**KBE APPROVAL DATE: April 2019**

# SIMPSON COUNTY SCHOOLS DISTRICT FACILITIES PLAN

## PLAN OF SCHOOL ORGANIZATION

1. Current Plan P-K, 1-3, 4-5, 6-8, 9-12
2. Long Range Plan P-K, 1-3, 4-5, 6-8, 9-12

| SCHOOL CENTERS | Status | Organization | Student Enrollment Capacity |
|---|---|---|---|
| 1. Secondary | | | |
| a. Franklin-Simpson High School | Permanent | 9-12 Center | 921/771 |
| b. Simpson Co. CTE | Permanent | 9-12 Center | |
| c. Franklin-Simpson West Campus (Alternative) | Permanent | 9-12 Center | 34 |
| 2. Middle | | | |
| a. Franklin-Simpson Middle School | Permanent | 6-8 Center | 704/596 |
| 3. Elementary | | | |
| a. Franklin Elementary School | Permanent | P-K Center | 229 K/245 |
| b. Simpson Elementary School | Permanent | 1-3 Center | 702/750 |
| c. Lincoln Elementary School | Permanent | 4-5 Center | 450/441 |

## CAPITAL CONSTRUCTION PRIORITIES (Schedule after the 2012 Biennium)

**2c. Major renovation/additions of educational facilities;** including expansions, kitchens, cafeterias, libraries, administrative areas, auditoriums, and gymnasiums.

| | | | Eff. % | Cost Est. |
|---|---|---|---|---|
| 1. Franklin Simpson High School | | 137,429 sf. | | |
| Major Renovation to include: ADA toilets, ADA signage, secure entrance | | | | $695,925 |
| Section | 1966 Original | Element | | |
| | | B2020 exterior windows | $94,500 | |
| | | B2030 ext doors | $5,400 | |
| | | C1010 wood stud/gyp walls | $101,250 | |
| | | C1020 metal lockers | $261,563 | |
| | | C1030 interior door ADA | $216,000 | |
| | | C20 exterior stair | $24,300 | |
| | | C3020 asbestos abatement | $60,750 | |
| | | C3020 floor replacement | $161,069 | |
| | | E1010 kitchen equip | $132,300 | |
| | | G2010 asphalt paving | $110,700 | |
| | | G3020 sanitary sewer main | $540,000 | |
| | | D2010 plumb fixtures | $692,344 | |
| | | D3022 Boiler | $100,825 | |
| | | D3024 boiler piping | $11,458 | |
| | | D3025 pumps | $21,327 | |
| | | D3031 Chiller and components | $485,770 | |
| | | D3032 Cooling Tower | $35,902 | |
| | | D3041 Air Distribution | $455,221 | |
| | | D3043 Hydronic Distribution | $79,429 | |
| | | D3045 Exhaust Vent | $65,923 | |

| | | | |
|---|---|---|---|
| | D3057 Radiant Heaters | $132,134 | |
| | D3060 Controls | $257,338 | |
| | D5022 Lighting | $255,107 | |
| | **1966 total** | | **$4,300,610** |
| Section 1972 Library Addition | Element | | |
| | B2020 exterior windows | $40,500 | |
| | B2040 OH door | $8,100 | |
| | B2030 ext doors | $10,800 | |
| | C1010 wood stud/gyp walls | $64,672 | |
| | D3022 Boiler | $42,112 | |
| | D3024 boiler piping | $4,786 | |
| | D3025 pumps | $8,907 | |
| | D3031 Chiller | $202,891 | |
| | D3041 Air Distribution | $190,132 | |
| | D3043 Hydronic Distribution | $33,175 | |
| | D3045 Exhaust Vent | $27,534 | |
| | D3060 Controls | $107,482 | |
| | D5022 Lighting | $106,550 | |
| | **1972 total** | | **$847,641** |
| Section 1985 elevator addition | Element | | |
| | D5022 Lighting | $3,240 | |
| | **1985 total** | | **$3,240** |
| Section 2009 Gym Addition | Element | | |
| | none | | $0 |
| Section 2012 Band Addition | Element | | |
| | none | | $0 |

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| Construct: | 1 | std classrooms | 750 | sf. | 750 | sf. | 68% | $280,699 |
| | 1 | Art room | 1,200 | sf. | 1,200 | sf. | 68% | $449,118 |
| | 1 | computer labs | 1,280 | sf. | 1,280 | sf. | 68% | $479,059 |
| | 1 | dance classroom | 2,000 | sf. | 2,000 | sf. | 68% | $748,529 |
| | 1 | black box drama clrm | 3,600 | sf. | 3,600 | sf. | 68% | $1,347,353 |
| | 1 | JROTC program | 2,500 | sf. | 2,500 | sf. | 68% | $935,662 |
| | 1 | Auditorium | 5,500 | sf. | 5,500 | sf. | 68% | $2,058,456 |

