

# District Wide Capital Improvements Summary for the Ringgold School District



360°



April 10, 2024



- Comprehensive list includes projects that can be :
  - Performed in house
  - State contract purchase
  - Competitively bid
- Estimated construction costs presented are a range until exact scope is defined, and timing of work determined.
- Related costs for competitively bid projects include design fees, permitting fees, utility fees, and contingency, depending on project scope.
- Construction costs are currently volatile, which means delaying decisions = significant cost increases.



## COMPLETED DISTRICT WIDE PROJECTS:

PROJECT(competitively bid)	CONSTRUCTION COSTS	RELATED COSTS	TOTAL PROJECT COSTS
<b>RINGGOLD ELEMENTARY SCHOOL SOUTH: 2012 Additions and Alterations</b>	\$13,996,891	\$2,609,014	\$16,605,905
<b>RINGGOLD ELEMENTARY SCHOOL NORTH: 2016 Additions and Alterations</b>	\$8,543,761	\$1,827,953	\$10,371,714
<b>RINGGOLD MIDDLE SCHOOL: 2017 New Construction</b>	\$35,289,821	\$5,142,580	\$40,432,401
<b>RINGGOLD HIGH SCHOOL: Miscellaneous Improvements(see next slide)</b>	\$21,979,898	\$1,506,165	\$23,486,063
<b>RINGGOLD ADMINISTRATION BUILDING: 2023 Alterations</b>	\$766,000	\$118,120	\$884,120
<b>RINGGOLD FINLEY MIDDLE SCHOOL SITE: 2023- 24 Building Demolition</b>	\$360,947	\$47,275	\$408,222
<b>TOTAL:</b>	<b>\$80,937,318</b>	<b>\$11,251,107</b>	<b>\$92,188,425</b>



## COMPLETED HIGH SCHOOL PROJECTS:

PROJECT(competitively bid)	CONSTRUCTION COSTS	RELATED COSTS	TOTAL PROJECT COSTS
<u>2009</u> : Cafeteria/ Kitchen Renovation	\$4,480,810	\$282,842	\$4,763,652
<u>2011</u> : Miscellaneous HVAC Improvements	\$200,643	\$17,816	\$218,459
<u>2012</u> : Auditorium Sound System Replacement	\$99,000	\$7,929	\$106,929
<u>2013</u> : Exterior Masonry Restoration	\$129,286	\$7,825	\$137,111
<u>2014</u> : Pool AHU/ Dehumidification Unit Replacement	\$442,904	\$12,200	\$455,104
<u>2015</u> : 1st & 2nd floor Auditorium Restrooms Renovations / Security Vestibule / Temperature Control System Replacement, VAV Box Replacement	\$1,847,845	\$134,000	\$1,981,845
<u>2018</u> : Emergency Generator / Switchgear Replacement	\$157,367	\$14,169	\$171,536
Heating Boilers Replacement			
Domestic Hot Water Tanks Replacement			
Fire Alarm System Replacement	\$966,496	\$48,049	\$1,014,545
Gym Lighting Replacement			
Boiler Room Lighting Replacement			
Pool Lighting Replacement	\$14,181		\$14,181
HVAC / Domestic Pipe Testing		\$13,800	\$13,800
Football Field Turf Replacement	\$388,578		\$388,578
<u>2019</u> : PA / Clock System Replacement	\$163,055	\$12,261	\$175,316
Data Cabling System Replacement	\$362,628	\$23,011	\$385,639
Stadium Hillside Stabilization	\$513,639	\$55,930	\$569,569
Football Field Perimeter Drain Improvements	\$49,580		\$49,580
Track / Athletic Events Replacement	\$439,470	\$8,590	\$448,060
Baseball Field Improvements	\$614,241	\$68,609	\$682,850
<u>2020</u> : Cooling Tower Replacement	\$747,400	\$45,960	\$793,360
<u>2021</u> : Natatorium and Locker Room Renovations	\$5,876,745	\$427,893	\$6,304,638
<u>2022</u> : Auditorium, Gymnasium, and Art Wing Improvements	\$4,486,030	\$325,281	\$4,811,311
<b>TOTAL:</b>	<b>\$21,979,898</b>	<b>\$1,506,165</b>	<b>\$23,486,063</b>



