



rosstarrant architects

# Anderson County Schools Local Planning Committee Facility Assessments

February 24, 2020



# Condition Description

## SECTION 202 | PRIORITY LISTINGS

- **Priority 1** – Educational Projects to begin within the Biennium
- **Priority 2** – Educational Projects not Scheduled within the Biennium
- **Priority 3** – Non-Educational Additions or Expansions
- **Priority 4** – Management Support Facilities
- **Priority 5** – Discretionary Construction Projects

### Priority 1

- Critical Condition Elements
  - Requires immediate replacement / repair within the current fiscal year

< 1 year

- To be considered:
  - past the point of economic repair
  - defective
  - Non-functional

- Poor Condition Elements
  - Requires replacement or major repair action within 1-2 years

1-2 years

- Show aging and are beginning to deteriorate suggesting a replacement soon.

### Priority 2

- Fair Condition Elements
  - Operational but may require replacement or major repair action within 3-4 years

3-4 years

- Shows adequate aging and operational with no observed or reported issues.



# KFICS Architectural Element Definitions

## Exterior Elements –

### Foundations

- Below grade structure

### Superstructure

- Above grade structure

### Ext. Walls

- Wall assemblies

### Ext. Windows

- Framing type (AL / HM / WD)
- Glazing type (Single / Insulated)

### Ext. Doors

- Framing type (AL / HM / Vinyl)
- Door type (AL / HM / WD)
- Hardware type (Panic HDWR / ADA?)

### Industrial Doors

- Overhead Doors

### Roof

- Roofing assemblies
- Draining system

## Interior Elements –

### Int. Doors

- Framing type (AL / HM / Vinyl)
- Door type (AL / HM / WD)
- Hardware type (Panic HDWR / ADA?)

### Stairs / Ramps

- Structure / assembly type
- Hardware type (Railings)

### Wall Finishes

- Paint
- Ceramic Tiles
- Paneling

### Floor Finishes

- Carpet
- VCT / Ceramic / Quarry
- Hardwood

### Ceiling Finishes

- Acoustical Tiles
- Gypsum

### Kitchen

- Equipment

## Site Elements –

### Roadways

- Paving & Curbs
- Steps / Ramps
- Signage / Painted Markups

### Parking

- Paving & Curbs
- Steps / Ramps

### Ped Paving

- Paving & Curbs

### Site Development

- Fencing / Gates
- Playground
- Canopies (Wall Hung / Independent)
- Retaining Wall

### Garbage

- Pad
- Fencing / Gates



# Ezra Sparrow Early Childhood Center



- Constructed: **2012**
- Critical Condition Elements (2012)
  - None
- Poor Condition Elements (2012)
  - None
- Fair Condition Elements (2012)
  - None



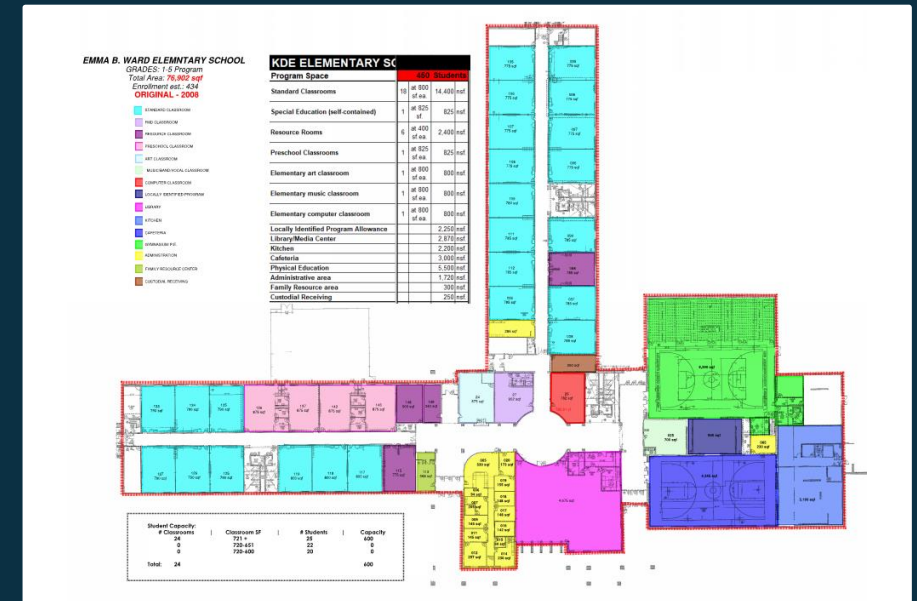
- Program Deficiencies:
  - None
- Total Replacement/Repair Costs: \$0



