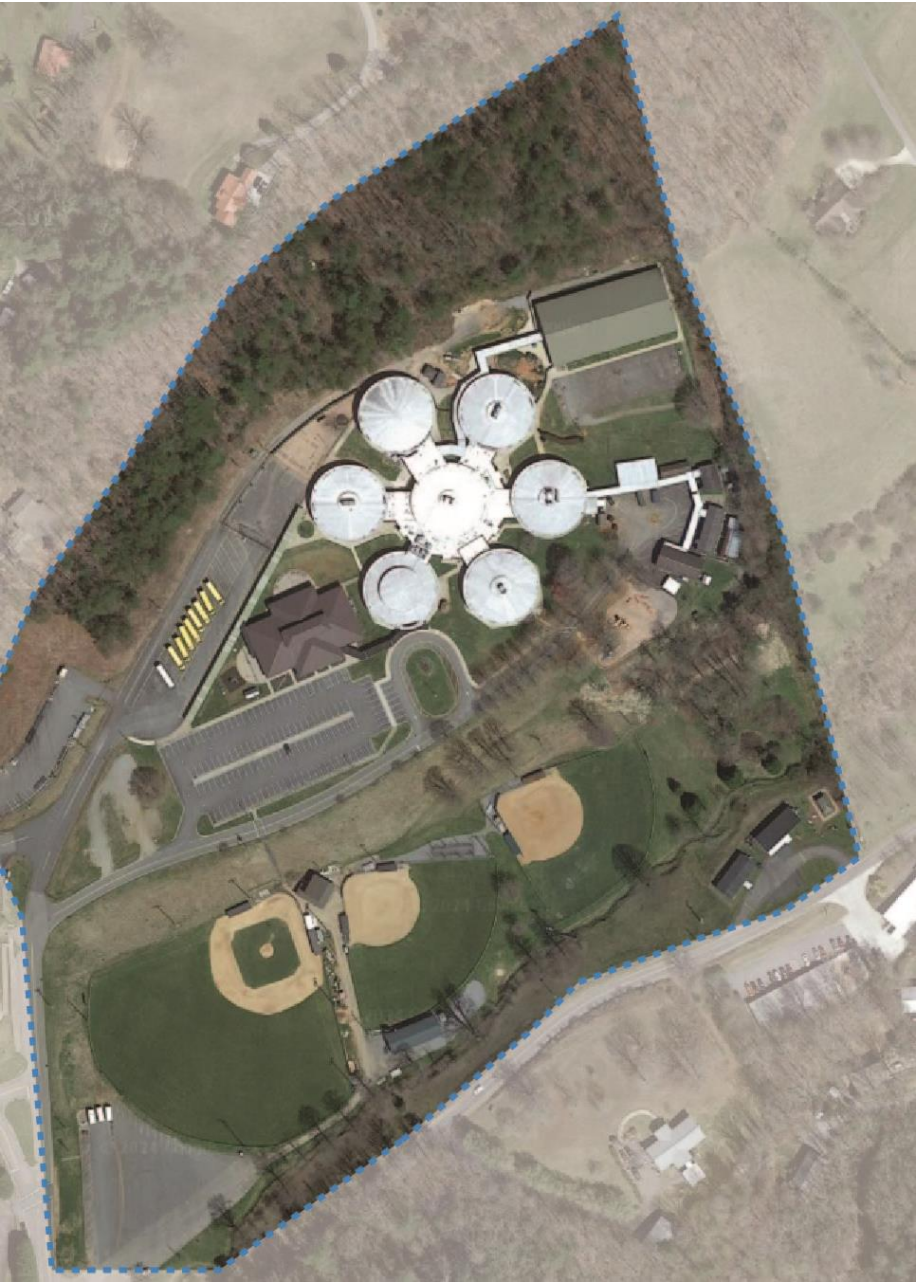
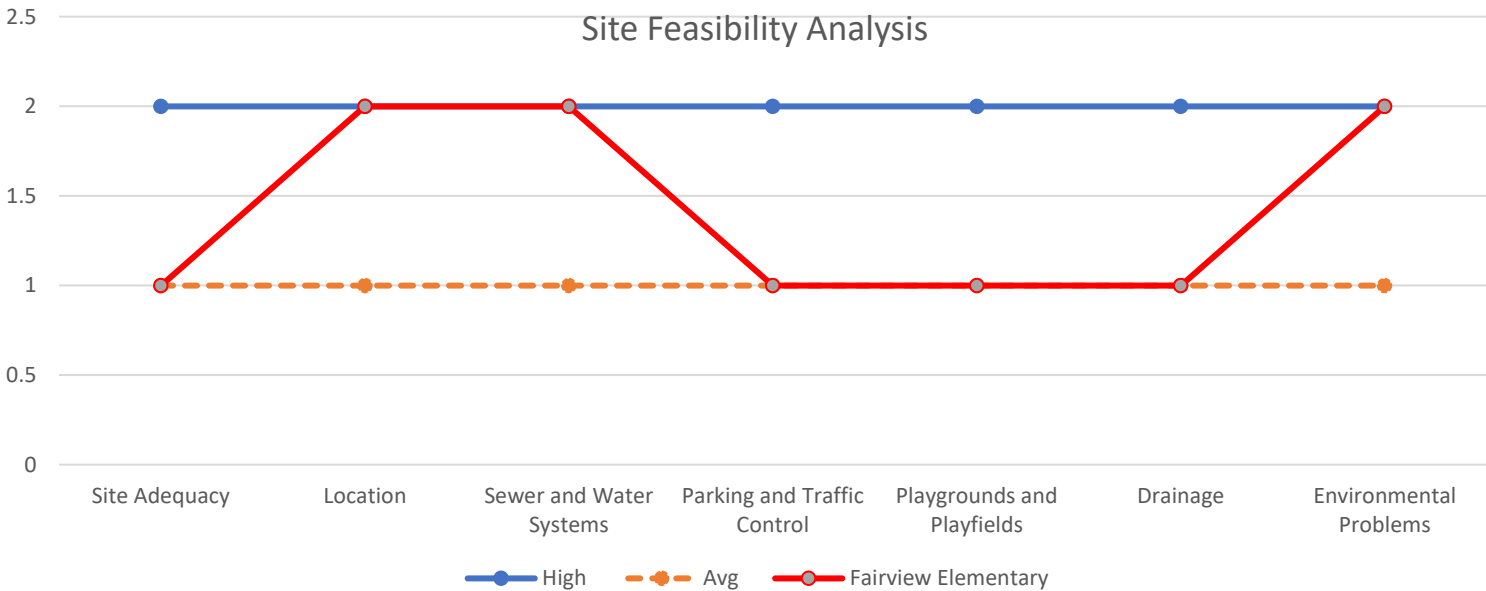


