

Watauga County Schools  
Capital Improvement Plan  
2015

# WATAUGA COUNTY SCHOOLS CAPITAL IMPROVEMENT PLAN 2015

In an effort to meet the standards of the North Carolina Building Code and North Carolina Public Instruction guidelines for 21<sup>st</sup> Century School Facilities, this document outlines the long range plan for the Watauga County School System's facilities capital improvement requirements. The cost estimates were determined using North Carolina Department of Instruction facilities cost data, actual local estimates, or other generally accepted facilities cost metrics. The cost estimates contained in this booklet are for long range budget planning and do not reflect any yearly increases due to cost increases in labor or materials.

Watauga County School System conducted an architectural review of six elementary schools last year in an effort to update the capital improvement plan. A report titled "An Architectural Evaluation Study of Six Elementary Schools", dated February 28, 2014 was provided by David R. Jones Architecture. Mabel School, Cove Creek School and Watauga High School were not included in the architectural review due to their relatively new construction. Much of what Mr. Jones recommended is contained in this plan as well as observations of school staff and maintenance personnel.

The Watauga County School System consists of eight elementary school campuses, one high school campus, a central administrative office, a maintenance department and a transportation department. These schools range from 4 to 79 years of age. The system has over 900,000 square feet of building space and approximately 260 acres of land.

The items contained in this plan attempt to address the known issues in the following areas:

- Building code violations
- NC DPI guidelines for classroom space
- ADA requirements
- Addition of air conditioning with fresh air ventilation.
- Lighting upgrades
- Failing infrastructure
  - Structural
  - Water/Sewer
  - Electrical
  - HVAC
  - Alarms and communications
- Renovate interior spaces



## Blowing Rock School (K-8)

Original Construction: 1939  
 Approximate Age: 76 years  
 Additions and Renovations:  
     1950's  
     1960's  
     1983 Auditorium Addition  
     1994 Kitchen, Office, 1<sup>st</sup> & 2<sup>nd</sup> Floor Additions and Renovations  
     2001 Renovations of the Old Gym  
 Approximate Square Footage: 70,500  
 Approximate Enrollment: 348

Project	Projected Cost
Add AC with Ventilation	\$ 2,100,000
Replace Boilers	\$ 110,000
LED Lighting	\$ 125,000
Resurface Parking	\$ 115,000
Renovate Science Labs	\$ 46,000
Renovate Bathrooms 3/5 Hallway	\$ 57,000
Replace Windows	\$ 240,000
Replace Roof	\$ 500,000
Replace all Exterior Doors	\$ 150,000
Replace Interior Water and Sewer Lines	\$ 600,000
Replace Fire Alarm	\$ 50,000
Replace Intercom with VOIP	\$ 60,000
Renovate to meet ADA Requirements	\$ 175,000
Replace Interior Doors	\$ 71,000
Replace Ceiling, Flooring and Repaint	\$ 455,000
Renovate to meet Fire Code.	\$ 350,000
Contingency 5.5%	\$ 279,000
Admin. & Design Fees 8.5%	\$ 431,000
<b>TOTAL</b>	<b>\$ 5,914,000</b>

**Estimated cost to replace facility\* \$ 18,300,000**

## Cove Creek School (PreK-8)

Original Construction: 1995  
 Approximate Age: 20 years  
 Approximate Square Footage: 65,000  
 Approximate Enrollment: 297

Project	Projected Cost
Add AC with Ventilation	\$ 1,917,000
LED Lighting	\$ 120,000
Replace Entrance Doors	\$ 30,000
Resurface Parking	\$ 125,000
Electrical Upgrades	\$ 65,000
Replace Fire Alarm	\$ 40,000
Replace Intercom with VOIP	\$ 50,000
Replace Interior Doors	\$ 65,000
Replace Ceiling, Flooring and Repaint	\$ 420,000
Replace Hot Water Boilers	\$ 75,000
Contingency 5.5%	\$ 160,000
Admin. & Design Fees 8.5%	\$ 247,000
<b>TOTAL</b>	<b>\$ 3,314,000</b>