# Emma B Ward Elementary School



- Constructed: **2008**
- Critical Condition Elements (2008)
  - None
- Poor Condition Elements (2008)
  - None
- Fair Condition Elements (2008)
  - Domestic Water Heaters - \$131,474,
  - Branch Wiring - \$155,002



- Program Deficiencies:
  - None
- Total Replacement/Repair Costs: **\$286,476**

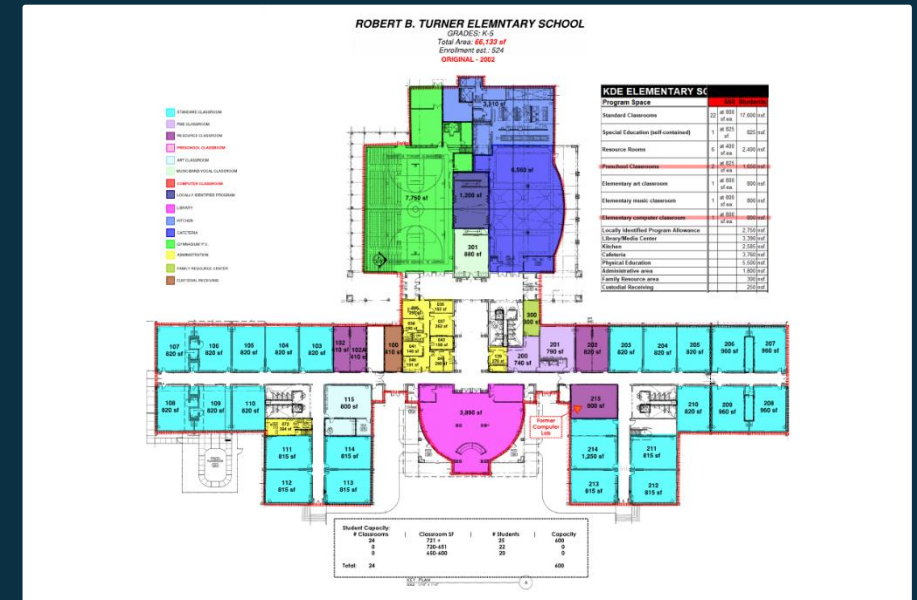




# Robert B Turner Elementary School

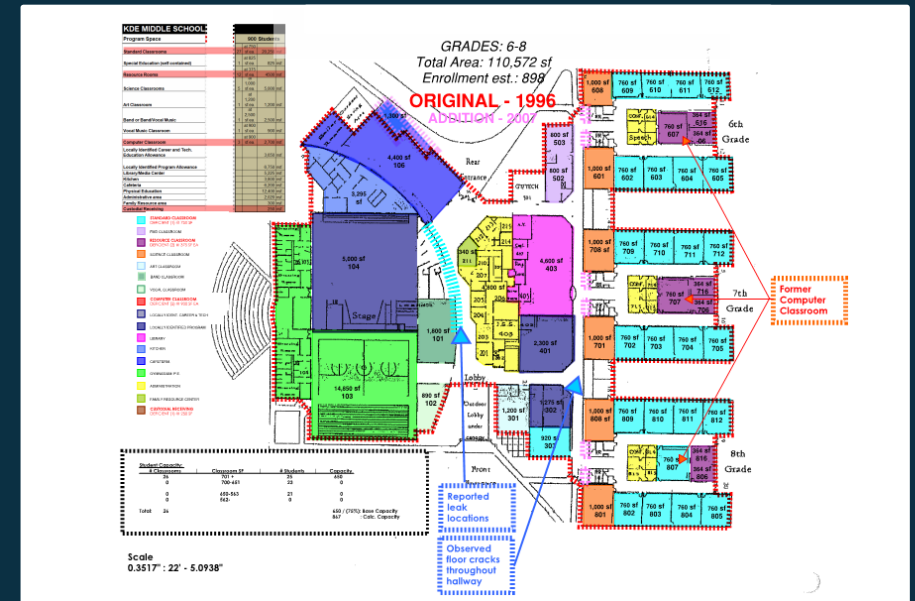


- Constructed: **2002**
- Critical Condition Elements (2002)
  - None
- Poor Condition Elements (2002)
  - Domestic Water Heaters - \$113,063
  - Branch Wiring - \$1,315,418
- Fair Condition Elements (2002)
  - Roofing - \$1,680,069



- Program Deficiencies @ \$243.24:
  - (2) Preschool Classrooms @ 825 sf (served by Ezra)
  - \*Computer Lab @ 800 sf
  - \*Consider reusing Room 215 which formerly was the Computer Lab but now is the larger Resource Rooms.
  - \*\* (2) Resource Rooms @ 400 sf each