## RINGGOLD ELEMENTARY SCHOOL SOUTH:

PROJECT	PROCUREMENT METHOD	CONSTRUCTION COSTS	RELATED COSTS	TOTAL PROJECT COSTS
Exterior Joint Sealing - Concrete Walks, Masonry Walls, etc.	Public Bid (School to Administer)	\$70,000 - \$95,000		\$70,000 - \$95,000
Exterior Window Repairs	State Contract (School)	\$100,000 - \$150,000	\$20,000 - \$30,000	\$120,000 - \$180,000
Gymnasium Floor Sanding & Refinishing	Solicit Proposals (School)	\$18,000 - \$23,000		\$18,000 - \$23,000
Replace Gymnasium Sound System	Public Bid (Architect)	\$35,000 - \$45,000	\$7,000 - \$9,000	\$42,000 - \$54,000
Replace Building Wide PA System	Public Bid (Architect)	\$85,000 - 110,000	\$17,000 - \$22,000	\$102,000 - \$132,000
Parking Lot/Drives Asphalt Sealing	Solicit Proposals (School)	\$25,000 - \$30,000		\$25,000 - \$30,000
			<b>SUBTOTAL</b>	<b>\$377,000 - \$514,000</b>

## RINGGOLD ELEMENTARY SCHOOL NORTH:

PROJECT	PROCUREMENT METHOD	CONSTRUCTION COSTS	RELATED COSTS	TOTAL PROJECT COSTS
Partial Roof Replacement	State Contract (School)	\$488,776 - \$488,776		\$488,776 - \$488,776
Interior Wood Door & Hardware Replacement	Public Bid (Architect)	\$360,000 - \$410,000	\$72,000 - \$82,000	\$432,000 - \$492,000
Replace Building Wide PA System	State Contract (School)	\$85,000 - \$110,000		\$85,000 - \$110,000
Parking Lot/Drives Asphalt Sealing	Solicit Proposals (School)	\$18,000 - \$23,000		\$18,000 - \$23,000
			<b>SUBTOTAL</b>	<b>\$1,023,776 - \$1,113,776</b>



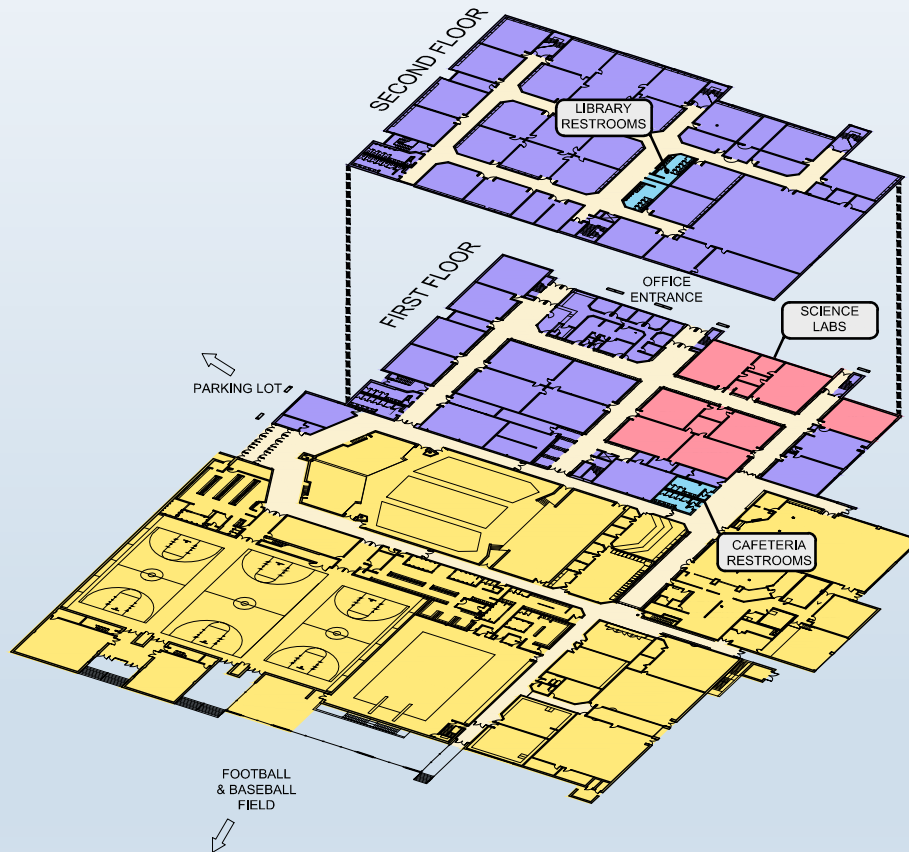
## RINGGOLD MIDDLE SCHOOL:

