RINGGOLD SCHOOL DISTRICT

Miscellaneous Improvements:

Ginger Hill Transportation & Maintenance Building

ENGINEERS HSDR ARCHITECTS

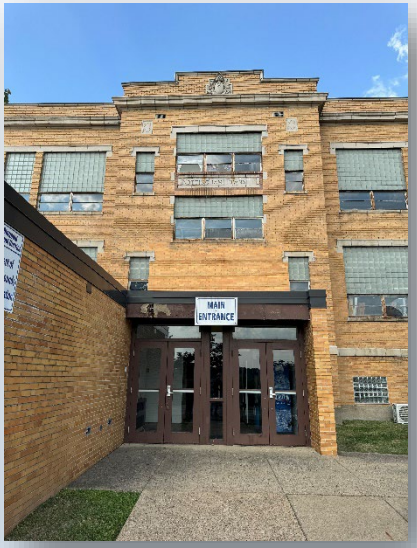
October 01, 2024

#4717

EXISTING SITE PHOTOS



Full Depth
Asphalt Replacement Needed



Building Front



Areas of Exterior Masonry Needs
Repaired & Windows Need Replaced



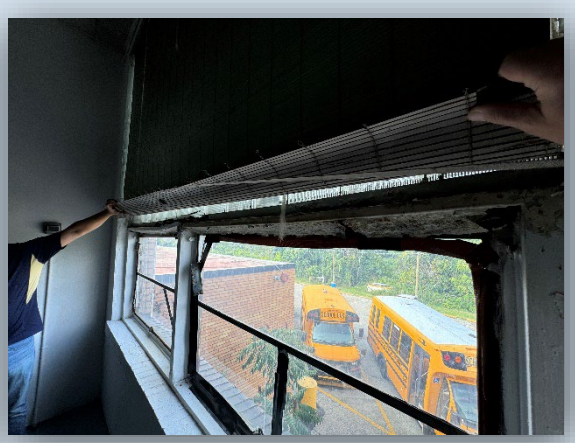
Condition of Interior Upper
Floor(s)



