

**KBE APPROVAL DATE: APRIL 2019**

**WASHINGTON COUNTY SCHOOLS  
DISTRICT FACILITY PLAN**

**NEXT DFP DUE: APRIL 2023**

- 1. Current Plan PS-5, PS-8, 6-8, 9-12
- 2. Long Range Plan PS-5, PS-8, 6-8, 9-12

			<b>Student Enrollment Capacity</b>
<b>SCHOOL CENTERS</b>			
1. Secondary			
a. Washington High School	Permanent	9-12 Center	543/600
b. TEL Center/Commander Academy	Permanent	8-12 Center	17/200
2. Middle			
b. Washington County Middle School	Permanent	6-8 Center	222/386
3. Elementary			
a. Washington County Elementary School	Permanent	PS-5 Center	382/400
b. North Washington Elementary School	Permanent	PS-8 Center	529/625

**CAPITAL CONSTRUCTION PRIORITIES (Schedule within the 2018-2020 Biennium)**

**1c. Major renovation/additions of educational facilities;** including expansions, kitchens, cafeterias, libraries, administrative areas, auditoriums, and gymnasiums.

**Eff. %      Cost Est.**

- 1. TEL Career Center** (at former Washington Co. ES) 28,038 sf.

Construction 1973 + Additions/Renovations: 1985  
 28,038 SF out of the 50,234 SF former Elementary School to be used for the TEL Career Center (Work Force Ready Grant). Major Renovation to include: construction of new partition walls & doors; secure entry vestibule; upgrades to all interior finishes and accessories; ADA improvements including new doors/hardware, drinking fountains, new elevator and fire alarm upgrades; Limited exterior window and door replacement; Plumbing system upgrade and fixture replacement; upgrades to the HVAC system & controls; upgrades to the electrical system as required for lighting upgrades and additional receptacles; upgrades to the voice/data system. Site renovations include drive and parking lot repairs, storm drainage improvements along sidewalks and entrances, site lighting replacement, garbage area paving replacement and enclosures. **\$3,504,750**
  
- 2. Commander Academy** (at former Washington Co. ES) 12,196 sf.

Construction 1973 + Additions/Renovations: 1985

12,196 SF out of the 50,234 SF former Elementary School to be used for the Commander Academy (Alternative Ed). Major Renovation to include: construction of new partition walls & doors; upgrades to all interior finishes and accessories; ADA improvements including new doors/hardware, drinking fountains, fire alarm upgrades; Limited exterior window and door replacement; Bleacher replacement; Plumbing system upgrade and fixture replacement; upgrades to the HVAC system & controls; upgrades to the electrical system as required for lighting upgrades and additional receptacles; upgrades to the voice/data system. **\$1,524,500**

**CAPITAL CONSTRUCTION PRIORITIES (Schedule within the 2020-2022 Biennium)**

<b>2c. Major renovation/additions of educational facilities;</b> including expansions, kitchens, cafeterias, libraries, administrative areas, auditoriums, and gymnasiums.		<b>Eff. %</b>	<b>Cost Est.</b>
<b>1. Washington County Elementary/Middle School</b>	99,393 sf.		
Construction: 1961 + Additions/Renovations: 1964, 1996, 2005, 2016			
Renovations to portions of the original building (1961 & 1964 only) including: secure entry vestibule, electronic door hardware, partial window replacement; science and classroom casework replacement; ADA improvements including new doors/hardware, drinking fountains, new elevator and fire alarm upgrades; plumbing system upgrade and fixture replacement; upgrades to the HVAC equipment and controls. New lighting (LED) and controls per current energy codes. Electrical system in older areas such as boiler room, the existing electrical distribution is beyond its useful life and replacement parts are not readily available. Upgrades of the voice/data system. Fire alarm system upgrades. Additional security cameras should be added to existing system; upgrades to site lighting; new elementary playground next to building (current one is at old Elementary, across parking lot).			
			<b>\$8,785,000</b>
Construct:	1 Kitchen Addition	803 sf.	71% \$268,937
	1 Custodial Receiving	250 sf.	71% \$83,729
<b>2. North Washington Elementary School</b>	60,000 sf.		
Construction: 1999			
Renovation to include: Replacement of waste water treatment plant; roof replacement; Upgrade HVAC systems & controls.			
			<b>\$1,485,000</b>
Construct:	2 Special Education Elementary Resource rooms	400 sf.	74% \$260,097
	2 Special Education Middle School Resource rooms	375 sf.	71% \$251,101
	1 Science Classroom (Middle School)	1,000 sf.	71% \$334,789
	1 Art Classroom (Middle School)	1,200 sf.	71% \$401,746
	1 Music Classroom (Middle School)	2,500 sf.	71% \$836,972
	1 Cafeteria Addition	1,468 sf.	71% \$491,470
<b>2d. KERA Strands New Additions:</b> Preschool, SBDM Office & Conf., Fam. Res.		<b>Eff. %</b>	<b>Cost Est.</b>
<b>1. District White Board Initiative</b>			
Provide fixed active boards and projectors in all classrooms district wide with wireless			
Construct:	43 Interactive Smart Boards	\$7,000 per clrm.	<b>\$301,000</b>