# Fairview Elementary





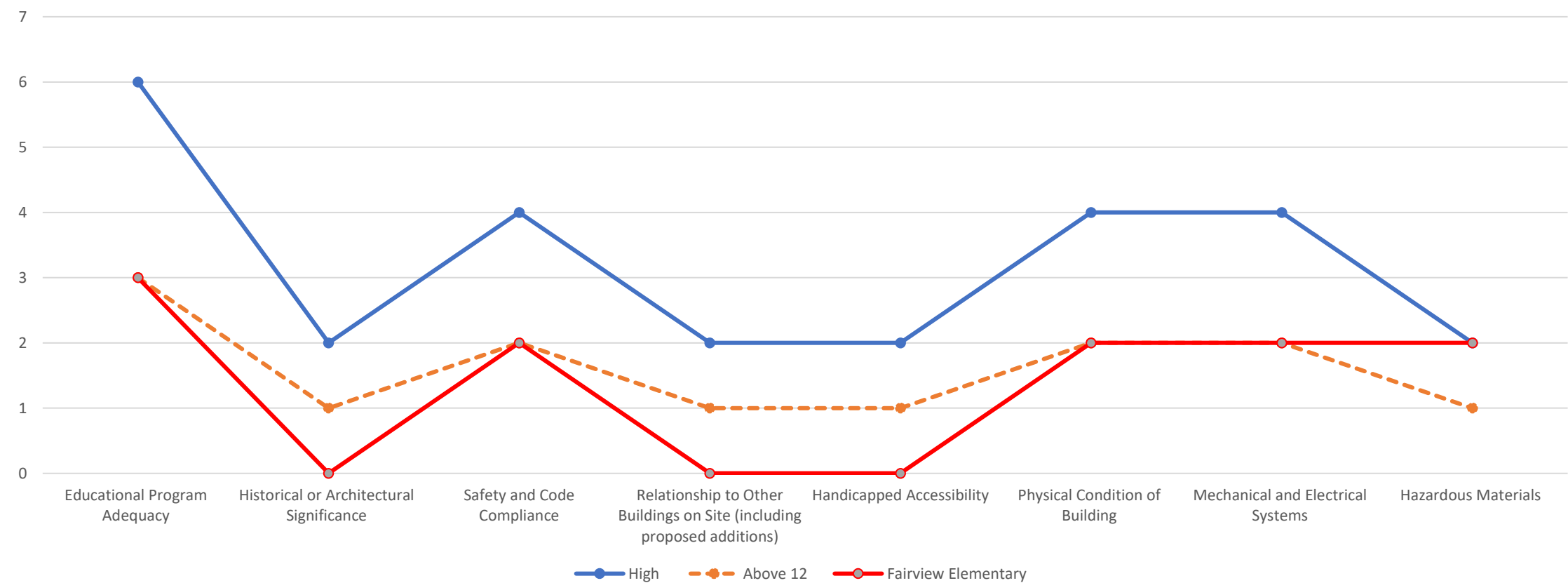
# Site





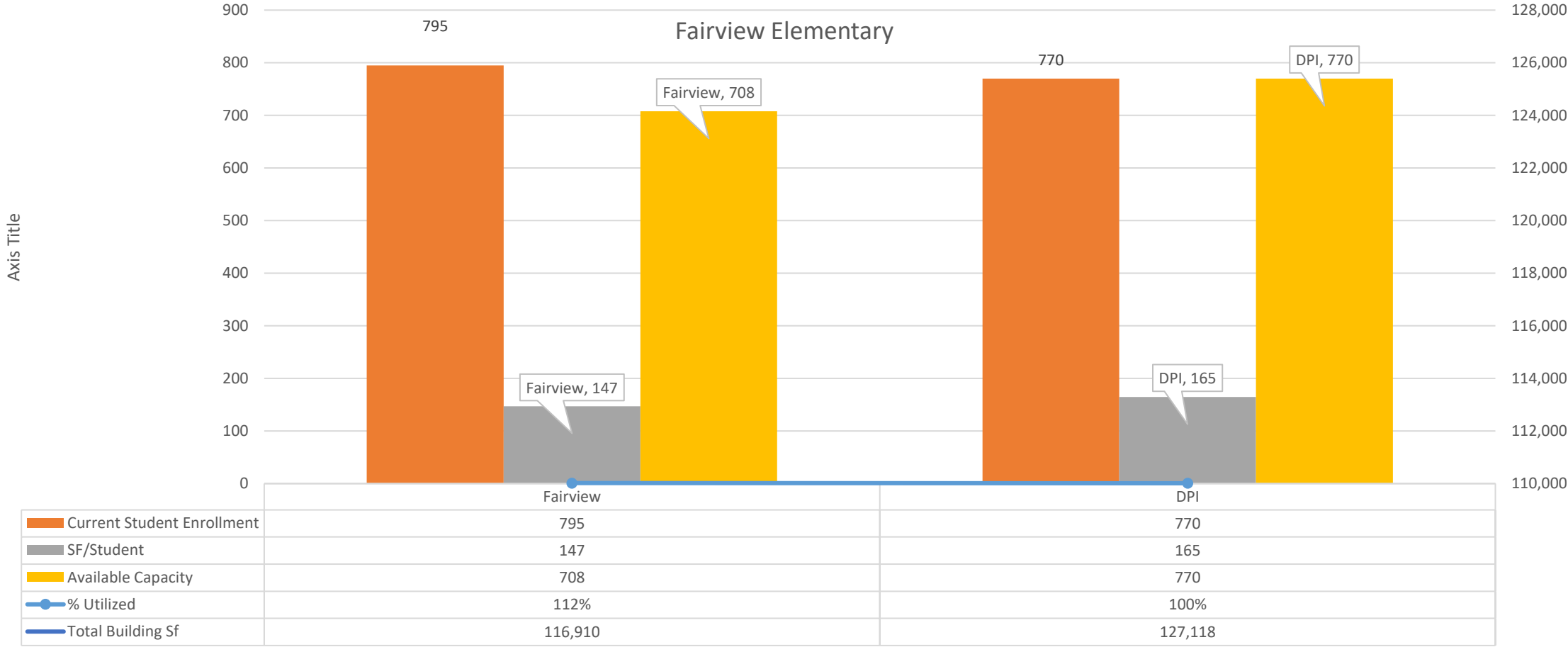
# Building

Building Feasibility Analysis





# Utilization







# Jackson Community School







# Bus Garage





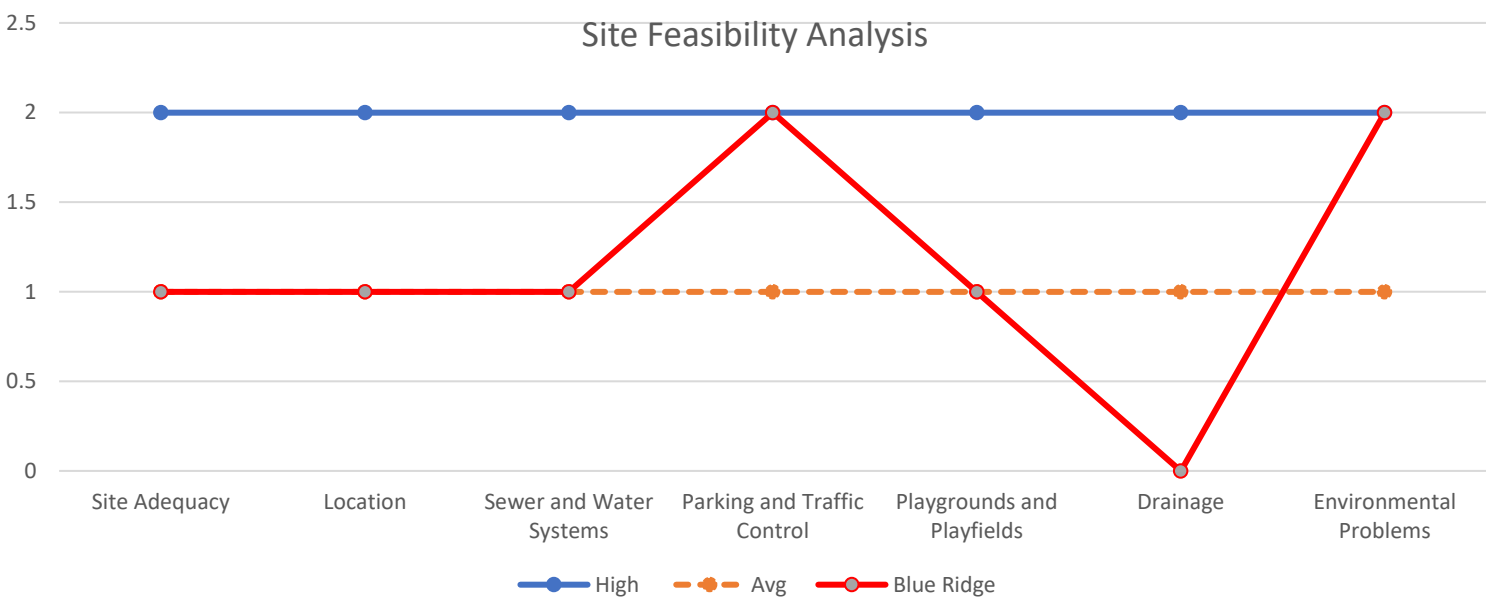


# Blue Ridge School Blue Ridge Early College



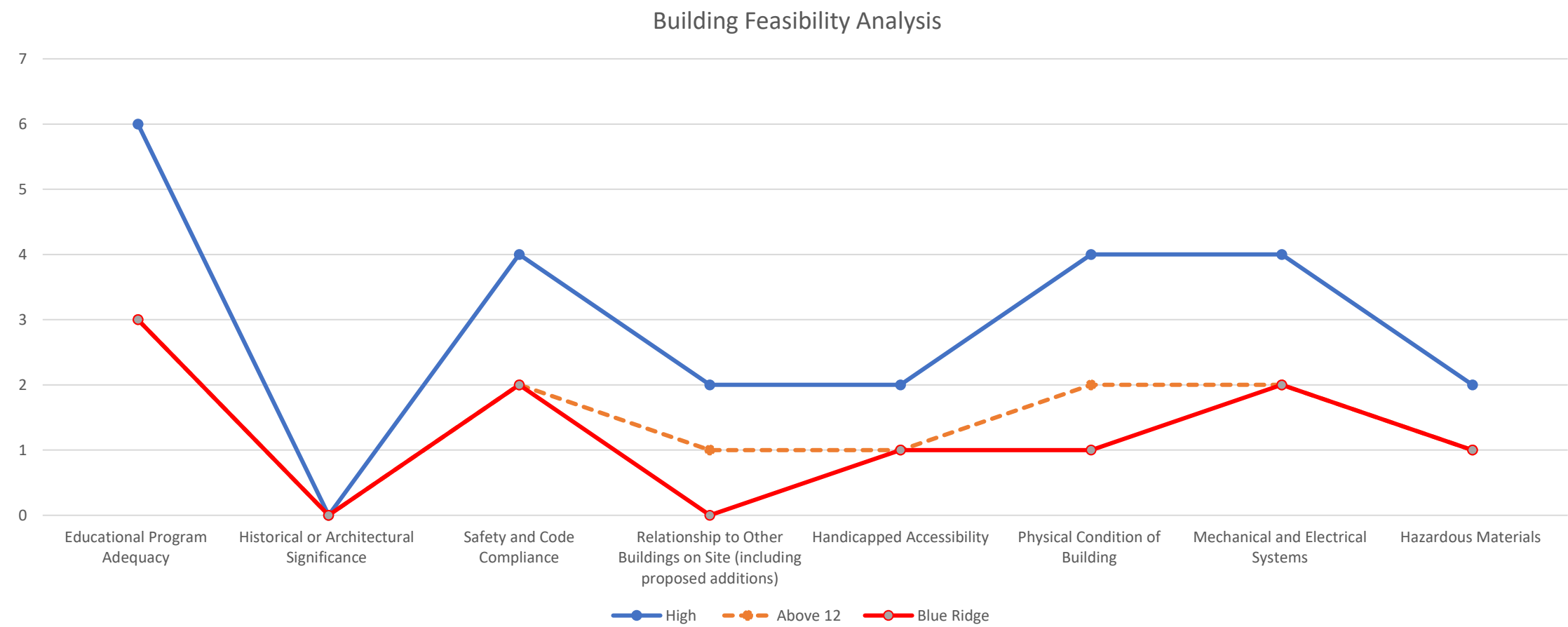


# Site





# Building





# Summary

- **Schools exhibited an average of 110% utilization**
- **High utilization/growth in grades Pre-K thru 5**
- **All sites and structures are average to above average**
- **Fairview is most challenged with site constraints, ADA, cafeteria, and classroom configurations. Immediate need for new cafeteria, kitchen, and minimum of 6+ classrooms**
- **Bus Garage should be replaced on site**
- **Blue Ridge Kitchen/Serving line should be addressed.**





# Smoky Mountain High

## Athletic Facility Assessment



Site





