

Ringgold High School - Phase III & Structural Assessment Ginger Hall Maintenance Facility Projects



360°



August 14, 2024

#4693



RENOVATION PHASING PLAN





ESTIMATES

CONSTRUCTION COSTS:		COST ESTIMATE:
1 st & 2 nd Floor Classroom Wing Improvements (Classroom & Corridors)		
1 st Floor Cafeteria Restrooms		\$402,000
2 nd Floor Library Restrooms (above Science Labs)		\$515,000
2 nd Floor Corridor Column Covers		\$80,000
Athletic Instructor's Office Renovation		\$75,000
Interior Painting		\$223,000
Lay-in Ceilings (Corridor & Instruction Areas)		\$779,000
Terrazzo Floor Grinding/Polishing, New Base		\$486,000
VCT Flooring		\$670,000
Rubber Stair Treads/Risers/Landings		\$120,000
Doors/Hardware		\$618,000
Enlarge/Replace Classroom & Library Windows (inc. window shades)		\$650,000
Room Signage		\$30,000
Educational Equipment inc. F&CS Lab (casework, whiteboards, etc.)		\$675,000
Classroom Wing Improvements Subtotal:		\$5,320,000



ESTIMATES

CONSTRUCTION COSTS (cont.):		COST ESTIMATE:
Science Lab Renovations		
General Trades (Demolition, Ceilings, Walls, Floors, etc.)		\$923,000
HVAC (Ventilation)		\$547,000
Plumbing (Gas, Water, Sanitary, Acid Waste, Fixtures)		\$345,000
Electrical (Lighting, Power, Data)		\$505,000
Science Lab Equipment/Countertops		\$770,000
Science Lab Renovations Subtotal:		\$3,090,000

Miscellaneous Improvements (within area)		
Elevator Upgrades		\$350,000
AHUs Replacement S-2, S-3, S-4, S-12, S-13, S-14		\$898,000
AHUs Concrete Housekeeping Pad Replacement		\$35,000
Replace Portions of Existing Walls to Facilitate Installation of New AHUs		\$115,000
Heating Coils in Select VAVs		\$120,000
Replace 2" and smaller HWS & R Pipe and Associated Terminal Units		\$250,000
Duct Cleaning/Joint Sealing/Reinsulate		\$548,000
Install New Duct Mounted Smoke Detectors and Fire Dampers		\$96,000



ESTIMATES

CONSTRUCTION COSTS (cont.):	COST ESTIMATE:
Miscellaneous Improvements (within area) (cont.)	
Install New Duct Mounted Smoke Detectors and Fire Dampers	\$96,000
LED Lighting & Exit Signs	\$885,000
Electric Subpanel and Feeder Cable Replacement	\$550,000
Branch Circuit Replacement/Add Additional Circuits & Receptacles	\$342,000
Cafeteria Sound System Replacement	\$96,000
Replace Chilled Water Pipe in Auditorium/Classroom Corridor	\$150,000
Replace Unforeseen/Poor Condition Underground Sanitary Pipe Allowance	\$185,000
Install Isolation Valves in HVAC Hot/Chilled Water Pipe to Isolate Areas Allowance	\$85,000
Replace Aging Ball Valves in Domestic Water Lines Allowance	\$85,000
Asbestos Abatement Allowance	\$130,000
Miscellaneous Improvements Subtotal:	\$4,920,000
Contractor's General Conditions (Bonds, Insurance, Overhead, Profit, etc.):	\$2,000,000
CONSTRUCTION COSTS TOTAL:	\$15,330,000