**Estimated cost to replace facility\*                     \$       16,800,000**

## Green Valley School (PreK-8)

Original Construction: 1952  
Approximate Age: 63 years  
Additions and Renovations:  
1970's  
1980's  
1992 Additions & Alterations including Wastewater Treatment Facilities  
Approximate Square Footage: 67,000  
Approximate Number of Students: 375

<b>Projects</b>	<b>Projected Cost</b>
Add AC with Ventilation	\$ 2,000,000
Replace Roof	\$ 475,000
LED Lighting	\$ 120,000
Resurface Parking	\$ 103,000
Replace Fire Alarm	\$ 40,000
Replace Intercom with VOIP	\$ 50,000
Renovate to meet ADA Requirements	\$ 100,000
Replace Plumbing Faucets	\$ 30,000
Replace Interior Doors	\$ 67,000
Replace Ceiling, Flooring and Repaint	\$ 432,000
Replace all Exterior Doors	\$ 125,000
Contingency 5.5%	\$ 122,000
Admin. & Design Fees 8.5%	\$ 297,000
<b>TOTAL</b>	<b>\$ 3,961,000</b>

**Estimated cost to replace facility\*** \$ **17,400,000**

## Hardin Park School (PreK-8)

Original Construction: 1972  
 Approximate Age: 43 years  
 Additions and Renovations:  
     1970's  
     1989 Fascia Renovations  
     1995 Additions & Renovations; Center, Main Building, Middle School & Gym  
 Approximate Square Footage: 128,000  
 Approximate Number Enrollment: 804

Project	Projected Cost
Add AC with Ventilation	\$ 3,600,000
Replace Plumbing Faucets	\$ 50,000
Replace Air Handler Units	\$ 300,000
Electrical Service Upgrades	\$ 130,000
LED Lighting	\$ 210,000
Replace Boilers	\$ 100,000
Resurface Parking	\$ 335,000
Replace Interior Water and Sewer Lines	\$ 800,000
Replace Roof	\$ 865,000
Replace HVAC Heat Pumps	\$ 75,000
Add Auxiliary Gym	\$ 1,600,000
Add Second CTE Room	\$ 400,000
Replace Fire Alarm	\$ 60,000
Add Egress to Corridor	\$ 30,000
Renovate to meet ADA Requirements	\$ 45,000
Replace Intercom with VOIP	\$ 70,000
Replace Interior Doors	\$ 124,000
Replace Ceiling, Flooring and Repaint	\$ 799,000
Replace all Exterior Doors	\$ 175,000
Contingency 5.5%	\$ 508,000
Admin. & Design Fees 8.5%	\$ 796,000
<b>TOTAL</b>	<b>\$ 11,072,000</b>

**Estimated cost to replace facility\* \$ 31,900,000**

## Mabel School (K-8)

Original Construction: 1992  
Approximate Age: 23 years  
Approximate Square Footage: 48,000  
Approximate Enrollment: 188

<b>Project</b>	<b>Projected Cost</b>
Add AC with Ventilation	\$ 1,400,000
Replace Plumbing Faucets	\$ 25,000
Replace Heating Fuel Tank	\$ 70,000
Resurface Parking	\$ 120,000
Replace Front Entrance Doors	\$ 103,000
Replace Heating Boilers	\$ 103,000
Replace Hot Water Boiler	\$ 45,000
Replace Fire Alarm	\$ 40,000
Replace Intercom with VOIP	\$ 50,000
Replace Interior Doors	\$ 48,000
Replace Ceiling, Flooring and Repaint	\$ 310,000
Kitchen Addition	\$ 500,000
Contingency 5.5%	\$ 127,000
Admin. & Design Fees 8.5%	\$ 196,000
<b>TOTAL</b>	<b>\$ 3,137,000</b>