Full Depth Asphalt Replacement Needed

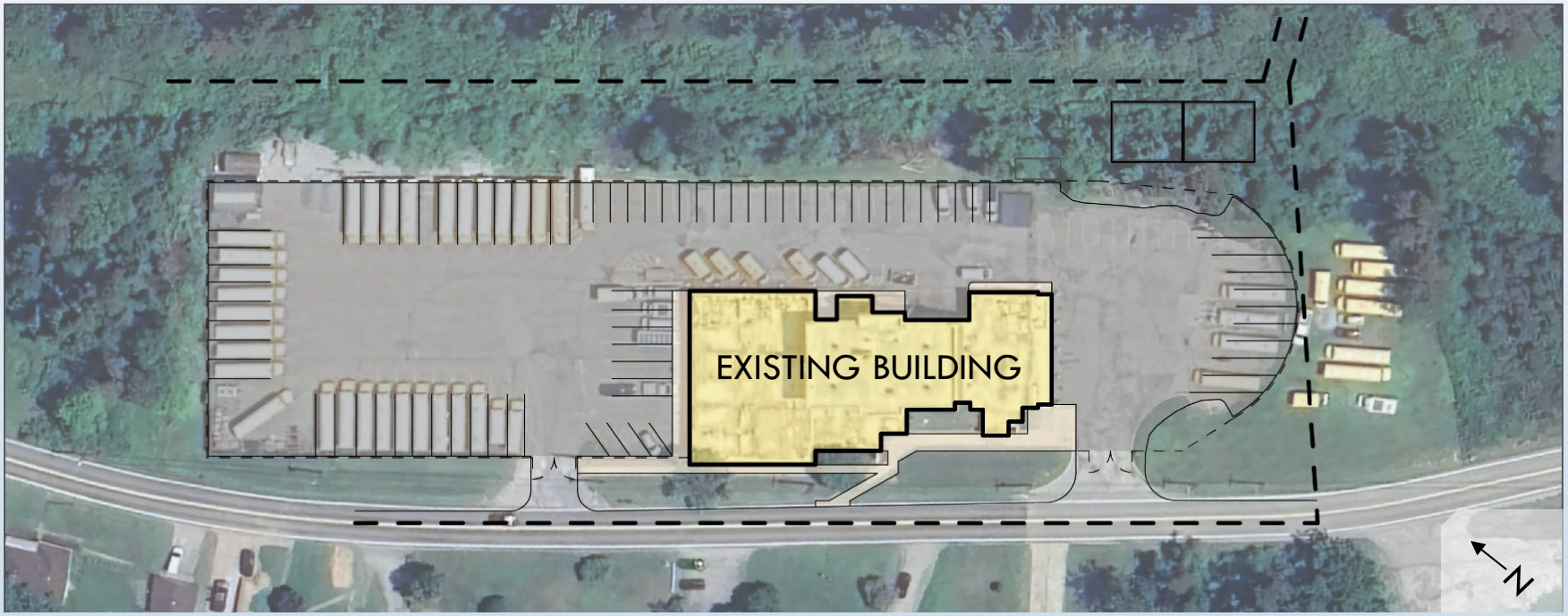


Rear of Parking Lot



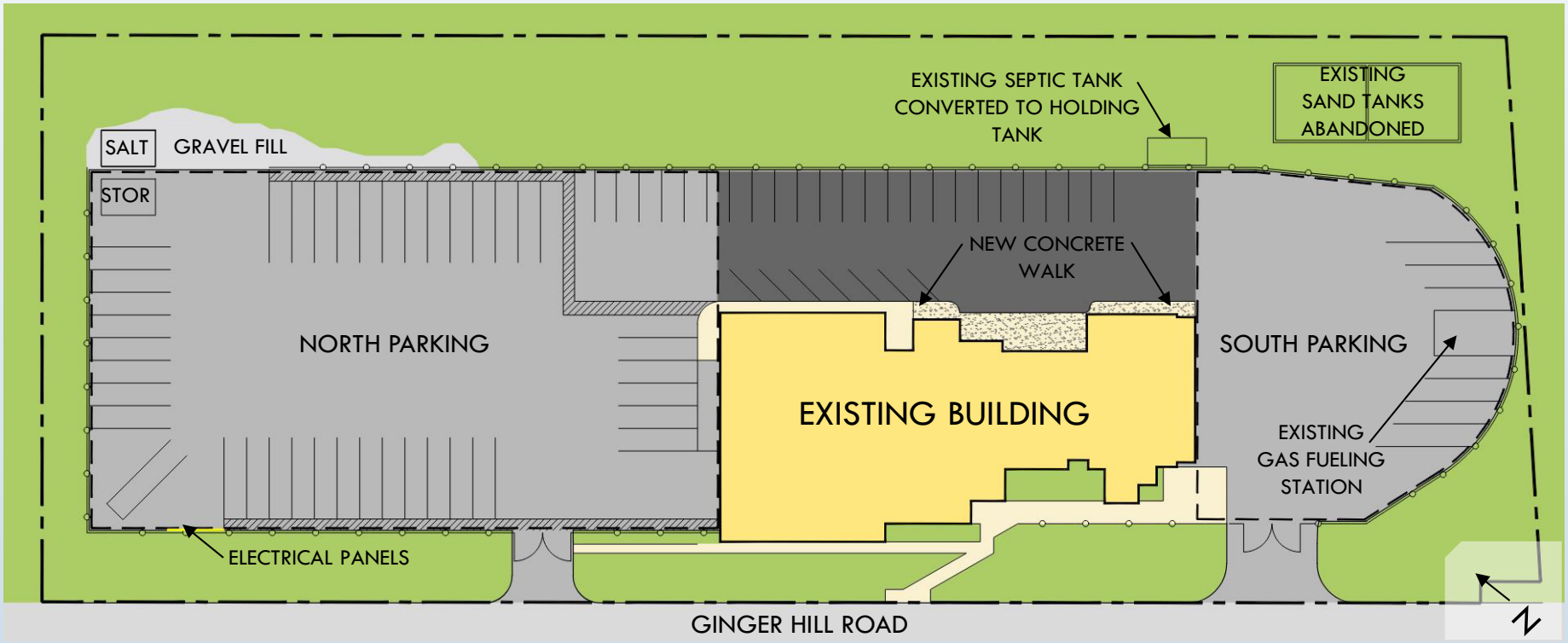
Deflection of Window Frames from Masonry
Above

EXISTING SITE PLAN



EXISTING PARKING:
- 47 Large Bus spaces
- 6 Mini Bus spaces
- 24 Regular (10'x20') vehicle spaces
- Extra Parking in Grass

EXISTING SITE PLAN – WITH RENOVATIONS



EXISTING PARKING:
- 47 Large Bus spaces
- 6 Mini Bus spaces
- 24 Regular (10'x20') vehicle spaces
- Extra Parking in Grass?

