RINGGOLD SCHOOL DISTRICT

Miscellaneous Improvements

to the

Joe Montana Stadium

ENGINEERS SDR ARCHITECTS

January 29, 2025

#4718

EXISTING OVERALL AERIAL



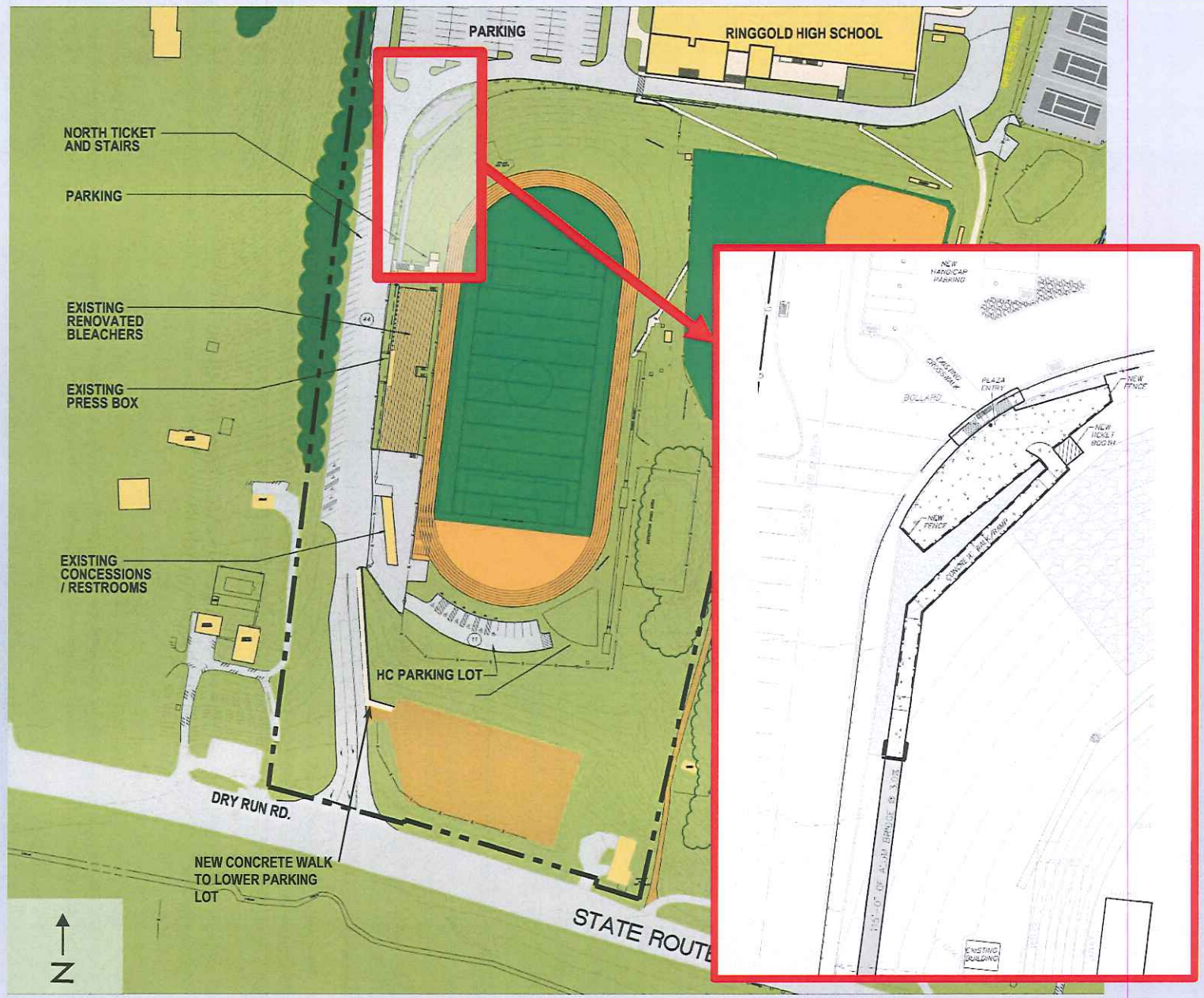
FORMER ACCESSIBLE ROUTE TO HANDICAP SEATING (TOP ROW OF BLEACHERS)

PROS:

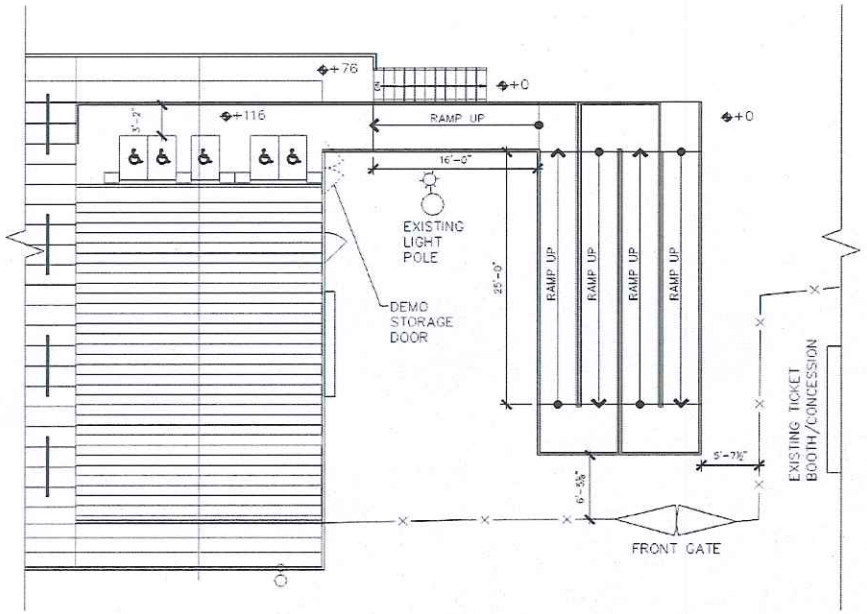
- Route extends from upper HS parking lot.
- Creates a new upper entry point to stadium.
- Positions Handicap seating in top row in front of Press Box

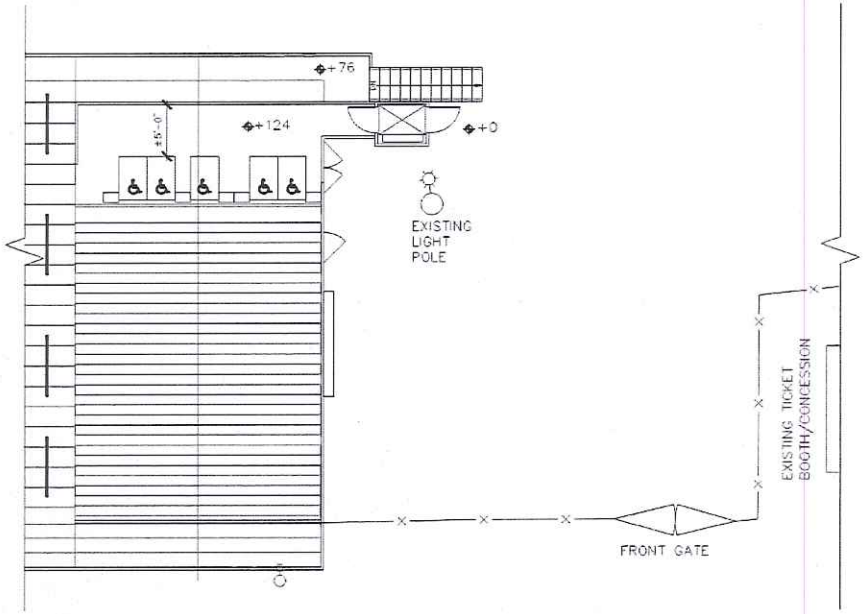
CONS:

- Disabled patrons do no have access to restrooms or concessions.
- Higher cost than alternative options.



