

Overview of Facilities & Improvements

Centerville High School, Howar Middle School, Centerville
Preschool, and Paul Johnson Field

Centerville
Community School
District



your facilities

Process

Walk through Facilities

District Staff Input

Used 2014 Facility Study

Future Ready Design



Centerville High School

Original Building 1917 main office, general classrooms, kitchen, cafeteria, gym, locker rooms, and weight room

Additions completed in 1938, 1998, and 2004 auditorium, vocational spaces including music, tech classrooms, wood/metal shop, special education, science classrooms

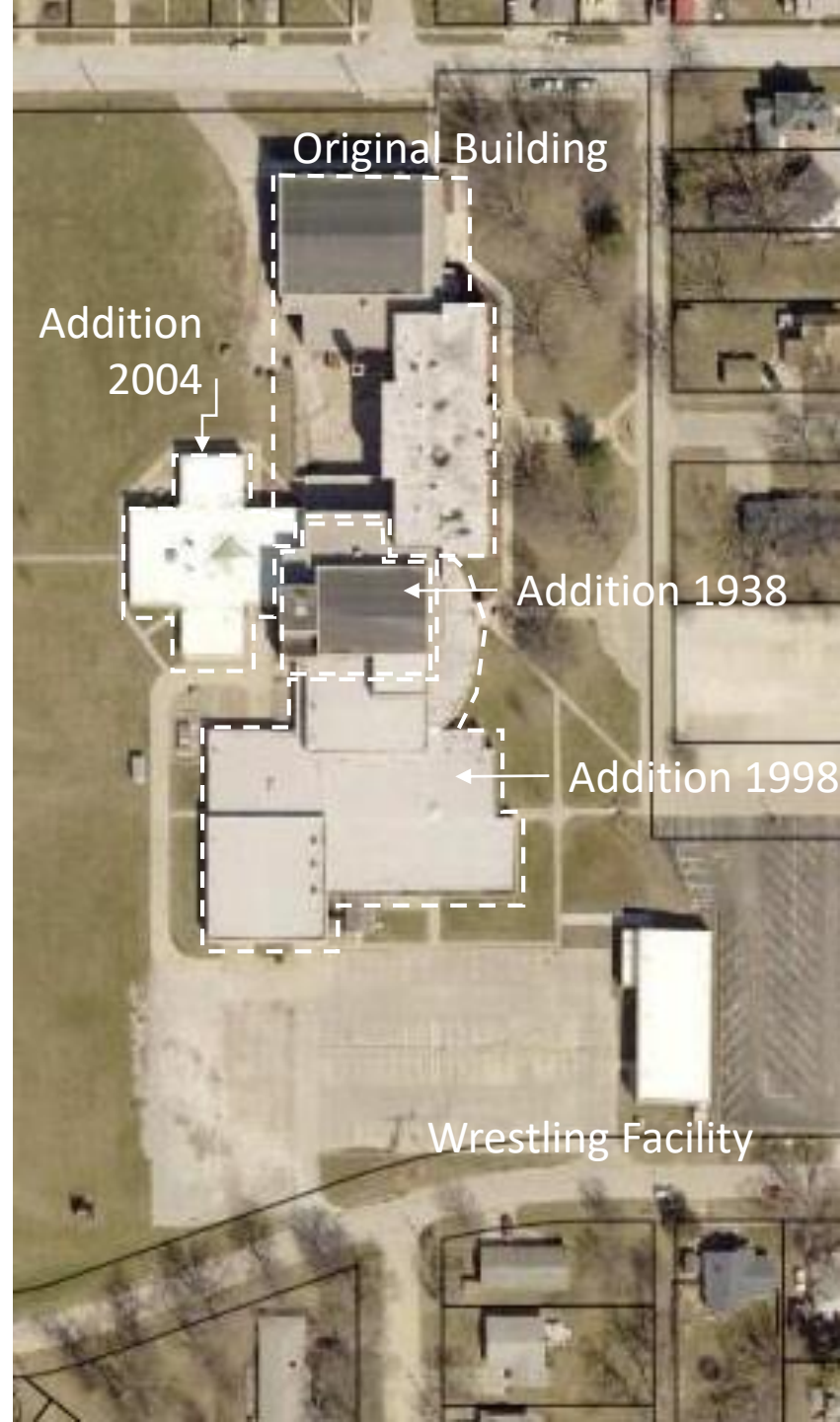
General Education Classrooms: 29

Enrollment: around 400 students

Total Square Footage: 125,000 sf

280 sf/Student

Average HS: 180 to 230 sf/student





Centerville High School: Observations

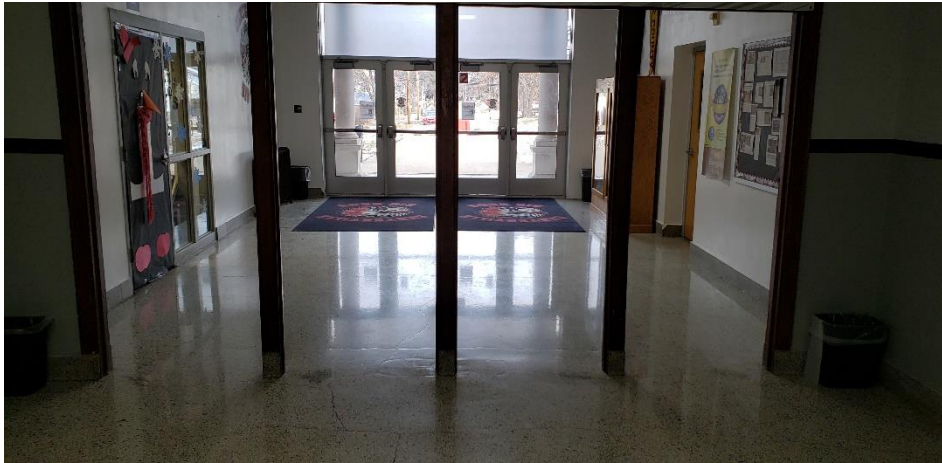
- Main office and third floor renovated
- Some rooms not being fully utilized
- **Moisture issues in the lower level, several locations**
- No competition gym on site
- **Sprinkler not present**
- Inconsistent Building System control