ESTIMATES

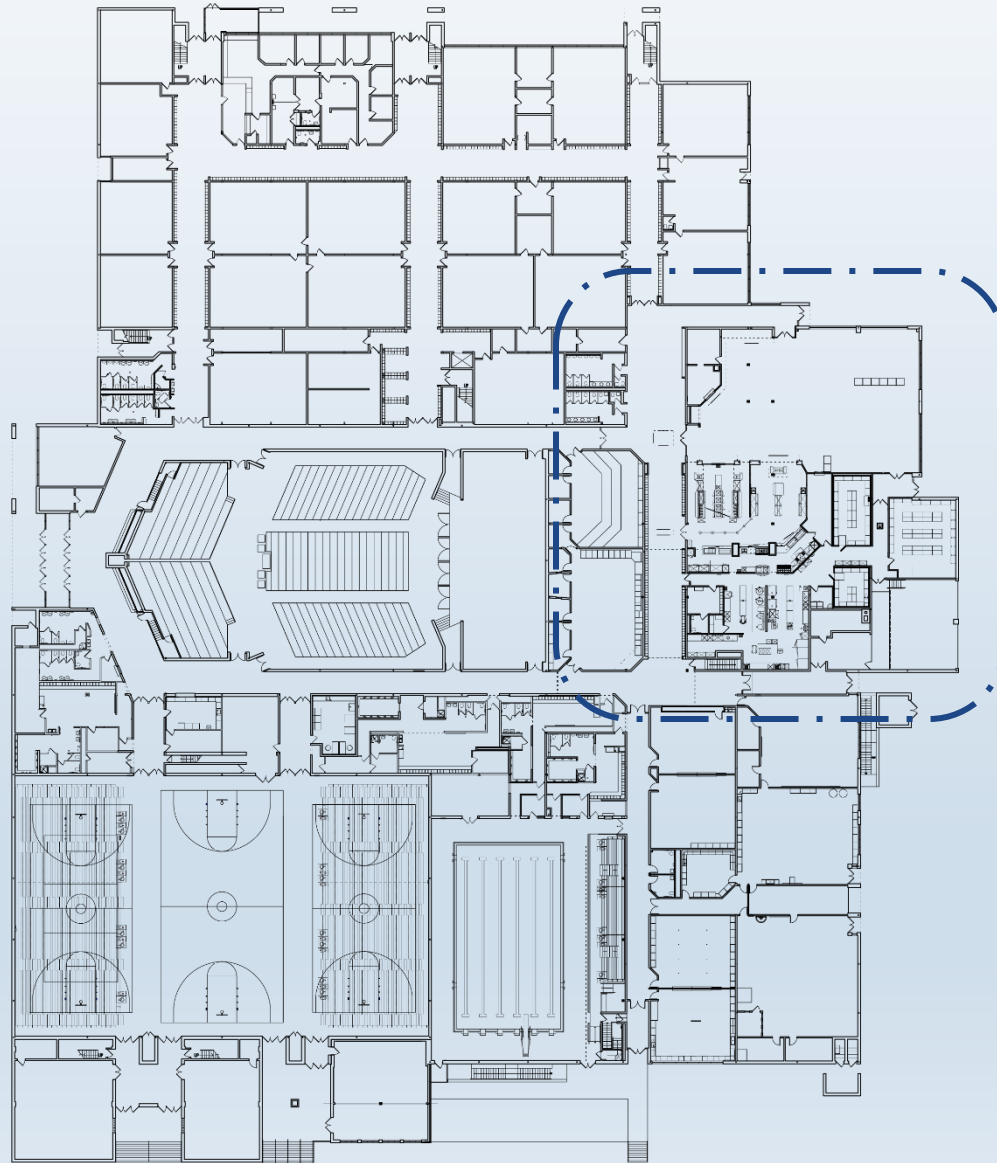
RELATED COSTS:	COST ESTIMATE:
Construction and Bid Document Printing Allowance	\$3,000
Building Permit/Plan Review Allowance	\$4,000
HVAC Commissioning/Testing and Balancing Allowance	\$55,000
Architect/Engineering Fees	\$920,000
Cost Escalation (to 2025, 3.1%/yr.)	\$951,000
Contingency (10%)	\$1,533,000
Related Costs Subtotal:	\$3,466,000
TOTAL PROJECT COSTS:	\$18,796,000

Exclusions:	
	Roof Replacement (by School District via State Contract)
	Library Furnishing, Shelving, Carpet (only wall painting, ceiling, lighting, HVAC inc. above)
	Corridor Locker Replacement
	Operable Partition Wall Replacement between Classrooms
	Structural Repairs to Cafeteria/Food Court/ Kitchen Area

STRUCTURAL ASSESSMENT INITIAL FINDINGS:

- 2010 Project included existing distressed floor (slab-on-grade) replacement with new suspended floor structure on micropiles with crawl space below.
- Preliminary assessment concluded that existing roof structure columns are moving now from expansive soils.
 - These columns were not previously a concern during 2010 analysis.
- Recommend further monitoring/fact finding to determine extent of movement & affected areas (6-9 months, quarterly readings).
 - 3D Scan by Verdantas Surveying: \$11,450 – initial scan, \$6,230 each follow up.
- Recommend interm repairs be performed at select walls, ceilings, & floors until permanent repairs are made.
- Possible solutions include (or combination of):
 - Replacing existing roof columns & foundations.
 - Utilize 2010 floor structure foundations to support new roof structure columns.

