Capital Improvement Project Updates

- Asheville High School
- Montford North Star Academy
- Ira B. Jones Elementary School
- Asheville Primary School
- Asheville Middle School
- Lighting Project
Asheville High School

Funding and Timeline
- Approved Funding = $25,286,850
- Current Committed Cost = $19,330,748

ROTC Building
- $300/square foot to demolish, design, and build
- Staff to evaluate the most critical need for new design
Asheville High School

- **Phase I** - Ongoing - 36 month process - roof and rock
  - Committed Cost = $13,503,157
  - 39% complete

- **Phase II** - 14 month process - water lines, electrical
  - Committed Cost = $5,115,222
  - 51% complete

- **Phase III** - Life Safety, Americans with Disabilities Act, etc.
  - Required by local building code
  - TBD, 0% complete
Asheville High School

- **Phase IV** - Non-infrastructure and non-critical items including signage, communication system, etc.
  - Cost not determined
  - TBD, 0% complete

- Current Committed = $19,330,748
- Remaining Funds = $ 5,707,287
# Phase IV

## Renovations, 3

- **Interior Finishes for the Main Building**
- **Signage & Wayfinding for Buildings and Campus**
- **Comprehensive Communications Upgrade**
- **Point up Masonry for ROTC & CTE**
- **Media Center, Cafeteria, CA & Gym Ext. Repairs**
- **Exterior Paintings, Coatings, and Sealants**
- **Cultural Arts Building Gutters & Downspouts**
- **Misc. Electrical for balance of Buildings**
- **Provide fan coil units for CTE computer rooms**
- **CTE HVAC renovations & repairs**
- **HVAC improvements to balance of the Campus**
- **Interior finishes for the CTE building**
- **Interior finishes for the balance of the Campus**
- **Replacement of dilapidated Furnishings**
- **Upgrades to dated School Equipment**
- **Maintenance allowance for Priority Work**
- **Gym Floor Replacement for Main Bldg. Gym**
- **Sprinklers for balance of Campus**

### Costs Overview

<table>
<thead>
<tr>
<th></th>
<th>Main</th>
<th>CTE</th>
<th>Media Center</th>
<th>Cafeteria</th>
<th>Cultural Arts</th>
<th>ROTC</th>
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**Total this sheet**: $5,779,000

**2017**: $1,507,000, $2,367,000, $329,000, $33,000, $735,000, $247,000, $561,000
Reasons for Shortage

- Shortage of $4,000,000

- Architectural Design Studios provided cost estimates to Asheville City Schools
  - Design age two-years-old when project started
  - Construction boom increased construction prices

- Original plans did not include life safety items.
Montford North Star Academy

- Capital improvements to convert campus to a secondary school for 2017-2018
- Estimated cost - $5,600,000

Right on Budget!
Montford North Star Academy
Campus Needs

● Convert 3 classrooms to science labs
● Replace exterior windows
● Replace storm sewer
● Renovate restrooms
● Replace and retrofit electric fuse panels
● Install ADA compliant elevator
● Abate asbestos floor tiles
● Repair parking lot area
## Montford Avenue Campus

### CRITICAL

<table>
<thead>
<tr>
<th>Item</th>
<th>Projected Cost</th>
<th>2017</th>
<th>2018</th>
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<tbody>
<tr>
<td>Replace Chiller</td>
<td>HVAC 80,000</td>
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<tr>
<td>Replace Unit Ventilators &amp; Piping</td>
<td>HVAC 485,000</td>
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<td></td>
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<tr>
<td>Replace Existing Roofs</td>
<td>R &amp; W 1,014,000</td>
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<td>Replace All Door Hardware</td>
<td>LS &amp; ADA 55,000</td>
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**TOTAL CRITICAL ISSUES** $1,634,000

### HIGH PRIORITY

<table>
<thead>
<tr>
<th>Item</th>
<th>Projected Cost</th>
<th>2017</th>
<th>2018</th>
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<tr>
<td>Convert 3 Classrooms to Science Labs</td>
<td>G 1,000,000</td>
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<tr>
<td>Replace Exterior Windows</td>
<td>Glass 1,450,000</td>
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<td>Storm Sewer Replacement</td>
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<td>Renovate Restrooms</td>
<td>P &amp; ADA 355,000</td>
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<td>Replace/Retrofit Electric Fuse Panels</td>
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<tr>
<td>Install ADA compliant elevator</td>
<td>ADA 310,000</td>
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<td></td>
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<tr>
<td>Abatement of Asbestos floor tiles</td>
<td>G 620,000</td>
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<td>Repair Drives &amp; Parking</td>
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**TOTAL HIGH PRIORITY ISSUES** $4,016,000

**TOTAL MONTFORD RENOVATION BUDGET** $5,650,000

Asheville City Schools Repairs

Compiled September 12, 2016
Ira B. Jones Elementary School

- Roof Replacement
- Funded at $2,145,000
Ira B. Jones Elementary School

- Estimated Savings - $1,000,000
- Original plan priced each roof system as separate projects (roof, decking, insulation, etc.)