**Estimated cost to replace facility\* \$ 12,400,000**



## Parkway School (PreK-8)

Original Construction:	1952
Approximate Age:	63 years
Additions and Renovations:	
1960's	
1970's	
1980's	
1994	
Approximate Square Footage:	85,800
Approximate Enrollment:	517

Project	Projected Cost
Add AC with Ventilation	\$ 2,527,000
Add Auxiliary Gym	\$ 1,600,000
Add Second CTE Room	\$ 400,000
Upgrade Electrical	\$ 76,000
LED Lighting	\$ 120,000
Replace Entrance Doors	\$ 30,000
Replace Windows	\$ 250,000
Replace Fire Alarm System	\$ 40,000
Add Heating Boiler	\$ 55,000
Replace Intercom with VOIP	\$ 50,000
Replace HVAC Air Handlers	\$ 300,000
Replace Interior Doors	\$ 86,000
Replace Ceiling, Flooring and Repaint	\$ 553,000
Replace HVAC Heat Pumps	\$ 75,000
Contingency 5.5%	\$ 319,000
Admin. & Design Fees 8.5%	\$ 504,000
<b>TOTAL</b>	<b>\$ 6,985,000</b>

<b>Estimated cost to replace facility*</b>	<b>\$ 22,300,000</b>
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# Valle Crucis School

Original Construction: 1940  
 Approximate Age: 65 years  
 Additions and Renovations:  
     1956  
     1966  
     1985  
     1993  
     2013 Structural Floor Framing  
 Approximate Square Footage: 66,600  
 Approximate Enrollment: 346

Project	Projected Cost
Add AC with Ventilation	\$ 3,200,000
Replace Middle School Building	\$ 2,500,000
Replace Plumbing Faucets	\$ 25,000
Upgrade Electric	\$ 61,000
LED Lighting	\$ 135,000
Replace Roof	\$ 452,000
4 Classroom Addition	\$ 1,300,000
Replace Entrance Doors	\$ 30,000
Replace Windows	\$ 250,000
Replace all Exterior Doors	\$ 175,000
Replace Boilers	\$ 100,000
Replace Electric Hot Water Heater	\$ 5,000
Replace Fire Alarm	\$ 50,000
Replace Interior Doors	\$ 67,000
Replace Ceiling, Flooring and Repaint	\$ 430,000
Replace Intercom with VOIP	\$ 60,000
Contingency 5.5%	\$ 366,000
Admin. & Design Fees 8.5%	\$ 585,000
<b>TOTAL</b>	<b>\$ 9,791,000</b>

**Estimated cost to replace facility\*** **\$ 17,300,000**

## Watauga High School (9-12)

Original Construction: 2010  
Approximate Age: 5 years  
Approximate Square Footage: 236,700  
Approximate Enrollment: 1,351

Project	Projected Cost
Replace Field Turf	\$ 600,000
Repaint Interior	\$ 401,000
<b>TOTAL</b>	<b>\$ 1,001,000</b>

## Summary

	Renovation Cost	Replacement Cost*	Renovation as % of Replacement
<b>Bethel</b>	\$ 4,420,000	\$ 12,500,000	35%
Blowing Rock	\$ 5,914,000	\$ 18,300,000	32%
Cove Creek	\$ 3,314,000	\$ 16,800,000	20%
Green Valley	\$ 3,961,000	\$ 17,400,000	23%
<b>Hardin Park</b>	\$ 11,072,000	\$ 31,900,000	35%
Mabel	\$ 3,173,000	\$ 12,400,000	26%
Parkway	\$ 6,985,000	\$ 22,300,000	31%
<b>Valle Crucis</b>	\$ 9,791,000	\$ 17,300,000	57%

**Total Renovations** \$ 49,595,000

**Renovations with Replacement of Hardin Park and Valle Crucis.** \$ 78,027,253

\* Replacement cost was calculated using NC Department of Public Instruction projected cost of \$259.00 sq. ft. Average North Carolina school construction cost have increased from \$140.00 sq. ft. in 2010 to \$196.00 sq. ft. in 2015.