# Site Evaluation

## Site A

- Previously graded for future Baseball and Softball fields.
- Viable option for 8 Lane Track and Soccer field.

## Site B

- Existing Baseball field with recently added structures.
- General area is within floodplain.
- 20 feet (+/-) lower than existing football field.

## Site C

- Existing football field, stadium seating, concessions and restrooms.
- Field level and existing press box is not ADA accessible.
- Track does not meet size requirements for competition.
- Visitor's side needs restroom and concessions facilities.
- Existing layout is not adequate for hosting track and field events.

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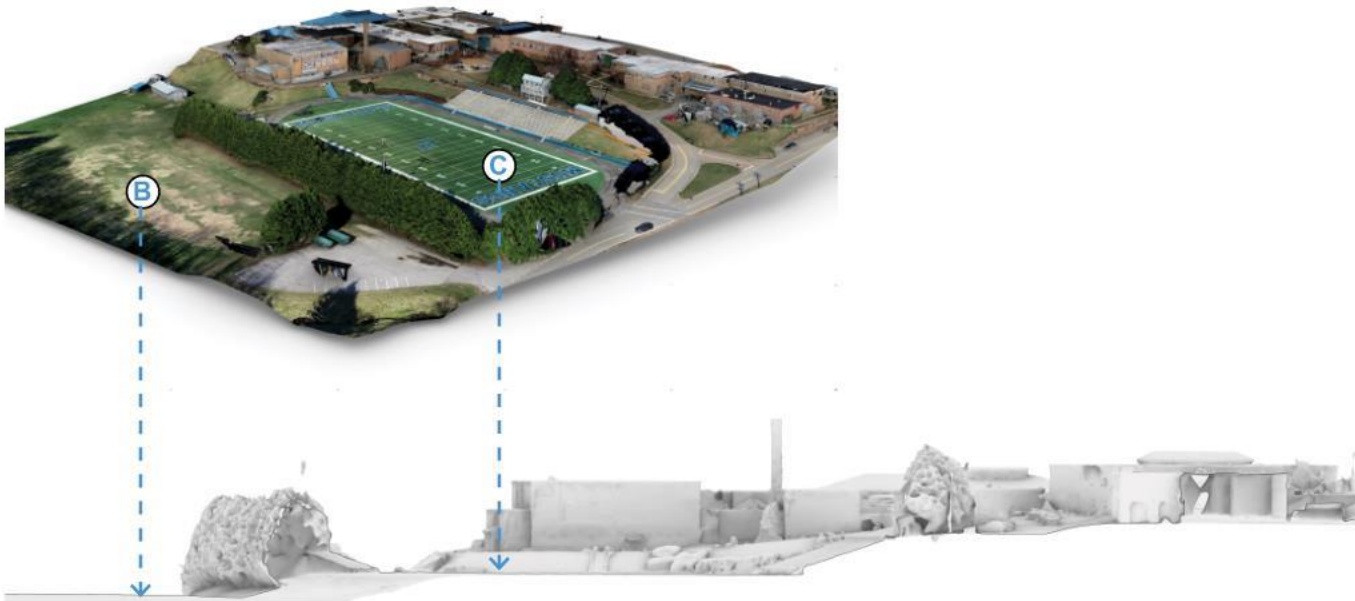
# Topography

## Floodplain

- Floodplain area over majority of **Site B**

## Elevation

- (+/-) 20ft of grade change from **Site B** to **C**.



