



Charlie Brock &lt;charlie.brock@estill.kyschools.us&gt;

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**RE: Estill County Middle School**

1 message

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**Jonathan Ruiz** <jruiz@rosstarrant.com>

Fri, Sep 15, 2023 at 4:18 PM

To: Charlie Brock &lt;charlie.brock@estill.kyschools.us&gt;

Cc: Silke Becker &lt;sbecker@rosstarrant.com&gt;, Randy Brookshire &lt;rbrookshire@rosstarrant.com&gt;, Stephen Willis &lt;stephen.willis@estill.kyschools.us&gt;

Mr. Brock,

In addition to Randy's report, the Middle School KFICS audit has been updated and submitted to KDE for their review / publishing. Once published, the new audit will be incorporated into the next Legislature report list.

[Here are the major cost updates: \(attached is a summary of the latest needs for reference\)](#)

2023 Updated Building Systems Needs: \$23,033,110 (Net Increase by \$14,422,682)

- 2023 Updated Architectural Systems Needs: \$12,436,311 (increase by \$10,081,027 from last audit)
- 2023 Updated MEP Systems Needs: \$10,596,799 (Increase by \$4,341,655 from last audit)

2022 Program needs remain unchanged: \$2,420,209.

For comparison of KFICS costs vs KDE's replacement costs:

- KDE estimates about \$355 / sf for a new middle school. A new middle school serving 500 students would be 72,106 gsf, thus costing \$25.5M for construction / \$30.64 M for project costs. The current needs amount above exceeds the cost of a new middle school according to KDE's model program.
- The current middle school is 99,790 sf serving under 500 students. Replacing the school at its exact size would mean \$35.3M for construction / \$42.4M, which I believe more accurately aligns with what Jim Codell estimated. The current needs amount above is close to 75% of the cost of a new middle school at the exact size as the existing middle school.

Please let me know if you have any questions.

Thanks,



JONATHAN RUIZ AIA, LEED Green Associate, NCARB, NOMA  
project architect

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**From:** Randy Brookshire <rbrookshire@RossTarrant.com>  
**Sent:** Monday, September 11, 2023 9:41 AM  
**To:** Charlie Brock <charlie.brock@estill.kyschools.us>; Stephen Willis <stephen.willis@estill.kyschools.us>  
**Cc:** Silke Becker <sbecker@RossTarrant.com>; Jonathan Ruiz <jruiz@rosstarrant.com>  
**Subject:** RE: Estill County Middle School

Mr. Brock,

Just following up on this report. Let me know if you have any comments and/or questions.

Both the district and Codell has confirmed that the building was put into service in 1997. We are updating KFICS accordingly.

Thanks!



RANDY S. BROOKSHIRE, AIA, LEED AP  
senior principal

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**From:** Randy Brookshire  
**Sent:** Tuesday, September 5, 2023 11:29 AM  
**To:** Charlie Brock <charlie.brock@estill.kyschools.us>; Stephen Willis <stephen.willis@estill.kyschools.us>  
**Cc:** Silke Becker <sbecker@RossTarrant.com>; Jonathan Ruiz <jruiz@rosstarrant.com>  
**Subject:** Estill County Middle School

Mr. Brock,

Please find attached report of my observations based on the walk-through conducted on Friday, August 25<sup>th</sup>. Upon review, please respond with any comments and/or questions.

We are in the process of updating information in KFICS to more accurately reflect this facility's current condition. One item that I am attempting to confirm is the opening date for the building. KFICS has it as 1998 but I noticed the building plaque has 1997. This could make a significant difference as this is the difference between being 25 vs. 26 years in operation.

Thanks!



RANDY S. BROOKSHIRE, AIA, LEED AP  
senior principal

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## 2 attachments

 **230915 Estill County Middle School - Updated Architectural & MEP Summary.pdf**  
87K

 **ME230825-Brock-Estill MS.pdf**  
29798K