PROJECT	PROCUREMENT METHOD	CONSTRUCTION COSTS	RELATED COSTS	TOTAL PROJECT COSTS
Parking Lot/Drives Asphalt Sealing (Entire Campus)	Public Bid (Architect)	\$90,000 - \$100,000		\$90,000 - \$100,000
			<b>SUBTOTAL</b>	<b>\$90,000 - \$100,000</b>

## RINGGOLD HIGH SCHOOL:

PROJECT	PROCUREMENT METHOD	CONSTRUCTION COSTS	RELATED COSTS	TOTAL PROJECT COSTS
<b><u>Phase 3 Renovations</u></b>				
• 1 <sup>st</sup> and 2 <sup>nd</sup> Floor Classroom Wing Improvements	Public Bid (Architect)	\$4,250,000 - \$4,520,000	\$1,070,000 - \$1,130,000	\$5,320,000 - \$5,650,000
• Science Lab Renovations	Public Bid (Architect)	\$2,470,000 - \$2,630,000	\$620,000 - \$660,000	\$3,090,000 - \$3,290,000
• AHU/HVAC, Lighting, Power, Plumbing Upgrades	Public Bid (Architect)	\$3,700,000 - \$3,930,000	\$930,000 - \$990,000	\$4,630,000 - \$4,920,000
				<b>\$13,040,000 - \$13,860,000</b>
Partial Remaining Roof Replacement	State Contract (School)	\$549,896 - \$549,896		\$549,896 - \$549,896
			<b>SUBTOTAL</b>	<b>\$13,589,896 - \$14,409,896</b>

## RINGGOLD HIGH SCHOOL PHASE 3



- CIRCULATION
- EXISTING BUILDING
- PHASE 3 RENOVATION AREA

### 1st and 2nd Floor Classroom Wing Renovations: PHASED CONSTRUCTION

- Major Alterations:

- **Science Lab Renovations**

- General Trades (Demolition, Ceilings, Walls, Floors, etc.)
- HVAC (Ventilation)
- Plumbing (gas, water, sanitary, acid waste, fixtures)
- Electrical (lighting, power, data)
- Science Lab Equipment

- **Restroom Renovations**

- 1st Floor Cafeteria Restrooms
- 2nd Floor Library Restrooms (above Science Labs)

- Select Improvements:

- 1st & 2nd Floor Classrooms / Corridors
- Corridor Column Covers
- Interior Painting
- Lay-in Ceilings
- VCT Flooring
- Terrazzo Floor Grinding/Polishing, New base
- Rubber Stair Treads /Risers/ Landings
- Doors / Hardware
- Enlarge / Replace Classroom Windows
- Educational Equipment (casework, whiteboards, etc.)
- Elevator Upgrades
- AHU's Replacement Units: S-2, S-3, S-4, S-12, S-14
- AHU's Concrete Housekeeping Pad Replacement
- Replace Portions of existing walls to facilitate Installation of New AHU's
- Heating Coils in select VAVs
- Replace 2" & smaller HWS & R Pipe & Associated Terminal Units
- Duct Cleaning / Joint Sealing / Reinsulate
- Install New Duct Mounted Smoke Detectors and Dampers
- LED Lighting and Exit Signs
- Electric Sub-panel and Feeder Cable Replacement
- Branch Circuit Replacement / add additional circuits & receptacles
- Cafeteria Sound system Replacement
- Replace Chilled water pipe in Auditorium/ Classroom Corridor
- Replace Unforeseen /Poor condition underground Sanitary Pipe Allowance
- Install Isolation Valves in HVAC Hot/Chilled Water pipe to Isolate Areas Allowance
- Replace Aging Ball Valves in Domestic water lines allowance
- Asbestos Abatement Allowance



## RINGGOLD HIGH SCHOOL - FLOOR AND WALL DISTRESS

- Cafeteria food court area showing signs of movement since 2009 renovation.
- Recommend monitoring locations to assess condition and determine if corrective measures are required.
- 18-month observation period performed by independent engineer, Hillis Carnes Engineering, at budget estimate of \$ 14,820.