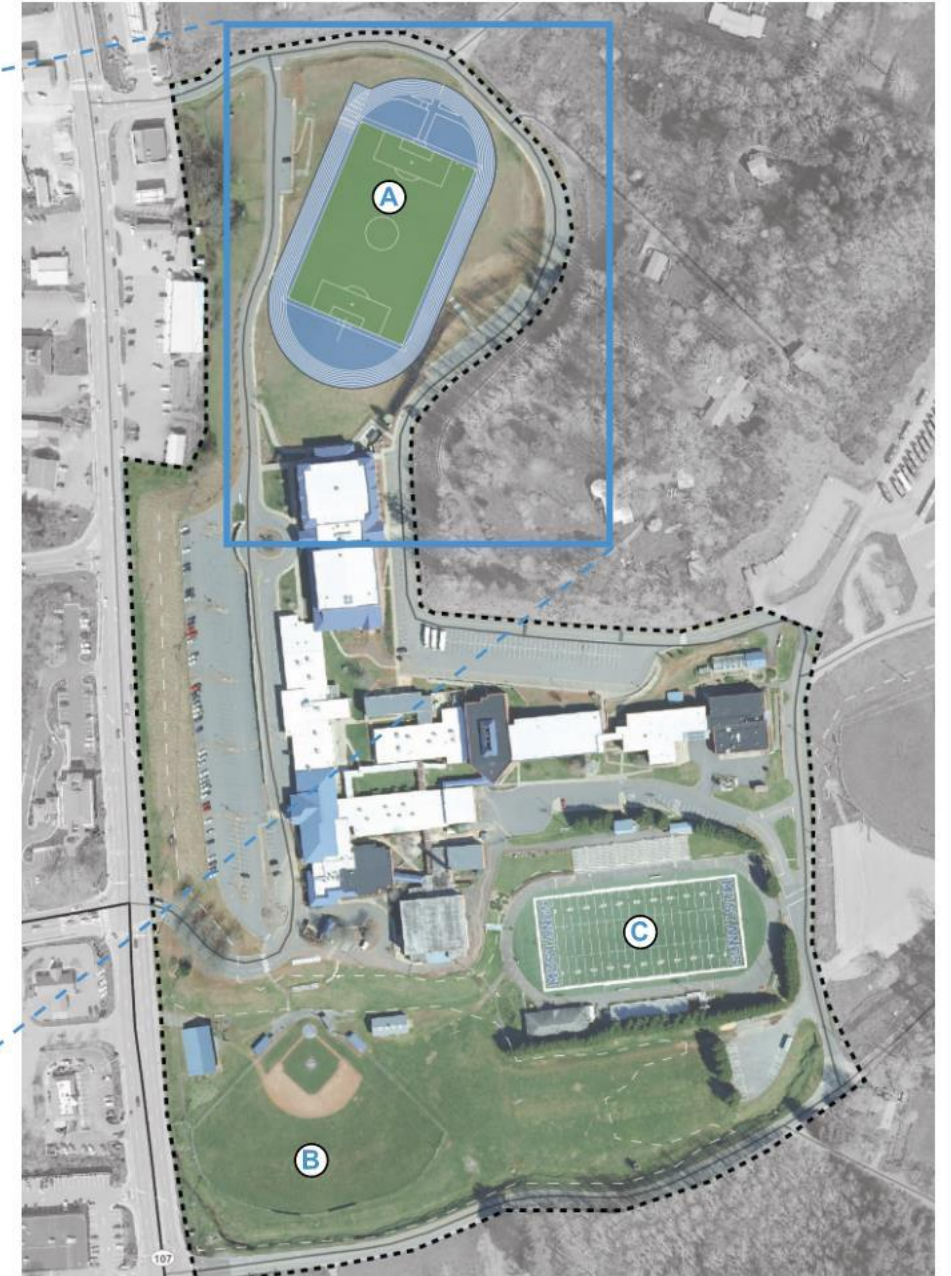
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## Track and Field

- **Site A** option for new track location.
- Competition Track and Field with 8 lanes, and field events.
- Regulation Soccer field. (Turf surface)
- Accessible access to field and buildings for concessions and toilets.
- Field orientation that best fits the site.
- Scoreboard
- Perimeter fencing
- Spectator areas.
- Scoring booth locations with power and data.
- Field Lighting.

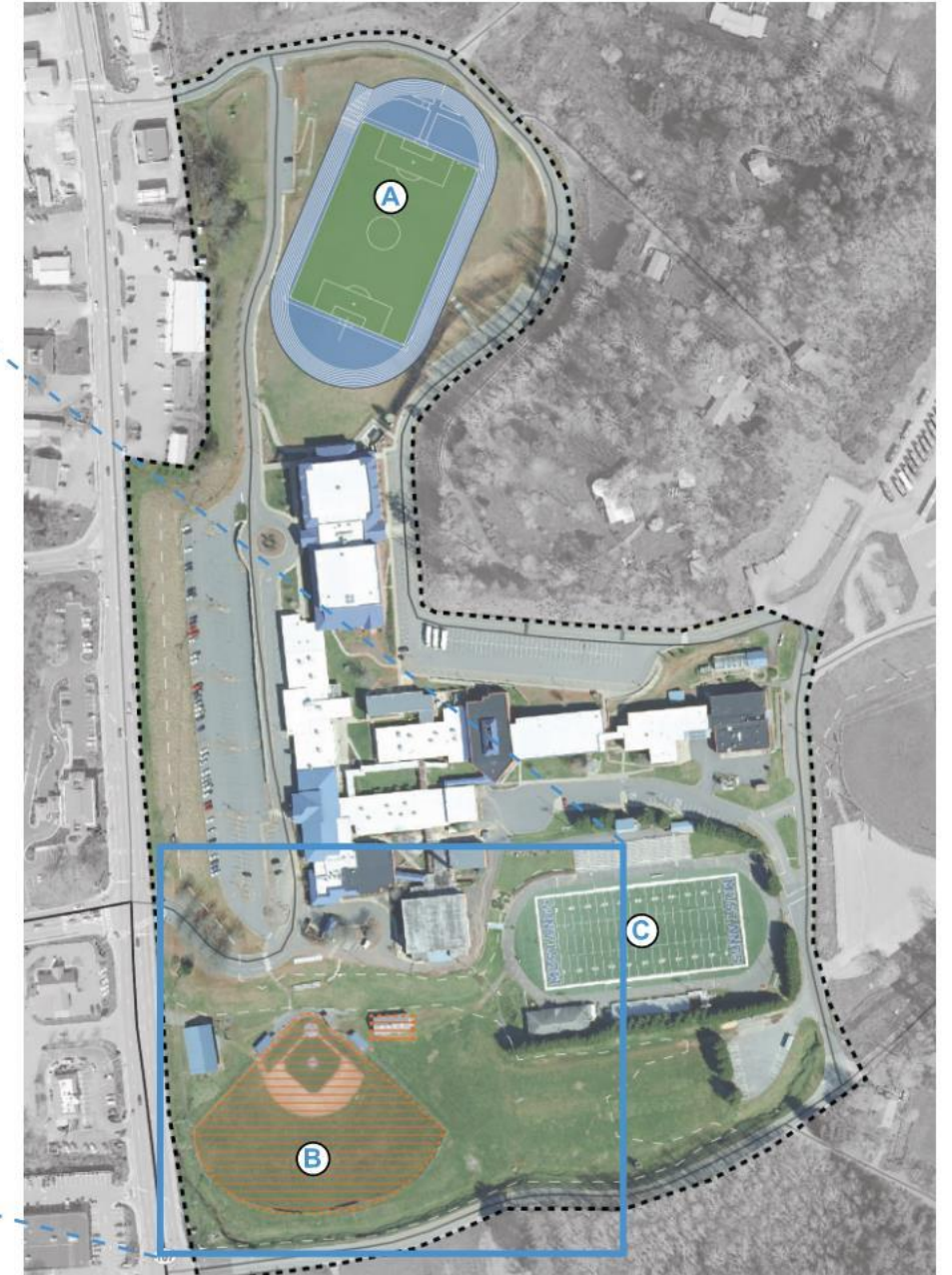


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## Baseball and Softball

- **Site B** conducive to Baseball and Softball fields.
- Demolish existing field and small structures, and retain existing field house.