2. Franklin Simpson Middle School 93,708 sf.

Major Renovation to include; ADA toilets and ADA signage, add 2 sets of exit doors in gym $242,200

| | | |
|---|---|---|
| Section 1936 Original | Element | |
| | B2010 tuckpointing | $16,200 |
| | B2020 exterior windows | $84,375 |
| | B2030 exterior doors | $16,875 |
| | C1030 interior doors - ADA | $135,000 |
| | C3020 asbestos abatement | $81,000 |
| | C2030 floor replacement | $154,945 |
| | C3030 ceiling finishes | $103,297 |
| | D2010 plumb fixtures | $1,029,096 |

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|---|---|---|---|---|---|---|
| | | | D2020 domestic water | $228,354 | | |
| | | | D2030 sanitary | $20,626 | | |
| | | | D3034 pkg AC | $150,000 | | |
| | | | D3043 hydronic dist | $115,866 | | |
| | | | D3057 radiant heater | $191,280 | | |
| | | | D3060 HVAC Controls | $374,310 | | |
| | | | D5022 lighting | $370,530 | | |
| | | | G2020 asphalt paving | $110,700 | | |
| | | | G2020 parking lot expansion | $94,500 | | |
| | | | **1936 total** | | | **$3,276,954** |
| Section | 1972 Gym Addition | Element | | | | |
| | | B30 roof | | $228,339 | | |
| | | C3020 wood gym flooring | | $101,250 | | |
| | | **1972 total** | | | | **$329,589** |
| Section | 1990 additions | Element | | | | |
| | | B2020 courtyard storefronts | | $18,900 | | |
| | | B30 roof | | $337,325 | | |
| | | C1030 airlock doors | | $24,000 | | |
| | | **1990 total** | | | | **$380,225** |
| Section | 2004 additions | Element | | | | |
| | | none | | | | $0 |
| Construct: | 2 Std Classrooms | 750 sf. | 1,500 sf. | 71% | $506,408 | |
| | 1 vocal music | 900 sf. | 900 sf. | 71% | $303,845 | |

3. Franklin Elementary School 45,662 sf.

Major Renovation to include; ADA toilets, ADA signage, remodel preschool rooms for permanent sinks, add airlocks to corridors, add bank of toilets, add change room to FMD $409,050

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|---|---|---|---|---|
| Section | 1956 Original | Element | | |
| | | B2020 exterior windows | $90,000 | |
| | | B2030 exterior doors | $12,000 | |
| | | C1020 café fittings | $100,000 | |
| | | C1020 clrm casework | $230,000 | |
| | | C3010 cer tile in toilets walls | $50,000 | |
| | | C3020 VCT throughout | $170,000 | |
| | | C3020 cer tile in toilets floors | $20,000 | |
| | | D2030 sanitary | $108,071 | |
| | | D3034 pkg AC | $716,714 | |
| | | D3045 kit/DW hood | $51,246 | |
| | | D5022 exterior lighting | $15,000 | |
| | | D5038 security system | $64,718 | |
| | | G2020 parking | 67500 | |
| | | G2040 site drainage | $189,000 | |
| | | **1956 total** | | **$1,884,249** |
| Section | 1965 addition | Element | | |
| | | B2030 exterior doors | $3,000 | |
| | | **1965 total** | | **$3,000** |
| Section | 1985 addition | Element | | |
| | | B2020 exterior windows | $35,000 | |
| | | B2030 exterior doors | $12,000 | |
| | | C3020 VCT | $45,000 | |
| | | E1010 kit equip | $150,000 | |
| | | **1985 total** | | **$242,000** |

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|---|---|---|---|---|---|---|---|
| Section | 2006 addition | Element | | | | | |
| | | D3034 pkg AC | | | $75,000 | | |
| | | | | | **2006 total** | | **$75,000** |
| Construct: | 5 | preschool classroom | 825 | sf. | 4,125 sf. | 74% | $1,298,260 |
| | 1 | kindergarten classroom | 800 | sf. | 800 sf. | 74% | $251,784 |
| | 2 | resource rooms | 400 | sf. | 800 sf. | 74% | $251,784 |
| | 1 | custodial receiving | 250 | sf. | 250 sf. | 74% | $78,682 |
| | 1 | gymnasium | 5,500 | sf. | 5,500 sf. | 74% | $1,731,014 |
| | 1 | multipurpose learning lab | 1,000 | sf. | 1,000 sf. | 74% | $314,730 |