  - \*\*If 215 is re-designated as Computer Lab, (2) Resources are needed.

# Anderson County Middle School



- Constructed: **1996** / 2007
- Critical Condition Elements (1996)
  - Domestic Water Heaters - \$183,075
  - Controls & Instrumentation - \$464,424
  - Branch Wiring - \$215,841
- Poor Condition Elements (1996)
  - Sanitary Waste - \$25,592
  - Primary HVAC Pumps - \$3 - 9,018
  - Packaged AC Units - \$1,676,196
  - Lighting Equipment - \$459,733
  - Intercomm. & Paging - \$102,648
  - Clock & Program - \$58,828
  - Fire Alarms - \$88,160
  - Security Systems - \$151,890
  - Exit & Emergency Light - \$12,511

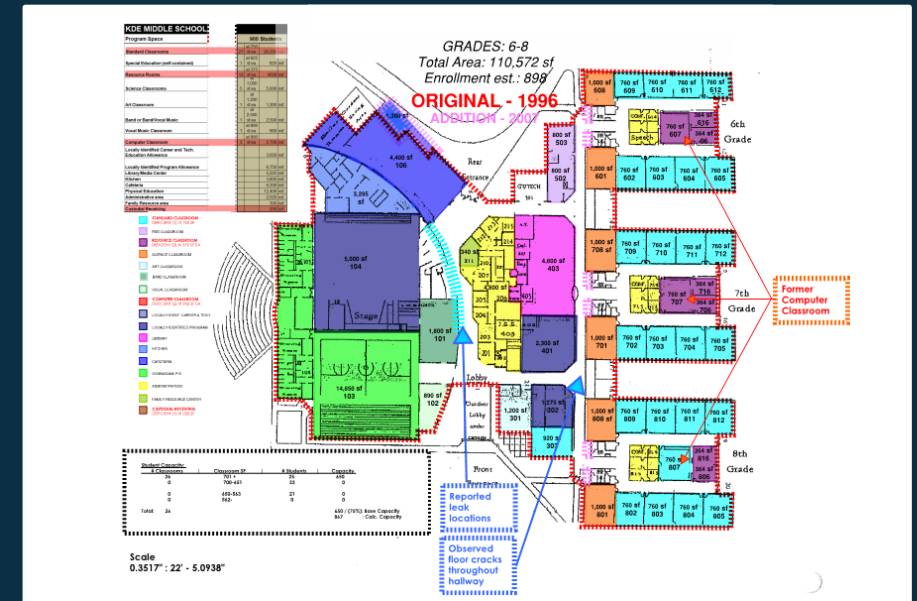
- Fair Condition Elements (1996)
  - Roofing - \$2,720,735
- (1996) Replacement/Repair Costs: **\$6,139,823**



# Anderson County Middle School



- Constructed: 1996 / 2007
- Critical Condition Elements (2007)
  - None
- Poor Condition Elements (2007)
  - Branch Wiring - \$3,233
- Fair Condition Elements (2007)
  - None