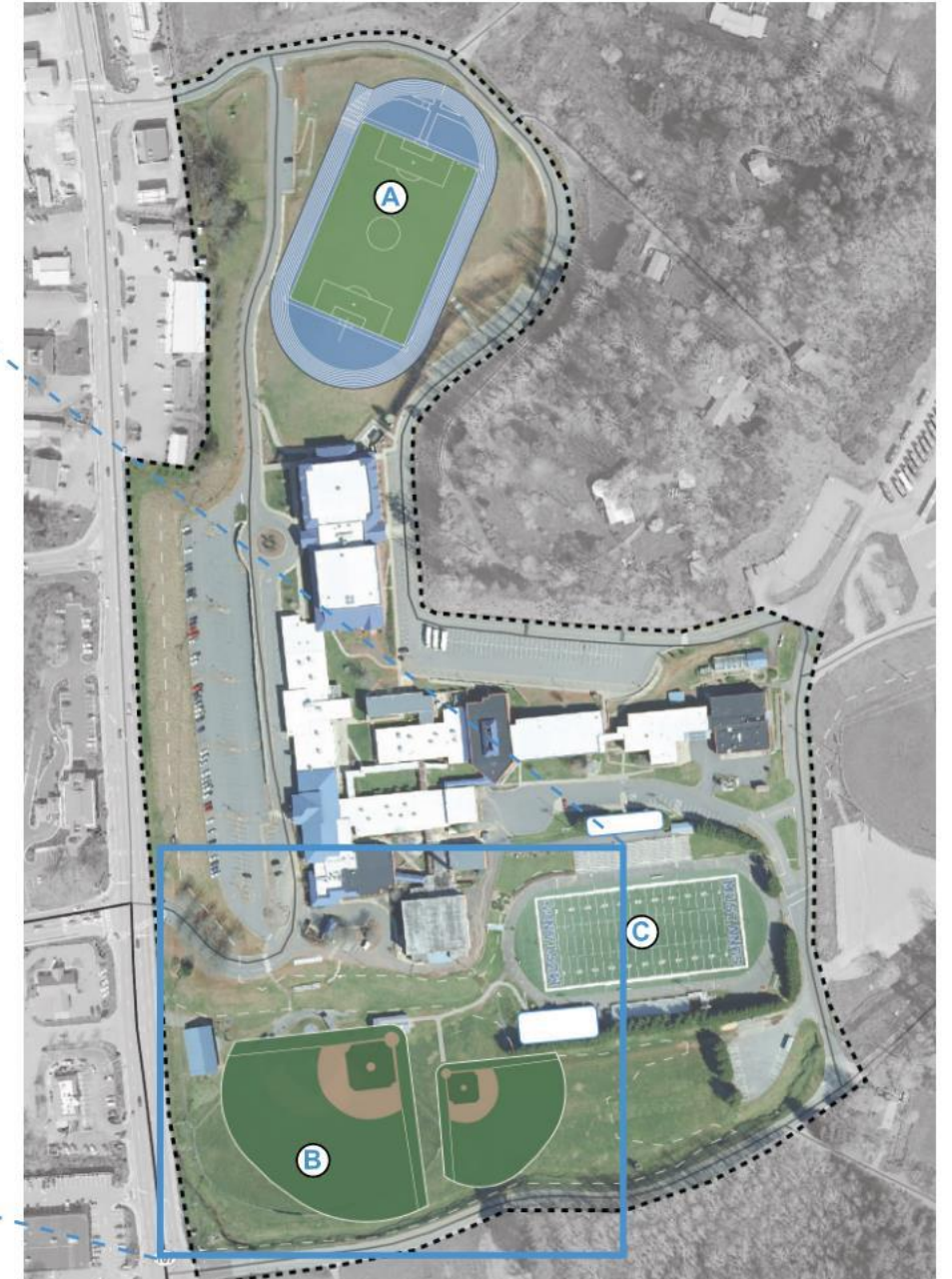


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## Baseball and Softball

- **Site B** conducive to Baseball and Softball fields.
- Demolish existing field and small structures, and retain existing field house.
- Rebuild Baseball field, add softball field.
- Renovate existing football field house to include toilets and concessions.
- Add accessible route to renovated concessions facility.



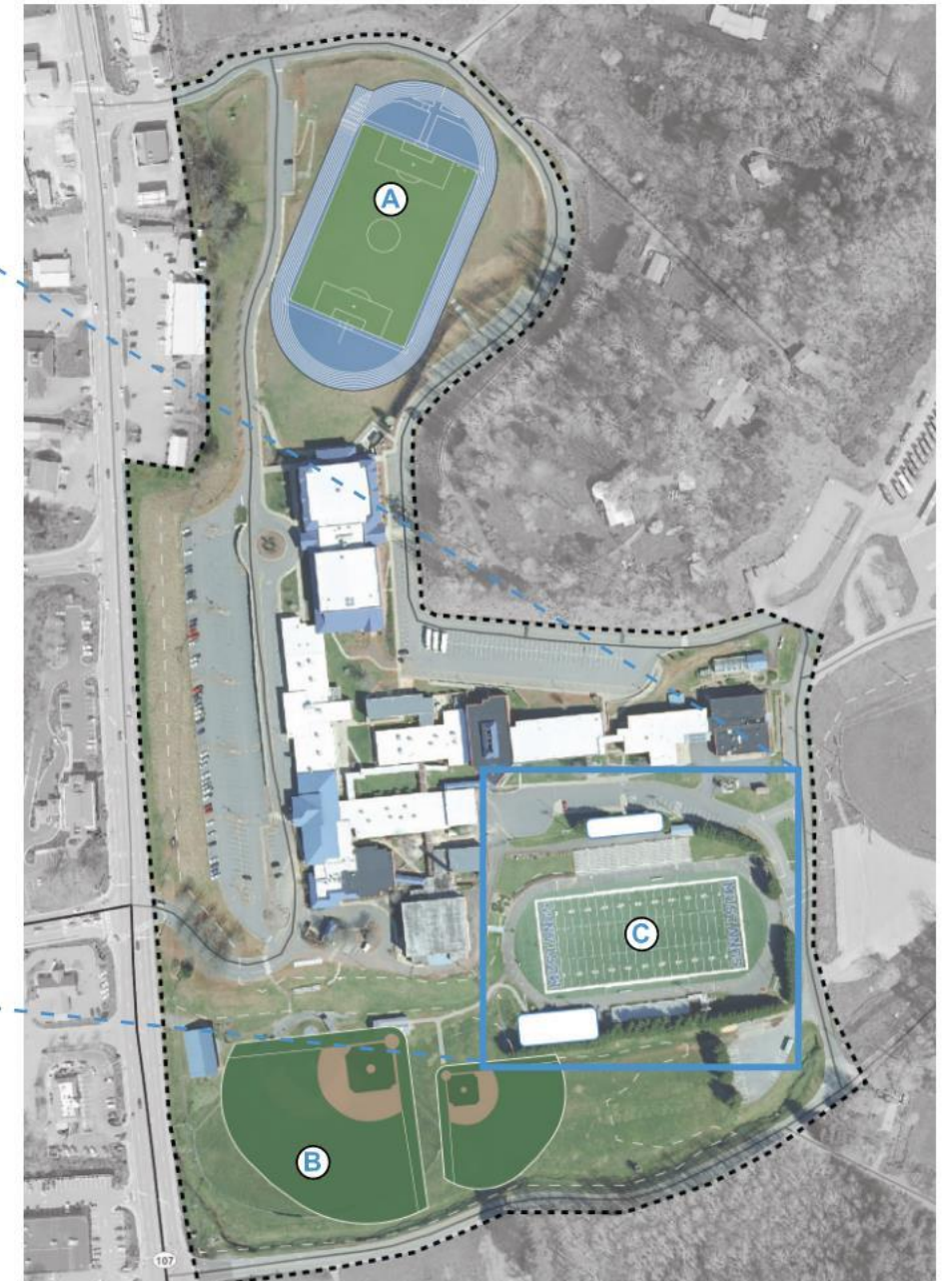
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# Renovate Football Facilities

## Site C - Upgrades

- Increased restroom capacity for stadium occupant load.
- Upgraded concessions and press box facility.
- Additional concessions and restroom facility for visitor side seating.
- Accessible route from press box level to field level.



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# Football Stadium Upgrades

- **(a)** Consolodated (3) level press box building including toilets, concessions, green room, and coaches box.
- Removal of trees at upper level and along road.
- Back of house access for concessions supplies and equipment.
- **(c)** Renovated field house to include concessions and restrooms for visitor side seating. Includes
  - Visitor side access gate
  - Existing press box and toilet building removed.