HIGH SCHOOL PLAN – FIRST FLOOR

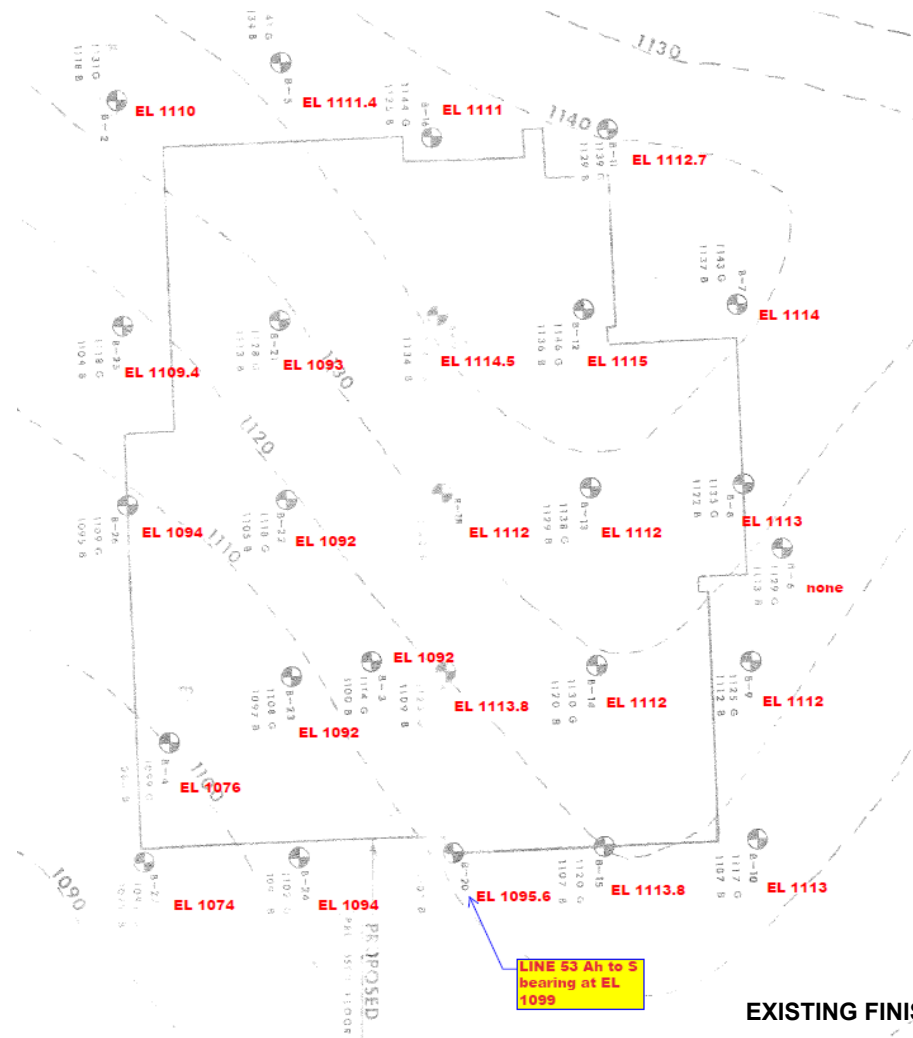


**STRUCTURAL
ASSESSMENT
FOCUS AREA**



HIGH SCHOOL PLAN – FIRST FLOOR

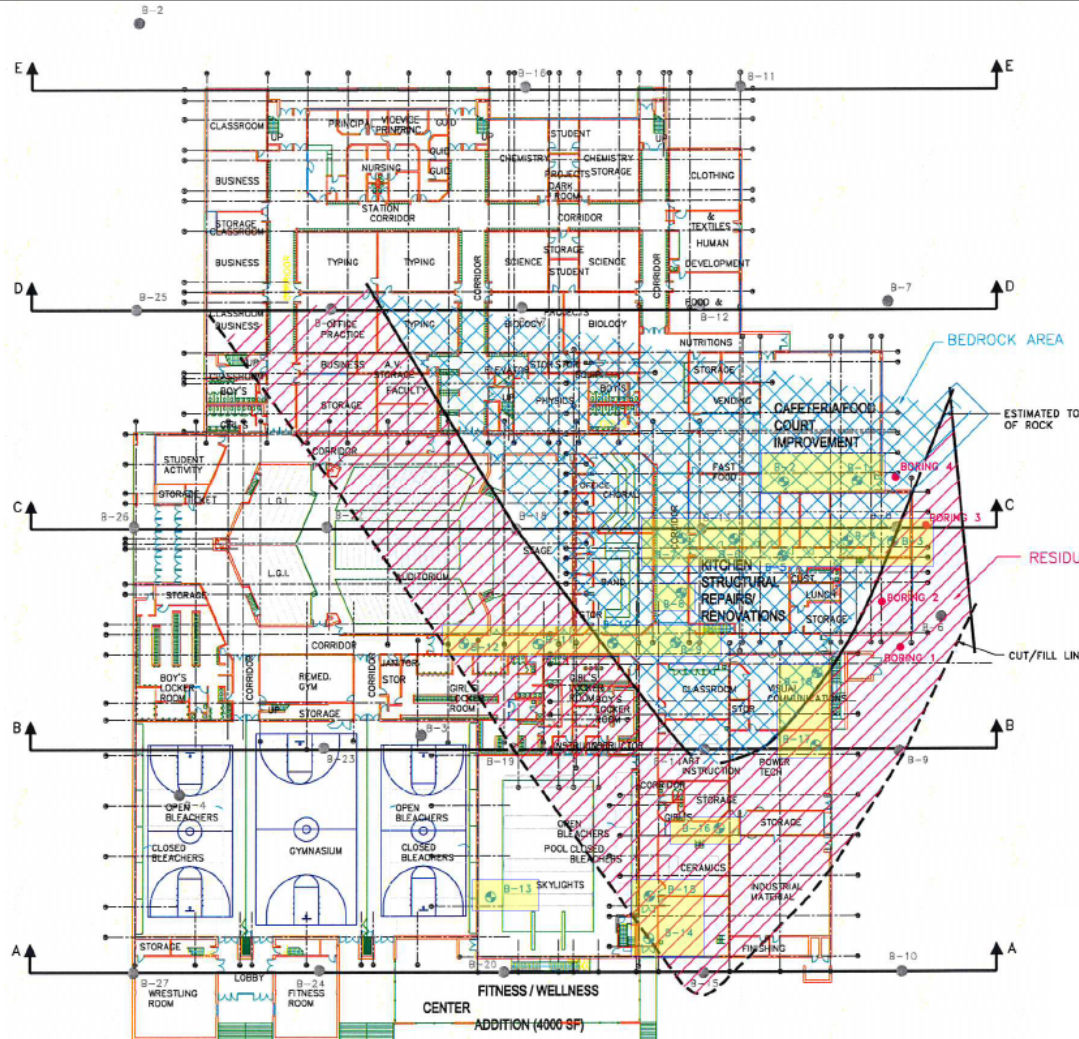
ELEVATIONS AT WHICH EMI 1977 BORING LOGS INDICATE CABRONACEOUS SHALE AND/OR COAL



EXISTING FINISH FLOOR ELEVATION: 1120-0



HIGH SCHOOL PLAN – FIRST FLOOR



Gray Shale and/or Black Carbonaceous Shal

- B-1 1113
- B-2 1112.5 (gypsum seams below 1116.5)
- B-3 1114
- B-4 1114
- B-7 1112
- B-8 1111
- B-9 1111
- B-10 1112.5
- B-11 1112
- B-12 1110.5 (gypsum bands below 1119)
- B-14 -
- B-15 1111.5 (gypsum rich CL below 1117.5)
- B-16 1112.5 (gypsum rich GC below 1117.5)
- B-17 1112.5 (gypsum rich GM below 1119)
- B-18 1113