- Program Deficiencies @ \$246.09:
  - (1) Standard Classroom @ 750 sf
  - (2) Resource Room @ 375 sf each
  - (3) Computer Classroom @ 900 sf
  - Custodial Receiving @ 250 sf
- Program Deficiencies Costs: \$1,542,395
- (1996) Replacement/Repair Costs: \$6,139,823
- (2007) Replacement/Repair Costs: \$3,233
- Total Replacement/Repair Costs: \$7,685,451





# Anderson County High School



- Constructed: **1965**/ 1979/ 1985/ 1989/ 1991/ 1994/ 1998/ 1999/ 2000/ 2005
- Critical Condition Elements (1965)
  - Exterior Windows - \$779,009
  - Interior Doors - \$153,116
  - Sanitary Waste - \$12,939
  - Branch Wiring - \$108,793
  - Sanitary Sewer - \$27,620
  - Storm Sewer - \$122,867
- Fair Condition Elements (1965)
  - Exterior Doors - \$42,281
  - Roadways - \$86,963
  - Parking - \$99,927
  - Ped Parking - \$52,309
  - Site Development - \$55,581
  - Plumbing Fixtures - \$629,101
  - Domestic Water Heaters - \$142,752
- (1965) Replacement/Repair Costs: **\$3,980,613**



# Anderson County High School



- Constructed: 1965/ **1979**/ 1985/ 1989/ 1991/ 1994/ 1998/ 1999/ 2000/ 2005
- Critical Condition Elements (1979)
  - Branch Wiring - \$5,626
  - Sanitary Waste - \$669
- Poor Condition Elements (1979)
  - Exterior Windows - \$40,285
  - Roofing - \$70,791
  - Fittings - \$16,065
  - Interior Doors - \$7,918
  - Wall Finishes - \$27,987
  - Floor Finishes - \$48,521
  - Ceiling Finishes - \$44,260
  - Electrical Service / Distrib. - \$15,253
- Fair Condition Elements (1979)
  - Plumbing Fixtures - \$32,533
  - Domestic Water Distr. - \$7,382
- (1979) Replacement/Repair Costs: **\$317,290**



# Anderson County High School



- Constructed: 1965/ 1979/ **1985**/ 1989/ 1991/ 1994/ 1998/ 1999/ 2000/ 2005
- Critical Condition Elements (1985)
  - Exterior Windows - \$47,611
  - Interior Doors – \$9,358
  - Sanitary Waste - \$791
  - Branch Wiring - \$6,659
- Fair Condition Elements (1985)
  - Roofing - \$41,938
  - Plumbing Fixtures - \$38,449
  - Domestic Water Distr. - \$8,725
- (1985) Replacement/Repair Costs: **\$333,264**
- Poor Condition Elements (1985)
  - Fittings - \$18,986
  - Wall Finishes - \$33,077
  - Floor Finishes - \$57,344
  - Ceiling Finishes - \$52,309
  - Electrical Service / Distrib. - \$18,027





# Anderson County High School



- Constructed: 1965/ 1979/ 1985/ **1989**/ 1991/ 1994/ 1998/ 1999/ 2000/ 2005
- Critical Condition Elements (1989)
  - Branch Wiring - \$6,059
  - Sanitary Waste - \$721
- Poor Condition Elements (1989)
  - Exterior Windows - \$43,387
  - Roofing - \$76,435
  - Fittings - \$17,302
  - Interior Doors - \$8,528
  - Wall Finishes - \$30,142
  - Floor Finishes - \$52,257
  - Ceiling Finishes - \$47,668
  - Electrical Service / Distrib. - \$16,428
- Fair Condition Elements (1989)
  - Plumbing Fixtures - \$35,038
  - Domestic Water Distr. - \$7,951
- (1989) Replacement/Repair Costs: **\$341,916**