## Accessible Ramp **(b)**

- Roughly 22 feet of elevation from the field to the press box area.
- 264 feet of ramp plus 9 landings = 309 feet total. (5 feet wide)
- Access to the first row of seating is provided with a landing at 4 feet above the field.



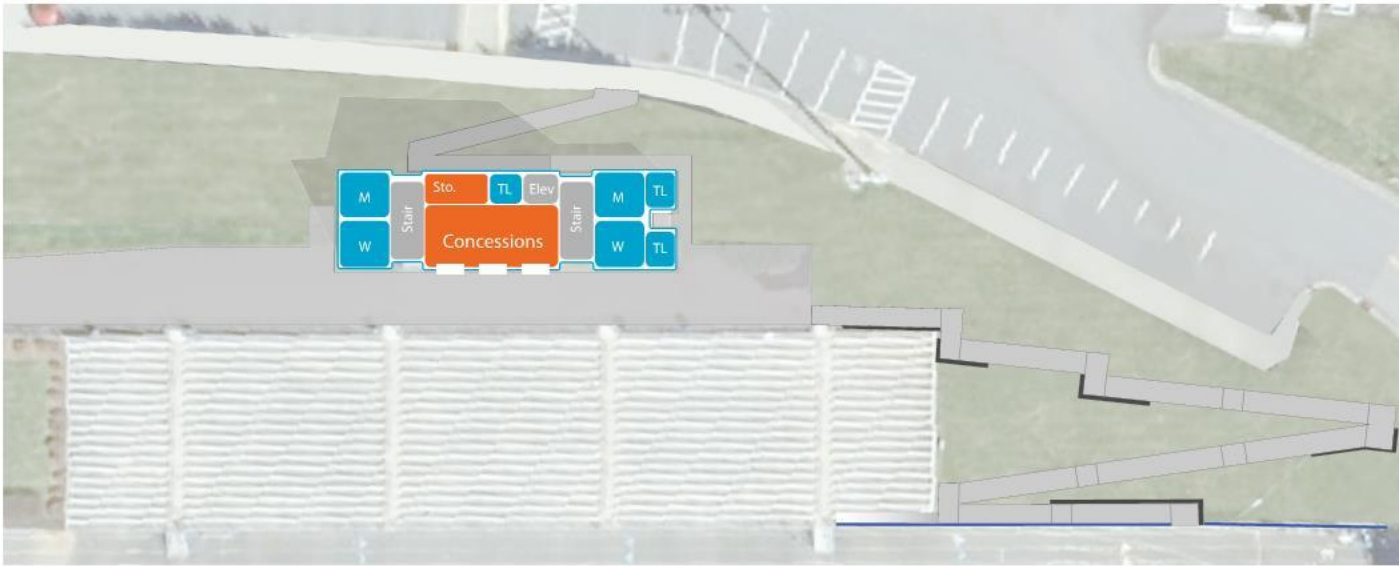
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# Press Box Facility

- (3) Story Press box. 3,750 sqft.
- 22 Toilets : 10 m / 10 w / 2 Family Assist. ( Serves Home side seating occupancy)
- Elevator for accessibility.
- 2 Stairs for egress requirements.
- Access path to parking for concessions deliveries.
- Toilet rooms at 2nd and 3rd Levels.



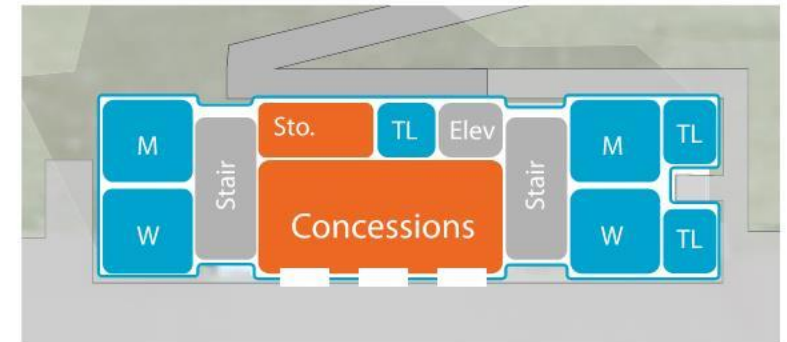
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Level 3 - Coaches Box (1,000 sqft )



Level 2 - Green Room (1,000 sqft )



Level 1 - Concessions ( 1,750 sqft )

# Summary

## Track and Field + Soccer

- Build Track and Field at vacant land along Jones Street.
- Utilize existing facility for support spaces.

## Baseball and Softball

- Rebuild Baseball field and add Softball field and renovate the football field house to include support spaces.
- Retain existing baseball facility.

## Football Stadium

- Build new football Press Box facility including support spaces for stadium occupant loads.
- Include Accessible routing to field level.
- Renovated football field house to include concession and restrooms for visitor side seating.
- Add visitor parking and entry at visitor side of stadium.

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# Alternate Layout

## Baseball and Softball

- Build Baseball and Softball field at vacant lot along Jones Street.  
Retain existing baseball facility.
- Utilize existing facility for support spaces.
- Site Previously graded for baseball and softball fields.