RAMP VS CHAIR LIFT – ALTERNATE PLANS





HANDICAP SEATING IN BLEACHERS:

- Handicap seating & accessible route to seating **is** required within bleachers since alterations include improvements to stairs & press box. If improvements were limited to cosmetic repairs, then handicap seating & an accessible route would not be required.

Existing Seating:

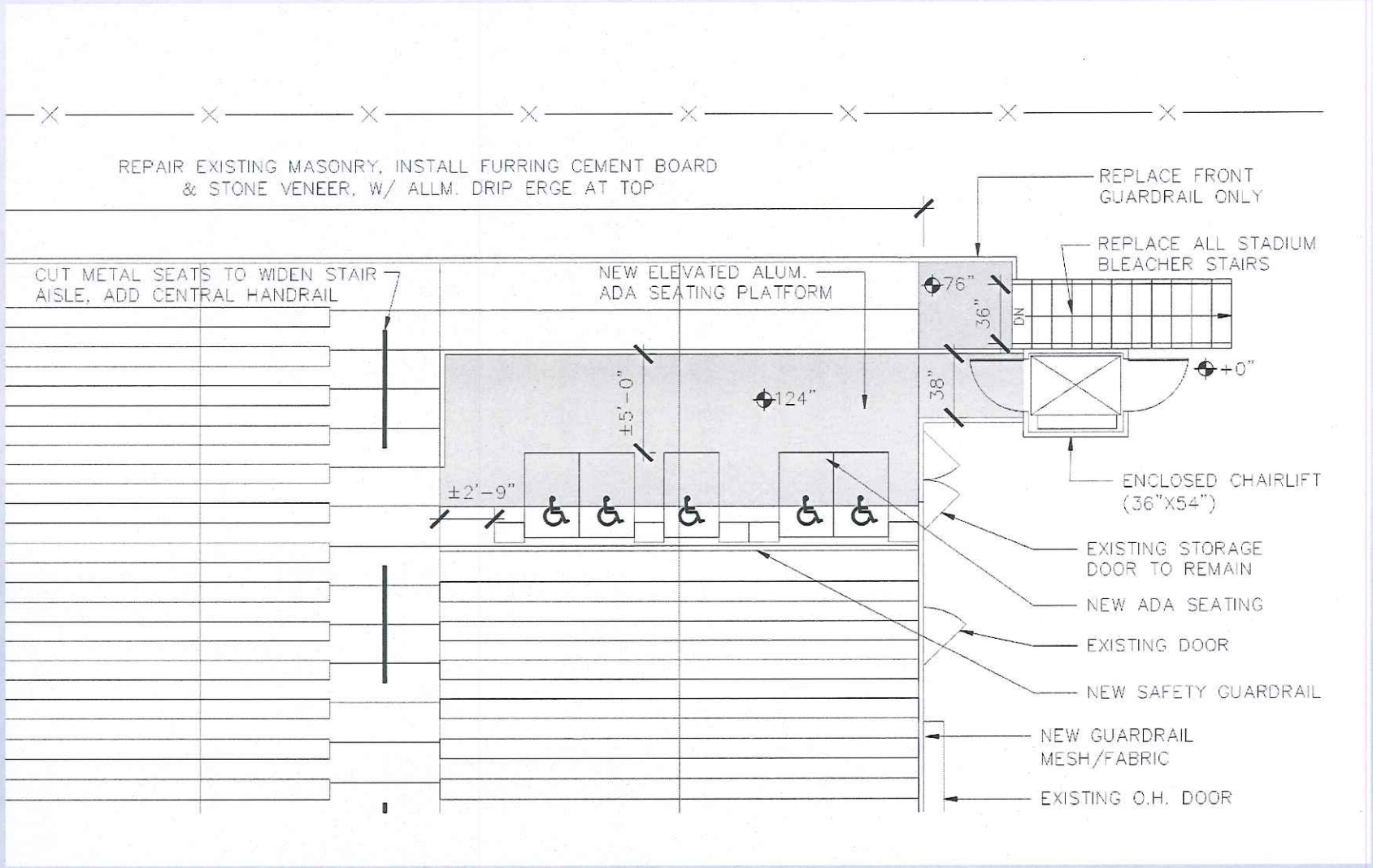
- Bleacher Seating Capacity	=	2,726
- Mid-Aisle Railing Seat Loss:	=	(86)
- Handicap Seating Platform Loss:	=	(96)
- New Handicap Capacity:	=	**2,544**

(TABLE 820.1) Total Seating Range = 1,001 to 5,000 / 3, plus 1 additional space for each 1,000 seat or portion thereof above 1,000. Each HC seat is to have a companion seat (802.7)