# Anderson County High School



- Constructed: 1965/ 1979/ 1985/ 1989/ **1991**/ 1994/ 1998/ 1999/ 2000/ 2005
- Critical Condition Elements (1991)
  - Branch Wiring - \$29,461
  - Sanitary Waste - \$3,504
- Poor Condition Elements (1991)
  - Exterior Windows - \$210,955
  - Exterior Doors - \$11,450
  - Roofing - \$371,642
  - **Fittings - \$84,125**
  - **Interior Doors - \$41,464**
  - Wall Finishes - \$146,557
  - Floor Finishes - \$254,082
  - Ceiling Finishes - \$231,773
  - Electrical Service / Distrib. - \$79,876
- Fair Condition Elements (1991)
  - **Plumbing Fixtures - \$170,360**
  - Domestic Water Distr. - \$38,657
- (1991) Replacement/Repair Costs: **\$1,673,906**





# Anderson County High School



- Constructed: 1965/ 1979/ 1985/ 1989/ 1991/ **1994**/ 1998/ 1999/ 2000/ 2005
- Critical Condition Elements (1994)
  - Branch Wiring - \$19,608
  - Sanitary Waste - \$2,332
- Poor Condition Elements (1994)
  - Roofing - \$247,350
  - Electrical Service / Distrib. - \$53,162
- Fair Condition Elements (1994)
  - Exterior Windows - \$140,403
  - **Plumbing Fixtures - \$113,385**
  - Domestic Water Distribution - \$25,729
- (1994) Replacement/Repair Costs: **\$601,969**



# Anderson County High School



- Constructed: 1965/ 1979/ 1985/ 1989/ 1991/ 1994/ **1998**/ 1999/ 2000/ 2005
- Critical Condition Elements (1998)
  - Branch Wiring - \$8,188
- Poor Condition Elements (1998)
  - Roofing - \$103,293
  - Electrical Service / Distrib. - \$16,428
- Fair Condition Elements (1998)
  - Sanitary Waste - \$974
- (1998) Replacement/Repair Costs: **\$128,883**



# Anderson County High School



- Constructed: 1965/ 1979/ 1985/ 1989/ 1991/ 1994/ 1998/ **1999**/ 2000/ 2005
- Critical Condition Elements (1999)
  - Branch Wiring - \$6,059
- Poor Condition Elements (1999)
  - Exterior Windows - \$40,285
  - Roofing - \$76,435
  - Electrical Service / Distrib. - \$16,428
- Fair Condition Elements (1999)
  - None
- (1999) Replacement/Repair Costs: **\$98,922**





# Anderson County High School



- Constructed: 1965/ 1979/ 1985/ 1989/ 1991/ 1994/ 1998/ 1999/ **2000**/ 2005
- Critical Condition Elements (2000)
  - Branch Wiring - \$2,457
- Poor Condition Elements (2000)
  - Roofing - \$30,997
  - Electrical Service / Distrib. - \$6,662
- Fair Condition Elements (2000)
  - None
- (2000) Replacement/Repair Costs: **\$40,116**