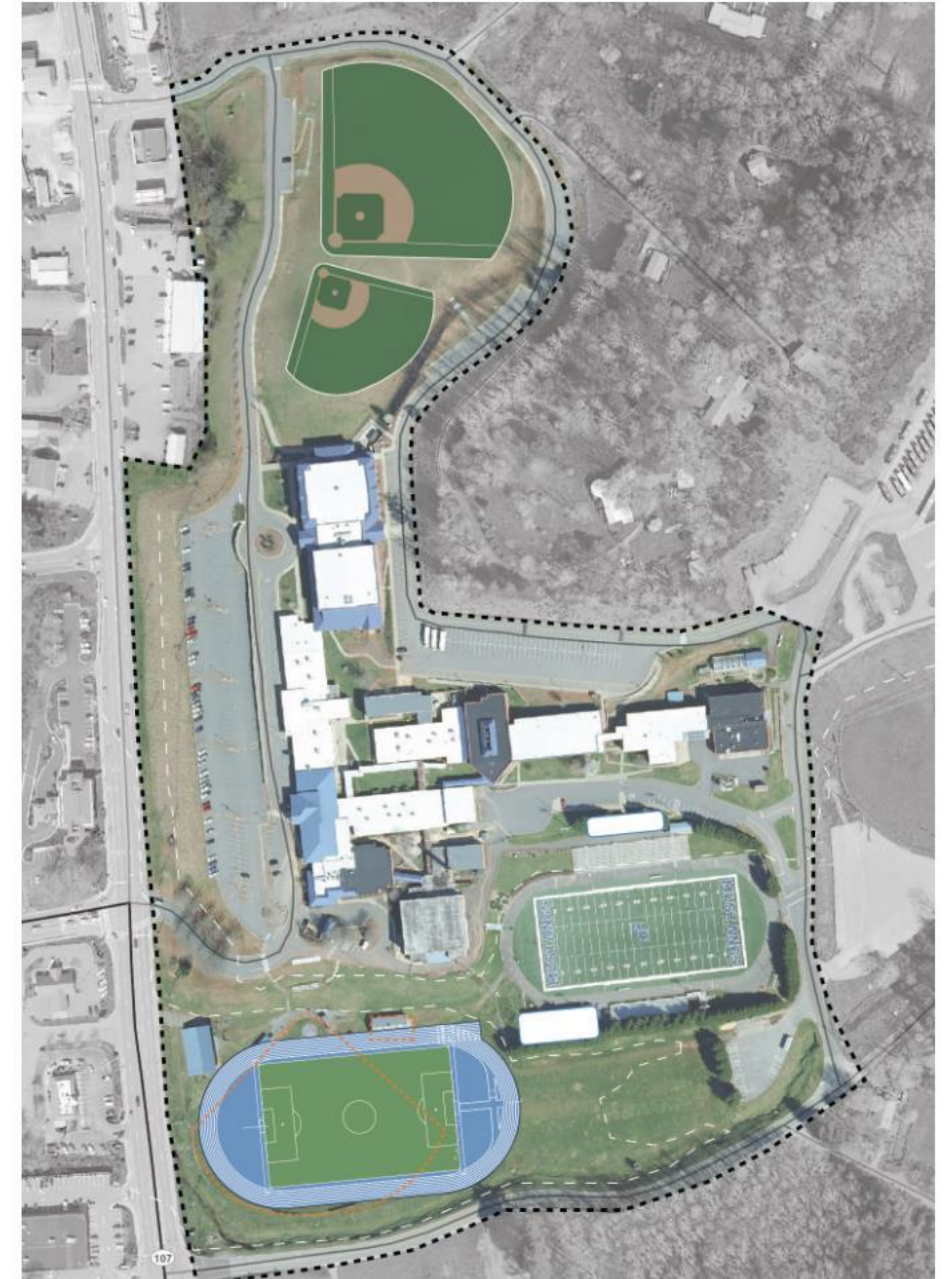
## Track and Field + Soccer

- Build Track and Field at existing baseball location
- Demo of existing baseball field and structures.
- New track and field would be located within floodplain

## Football Stadium

- Build new football press box facility including support spaces for stadium occupant loads.
- Include accessible routing to field level.
- Renovated football field house to include concession and restrooms for visitor side seating.
- Add visitor parking and entry at visitor side of stadium.

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# Consolidated Football + Track and Field Layout

## Football Stadium

- Demolish existing Track and Football Field.
- Demolish existing field house and visitor side seating.
- Demolish existing press box and restroom facility
- Demolish Tree lines.



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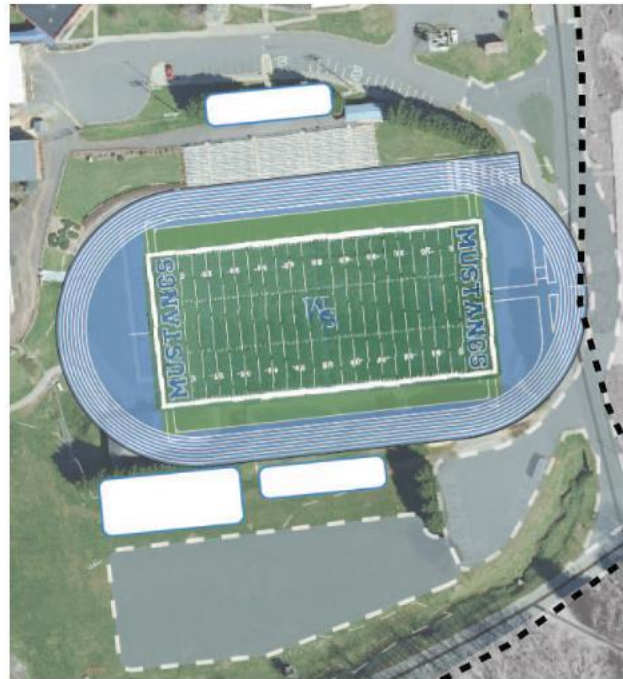




# Consolidated Football + Track and Field Layout

## Football Stadium

- Demolish existing Track and Football Field.
- Demolish existing field house and visitor side seating.
- Demolish existing press box and restroom facility.
- Demolish Tree lines.
- Build new competition size track and field.
- Rebuild road around facility.
- Build new press box, concessions, restroom and ADA access.



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# Consolidated Football + Track and Field Layout

## Football Stadium

- Demolish existing Track and Football Field.
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- Demolish existing press box and restroom facility.
- Demolish Tree lines.
- Build new competition size track and field.
- Rebuild road around facility.
- Build new press box, concessions, restroom and ADA access.
- Infill southern portion of site to for new visitor side seating and new field house.
- (+/-) 20 feet of grading infill



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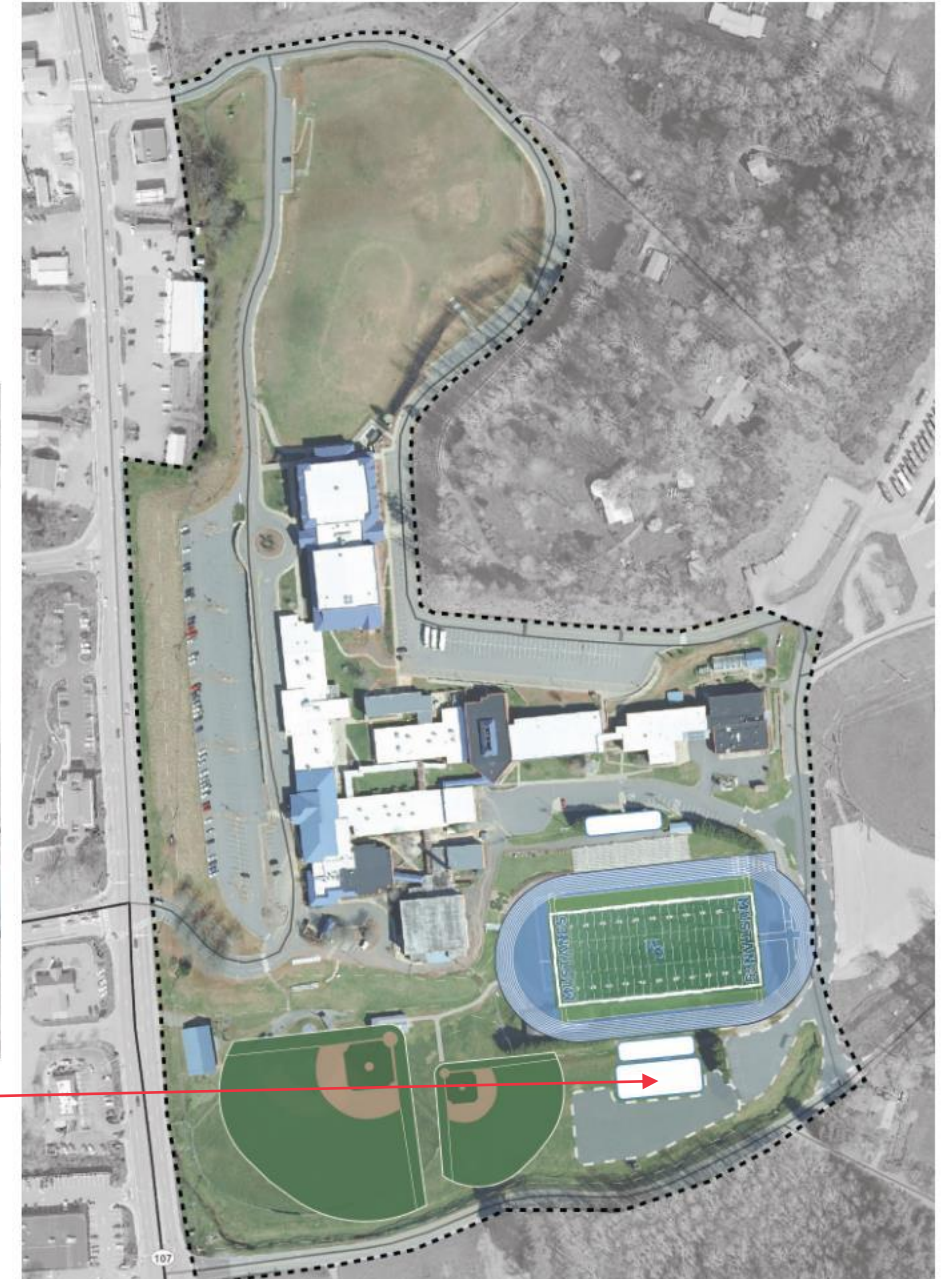
# Consolidated Football + Track and Field Layout

## Football Stadium

- Demolish existing Track and Football Field.
- Demolish existing field house and visitor side seating.
- Demolish existing press box and restroom facility.
- Demolish Tree lines.
- Build new competition size track and field.
- Rebuild road around facility.
- Build new press box, concessions, restroom and ADA access.
- Infill southern portion of site to for new visitor side seating and new field house.
- (+/-) 20 feet of grading infill.
- Rebuild Baseball field and add Softball Field.
- Revised parking layout.



