

# JACKSON COUNTY PUBLIC SCHOOLS

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March 11, 2016

To: Jackson County Commissioners  
Chuck Wooten, County Manager

From: Mike Murray, Superintendent  
Kim Elliott, Assistant Superintendent

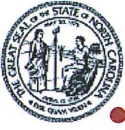
Attached you will find a revised list of roof repair/replacement needs and HVAC needs for our schools. These needs are prioritized within each school list, and the top 13 for the district have an \*\* after the cost. In discussing cost, please note that these costs are strictly estimates from the Cort Critical Needs Plan. We have added an emergency contingency line to hopefully mitigate cost increases.

Our top 10 has risen to a top 13, with additional costs. A severe leak in a 1958 heating tunnel has been located by our new Maintenance Director, Darin Allison. It is a waterfall coming out of the dirt and rock embankment. This one leak has cost the school system, on average, an additional \$5,000 per month in water service. Secondly, the connection to tribal water has been postponed until next fiscal year, due to a major roof leak at Smoky Mountain Elementary. Thirdly, we have received for the first time, a deficiency report on our Blue Ridge Water Tower.

Jackson County Schools is extremely grateful for the annual allocation of \$235,000 to provide for preventive maintenance for our nine school buildings and replacement/repair of equipment and maintenance vehicles. We request you maintain this allocation, so that minor repairs can be accomplished each year and negate the need for future, massive critical facility needs repairs that we each face at present.

As we have shared previously, it is our plan to obtain one engineer for the roofing projects and one engineer for the HVAC projects through appropriate bid and quote guidelines. The engineers will bid these projects. This will assist the system in allowing our licensed purchasing agent, assistant superintendent, and maintenance director to oversee the bids and project work. As you are well aware, our maintenance staff needs to focus on the preventative maintenance of the buildings.

Thank you in advance for considering our critical facility needs in the areas of roofs, water issues, and HVAC systems.



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## Critical Facility Needs

Phases 2-6  
School Years 2016-17- 2020-21

### Roofs (in priority order within school list as of 2/2/16) Estimated Cost

SMHS- Reroof Buildings B, C and D	\$555,600.00**
SMHS- Reroof Cafeteria	\$212,000.00
FV- Reroof Administration	\$140,440.00**
FV- Commons Roof	\$215,680.00**
FV- Gym Reroof	\$190,000.00**
FV- A Building	\$125,440.00
FV- C Building	\$125,440.00
FV- D Building	\$125,440.00
FV- Repair 2 leaks in Kinder Wing	\$ 54,000.00
SME- Reroof Commons A	\$ 93,120.00
SME- Reroof Commons B	\$ 93,120.00
SME- Special Projects Building Roof	\$ 80,000.00
BR- Reroof Cafeteria	\$ 83,400.00**
BREC- Metal	\$ 50,000.00**
BR- Reroof Buildings A,B,C	\$430,860.00
Total of roof repair/replacement	\$2,574,540

### HVAC (in priority order within school list)

SMHS- HVAC	\$756,800.00**
Building C, B, A East, A North, A	
C is most urgent	
SMHS- Boiler/Chiller plant for D, E, and Science	\$600,000.00
SMHS-Locker Room Heat and Air (Auxiliary Gym)	\$520,000.00

Critical Needs (Continued; page 2/2)

Blue Ridge- HVAC Building A, Cafeteria, B, and C	\$ 385,200.00**
Blue Ridge Gym Electric Heat/Heat Pump	\$ 202,000.00**
SME- Complete remaining HVAC 1 wing listed in 2015-16 phase	\$ 988,600.00**
CVS- HVAC	\$1,200,000.00
Total HVAC	\$4,652,600.00
Bus Garage- complete grading and paving	\$ 279,000.00
TOTAL FOR ROOFS, HVAC, bus garage paving/grading	\$7,506,140.00
Emergency Reserve@ 5%	\$ 375,307.00
<b>SUB TOTAL</b>	<b>\$7,881,447.00</b>

**Additional critical needs as of 3/11/16**

SMHS- Severe leak pouring through 1958 Heating Tunnel	\$307,000.00 (guesstimate)***
Blue Ridge- Replace Water Tower (Deficient Rating received)	\$260,000.00 (guesstimate)***
Connection to Tribal Water (Budget eliminated in this FY to replace roof section that is now higher priority)	\$120,000.00(pending final engineering) ***
<b>GRAND TOTAL</b>	<b>\$8,568,447.00</b>

Top 13 District Urgent Critical Needs are designated with an \*\*

The estimates in this document do not include testing fees or contingency items from the Cort Critical Needs Plan.