# Anderson County High School

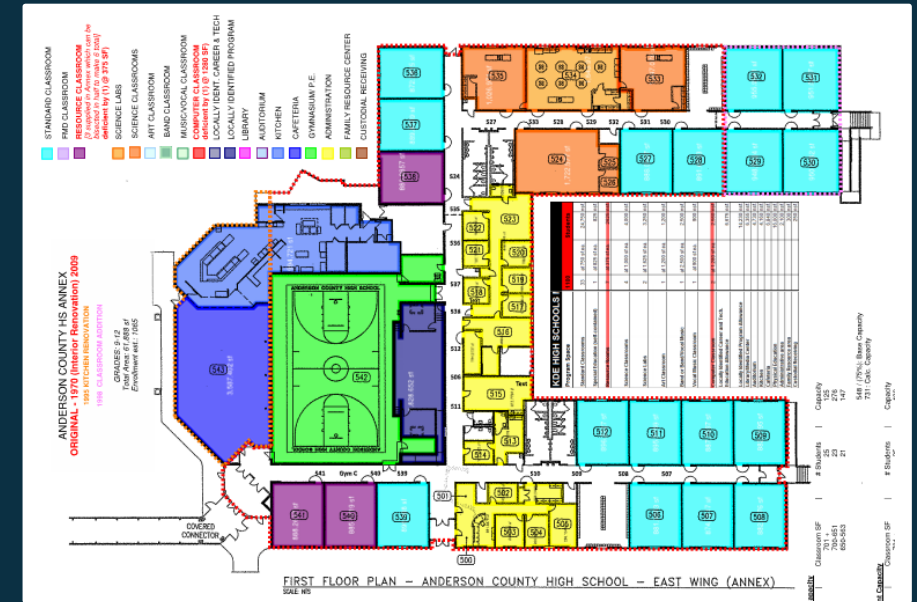


- Constructed: 1965/ 1979/ 1985/ 1989/ 1991/ 1994/ 1998/ 1999/ 2000/ **2005**
- Critical Condition Elements (2005)
  - Branch Wiring - \$62,817
- Poor Condition Elements (2005)
  - None
- Fair Condition Elements (2005)
  - None
- (2005) Replacement/Repair Costs: **\$62,817**





# Anderson County High School Annex

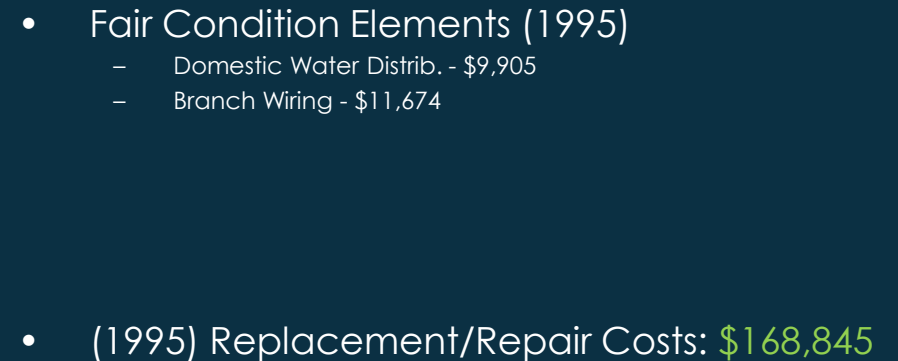


- Constructed: **1970** / 1995 / 1998
- Critical Condition Elements (1970)
  - Storm Sewer - \$106,793
- Poor Condition Elements (1970)
  - Exterior Window - \$33,854
  - Roofing - \$1,192,849
  - Interior Doors - \$16,430

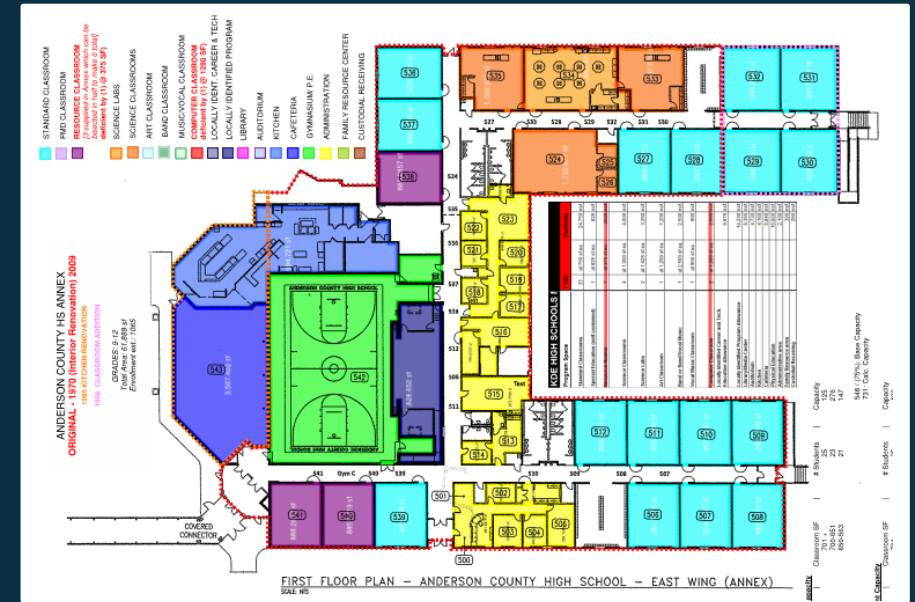
- Fair Condition Elements (1970)
  - Roadways - \$91,192
  - Parking Lots - \$104,786
  - Ped Paving - \$45,466
  - Site Development - \$58,283
  - Domestic Water Distrib. - \$80,230
  - Branch Wiring - \$94,560
- (1970) Replacement/Repair Costs: **\$1,824,443**