EXISTING FLOOR PLAN – WITH RENOVATIONS

EXISTING BUILDING (25,275sf):



Service Bay Area:	3075sf =	12%
Office Area:	1370sf =	5%
Driver Classroom:	700sf =	3%
Receiving/Maint.:	3460sf =	14%
Circulation Area:	4050sf =	16%
Unoccupied(3rd fl):	3750sf =	15%
Other/Storage/Unoccupied:	8870sf =	35%

RENOVATION COSTS

CONSTRUCTION COSTS:	COST ESTIMATE:
Exterior Storm / Sewage Line Repairs & Existing Septic Tank to Holding Tank **Allowance**	$125,000 - $150,000
Interior Plumbing Alterations / Sanitary Line Repairs (Does Not Include Restroom Renovations to meet ADA requirements)	$175,000 - $200,000
Garage Floor Drain Replacement / Oil Separator	$110,000 - $135,000
Masonry Repairs / Window Infill at Original 1924 Building **Allowance** (Does Not Include Window Wall Replacement at Former 1963 Addition)	$700,000 - $750,000
Replace Entire Parking / Drives Lot Full-depth Including New Lighting & Bus Diesel Heaters (North Lot Deduct = $550,000-$600,000. South Lot Deduct = $286,000-$312,000)	$1,205,000 - $1,350,000
Estimated Construction Costs	**$2,315,000 - $2,585,000**
RELATED COSTS:	
Design / Engineering	$139,000 - $156,000
Site Survey	$11,700
Sanitary Permitting (If Required)	$5,000 - $8,000
Plan Review / Building Permit **Allowance**	$5,000 - $8,000
Construction / Bid Document Printing **Allowance**	$2,000 - $4,000
Bid Advertising **Allowance**	$1,000 - $2,000
Contingency (10%)	$232,000 - $259,000
Estimated Related Costs	**$395,700 - $448,700**
TOTAL PROJECT COSTS:	**$2,710,700 - $3,033,700**