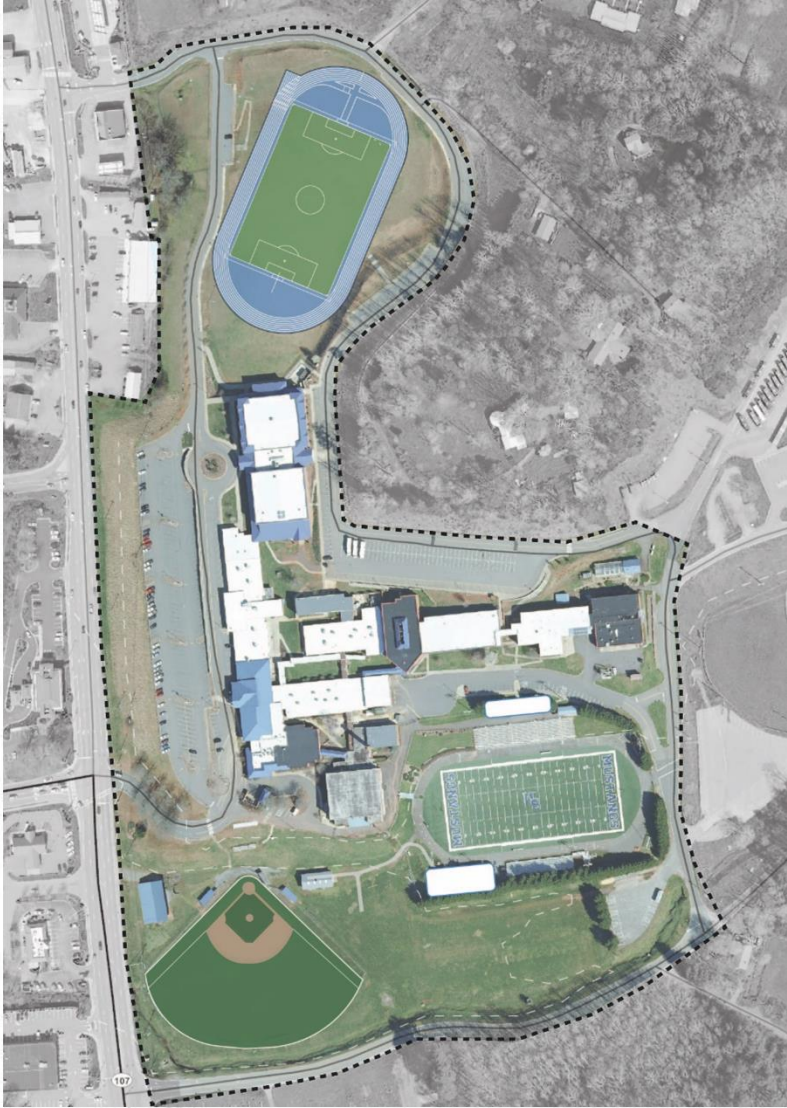
\* Requires removal and replacement of field house.



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Base Layout



Alternate Layout



Consolidated Football + Track and Field Layout



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## Recommendations

- Fairview is the highest priority- Add new kitchen, cafeteria, and minimum of 6 classrooms. Study existing building to determine optimal classroom configuration. Address ADA throughout school and site.
- Study possible sites for future middle school
- Address Smoky Mtn. High Athletics
- Develop plan for backfilling existing schools
- Address Blue Ridge Kitchen and Serving line



# Preliminary Budgets



Project	2024	2025	2026	2027	2028	2029		Total project cost range		
Fairview Elementary School	\$ 1,500,000	\$ 10,250,000	\$ 12,350,000					\$ 24,100,000	-	\$ 30,125,000
Blue Ridge School Kitchen+ Serving	\$ 375,000	\$ 2,562,500	\$ 3,062,500					\$ 6,000,000	-	\$ 7,500,000
Middle School Due Diligence	\$ 120,000	\$ 80,000						\$ 200,000	-	\$ 250,000
Middle School ***	\$ 251,942	\$ 6,046,618	\$ 13,856,832	\$ 76,842,432.00	\$ 46,136,952.00			\$ 143,134,776	-	\$ 157,448,254
Smoky Mtn High School		\$ 936,000	\$ 8,034,000	\$ 9,190,000.00				\$ 18,160,000	-	\$ 22,700,000
Bus Garage				\$ 374,678.66	\$ 3,840,456.26	\$ 3,574,801.74		\$ 7,789,937	-	\$ 9,737,421
<b>Total per year</b>	<b>\$ 2,248,966</b>	<b>\$ 19,877,143</b>	<b>\$ 37,305,358</b>	<b>\$ 86,409,138</b>	<b>\$ 49,979,436</b>	<b>\$ 3,576,831</b>				

# Schedule



Task Name	Duration	Start	Finish	Half 1, 2024			Half 2, 2024			Half 1, 2025			Half 2, 2025			Half 1, 2026			Half 2, 2026			Half 1, 2027			Half 2, 2027			Half 1, 2028			Half 2, 2028			Half 1, 2029			Half 2, 2029		
				J	M	M	J	S	N	J	M	M	J	S	N	J	M	M	J	S	N	J	M	M	J	S	N	J	M	M	J	S	N	J	M	M	J	S	N
▲ Fairview Elementary	903 days	Thu 2/15/24	Mon 8/2/27																																				
Fairview Elementary Design	13 mons	Thu 2/15/24	Wed 2/12/25																																				
Bidding + Permitting	3 mons	Thu 2/13/25	Wed 5/7/25																																				
Construction	18 mons	Thu 5/8/25	Wed 9/23/26																																				
School open	1 day	Mon 8/2/27	Mon 8/2/27																																				
▲ Middle School Site Due Diligence	1164 days	Thu 2/15/24	Tue 8/1/28																																				
Identify Sites	6 mons	Thu 2/15/24	Wed 7/31/24																																				
Due Diligence evaluation	8 mons	Thu 8/1/24	Wed 3/12/25																																				
Programming	3 mons	Fri 12/13/24	Thu 3/6/25																																				
School design	14 mons	Thu 3/13/25	Wed 4/8/26																																				
Bidding + Permitting	3 mons	Thu 4/9/26	Wed 7/1/26																																				
Construction	24 mons	Thu 7/2/26	Wed 5/3/28																																				
School open	1 day	Tue 8/1/28	Tue 8/1/28																																				
▲ Smoky Mtn Athletics	521 days	Wed 1/22/25	Wed 1/20/27																																				
Final programming	3 mons	Wed 1/22/25	Tue 4/15/25																																				
Design	6 mons	Wed 4/16/25	Tue 9/30/25																																				
Bidding + Permitting	3 mons	Wed 10/1/25	Tue 12/23/25																																				
Construction	14 mons	Wed 12/24/25	Tue 1/19/27																																				
Athletics open	1 day	Wed 1/20/27	Wed 1/20/27																																				
▲ Bus Garage	661 days	Wed 1/20/27	Wed 8/1/29																																				
Design	12 mons	Wed 1/20/27	Tue 12/21/27																																				
Bidding + Permitting	3 mons	Wed 12/22/27	Tue 3/14/28																																				
Construction	18 mons	Wed 3/15/28	Tue 7/31/29																																				
Open	1 day	Wed 8/1/29	Wed 8/1/29																																				
▲ Blue Ridge Kitchen/Serving line	383 days	Thu 2/15/24	Mon 8/4/25																																				
Design	5 mons	Thu 2/15/24	Wed 7/3/24																																				
Bidding + Permitting	2 mons	Thu 7/4/24	Wed 8/28/24																																				
Construction	12 mons	Thu 8/29/24	Wed 7/30/25																																				
School open	1 day	Mon 8/4/25	Mon 8/4/25																																				





# Questions?