- Fire Alarm, not up to current code
- Limited emergency egress lighting at exterior
- New electrical service needed, per 2014 Report
- Cafeteria does not meet needs of district
- **No secure vestibule**
- **ADA Compliance Issues**
 - Classroom access & Elevator access
 - Locker rooms & Restrooms
 - Main entry
 - Hardware
- **Energy Efficiency**
 - Windows are single panel
 - Limited roof and exterior wall insulation
- Limited access to technology
- **HVAC in 1917 building**, According to 2014 Report
 - replacement of galvanized water pipping would be recommended
 - Revise building system on first and second floor
 - Does not have proper fresh air intake to meet current code
 - No AC in Original 1917 Building
- Lighting and controls, Recommended to be updated per 2014 report
- Moisture at Roof of tech wing.
- According to 2014 report, some of the HVAC systems are working well & some need repairs at tech and music additions.





Centerville High School:

Front Entry





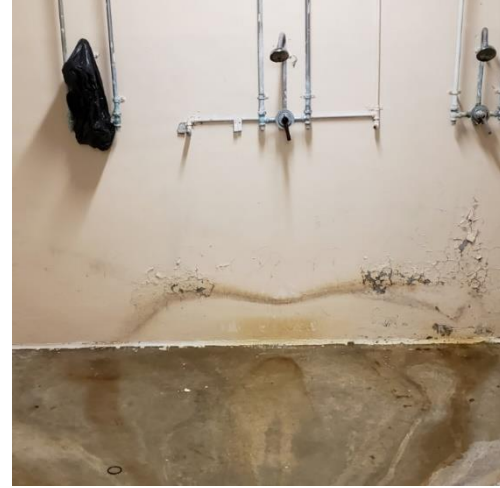
Centerville High School: Corridor/Restrooms