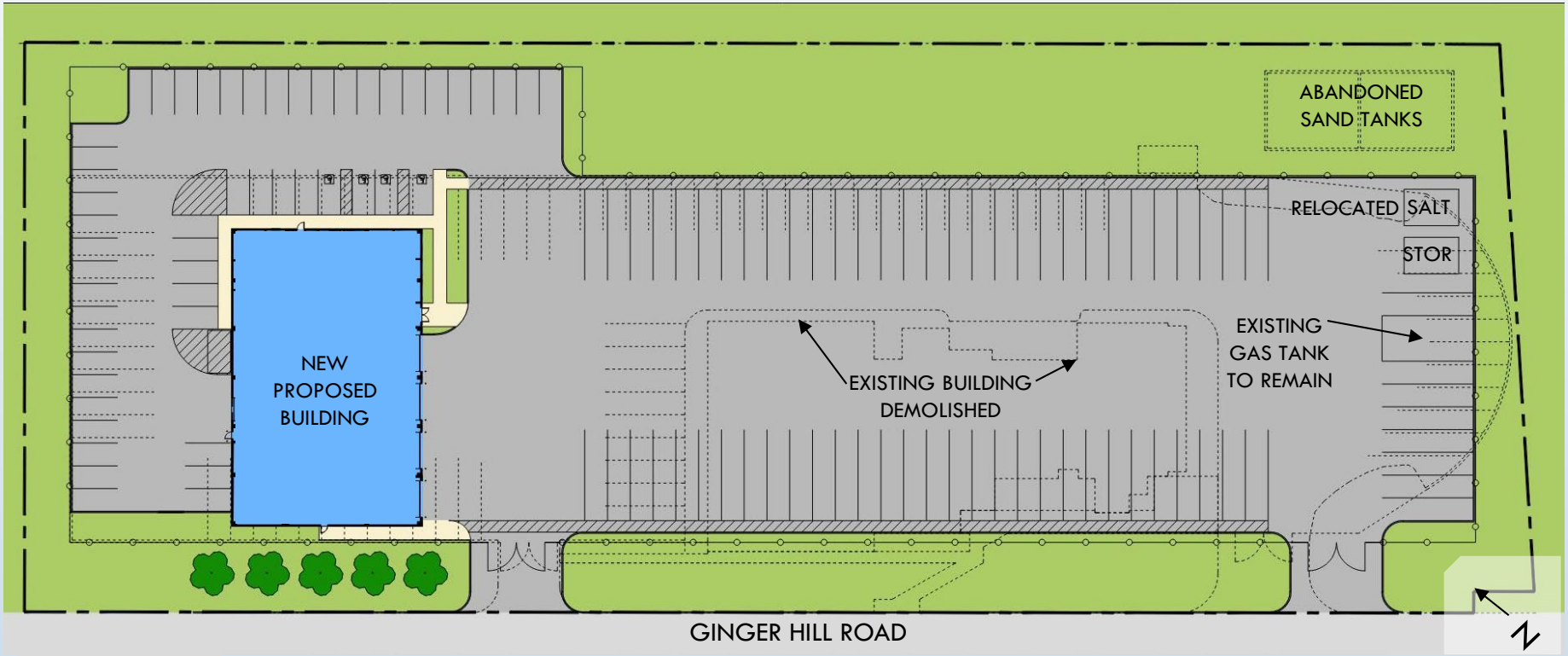
RENOVATION COSTS

REMAINING FUTURE COSTS:	COST ESTIMATE:
Window Wall Replacement at Maintenance Garage North & Front	$95,000 - $135,000
Exterior Man Doors & Overhead Garage Door Replacement	$160,000 - $180,000
New Radiant Heat for Garage Maintenance Area	$45,000 - $55,000
Electrical Upgrades (Services, Subpanels, etc.)	$180,000 - $240,000
Boiler Replacement	$150,000 - $200,000
Roof Replacement (State Contract direct purchase)	$240,000 - $340,000
Concrete Walk Replacement at Front / Rear of Building	$70,000 - $90,000
Perimeter Site Fence Replacement and New Electronic Gate Access	$150,000 - $170,000
Estimated Construction Costs	**$1,090,000 - $1,410,000**
RELATED COSTS (20%):	$218,000 - $282,000
TOTAL REMAINING FUTURE COSTS:	**$1,308,000 - $1,692,000**

TOTAL GINGER HILL RENOVATION COSTS:	**$4,018,700 - $4,725,700**

* Above costs do not include alterations to address ADA accessibility requirements (restrooms, doors, entrances, level changes, etc.), interior finish updates, lighting, and 2nd and 3rd floor improvements.

PROPOSED SITE PLAN



PROPOSED PARKING:
- 60 Large/Mini Bus spaces
- 8 Truck (10'x30') spaces
- 48 Regular (10'x20') vehicle spaces
- 4 Handicap spaces

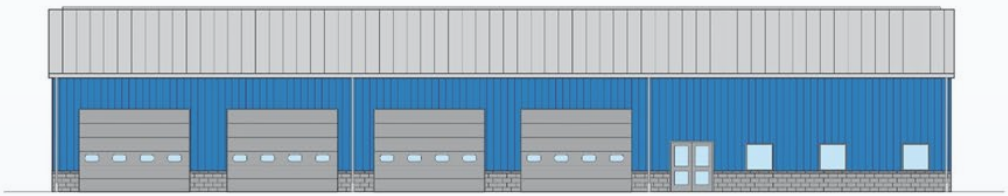
PROPOSED FLOOR PLAN

NEW BUILDING (11,000sf):



Service Bay Area:	5140sf =	47%
Office Area:	1675sf =	15%
Driver Classroom:	725sf =	7%
Receiving/Maint.:	1075sf =	10%
Circulation Area:	340sf =	3%
Other/Storage:	2045sf =	18%