- Architectural Design Studio plan estimated that everything had to be replaced, decking, insulation, etc.
Ira B. Jones Elementary School
Critical Needs

Could we use $1,000,000 savings for Asheville High?
● Replacement of antiquated HVAC System
● Replacement of HVAC was on original plan, but not funded

Why is the $1,000,000 not requested for AHS?
● Only about 25% of the needs would be met at AHS
● Approximately 100% of the needs would be met for Ira B. Jones - HVAC
  ○ Catastrophic Event - don’t know when system could fail
  ○ School could be unheated or without air conditioning
  ○ Need time to order parts
## Ira B. Jones Elementary

### Critical Issues

<table>
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<th>Item</th>
<th>Projected Cost</th>
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<th>Days</th>
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<tr>
<td>Replace Shingle Roof &amp; Decking</td>
<td>R &amp; W 965,000</td>
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<td>Replace Shingle Roof on Wood Deck</td>
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<td>Replace Single-Ply Membrane Roof</td>
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**Total Critical Issues:** $2,145,000

### High Priority Issues

<table>
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<th>Item</th>
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<tr>
<td>Replace Exterior Windows</td>
<td>Glass 1,020,000</td>
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<tr>
<td>Replace Walk-In Coolers</td>
<td>Foods 60,000</td>
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<td>Replace Unit Ventilators</td>
<td>HVAC 520,000</td>
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<td>Enclose Covered Connectors</td>
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<tr>
<td>Extend Perimeter Fencing</td>
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<tr>
<td>Install Handrails at Ramps</td>
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<tr>
<td>Repave Drives &amp; Parking</td>
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<td>6/18</td>
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**Total High Priority Issues:** $1,779,000
Asheville Primary School
Paving Needs

- Estimated Cost: $240,000
- No two-way traffic on Argyle Street
- I-240 Expansion Project
- Lack of parking and bus turnaround
Asheville City Schools Facility Needs
Capital Outlay

Current Projects - funded by ACS

- Original cornice replacement at Claxton Elementary School (High Priority) – $295,000

- Replacement boiler at Central Office (Critical) – $90,000
## Claxton Elementary School

### NO CRITICAL ISSUES

#### HIGH PRIORITY

<table>
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<th>Project Description</th>
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<td>Repair/Replace Damaged Retaining Wall</td>
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<tr>
<td>Repair Original Cornice</td>
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<td>Repave Drives &amp; Parking</td>
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**TOTAL HIGH PRIORITY ISSUES**: 487,000
Central Office

CRITICAL

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<td>HVAC 80,000</td>
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TOTAL CRITICAL ISSUES $80,000

HIGH PRIORITY

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<td>Glass 1,235,000</td>
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<td>HVAC 935,000</td>
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<td>HVAC 560,000</td>
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<td>E 35,000</td>
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<td>180</td>
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<tr>
<td>ADA 30,000</td>
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<td>P 175,000</td>
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<td>270</td>
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<tr>
<td>G 93,000</td>
<td>4/18</td>
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TOTAL HIGH PRIORITY ISSUES 3,063,000
Asheville Middle School

Need

- Women's softball field
- Currently no field at Asheville High School or Asheville Middle School

Redirect Savings From Asheville Middle School Construction

- Space Available
- Title IX Complaint
- Project Complete
- Funds Remaining
Light-Emitting Diode (LED) Retrofit

Focus Areas
- Replacing 2x4 fluorescent fixtures with LED retrofit kits and replacing 3,840 lights
- Focusing on recessed fixtures in drop ceilings

Areas Completed
- Five schools and central office

Process of Completion
- Approximately 44% of new LED lights installed (December 2017)
- Asheville High School and Hall Fletcher Elementary School make up the remaining 56%
- Spring 2018 completion date
A Look Ahead

Present

• Shift Savings ($1,000,000) from Ira B. Jones Elementary School Roof to Ira B. Jones Elementary School HVAC System
• Shift Funds from Asheville Middle School Construction to Asheville Middle School Softball Field Construction

Future

• ROTC Building - Asheville High School
• Asheville Primary School Critical and High Priority Needs
Questions/Comments/Feedback

Dr. Denise Patterson, Superintendent
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