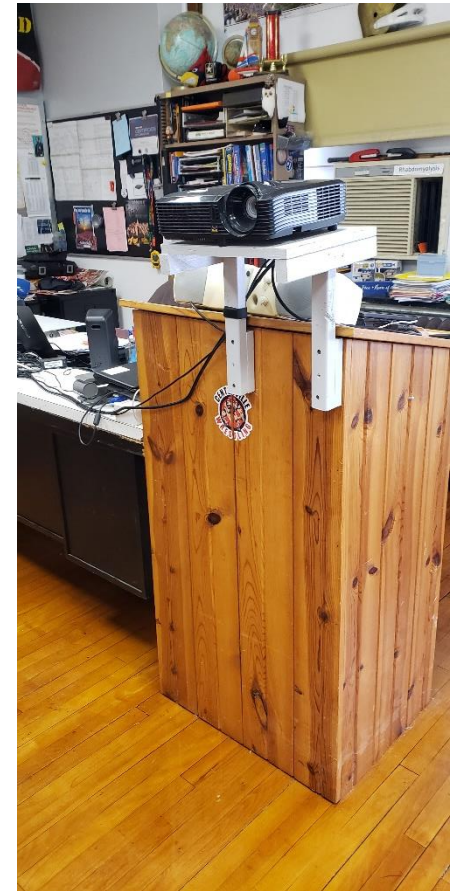
Centerville High School:

Athletic Areas





Centerville High School: Classrooms





Centerville High School:

Cafeteria



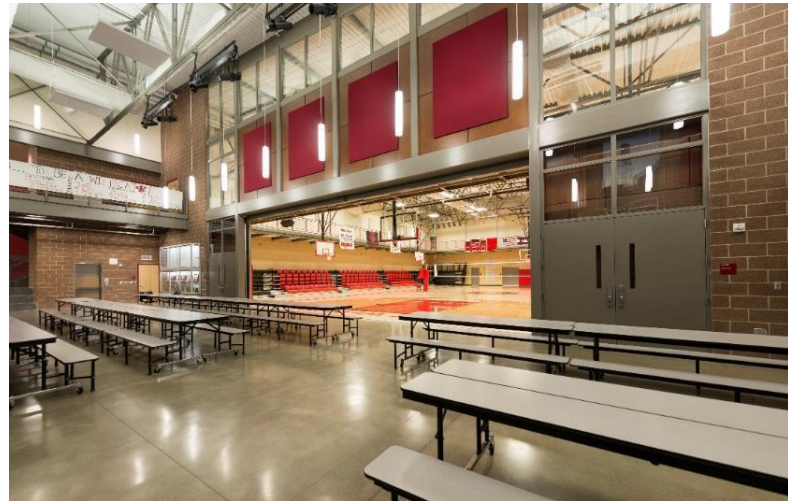


Centerville High School: Media Center/Library





Centerville High School - Future Ready





Centerville High School Renovation: Improvements

General Improvements

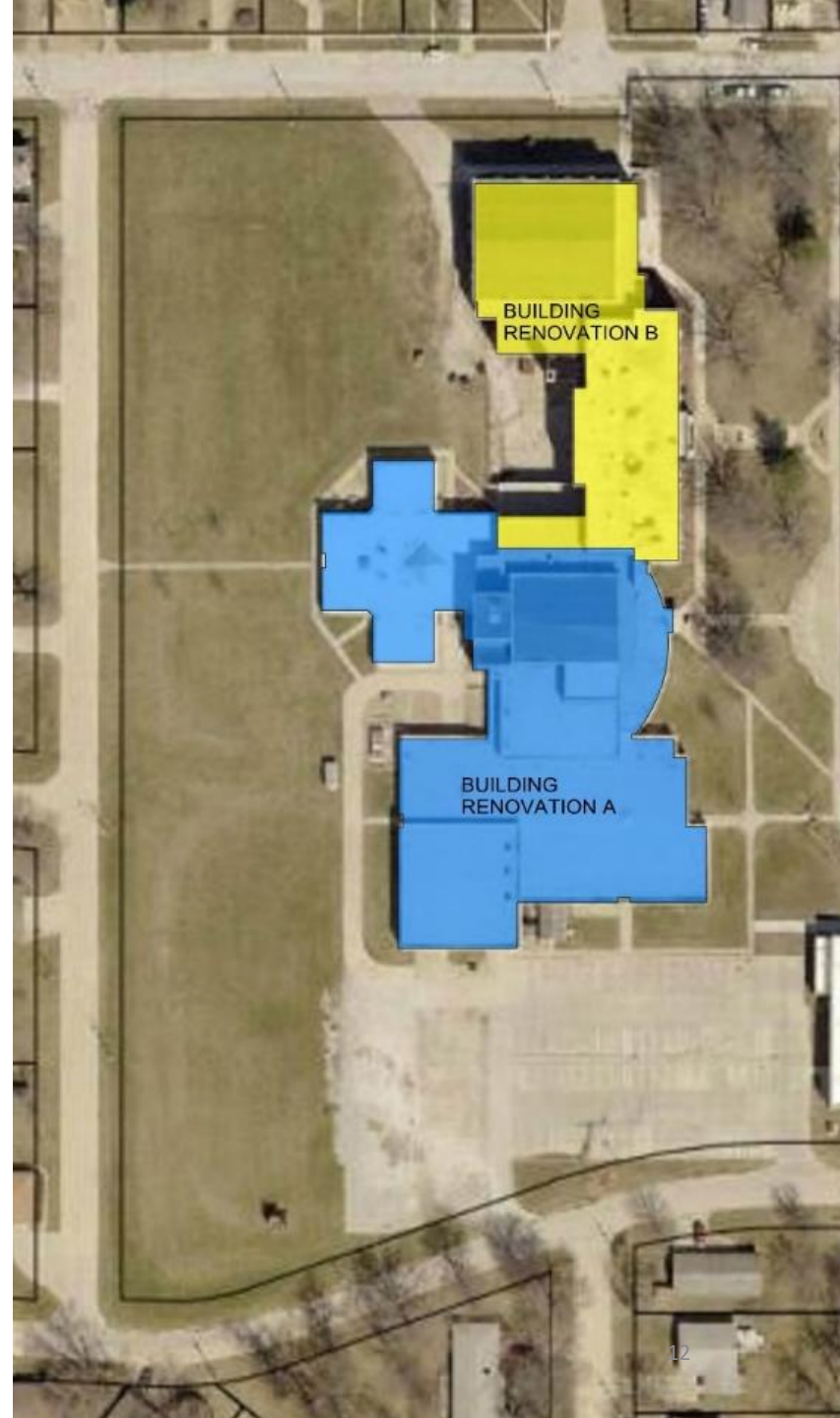
- Add Fire Sprinkler and 6" fire main
- Building Controls
- Fire Alarm upgrades
- Exterior Emergency Lights
- New Electrical Service
- Add Back flow Preventer

Building Area A:

- HVAC Repairs - tech/music wing
- Replace to Roof - Tech wing

Building Area B

- Secure and ADA entrance
- New Finishes/layout
- Replace Lockers
- Remodel Restrooms
- Add Corridor to 3rd Floor Elevator
- New Hardware at all doors
- Moisture issues-Basement
- Window Replacement
- Replacement of Galvanized Water Service
- HVAC Upgrades
- Update Electrical wiring
- New lighting and controls
- Adding exit to Cafeteria
- Removal Library and Media Rooms
- Adding additional Café space
- Abatement