PROPOSED ELEVATIONS



NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION

PROPOSED NEW BUILDING

CONSTRUCTION COSTS:	COST ESTIMATE:
Site Construction	
Building Demolition	$200,000 - $250,000
E&S / Storm Water Conveyance System	$300,000 - $350,000
Asphalt Paving / Concrete Walks / Grading	$1,100,000 - $1,200,000
Concrete Bollards / Guardrails / Perimeter Fence & Gates	$187,000 - $213,000
Relocation of Salt Storage Structure	$20,000 - $30,000
GC Mobilization, Bonds, Insurance, O&P	$272,000 - $307,000
Site Construction Subtotal:	**$2,079,000 - $2,350,000**
General Construction	
Building Foundations (deep)	$216,000 - $270,000
Premanufactured Metal Building Structure	$550,000 - $605,000
Interior build-out of Garage Bays/Storage Areas	$256,000 - $329,000
Interior build-out of Office Areas	$666,000 - $759,000
Exterior Masonry Perimeter of Structure (5' high)	$108,000 - $126,000
GC Mobilization, Bonds, Insurance, O&P	$270,000 - $314,000
General Construction Subtotal:	**$2,066,000 - $2,403,000**

PROPOSED NEW BUILDING

CONSTRUCTION COSTS:	COST ESTIMATE:
HVAC Construction	
Garage Bays / Storage Areas AHU	$278,000 - $308,000
Office Area Heat, AC, Exhaust	$230,000 - $260,000
HVAC Construction Subtotal:	**$508,000 - $568,000**
Plumbing Construction	
New Building Utility Connections (gas, water)	$80,000 - $100,000
Garage Bays/Storage Areas Plumbing (water, air, sanitary/oil separator)	$120,000 - $140,000
Office Area (water, sanitary, hot water tank, fixtures)	$57,000 - $62,000
New Septic System **Allowance**	$175,000 - $225,000
Plumbing Construction Subtotal:	**$432,000 - $527,000**
Electrical Construction	
New Building Electric Service Connections	$30,000 - $40,000
Site Lighting / Bus Diesel Heaters	$105,000 - $150,000
Garage Bay / Storage Areas Power, Lighting, etc.	$216,000 - $242,000
Office Area Power, Lighting, Data, etc.	$222,000 - $247,000
Plumbing Construction Subtotal:	**$573,000 - $679,000**
TOTAL CONSTRUCTION COSTS:	**$5,658,000 - $6,527,000**

PROPOSED NEW BUILDING

RELATED COSTS:	COST ESTIMATE:
Design / Engineering	$340,000 - $392,000
Limited Existing Building Asbestos Abatement **Allowance**	$12,000 - $18,000
Update Site Survey	$11,700
Geotechnical Test Boring / Report **Allowance**	$10,000 - $15,000
Geotechnical Construction Inspections **Allowance**	$25,000 - $35,000
Utility Fees **Allowance** (New Electric Service)	$40,000 - $50,000
Stormwater Management Plan Prep / Submission	$15,000 - $25,000
Township Land Development Plan Prep / Submission	$20,000 - $25,000
PENNDOT Highway Occupancy Permit (if required)	$8,000 - $12,000
Septic System Permit / Inspections	$5,000 - $8,000
NPDES / County Permitting	$3,000 - $5,000
Municipal Plan Review / Building Permit **Allowance**	$20,000 - $30,000
Construction/ Bid Document Printing **Allowance**	$4,000 - $6,000
Bid Advertising **Allowance**	$1,000 - $2,000
Contingency (10%)	$566,000 - $653,000
Estimated Related Costs	**$1,080,700 - $1,287,700**

TOTAL PROJECT COSTS:	**$6,738,700 - $7,814,700**

RENOVATE EXISTING:

Current Improvements:	**$2,710,700 - $3,033,700**
Future Improvements:	$1,308,000 - $1,692,700
Total $:	**$4,018,700 - $4,725,700**

Existing sf:	25,275sf
Occupied:	50%
Unoccupied:	50%

TIMELINE

- **01/2025** - Complete Design / Advertise
- **02/2025** - Receive / Award Bids
- **03/2025** - Start Construction
- **09/2025** - Complete Construction

NEW BUILDING:

Total Project $: **$6,683,700 - $7,749,700**

Total sf:	11,000sf
Occupied:	100%

TIMELINE

- **04/2025** - Complete Design / Advertise
- **05/2025** - Receive / Award Bids
- **06/2025** - Start Construction
- **04/2026** - Complete Construction