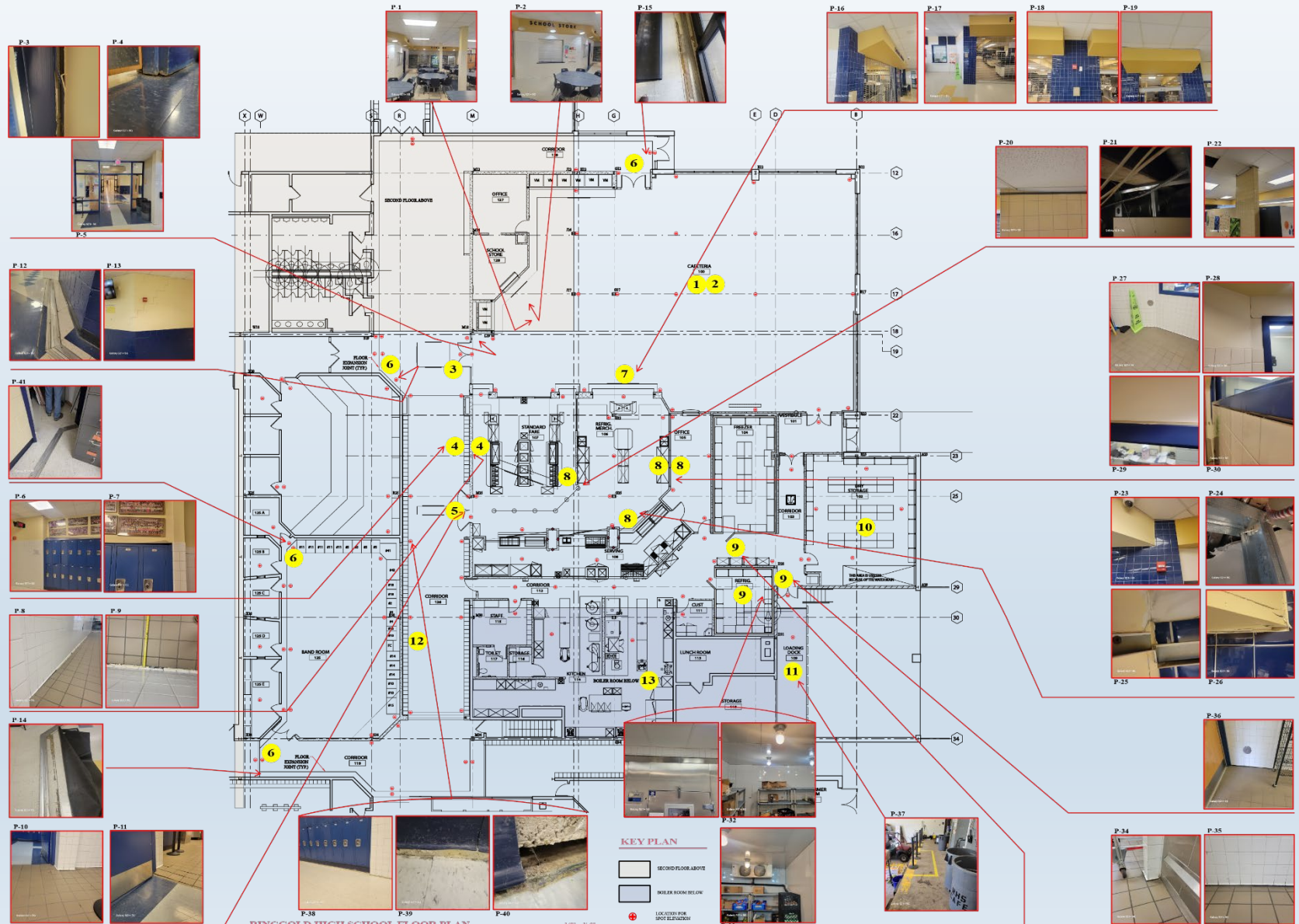
LEGEND:

- BORINGS BY GEO-MECHANICS, INC. (2008) (18)
- BORINGS BY E.M.I. (1977) (26)
- BORINGS BY FIVE R'S DRILLING, INC. (JULY 2007) (4)
- RESIDUAL SOIL
- BEDROCK

EXISTING FINISH FLOOR ELEVATION: 1120-0



CAFETERIA/ KITCHEN ENLARGED PLAN





OPTIONS MOVING FORWARD

OPTION 1:

- Proceed with High School Phase 3 Design/Construction & await further monitoring findings to determine full scope of repairs.
- Can be preformed as either a Change Order to Phase 3 Construction Project or a later Phase 4 Project.
- Phase 3 Schedule:
 - 8/2024 – Authorize to Proceed
 - 2/2025 – Advertise
 - 3/2025 – Receive/Award Bids
 - 6/2025 – Start Construction
 - 8/2026 – Complete Construction

OPTION 2 (Recommended):

- Delay High School Phase 3 until conclusive scope is determined.
- Allows sufficient data collecting to occur & incorporate any distressed Phase 3 areas into Project Scope.
- Permits budgeting of funds for Project depending on cost of repairs (unknown at this time).
- Schedule Following 2-3 Scans:
 - 6/2025 or
 - 9/2025 – Authorize to Proceed
 - 2/2026 – Advertise
 - 3/2026 – Receive/Award Bids
 - 6/2026 – Start Construction
 - 8/2027 – Complete Construction