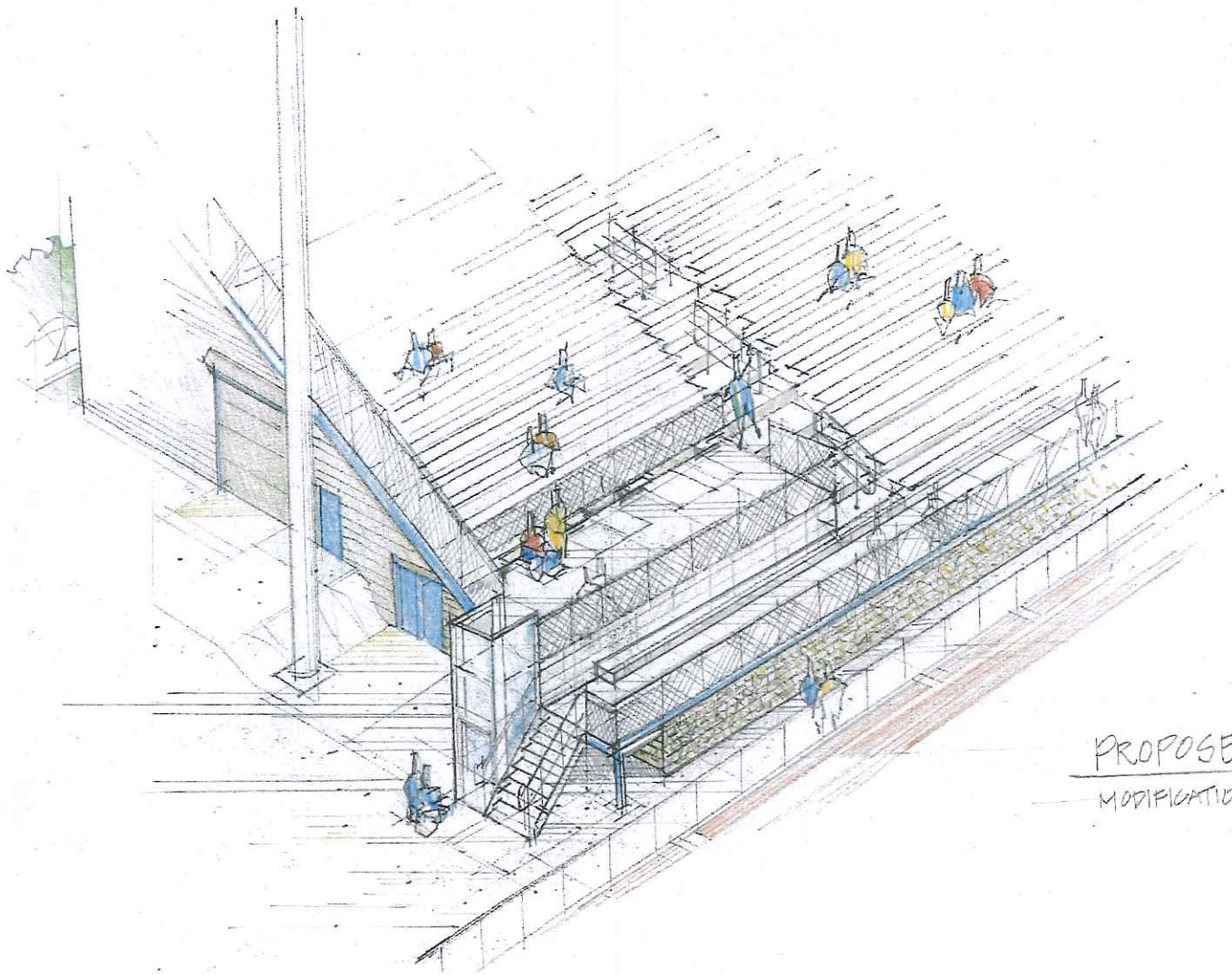
= 3 + 2

= 5 Handicap Spaces + 5 Companion Seats

ENLARGED ADA SEATING PLAN



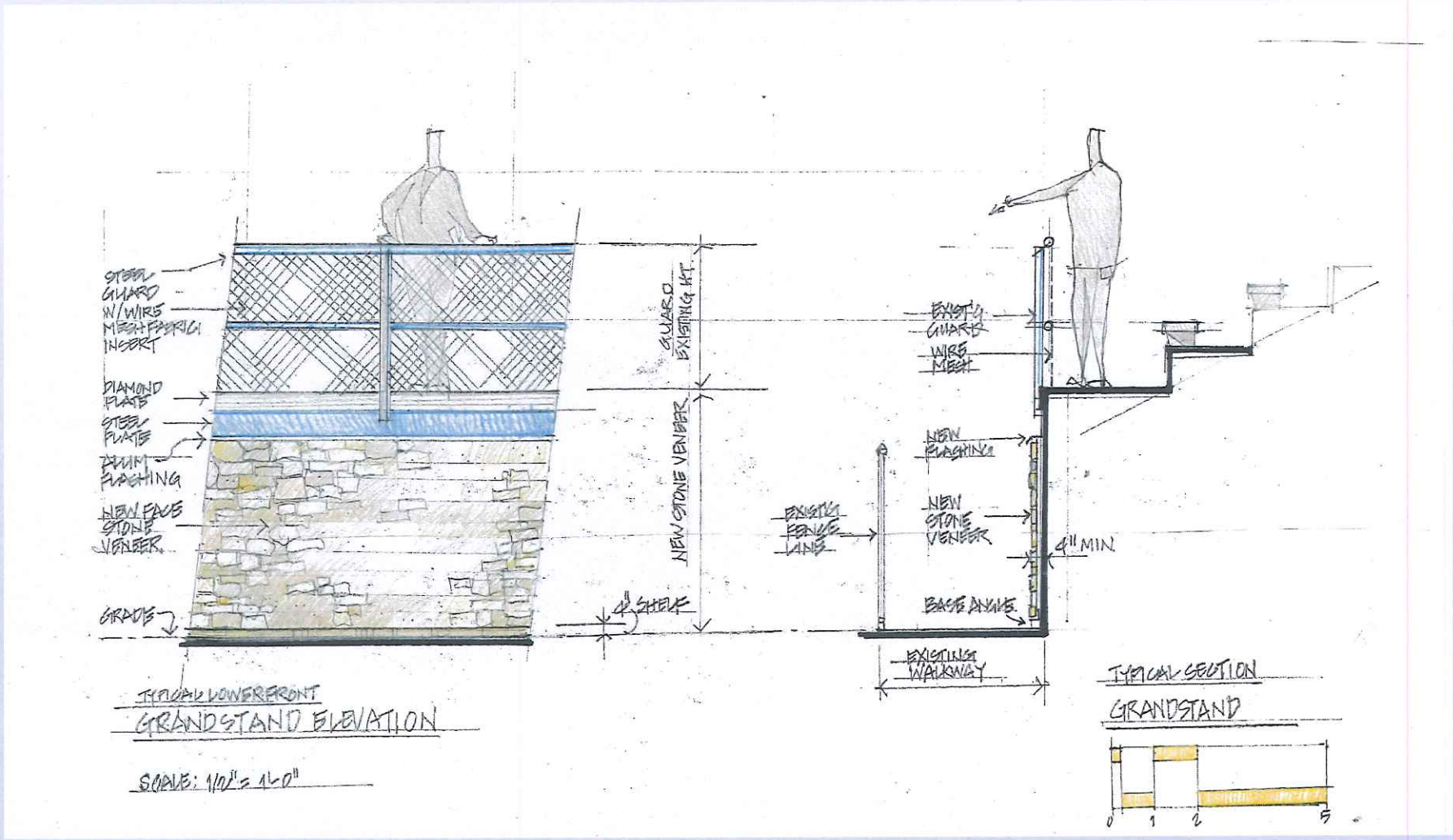
SKETCH – ADA SEATING CORNER



ADA LIFT:

- Designed for exterior use.
- Plexiglass enclosure sides.
- Screw-drive operation w/ manual-lowering feature.
- +/- 30 sec travel time for wheelchair & companion (750lb limit)
- Standby battery power available as option.
- 1-yr warranty on install & 4-yr warranty on parts.
- Service/Maintenance contracts available.