RINGGOLD SCHOOL DISTRICT

Miscellaneous Improvements

to the

Joe Montana Stadium

ENGINEERS HSDR ARCHITECTS

October 01, 2024

EXISTING OVERALL AERIAL



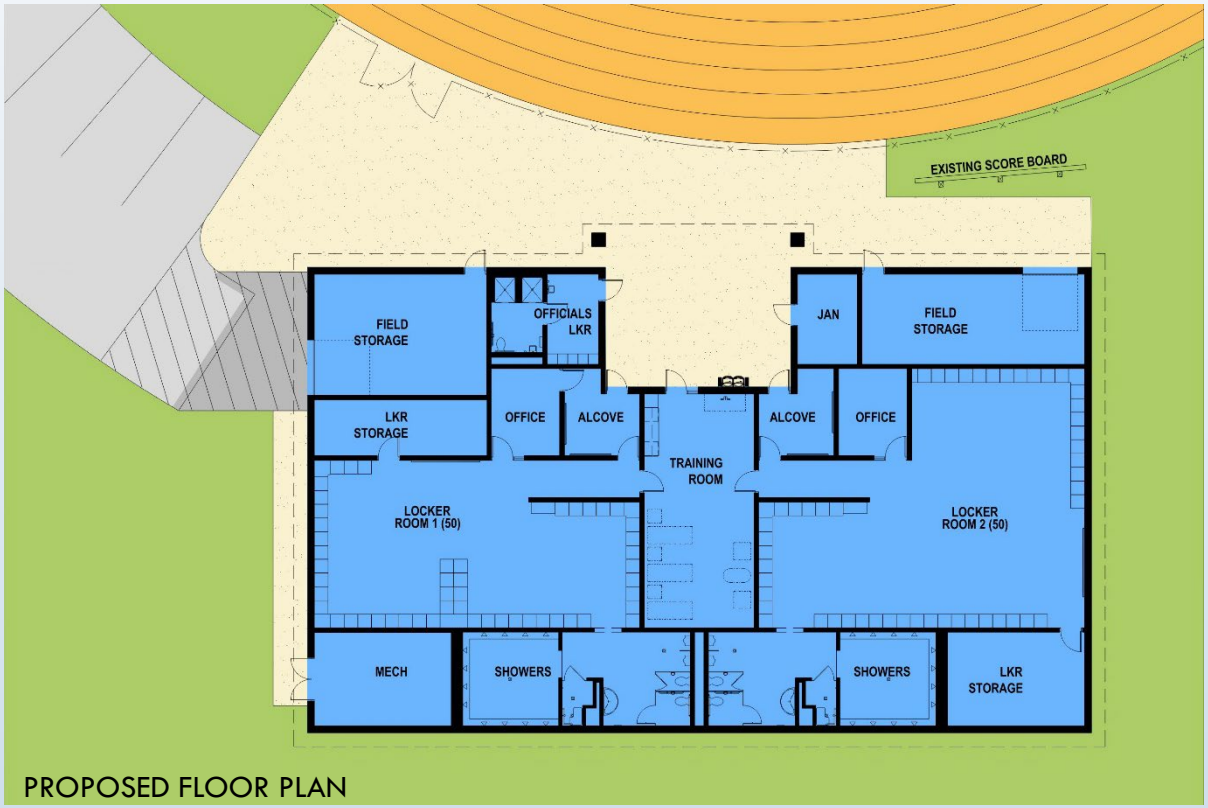
EXISTING OVERALL SITE PLAN



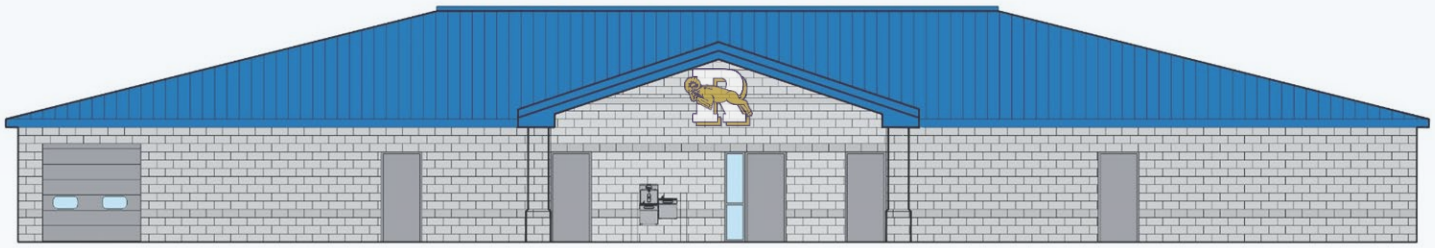
PROPOSED OVERALL SITE PLAN



PROPOSED FLOOR PLAN/ELEV



PROPOSED FLOOR PLAN



PROPOSED FRONT ELEVATION

JOE MONTANA STADIUM – BLEACHER STRUCTURE:

PROJECT	CONSTRUCTION COSTS	RELATED COSTS	TOTAL PROJECT COSTS
Existing Bleacher Improvements:			
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
	$1,254,000 - $1,417,000	**$253,000 - $286,000**	**$1,507,000 - $1,703,000**
Alternate Considerations: **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	**$2,250,000 - $2,438,000**

JOE MONTANA STADIUM – PRESS BOX:

PROJECT	CONSTRUCTION COSTS	RELATED COSTS	TOTAL PROJECT COSTS
Existing Press Box Improvements:			
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
	$205,000 - $248,000	**$42,000 - $51,000**	**$247,000 - $299,000**
Alternate Considerations: **New 10' x 36' Premanufactured Press Box and access stairs (less than 500sf)**	$350,000 - $400,000	$88,000 - $100,000	**$438,000 - $500,000**

JOE MONTANA STADIUM – LOCKER ROOMS/CONCESSIONS:

PROJECT	CONSTRUCTION COSTS	RELATED COSTS	TOTAL PROJECT COSTS
Existing Locker Rooms & Concessions / Restroom Improvements:			
Renovate / Reorganize Locker Rooms below Bleachers	$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
SUBTOTAL:	**$2,041,000 - $2,465,000**	**$409,000 - $493,000**	**$2,450,000 - $2,958,000**
Alternate Considerations:			
New Restroom / Concessions Building	$1,665,000 - $1,850,000	$417,000 - $463,000	**$2,082,000 - $2,313,000**
OR			
New Fieldhouse with Locker Rooms / Restrooms / Concession Building	$5,525,000 - $6,175,000	$1,382,000 - $1,544,000	**$6,907,000 - $7,719,000**
OR			
New Fieldhouse with Locker Rooms	$4,000,000 - $4,400,000	$1,000,000 - $1,100,000	**$5,000,000 - $5,500,000**

JOE MONTANA STADIUM – OTHER MISCELLANEOUS IMPROVEMENTS:

PROJECT	CONSTRUCTION COSTS	RELATED COSTS	TOTAL PROJECT COSTS
Other Miscellaneous Improvements:			
Replace Stadium Lights with LED and Battery Backup (reuse poles)	$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
SUBTOTAL:	**$488,000 - $616,000**	**$98,000 - $124,000**	**$586,000 - $740,000**

JOE MONTANA STADIUM – POTENTIAL OPTION:

PROJECT	CONSTRUCTION COSTS	RELATED COSTS	TOTAL PROJECT COSTS
Potential Option:			
Existing Bleacher Renovation	$1,254,000 - $1,417,000	$253,000 - $286,000	$1,507,000 - $1,703,000
New Press Box	$350,000 - $400,000	$88,000 - $100,000	$438,000 - $500,000
Update Existing Concession / Restroom Building (Including Metal Panels)	$421,000 - $485,000	$85,000 - $97,000	$506,000 - $582,000
New Fieldhouse with Locker Rooms	$4,000,000 - $4,400,000	$1,000,000 - $1,100,000	$5,000,000 - $5,500,000
SUBTOTAL:	**$6,025,000 - $6,702,000**	**$1,426,000 - $1,583,000**	**$7,451,000 - $8,285,000**

OTHER MISCELLANEOUS IMPROVEMENTS:

PROJECT	CONSTRUCTION COSTS	RELATED COSTS	TOTAL PROJECT COSTS
?	?	?	?
SUBTOTAL:	?	?	?

TIME LINE

October 16, 2024	- Authorize Architect to Proceed
June 27, 2025	- Complete Construction / Bid Documents
July 2, 9, 16, 2025	- Advertise for Bids
July 30, 2025	- Receive Bids (11:00am)
August 20, 2025	- Award Bids
September 1, 2025	- Begin Construction of Fieldhouse
April 6, 2026	- Begin Bleacher Renovations
September 11, 2026	- Complete All Work