Centerville High School Renovation: Cost

HIGH SCHOOL - RENOVATE EXISTING					1/6/2020
Centerville Community School District					
Cost Opinion (2020 Dollars)					
Program	Construction Cost	Soft Cost (15%)	Sub Total	Total	Notes
General Improvements					
Add Fire Sprinkler and 6" fire main	\$858,000	\$128,700	\$986,700		
Building Controls	\$715,000	\$107,250	\$822,250		
Fire Alarm upgrades	\$572,000	\$85,800	\$657,800		
Exterior Emergency Lights	\$48,048	\$7,207	\$55,255		42 egress lights
New Electrical Service	\$55,640	\$8,346	\$63,986		Size depends on improvements
Add Back flow Preventer	\$6,864	\$1,030	\$7,894		
				<u>\$2,593,885</u>	
Building Area A:					
HVAC Repairs - tech/music wing	\$188,760	\$28,314	\$217,074		
Replace to Roof - Tech wing	\$167,440	\$25,116	\$192,556		
				<u>\$409,630</u>	
Building Area B					
Secure and ADA entrance	\$36,400	\$5,460	\$41,860		ramp at front entry
New Finishes/layout	\$3,718,000	\$557,700	\$4,275,700		Similar to 2004 renovations, including lower level Athletic Areas, cafe, ADA
Replace Lockers	\$572,000	\$85,800	\$657,800		new lockers in lockers rooms and lockers in corridor
Remodel Restrooms	\$400,400	\$60,060	\$460,460		create accessible restrooms(4 restrooms)
Add Corridor to 3rd Floor Elevator	\$26,000	\$3,900	\$29,900		
New Hardware at all doors	\$128,700	\$19,305	\$148,005		75 doors
Moisture issues-Basement	\$62,400	\$9,360	\$71,760		In commons/auditorium and basement elevator lobby, Full extend unknown
Window Replacement	\$420,420	\$63,063	\$483,483		105 windows, including weight room
Replacement of Galvanized Water Service	\$265,200	\$39,780	\$304,980		
HVAC Upgrades	\$3,603,600	\$540,540	\$4,144,140		Adding AC and new fresh air intake
Update Electrical wiring	\$55,770	\$8,366	\$64,136		Lower level, 1st and second floor
New lighting and controls	\$514,800	\$77,220	\$592,020		1st and second floor
Adding exit to Cafeteria	\$17,160	\$2,574	\$19,734		
Removal Library and Media Rooms	\$171,600	\$25,740	\$197,340		
Adding additional Café space	\$686,400	\$102,960	\$789,360		
Abatement			By Owner-TBD		
				<u>\$12,280,678</u>	
Other Items in Report					
Upgrade telecommunications					
Upgrade Security					
			Grand Total:	\$15,284,192	

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Centerville High School New Addition & Area A Renovation: Improvements

New Addition

- 12 General Classrooms
- Gym and Weight Room w/ locker rooms
 - Option for Competition Gym
- Kitchen and commons space
- Media center
- Ability to add 4 additional classrooms

Improvements Building Area A:

- Repairs to HVAC in Tech wing
- Update Fire Alarm

Building Area B:

- Demolish, abatement will be required

Site work

- New parking lot for 145 spots

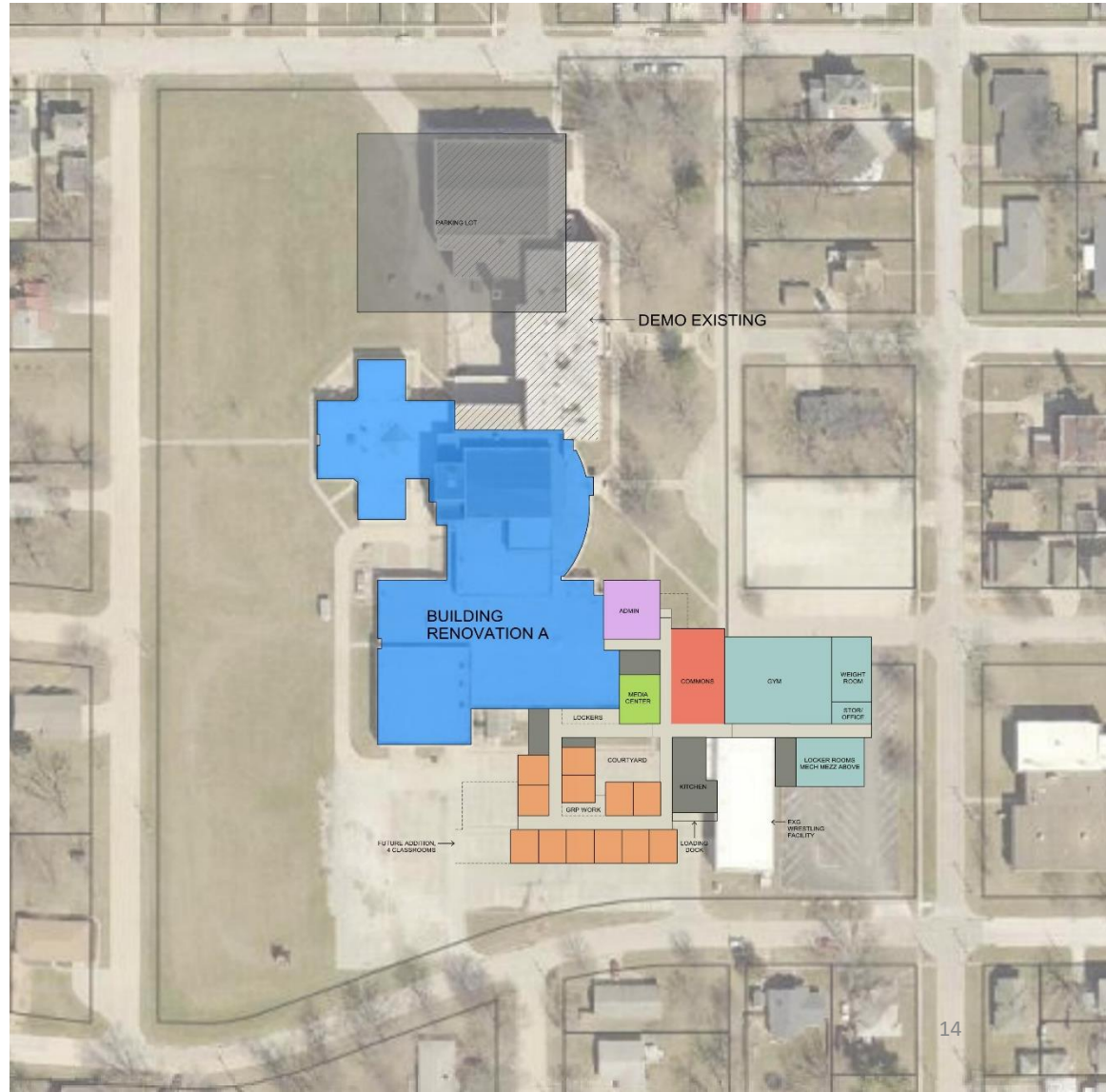
Total Square Footage: 100,000 sf

25,000 sf less than existing

245 sf/Student

Existing HS: 280 sf/Student

Average HS: 180 to 230 sf/student





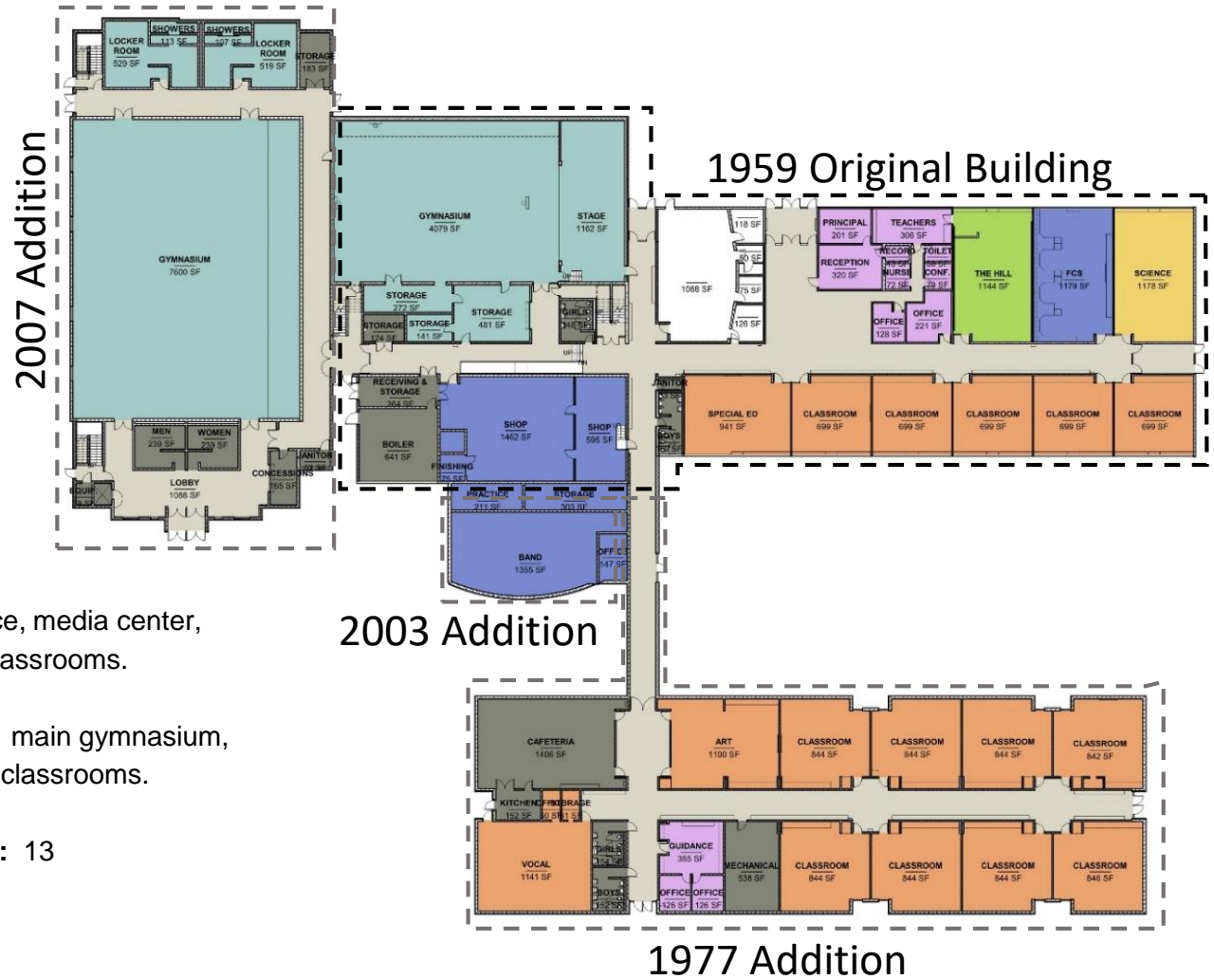
Centerville High School New Addition & Area A Renovation: Cost

HIGH SCHOOL - NEW ADDITION AND RENOVATION					1/13/2020
Centerville Community School District					
Cost Opinion (2020 Dollars)					
Program	Construction Cost	Soft Cost	Sub Total	Total	Notes
New Construction					
New Addition	\$10,890,776	\$849,382	\$11,740,158		See program for square footage and soft cost breakdown 15% soft cost, 145 parking spaces Included larger lockers and addition offices
Parking Lot	\$832,000	\$124,800	\$956,800		
Competition Gym	\$1,196,000	\$179,400	\$1,375,400		
				\$14,072,358	
Building Area A:					
HVAC Repairs - tech/music wing	\$188,760	\$28,314	\$217,074		
Fire Alarm upgrades	\$254,426	\$38,164	\$292,589		
Repairs to Roof - Tech wing	\$167,440	\$25,116	\$192,556		
				\$702,219	
Building Area B					
Demo	\$546,000	\$81,900	\$627,900		15% soft cost, Demo of original 3-story and gym
Abatement			By Owner-TBD		
			Grand Total:	\$15,402,477	

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Howar Middle School



Original building 1959 main office, media center, original gym, locker rooms, and classrooms.

Additions 1977, 2003, and 2007 main gymnasium, art, cafeteria, kitchen, music, and classrooms.