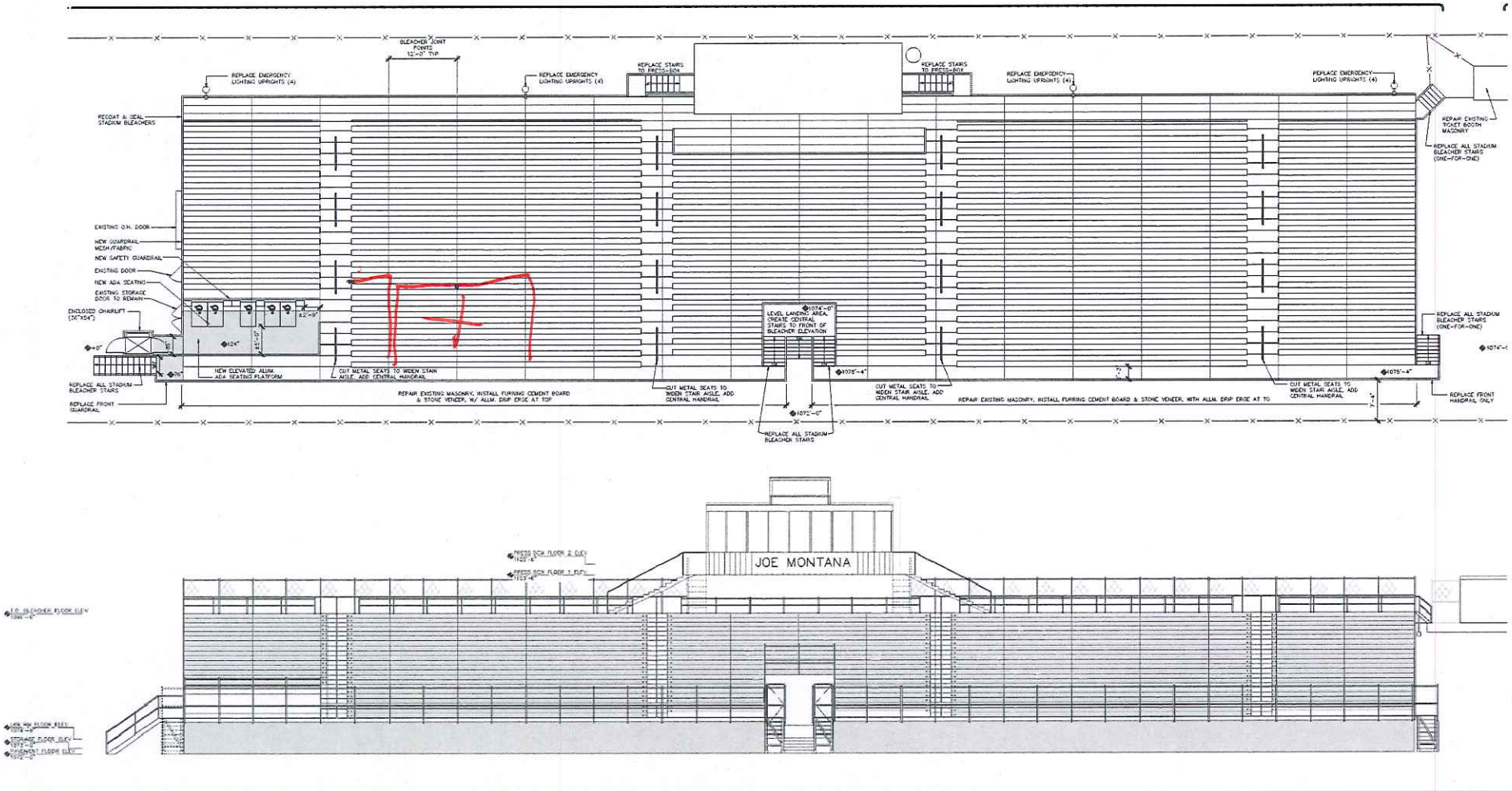
STONE VENEER SECTION



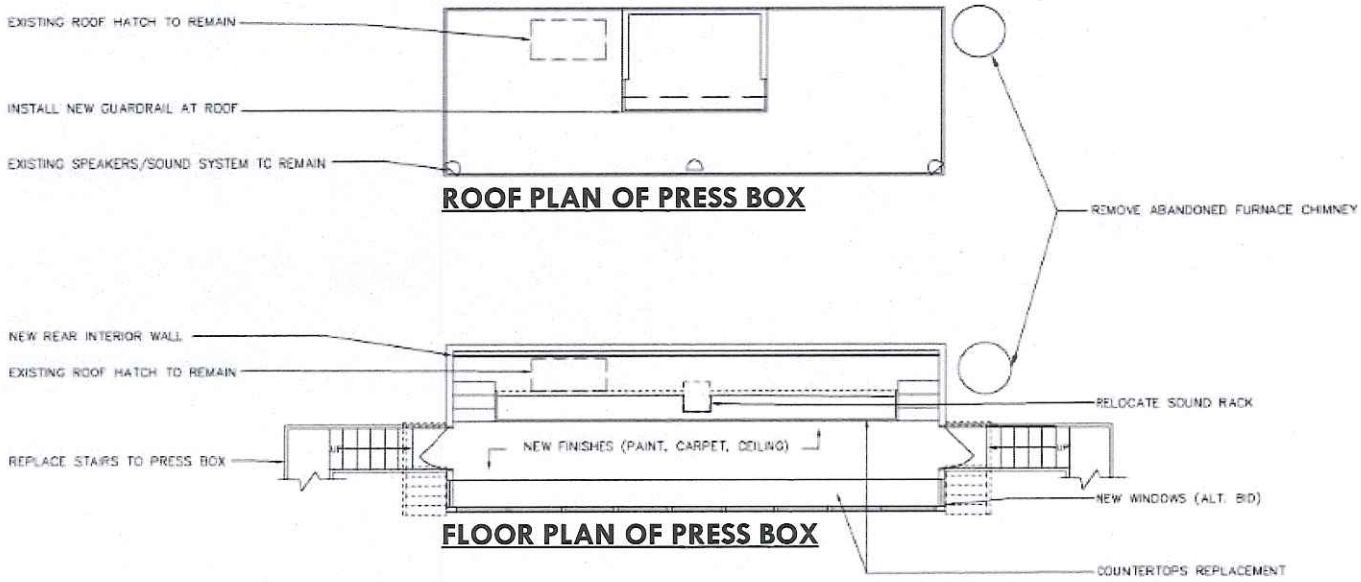
District Wide Capital Improvements

Ringgold School District

PROPOSED PLAN AND ELEVATION



PROPOSED PRESSBOX



ROOF PLAN OF PRESS BOX

FLOOR PLAN OF PRESS BOX

ELEVATION OF PRESS BOX

JOE MONTANA STADIUM – BLEACHER STRUCTURE:	CONSTRUCTION COSTS
Seal/Cover Bleacher Deck Joints (16)	$64,000 - $80,000
Clean/Prime/Paint Bleacher Deck w/ 3-coat Epoxy Siloxane & Paint Underside of Structure/Rail Supports.	$599,000 - $653,000
Install Center Handrail at Isle Walkways (4) and Remove, Clean & Reinstall Bench Seats.	$45,000 - $60,000
Replace Bleacher Perimeter Guardrail Fence	$69,000 - $83,000
Replace Stairs(5), Install Chair Lift to Bleacher & New ADA Seating Platform	$160,000 - $200,000
New Stone Veneer at Bleacher Front/Clean, Repair, Seal Masonry at Rear & Sides	$304,000 - $324,000
Exterior Door Replacement	$28,000 - $32,000
SUBTOTAL:	**$1,269,000 - $1,432,000**

JOE MONTANA STADIUM – PRESS BOX:	CONSTRUCTION COSTS
Replace (2) Stair Access to Press Box	$80,000 - $100,000
Replace Interior Countertops	$8,000 - $12,000
Update Interior Finishes (Carpet, Ceiling, & Paint) & New Rear Interior Wall	$30,000 - $36,000
New Lighting & Relocate IT/Sound Cabinet	$25,000 - $31,000
Paint Exterior Siding & Refinish Window Frames	$40,000 - $48,000
Install New Guard Rail at Roof	$10,000 - $18,000
Replace Windows **(Alt. Bid - 1)**	$27,000 - $33,000
Replace Perimeter Siding **(Alt. Bid - 2)**	$75,000 - $80,000
SUBTOTAL:	**$295,000 - $358,000**

