



441 Page Street • P.O. Box 427 • Troy, North Carolina 27371-0427  
(910) 576-6511 FAX (910) 576-2044

TO: Board of Education

FROM: Dale Ellis

DATE: May 7, 2012

SUBJ: ACTION ITEM (Joint Facilities Task Force Recommendation)

Enclosed is the Long-Term Facilities Needs Recommendation for improvement as developed by the Joint Facilities Task Force. I am asking for your approval of this draft. This draft may change before completion due to unforeseen facilities needs developing and/or change based upon available funding, but it is a good starting point for planning purposes. We also need your approval as a means of moving forward with the important ground work of garnering support for this plan. This recommendation stands as a starting point for our long term facilities needs, but it is a very important starting point. Much work went into the creation of this draft and much more will have to go into it before it is accomplished. But, many thanks are due to those who spent days touring various facilities and helping us develop this basic list of our most essential needs.

It is with much anticipation and pride for all that we can do to improve our facilities that I present this recommended priority list to you for approval. I will be available to answer any questions you may have.

**Proposed Priority 1**

PROJECT 1.1: High Schools

Replacement/Renovation of Core Academic Area – EMHS and WMHS

Build 2 story core classroom/administration building, replace cafeteria, replace media center, build new competition gymnasium

Total Project Cost - \$24,000,000

PROJECT 1.2: East Middle School

Build new wing (4<sup>th</sup> wing) to match WMS and reduce need for classroom mobile units currently in existence and account for current growth

Total Project Cost - \$2,400,000

**TOTAL PRIORITY 1 PROJECTS - \$26,400,000**

**Proposed Priority 2**

Project 2.1: Air-Conditioning – Multiple Schools

Air-Condition gymnasiums at 8 schools

Total Project Cost - \$1,095,000

Project 2.2: Electrical Service Upgrades for Mechanical/Technology Systems

Installation of new electrical service systems to support new demand

Total Project Cost - \$467,000

Project 2.3: Paving – Multiple Schools

Repave or reseal parking lots and drives at EMS, WMS, Candor Elementary, Montgomery Learning Academy and the Administration Building

Total Project Cost - \$703,144

Project 2.4: Heat Pumps

Replace Heat Pumps at Troy Elementary and Candor Elementary Schools

Total Project Cost - \$320,000

Project 2.5: Middle School Chiller Replacement

Replace Chillers at EMS and WMS

Total Project Cost - \$250,000

Project 2.6: High School Boiler and Chiller Replacement

Replace EMHS Boiler and Chillers at EMHS and WMHS, includes replacing circulating pumps at WMHS

Total Project Cost - \$505,000

### Project 2.7: Candor, Mt. Gilead and Troy Elementary Cooling Towers

Replace the 125 Ton Cooling Towers at each facility and reinstall winter freeze protection to allow transitional season cooling. Project also includes changing the main water pumps to a variable speed drives to increase system energy efficiency.

Total Project Cost - \$105,000

### Project 2.8: Montgomery Learning Academy Roof

Replace the existing EPDM single ply roof, 6088 square feet.

Total Project Cost- \$57,850

### Project 2.9: East and West Middle School Main Fire Alarm Panel

Replace the existing fire alarm panels at EMS and WMS with addressable fire alarm systems.

Total Project Cost - \$55,500

**TOTAL PRIORITY 2 PROJECTS - \$3,558,494**

### **Proposed Priority 3**

#### Project 3.1: Middle School Intercom Systems

Install Intercom systems at EMS and WMS

Total Project Cost - \$240,000

### Project 3.2: Grading at Multiple Schools

Complete grading and address drainage issues at multiple schools

Total Project Cost - \$71,000

### Project 3.3: Security at Multiple Schools

Install additional security cameras at Middle and High Schools. Purchase a badge system to identify employees and create keycards for school access.

Total Project Cost - \$150,000

### Project 3.4: Energy Management Upgrades at Multiple Schools

Install necessary equipment and software to allow HVAC control of buildings currently on individual thermostat control.

Total Project Cost: \$75,000

### Project 3.5: Food Service Fixed Equipment Upgrades at Multiple Facilities

Replace fixed food preparation and storage equipment, such as walk in freezers, coolers, serving lines at multiple facilities.

Total Project Cost - \$250,000

### Project 3.6: Replace flooring at Multiple Facilities

Replace aging and damaged floor covering at all facilities, includes removal of classroom carpet and replacing with VCT to improve indoor air quality

Total Project Cost - \$152,000

Project 3.7: Reseal Administration Building Roof

Apply aluminum based seal coat to existing four ply built up roof on Administration Building

Total Project Cost - \$18,500

Project 3.8: East and West Middle School Chiller Pipe Insulation

Replaced damaged overhead chiller pipe insulation at both middle schools

Total Project Cost - \$100,000

Project 3.9: Sidewalk Replacement or Repairs at Multiple Facilities

Repair or replace damaged sections of concrete walkways at multiple facilities to improve pedestrian safety

Total Project Cost - \$170,000

Project 3.10: American with Disabilities Act (ADA) Improvements

Install, repair or replace fixtures, signage, and apparatuses necessary to improve building access or circulation by disabled faculty, students or visitor at multiple locations.

Total Project Cost - \$77,800

**TOTAL PRIORITY 3 PROJECTS - \$1,304,300**

**Proposed Priority 4**

Project 4.1: High School Running Tracks

Renovate running tracks at EMHS and WMHS

Total project Cost: \$570,000

Project 4.2: West Montgomery High Field House Roof

Replace existing fiberglass shingle roof on field house with standing metal seam roof. Total surface area is 3500 square feet.

Total Project Cost- \$42,750

Project 4.3: Star Elementary Gymnasium Roof

Replace the fiberglass shingle roof on the Star Elementary School Gymnasium

Total Project Cost - \$81,854

Project 4.4: Painting Multiple Facilities

Interior and Exterior painting at all facilities

Total Project Cost - \$235,000

Project 4.5: Install or replace signage at Multiple Facilities

Install new or replace existing signage at multiple facilities to improve student and visitor circulation by clearly marking building spaces

Total Project Cost - \$93,100

Project 4.6: Elementary School Pod Classroom Improvements

Interior improvements to the existing pod classrooms at Candor, Mt. Gilead and Troy Elementary Schools, project also includes interior improvements to the existing Art and Music classrooms at Star Elementary School

Total Project Cost - \$110,000

Project 4.7: West High School Intercom System

Replace the existing intercom system at West Montgomery High School with an addressable system allowing teacher access to telephone system

Total Project Cost - \$146,000

Project 4.8: East and West High School Paving Repairs

Repair or replace damaged sections of parking and driveway pavement at both high schools

Total Project Cost - \$806,933

Project 4.9: East and West High School Gymnasium Floors

Replace the existing hardwood playing floors at both East and West High School gymnasiums

Total Project Cost - \$310,000

Project 4.10: Furniture, Fixtures and Equipment (FF&E) for Multiple Facilities

Purchase of new classroom furniture, fixtures and equipment necessary to support instruction

Total Project Cost - \$150,000

**TOTAL PRIORITY 4 PROJECTS – \$2,545,637**



SUMMARY

PRIORITY ONE PROJECTS (New Construction):	\$26,400,000
PRIORITY TWO PROJECTS:	\$3,558,494
PRIORITY THREE PROJECTS:	\$1,304,300
PRIORITY FOUR PROJECTS:	\$2,545,637
TOTAL PROJECT COST:	\$33,808,431
DESIGN/CONTINGENCIES	\$1,057,180
<b>TOTAL COST:</b>	<b>\$34,865,611</b>