## ADMINISTRATION BUILDING:

PROJECT	PROCUREMENT METHOD	CONSTRUCTION COSTS	RELATED COSTS	TOTAL PROJECT COSTS
Remaining Lintel/ Masonry Repairs (North Side of Building)	Public Bid (Architect)	\$45,000 - \$70,000	\$9,000 - \$14,000	\$54,000 - \$84,000
Interior Wood Door and Hardware Replacement	Public Bid (Architect)	\$240,000 - \$280,000	\$48,000 - \$56,000	\$288,000 - \$336,000
Parking Lot/ Drives Asphalt Sealing	Solicit Proposals (School)	\$5,000 - \$8,000		\$5,000 - \$8,000
			<b>SUBTOTAL</b>	<b>\$347,000 - \$428,000</b>

## FINLEYVILLE SITE:

PROJECT	PROCUREMENT METHOD	CONSTRUCTION COSTS	RELATED COSTS	TOTAL PROJECT COSTS
New Restroom Building ( 2 Stories – w/ Storage Above)	Public Bid (Architect)	\$1,180,000 - \$1,325,000	\$295,000 - \$332,000	\$1,475,000 - \$1,657,000
New Softball Scoreboard	State Contract (School)	\$30,000 - \$40,000		\$30,000 - \$40,000
New Softball Outfield Fence	State Contract (School)	\$35,000 - \$40,000		\$35,000 - \$40,000
New Field (former MS location) Perimeter Fence	State Contract (School)	\$170,000 - \$200,000		\$170,000 - \$200,000
Former Press Box Demolition/ Removal	Solicit Proposals (School)	\$12,000 - \$18,000		\$12,000 - \$18,000
Concrete Steps and Sidewalk to Field	Public Bid (Architect)	\$85,000 - \$110,000	\$22,000 - \$28,000	\$107,000 - \$138,000
Site Lighting ( Parking Lots/ Drives, inc. Electric Service)	Public Bid (Architect)	\$225,000 - \$275,000	\$57,000 - \$69,000	\$282,000 - \$344,000
Parking Lot/Drives Asphalt Replacement	Public Bid (Architect)	\$660,000 - \$780,000	\$165,000 - \$195,000	\$825,000 - \$975,000
			<b>SUBTOTAL</b>	<b>\$2,936,000 - \$3,412,000</b>



## JOE MONTANA STADIUM:

PROJECT	PROCUREMENT METHOD	CONSTRUCTION COSTS	RELATED COSTS	TOTAL PROJECT COSTS
<b><u>Existing Bleacher Improvements:</u></b>	<b>Public Bid (Architect)</b>			
Seal/Cover Bleacher Deck Joints (16)		\$64,000 - \$80,000	\$13,000 - \$16,000	\$77,000 - \$96,000
Clean/Prime/Paint Bleacher Deck w/ 3-coat epoxy		\$599,000 - \$653,000	\$120,000 - \$131,000	\$719,000 - \$784,000
Install Center Handrail at Isle Walkways (4) and Replace Bench seats		\$45,000 - \$60,000	\$9,000 - \$12,000	\$54,000 - \$72,000
Replace Bleacher Perimeter Guardrail Fence		\$69,000 - \$83,000	\$14,000 - \$17,000	\$83,000 - \$100,000
Replace Stairs(5) and Install New ramp to Bleachers		\$145,000 - \$185,000	\$29,000 - \$37,000	\$174,000 - \$222,000
Install Metal Skirting Over Deteriorating Masonry Walls (all sides)		\$304,000 - \$324,000	\$61,000 - \$65,000	\$365,000 - \$389,000
Exterior Door Replacement		\$28,000 - \$32,000	\$7,000 - \$8,000	\$35,000 - \$40,000
				<b>\$1,507,000 - \$1,703,000</b>
<b><u>Alternate Considerations:</u></b>	<b>Public Bid (Architect)</b>			
New Aluminum Grandstands and Press box (includes Demolition of Existing Bleachers and Lockers rooms and Reuse of Existing Concrete Foundations)		\$1,800,000 - \$1,950,000	\$450,000 - \$488,000	<b>\$2,250,000-\$2,438,000</b>



## JOE MONTANA STADIUM:

PROJECT	PROCUREMENT METHOD	CONSTRUCTION COSTS	RELATED COSTS	TOTAL PROJECT COSTS
<b><u>Existing Press Box Improvements:</u></b>	<b>Public Bid (Architect)</b>			
Replace Windows		\$27,000 - \$33,000	\$6,000 - \$7,000	\$33,000 - \$40,000
Replace Perimeter Siding		\$75,000 - \$80,000	\$15,000 - \$16,000	\$90,000 - \$96,000
Replace Roof		\$25,000 - \$33,000	\$5,000 - \$7,000	\$30,000 - \$40,000
Replace (2) Stair Access to Press Box		\$70,000 - \$90,000	\$14,000 - \$18,000	\$84,000 - \$108,000
Replace Interior Countertops		\$8,000 - \$12,000	\$2,000 - \$3,000	\$10,000 - \$15,000
				<b>\$247,000 - \$299,000</b>
<b><u>Alternate Considerations:</u></b>	<b>Public Bid (Architect)</b>			
<b>New 10' x 36' Premanufactured Press Box and access stairs ( less than 500sf)</b>		\$350,000 - \$400,000	\$88,000 - \$100,000	<b>\$438,000 - \$500,000</b>