JOE MONTANA STADIUM – OTHER MISCELLANEOUS IMPROVEMENTS:	CONSTRUCTION COSTS
Update North Concrete Stairs from Ticket Booth (Railing & Treads)	$58,000 - $72,000
Repair North Ticket Booth Masonry & Replace Exterior Bleacher Lighting (Top Row) & Remove Abandoned Furnace Chimney	$100,000 - $125,000
Install Sidewalk at Lower Ram Drive to Lower Parking Lot (+/- 215')	$125,000 - $164,000
SUBTOTAL:	**$283,000 - $361,000**

District Wide Capital Improvements — Ringgold School District

CONSTRUCTION SUBTOTALS:	
Bleacher Structure Subtotal	$1,269,000 - $1,432,000
Press Box Subtotal	$295,000 - $358,000
Miscellaneous Improvements	$283,000 - $361,000
TOTAL CONSTRUCTION COST:	**$1,847,000 - $2,151,000**

RELATED COSTS:	
Design Fees	$111,000 - $130,000
Test Borings / Report	$5,862
Plan Review / Building Permit **Allowance**	$10,000 - $15,000
Contingency (10%)	$185,000 - $216,000
SUBTOTAL:	**$311,862 - $366,862**

TOTAL:	**$2,158,862 - $2,517,862**

TIME LINE

October 16, 2024	- Authorize Architect to Proceed
March 7, 2025	- Complete Construction / Bid Documents
March 12, 19, & 26, 2025	- Advertise for Bids
April 1, 2025	- Receive Bids (11:00am)
April 9, 2025	- Award Bids
April 21, 2025	- Begin Bleacher Renovations
August 22, 2025	- Complete Spectator Seating & Press Box Work
August 29, 2025	- First Football Home Game?
September 12, 2025	- Complete All Remaining Construction

RINGGOLD SCHOOL DISTRICT

Miscellaneous Improvements:

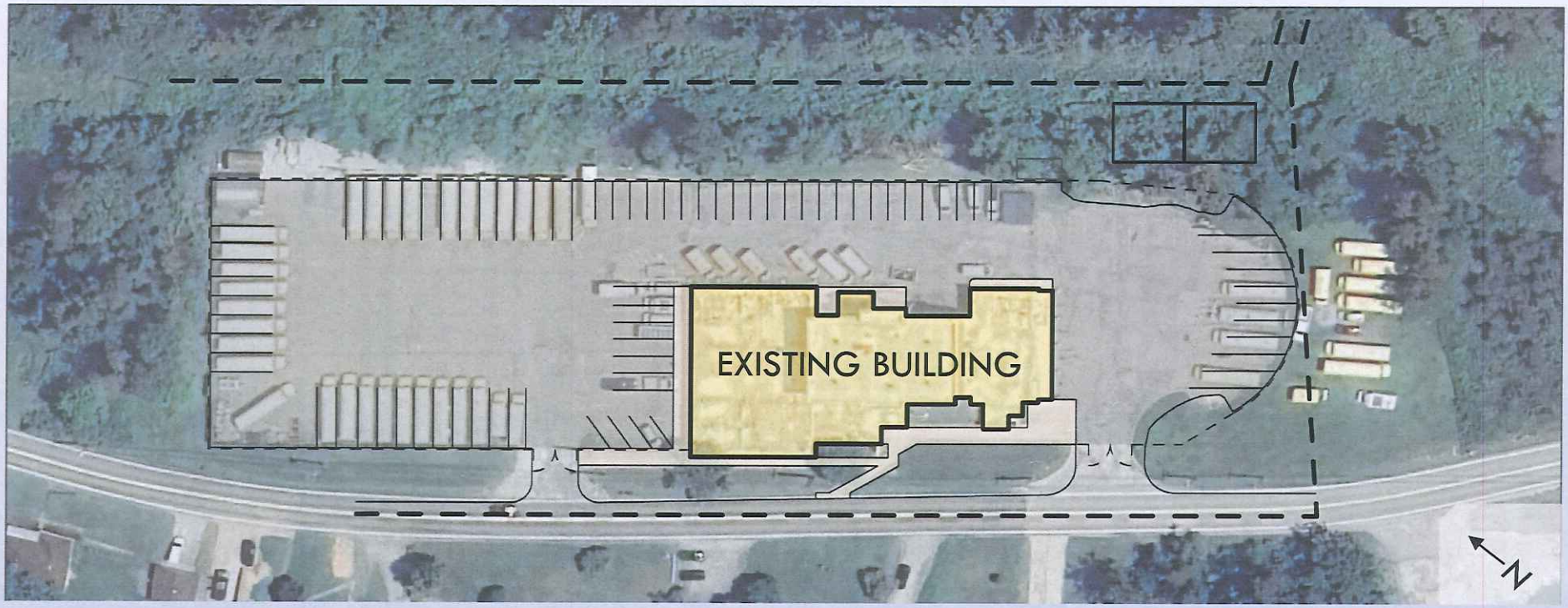
Ginger Hill Transportation & Maintenance Building