- 



# Anderson County High School Annex



- Constructed: 1970 / 1995 / **1998**
- Critical Condition Elements (1998)
  - None
- Poor Condition Elements (1998)
  - Roofing - \$99,015

- Fair Condition Elements (1998)
  - Domestic Water Distrib. - \$6,660
  - Branch Wiring - \$7,849
- (1998) Replacement/Repair Costs: **\$113,524**



# Anderson County High School/Annex



- Constructed: 1965/ 1979/ 1985/ 1989/ 1991/ 1994/ 1998/ 1999/ 2000/ 2005 + 1970 /1995 / 1998
- Program Deficiencies @ \$254.34:
  - (1) Resource Room @ 375 sf
  - (1) Computer Lab @ 1280 sf

*Model program assessment includes High School Annex Building*

**Program Deficiency Costs: \$619,019**
- HS Annex:
  - (1970) Replacement/Repair Costs: \$1,824,443
  - (1995) Replacement/Repair Costs: \$168,845
  - (1998) Replacement/Repair Costs: \$113,524
  - Sub-total Replacement/Repair Costs: \$2,106,812**
- High School:
  - (1965) Replacement/Repair Costs: \$3,980,613
  - (1979) Replacement/Repair Costs: \$317,290
  - (1985) Replacement/Repair Costs: \$333,264
  - (1989) Replacement/Repair Costs: \$341,916
  - (1991) Replacement/Repair Costs: \$1,673,906
  - (1994) Replacement/Repair Costs: \$601,969
  - (1998) Replacement/Repair Costs: \$128,883
  - (1999) Replacement/Repair Costs: \$98,922
  - (2000) Replacement/Repair Costs: \$40,116
  - (2005) Replacement/Repair Costs: \$62,817
  - Sub-total Replacement/Repair Costs: \$8,198,715**
  - Combined Costs: \$10,305,527**





# Anderson Co. Bus Garage



- Constructed: **1990**
- Critical Condition Elements (1990)
  - Domestic Water Distrib. - \$27,476
  - Sanitary Waster - \$2,300
  - Compressed Air Systems - \$5,660
  - Exhaust Ventilation System - \$12,877
  - Unit Air Conditioner - \$3,268
  - Electrical Service Distrib. - \$21,101
  - Branch Wiring - \$4,079
  - Lighting Equipment - \$37,278
  - Exit & Emerg. Light Systems - \$4,168
  - Water Supply - \$4,053
  - Site Lighting - \$1,843
- Fair Condition Elements (1990)
  - Exterior Windows - \$12,614
  - Exterior Doors - \$5,299
  - Industrial Doors - \$18,498
  - Roofing - \$104,548
  - Fittings - \$5,273
  - Int. Doors - \$29,283
  - Wall Finishes - \$19,661
  - Floor Finishes - \$11,727
  - Ceiling Finishes - \$36,749
  - Roadways - \$7,540
  - Parking Lots - \$8,664
  - Ped Paving - \$4,535
  - Site Development - \$4,819
  - Garbage - \$1,000
- Poor Condition Elements (1990)
  - None
- Total Replacement/Repair Costs: **\$394,313**





# Anderson Co. Central Office



- Constructed: **2007**
- Critical Condition Elements (2007)
  - None
- Fair Condition Elements (2007)
  - Elevators & Lifts - \$2,780
  - Domestic Water Heaters - \$34,292
  - Branch Wiring - \$40,254
- Poor Condition Elements (2007)
  - None
- Total Replacement/Repair Costs: **\$77,326**



# Anderson Co. Maintenance



- Constructed: **2005**
- Critical Condition Elements (2005)
  - Compressed Air Systems - \$6,966
  - Unit Air Conditioner - \$4,022
  - Electric Baseboards Heaters - \$5,055
  - Branch Wiring - \$5,021
- Poor Condition Elements (2005)
  - None
- Fair Condition Elements (2005)
  - None
- Total Replacement/Repair Costs: **\$21,064**



# Questions?