**CAPITAL CONSTRUCTION PRIORITIES (Regardless of Schedule)**

<b>3. Construction of non-educational additions</b> or expansions including; kitchen, cafeterias, administrative areas, auditoriums and gymnasiums.		<b>Eff. %</b>	<b>Cost Est.</b>
<b>1. Washington High School</b>	101,717 sf.		
Construction: 2014			
Construct:	1 Auditorium	4,000 sf.	68% \$1,398,941
	1 Stage	1,900 sf.	68% \$664,497
	1 Vocal Music Classroom	1,700 sf.	68% \$594,550

**4. Management Support Projects;** construct, acquisition or renovation of central offices, bus garage, or central stores

			Eff. %	Cost Est.
<b>1. Bus Garage</b>				
Construct:	1 New (3) bay bus garage	3,600 sf.	74%	<b>\$972,973</b>
<b>2. New District Offices</b> (at former Washington County Elementary)		10,000 sf.		
	10,000 SF out of the 50,234 SF of the former Elementary to be used for District Services.			
	Major Renovation of former Washington County Elementary to include; new partitions, doors & hardware, windows, interior finishes, plumbing, mechanical, electrical, fire protection, fire alarm, security systems, ADA accessibility.			<b>\$1,250,000</b>

<b>DISTRICT NEED</b>	<b>\$23,410,052</b>
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**5. Discretionary Construction Projects;** Functional Centers; Improvements by new construction or renovation.

Estimated Costs of these projects will not be included in the FACILITY NEEDS ASSESSMENT TOTAL.

			Eff. %	Cost Est.
<b>1. North Washington Elementary School</b>		60,000 sf.		
Construction:	1999			
Renovation to include:	Site drainage improvements at exterior doors; replacement of exterior doors and hardware; partial window replacement; exterior veneer repairs; secure entry vestibule; repair and replacement of floor finishes; interior wall repairs; acoustic treatment at music, gym & cafeteria; minor plumbing repairs; upgrade fire suppression systems; gym & school lighting upgrades; Exterior facade repairs at glazed block, addition of control joints in brick veneer and replace damaged veneer, caulking replacement. New parking and widen drop off/pick up lanes.			<b>\$2,513,400</b>
<b>2. Washington County High School - Phase II</b>				
a)	Finish Site grading for athletic fields, including roadways, parking lots, sidewalks and utilities.			\$3,500,000
b)	Football stadium w/ artificial turf, grandstands, press box, lighting, scoreboards, fences and sidewalks.			\$2,000,000
c)	8-lane running track with rubberized running surface and artificial turf soccer field inside track, grandstands, lighting, & fencing.			\$1,500,000
d)	Baseball field with dugouts, grandstands, lighting & fencing.			\$700,000
e)	Softball field with dugouts, grandstands, lighting & fencing.			\$500,000
f)	(6) tennis courts with color coating, lighting and fencing.			\$600,000
g)	Central Field House with indoor practice facility, lockers/shower rooms, scorer's facility, public restrooms, concession stand, and storage.			\$3,700,000
			<b>TOTAL</b>	<b>\$12,500,000</b>