ENGINEERS HH SDR ARCHITECTS

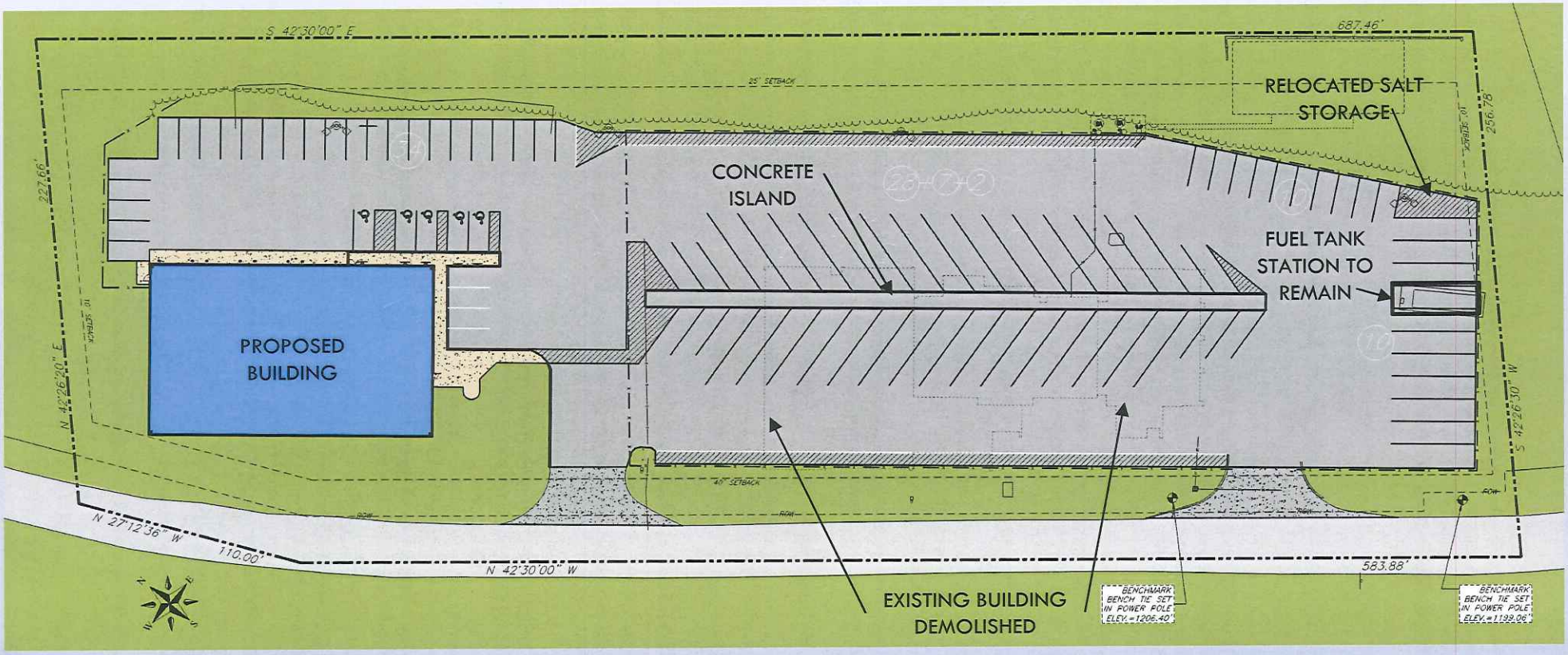
October 01, 2024

#4717

EXISTING SITE PLAN



PROPOSED SITE PLAN



Large/Mini Bus Parking	= 47 total
Car/Vehicle Parking:	= 44 total

Ginger Hill Transportation & Maintenance Building — Ringgold School District

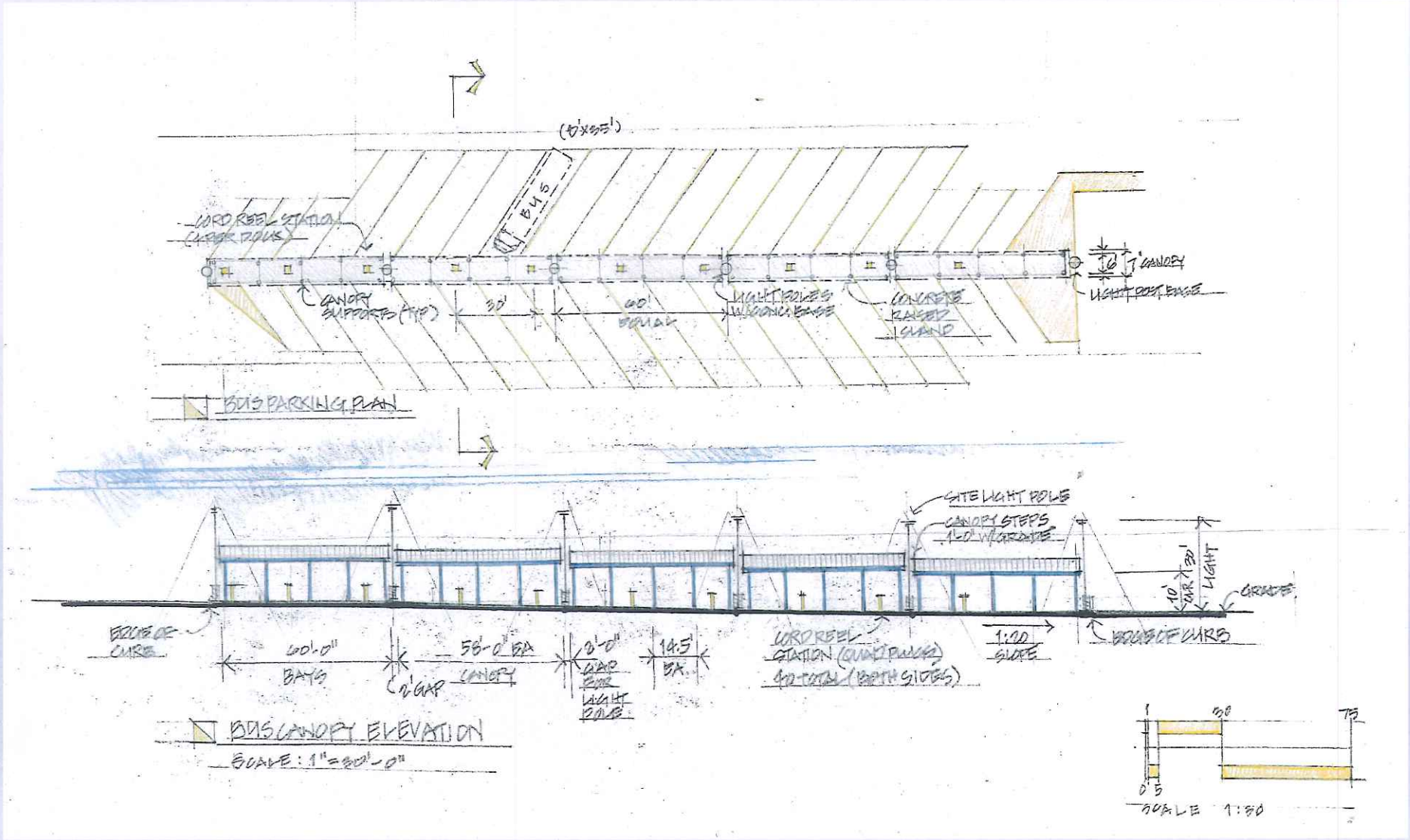
POSSIBLE LAND ACQUISTION OPTION



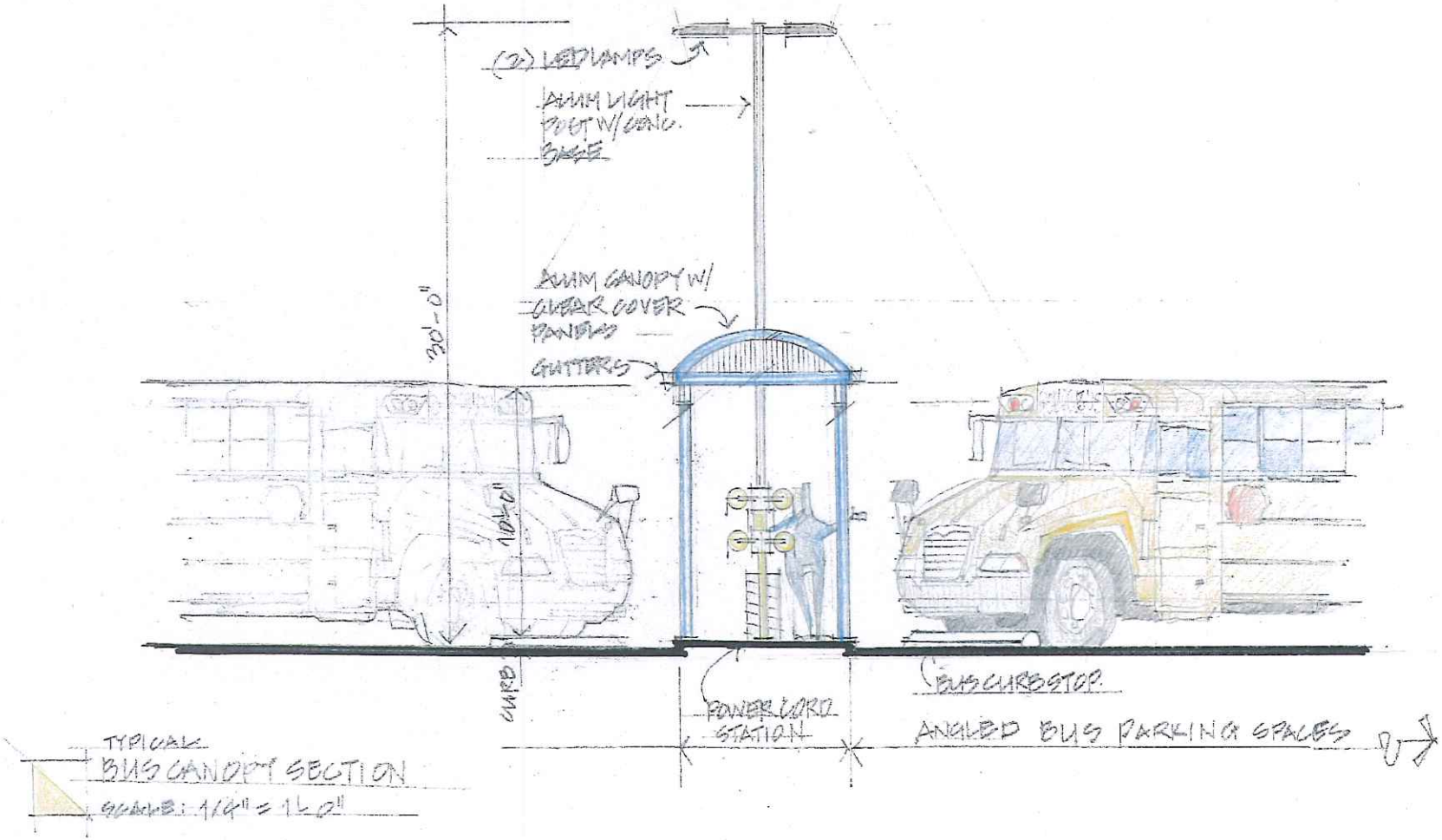
STEPS:

- HOP currently exists for current drives. No action needed if drives remain in current locations.
- Determine if requested property aligns w/ Washington CO. Land Resources Land Use boundary.
- Determine cost of property.
- Conduct Wetland Delineation.
- Survey Land.
- Create/Apply for Subdivision.

CANOPY SKETCH – PLAN & ELEVATION

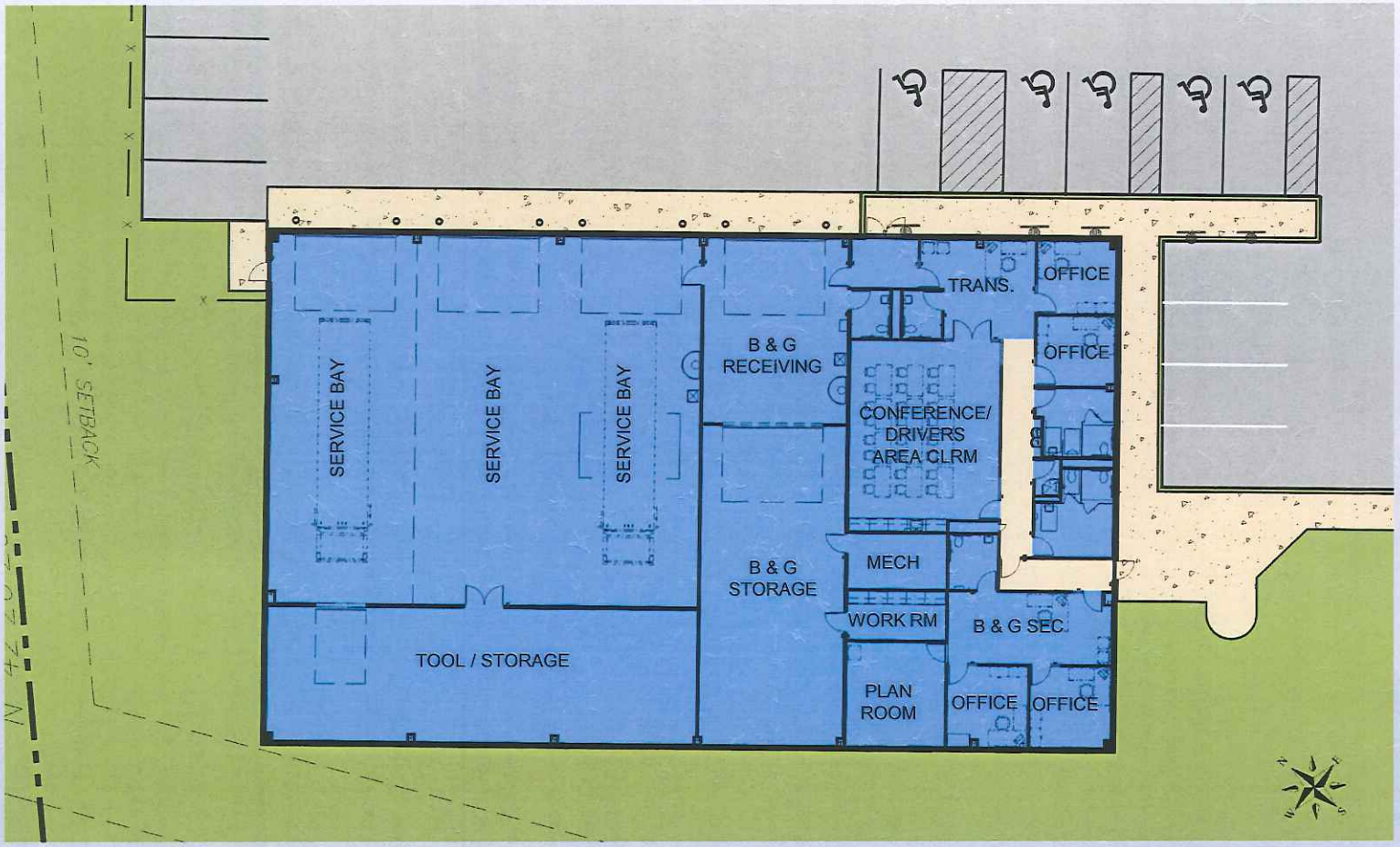


CANOPY SKETCH - SECTION



PROPOSED FLOOR PLAN

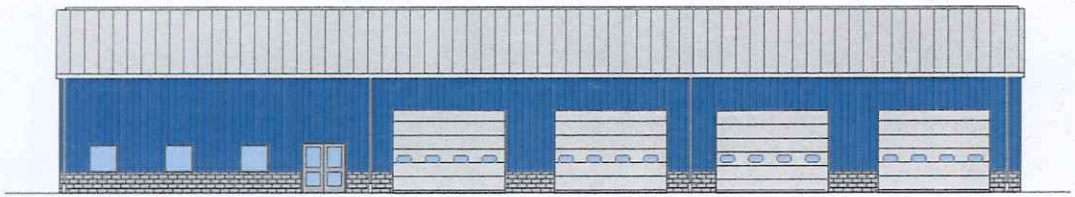
NEW BUILDING (11,000sf):