4. Simpson Elementary School — 68,544 sf.

Major Renovation to include; ADA toilets, ADA signage, remodel media ctr for 2 classroms and storage, provide change room in FMD, add bank of toilets, add airlocks — $819,180

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|---|---|---|---|---|
| Section | 1978 Original | Element | | |
| | | B2020 exterior windows | $36,450 | |
| | | B2030 exterior doors | $10,000 | |
| | | C1020 library furnishings | $150,000 | |
| | | C1020 toilet partitions | $60,000 | |
| | | C1020 casework in clrms | $756,000 | |
| | | C1030 Interior doors | $135,000 | |
| | | C1030 secure doors | $27,000 | |
| | | C3020 kitchen floor - qt | $33,507 | |
| | | C3030 replace clg tile | $286,691 | |
| | | C3030 replace hard clg | $13,403 | |
| | | D2010 plumb fixtures | $125,000 | |
| | | D3034 pkg AC | $214,146 | |
| | | D5021 branch wiring | $138,047 | |
| | | D5022 lighting | $293,626 | |
| | | D5032 Intercommunication | $65,512 | |
| | | E1010 kit equip | $216,000 | |
| | | G2020 asphalt paving/parking lot | $164,700 | |
| | | G2040 site drainage issues | $101,250 | |
| | | | **1978 total** | **$2,826,332** |
| Section | 1990 addition | Element | | |
| | | B2020 exterior windows | $8,100 | |
| | | B2030 exterior doors | $5,000 | |
| | | C3030 replace clg tile | $26,179 | |
| | | | **1990 total** | **$39,279** |
| Section | 2000 addition | Element | | |
| | | none | | $0 |
| Section | 2004 addition | Element | | |
| | | none | | $0 |

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|---|---|---|---|---|---|---|---|
| Construct: | 1 | Media Center | 4,438 | sf. | 4,438 sf. | 74% | $1,396,771 |
| | 1 | multipurpose learning lab | 1,000 | sf. | 1,000 sf. | 74% | $314,730 |

5. Lincoln Elementary School — 55,350 sf.

Major Renovation to include; ADA signage and provide a secure entrance — $112,050

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|---|---|---|---|---|
| Section | 1962 Original | Element | | |
| | | C1030 interior doors | $54,000 | |
| | | G2020 parking and parent drive | $54,000 | |
| | | D2010 plumb fixtures | $700,165 | |

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|---|---|---|---|---|---|---|
| | | | D2020 domestic water | $15,869 | | |
| | | | D2030 sanitary | $14,310 | | |
| | | | D3041 Air Distribution | $458,369 | | |
| | | | D3043 hydronic distribution | $80,662 | | |
| | | | D3045 kit hood | $66,935 | | |
| | | | D3060 HVAC controls | $259,163 | | |
| | | | D5022 lighting | $256,714 | | |
| | | | **1962 total** | | | **$1,960,187** |
| Section | 1975 addition | Element | | | | |
| | | | B2030 exterior doors | $4,294 | | |
| | | | B30 roof fascia | $10,000 | | |
| | | | C3020 kitchen flooring | $24,624 | | |
| | | | C3030 kitchen ceiling | $10,519 | | |
| | | | E1010 kitchen equip | $216,000 | | |
| | | | **1975 total** | | | **$265,437** |
| Section | 1985 addition | Element | | | | |
| | | | C3030 library | $10,865 | | |
| | | | **1985 total** | | | **$10,865** |
| Section | 1992 addition | Element | | | | |
| | | | B2030 exterior | $23,414 | | |
| | | | D1010 elevator | $162,000 | | |
| | | | **1992 total** | | | **$185,414** |

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|---|---|---|---|---|---|---|---|
| Construct: | 2 | computer classroom | 800 sf. | 1,600 sf. | 74% | $503,568 |
| | 1 | std classroom | 800 sf. | 800 sf. | 74% | $251,784 |
| | 1 | multipurpose learning lab | 1,000 sf. | 1,000 sf. | 74% | $314,730 |

6. CTE — 34,348 sf.
   Major Renovation to include; ADA doors, toilets, DF, signage, windows, interior and exterior doors, overhead doors, finishes, ceiling tile, floor tile, base, HVAC upgrade, sprinkler, fire service/vault, lighting, plumbing, electrical, CCTV — $1,194,268