EXISTING SITE PLAN





PROJECT	PROCUREMENT METHOD	CONSTRUCTION COSTS	RELATED COSTS	TOTAL PROJECT COSTS
Storm/Sewage Line Repairs to Existing Septic System	Public Bid (Architect)	\$60,000 - \$75,000	\$15,000 - \$19,000	\$75,000 - \$94,000
Masonry Repairs and Windows Replacement (Inc. Asbestos Abatement)	Public Bid (Architect)	\$450,000 - \$550,000	\$113,000 - \$138,000	\$563,000 - \$688,000
Window Wall Replacement at Maintenance Garage Door	Public Bid (Architect)	\$95,000 - \$135,000	\$24,000 - \$34,000	\$119,000 - \$169,000
Exterior Man Doors and Overhead Garage Doors Replacement	Public Bid (Architect)	\$160,000 - \$180,000	\$40,000 - \$45,000	\$200,000 - \$225,000
Garage Floor Repair/ Floor Drain Replacement/ Oil Separator	Public Bid (Architect)	\$110,000 - \$135,000	\$28,000 - \$34,000	\$138,000 - \$169,000
Interior Plumbing Alterations/ Sanitary Line Repairs (Inc. Asbestos)	Public Bid (Architect)	\$125,000 - \$150,000	\$32,000 - \$38,000	\$157,000 - \$188,000
New Radiant Heat for Garage Maintenance area	Public Bid (Architect)	\$45,000 - \$55,000	\$12,000 - \$14,000	\$57,000 - \$69,000
Electrical Upgrades(Service Upgrades, Subpanels, etc.)	Public Bid (Architect)	\$180,000 - \$240,000	\$45,000 - \$60,000	\$225,000 - \$300,000
Boiler Replacement	Public Bid (Architect)	\$150,000 - \$200,000	\$38,000 - \$50,000	\$188,000 - \$250,000
Roof Replacement	State Contract(School)	\$239,993 - \$325,576		\$239,993 - \$325,576
Parking Lot/ Drives Asphalt Replacement	Public Bid (Architect)	\$420,000 - \$490,000	\$105,000 - \$123,000	\$525,000 - \$613,000
Concrete Walk Replacement at Front/ Rear	Public Bid (Architect)	\$70,000 - \$90,000	\$18,000 - \$23,000	\$88,000 - \$113,000
Perimeter Site Fencing & Electronic Gate Access	Public Bid (Architect)	\$150,000 - \$170,000	\$38,000 - \$43,000	\$188,000 - \$213,000
			SUBTOTAL	\$2,762,993 - \$3,416,576
Alternate Considerations: • New Maintenance and Transportation Facility at Finleyville Site (building only, excludes site/asphalt work)	Public Bid (Architect)	\$3,440,000- \$4,010,000	\$860,000 - \$1,003,000	\$4,300,000 - \$5,013,000
			TOAL DISTRICT IMPROVEMENTS	25,916,665 - \$29,094,248



CONSTRUCTION COSTS:	COST ESTIMATE:
Storm/ Sewage Line Repairs to Existing Septic System Allowance	\$125,000
Estimated Construction Costs	\$125,000

RELATED COSTS:	
Design/Engineering	\$7,500
Site Survey	\$15,000
Sanitary Permitting (If Required)	\$5,000
Plan Review/Building Permit Allowance	\$5,000
Construction/ Bid Document Printing Allowance	\$3,000
Contingency (10%)	\$13,000
Estimated Related Costs	\$48,500

TOTAL PROJECT COSTS:	\$173,500
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Additional Considerations:	
Masonry Repairs & Window Replacement	\$688,000
Partial Asphalt & Underground Sanitary Line Replacement at Rear of Building	\$140,000
Entire Site Asphalt Resurfacing (Does Not Include Subgrade Repairs)	\$613,000



TIME LINE

- | | |
|---------------------------------|---|
| August 21, 2024 | - Board Approval of Project Scope |
| November 22, 2024 | - Complete Construction / Bid Documents |
| December 4, 11, 18, 2024 | - Advertise for Bids |
| January 7, 2025 | - Receive Bids (11:00am) |
| January 15, 2025 | - Award Bids |
| February 3, 2025 | - Start Construction |
| August 22, 2025 | - Complete Construction (16 weeks) |