Ginger Hill Transportation & Maintenance Building

Ringgold School District

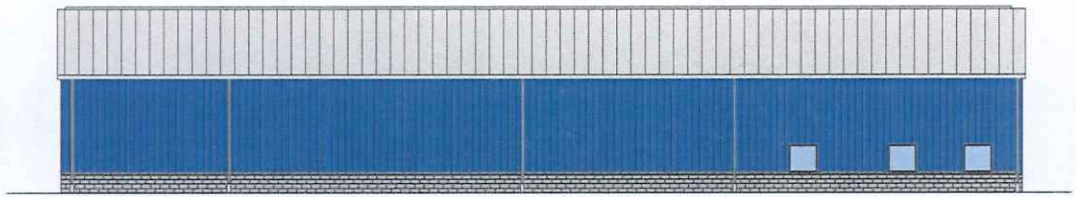
PROPOSED ELEVATIONS



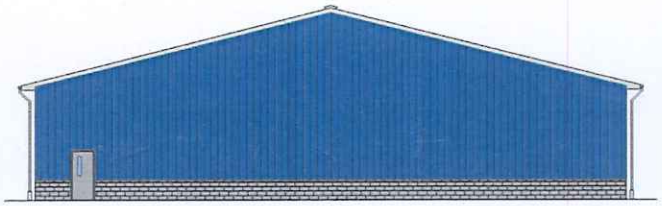
NORTH ELEVATION



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
Site Survey	$11,700
Geotechnical Test Boring / Report	$10,962
Geotechnical Construction Inspections **Allowance**	$25,000 - $35,000
Utility Fees **Allowance** (New Electric Service)	$40,000 - $50,000
Stormwater Management Plan Prep / Submission	$37,150
Township Land Development Plan Prep / Submission	$20,000 - $25,000
PENNDOT Highway Occupancy Permit (required if additional property is acquired & entry drive is added.)	Not Required
Septic System Permit / Inspections **Allowance**	$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	**$1,095,812 - $1,283,812**
TOTAL PROJECT COSTS:	**$6,753,812 - $7,810,812**

TENTATIVE TIMELINE

June 2025	- Complete Construction / Bid Documents
July 2025	- Receive Bids/Award Bids
August 2025	- Start Construction
July 2026	- Complete All Construction

* Contingent on Additional Land Acquisition Decision

* New Building Location May Disrupt Bus Parking/Engine Heaters During Construction in Cold Temperatures.



EI SDR ENGINEERS ARCHITECTS

TIMELINE:

June 6th, 2024
- HHSDR conducted a site visit and found minor (1/4") to major (3/4") movement of floors at certain column, drywall partitions, bulkheads, and door frames.

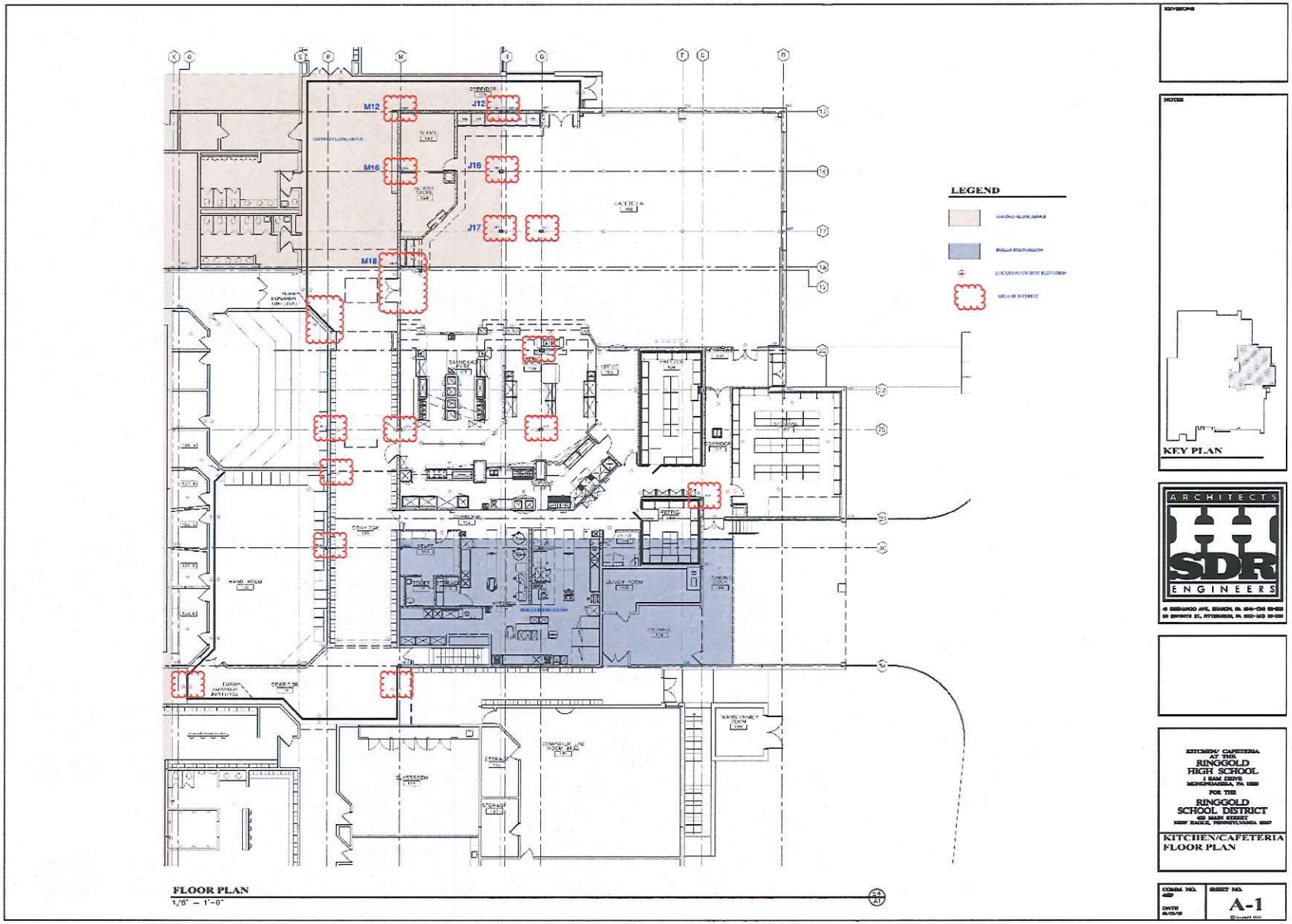
August 19, 2024
- HHSDR conducted a second site visit and observed repairs underway to floors, walls and ceiling by Contractor and District Maintenance Staff.
- Verdantas conducted a 3D scan and a floor flatness scan of entire cafeteria/kitchen area.
  - These scans established a base line for future comparisons.
  - The floor flatness scan indicted a slight difference in floor elevation at points of interest (columns).

December 2, 2024
- Verdantas returned to the site and conducted a second scan of entire cafeteria/kitchen areas.

January 13, 2025
- Verdantas shared a comparison of 3D Scan 2 with 3D Scan 1 with the Administration, HHSDR, and Hillis-Carnes(Geotech Engineer).
- Conclusion of these scan comparisons was there has been no measurable movement during a 3½ month period since the August visit and after repairs were made.
- Columns M12, M16, M18, J12, J16, and J17 that support the second floor, and the roof continue to show no measurable movement at this time.

OPINION OF THE GROUP:

- Time period between scans may have been too short to measure any active movements.
- The recommendation going forward is to visually monitor and physically measure various points at 6-month intervals.
- If movements are found after that, then a third scan may be advisable.
- The results of the actions taken so far, provide the District with a good base line to quantify any changes.


M12
J12
M16
J16
J17
M18
LEGEND
KEY PLAN
FLOOR PLAN
1/8" = 1'-0"
KITCHEN/ CAFETERIA AT THE RINGGOLD HIGH SCHOOL
FOR THE RINGGOLD SCHOOL DISTRICT
KITCHEN/CAFETERIA FLOOR PLAN
A-1