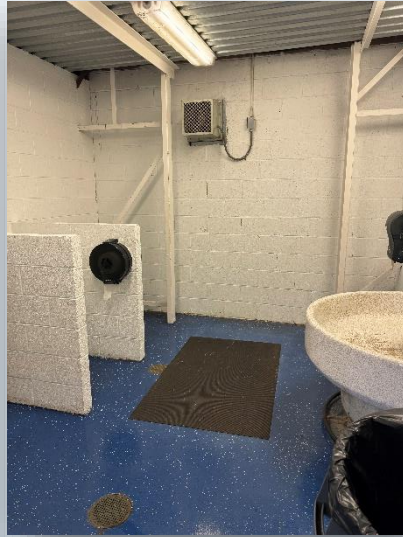
## JOE MONTANA STADIUM:

PROJECT	PROCUREMENT METHOD	CONSTRUCTION COSTS	RELATED COSTS	TOTAL PROJECT COSTS
<b><u>Existing Locker Rooms &amp; Concessions /Restroom Improvements:</u></b>				
Renovate / Reorganize Locker Rooms below Bleachers	Public Bid (Architect)	\$1,620,000 - \$1,980,000	\$324,000 - \$396,000	\$1,944,000- \$2,376,000
Renovate Concessions/ Restroom Building including exhaust and Ansul system (Restrooms recently updated)		\$225,000 - \$275,000	\$45,000 - \$55,000	\$270,000 - \$330,000
Install Metal Wall Panels on Concessions/ Restrooms Building		\$196,000 - \$210,000	\$40,000 - \$42,000	\$236,000 - \$252,000
				<b>\$2,450,000 - \$2,958,000</b>
<b><u>Alternate Considerations:</u></b>				
New Restroom/Concessions Building	Public Bid (Architect)	\$1,665,000 - \$1,850,000	\$417,000 - \$463,000	<b>\$2,082,000 - \$2,313,000</b>
<b>OR</b>				
New Fieldhouse with Locker Rooms /Restrooms/ Concession Building	Public Bid (Architect)	\$5,525,000 - \$6,175,000	\$1,382,000 - \$1,544,000	<b>\$6,907,000 - \$7,719,000</b>
<b><u>Other Miscellaneous Improvements:</u></b>				
Replace Stadium Lights with LED and Battery Backup (reuse poles)	Public Bid (Architect)	\$175,000 - \$200,000	\$35,000 - \$40,000	\$210,000 - \$240,000
Replace North Concrete Stairs from Ticket Booth to Field Level		\$58,000 - \$72,000	\$12,000 - \$15,000	\$70,000 - \$87,000
Update Interior/ Exterior of North Ticket Booth and Concession Stand		\$130,000 - \$180,000	\$26,000 - \$36,000	\$156,000 - \$216,000
Install Guardrail and Sidewalk at Lower Ram Drive to Rt 136		\$125,000 - \$164,000	\$25,000 - \$33,000	\$150,000 - \$197,000
				<b>\$586,000 - \$740,000</b>
			<b>SUBTOTAL</b>	<b>\$4,790,000 - \$5,700,000</b>

## JOE MONTANA STADIUM



Perimeter Guardrail Fence needs replaced



Locker Room Restrooms



Bleacher Stair access not code compliant



Exposed Bleacher Foundations at North End



Existing Bleacher Structure



Deteriorating Face of Masonry Walls



Existing Concession Stand

## JOE MONTANA STADIUM – OVERALL SITE PLAN





## GINGER HILL MAINTENANCE AND TRANSPORTATION FACILITY:

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
			<b>SUBTOTAL</b>	<b>\$2,762,993 - \$3,416,576</b>
<b>Alternate Considerations:</b>				
• 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	<b>\$4,300,000 - \$5,013,000</b>
			<b>TOAL DISTRICT IMPROVEMENTS</b>	<b>25,916,665 - \$29,094,248</b>

## FINLEYVILLE – PROPOSED SITE PLAN