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|---|---|---|---|---|---|---|
| Construct: | 1 | Business | 1,600 sf. | 1,600 sf. | 68% | $564,000 |
| | 1 | Business Computer | 1,600 sf. | 1,600 sf. | 68% | $564,000 |
| | 1 | Marketing | 1,600 sf. | 1,600 sf. | 68% | $541,412 |

7. **West Campus- Alternative School -convert to Aux Gym** — 19,600 sf.
   Major Renovation to include; demolish all portions of building except gym structure, secure entrance, ADA doors, toilets, DF, accessible levels, asbestos abatement, interior doors, front fascade remodeling, roofing, site drainage, lighting, plumbing, sprinkler, fire service/vault, HVAC and controls, , power distribution and electrical and site lighting — $2,707,121

8. **Alternative School**
   Construct: new 8500 SF alternative school on high school campus to include 4 classrooms, offices, cafeteria and warming kitchen — $2,040,000

**2d. KERA Strands New Additions:** Preschool, SBDM Office & Conf., Fam. Res. — **Eff. %** — **Cost Est.**

2. District White Board Initiative
   Provide fixed active boards and projectors in all classrooms district wide with wireless capability for hand-held student assessments and remote operation.
   Construct: **100** Interactive Smart Boards — $6,500 per clrm. — $650,000

**4. Management support areas;** Construct, acquisition, or renovation of central offices, bus garages, or central stores

| | | | | | Eff. % | Cost Est. |
|---|---|---|---|---|---|---|
| 1. Central Office | | | | | | |
| Major Renovation to include; ADA doors, toilets, upgrade light fixtures, add HVAC DDC controls, CCTV | | | | | | $147,647 |
| Construct: | 1 | Records Storage | 600 sf. | 600 sf. | 68% | $200,735 |
| 2. Maintenance Bldg | | | | | | |
| Major Renovation to include; ADA doors, toilets, accessible entrance, plumbing, fire alarm, CCTV | | | | | | $69,960 |
| 3. Bus Garage | | | | | | |
| Major Renovation to include; ADA doors, toilets, DF, accessible levels and entrances, roofing, upgrade light fixtures, add fire alarm, CCTV | | | | | | $168,250 |
| 4. I.T. Building/Edge Academy | | | | | | |
| Major Renovation to include; upgrade light fixtures, provide sprinkler system and fire service/vault | | | | | | $56,734 |

| **DISTRICT NEED** | **$40,922,783** |
|---|---|

**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.

| | | | | | | |
|---|---|---|---|---|---|---|
| 1. Franklin Simpson High School | | | | 137,429 sf. | | |
| Construct: | | New Football Stadium/ Lighting/Demolition of existing, new seating | | | | $2,000,000 |
| | | 8-Lane New Running Track | | | | $1,200,000 |
| | | 8 - New Tennis Courts | | | | $900,000 |
| | | Irrigation for football field and practice field | | | | $140,000 |
| | | Irrigation for 2 soccer fields | | | | $140,000 |
| | | irrigation for softball and baseball fields | | | | $80,000 |
| | | add CCTV - concessions, hitting facility, greenhouse, Beasley House, RTC | | | | $15,000 |
| | | add fire alarm - RTC, Beasley House, hitting facility | | | | $68,719 |
| 2. Lincoln Elementary School | | | | 55,350 sf | | |
| Construct: | | Gym expansion to allow bleacher seating (not on the playing floor) | | | | $486,000 |
| 3. Simpson Elementary School | | | | 68,544 sf | | |
| Construct: | 1 | Gym expansion to allow additional bleacher seating for enrollment | | | | $486,000 |
| | 1 | Science classroom | 800 sf. | 800 sf. | 74% | $251,784 |
| | 1 | Foreign Language clrm | 800 sf. | 800 sf. | 74% | $251,784 |
| | 4 | resource rooms | 400 sf. | 1,600 sf. | 74% | $503,568 |
| 4. Franklin Simpson Middle School | | | | 93,708 sf | | |
| Construct: | 1 | Gym expansion to allow additional bleacher seating for enrollment | | | | $486,000 |
| | 1 | Band Room | 2,500 sf. | 2,500 sf. | 71% | $844,014 |
| 3. Franklin Elementary School | | | | 45,662 sf. | | |
| Construct: | 5 | resource rooms | 400 sf. | 2,000 sf. | 74% | $629,459 |
| | 1 | FRC office | 150 sf. | 150 sf. | 74% | $47,209 |