General Education Classrooms: 13

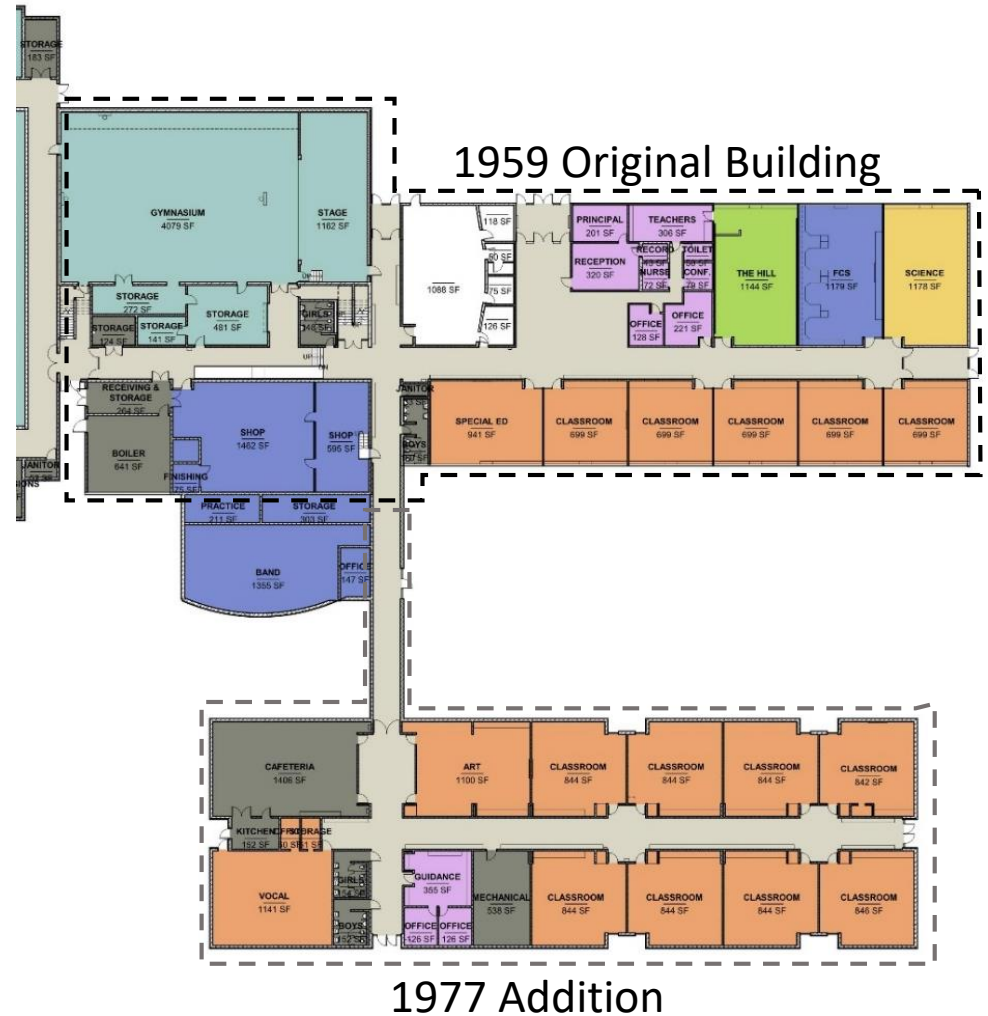
Building Total SF: 68,515 SF



Howar Middle School: Observations

Building 1959 and 1977

- Safety
 - Fire Alarm not up to code
 - Limited emergency egress lighting at exterior.
 - **No secure entry vestibule**
- ADA Compliance issues
 - **Restrooms**
 - Fire Extinguisher cabinets
 - Drinking fountains
- HVAC-Air Quality
 - **No Air conditioning in 1958 and 1977 building**
 - Inconsistent building system control
- New Electrical Service, 2014 Report
- **Floor slab damage and sinking at 1977 Music and Cafeteria.**
- Building Exterior: Tuck pointing repair needed
- **Original windows in 1977 addition**
- **Many finishes including casework has not been updated in several years.**
- Lockers are broken and need replaced
- No backflow preventer
- **No Fire Sprinklers**





Howar Middle School: Observations

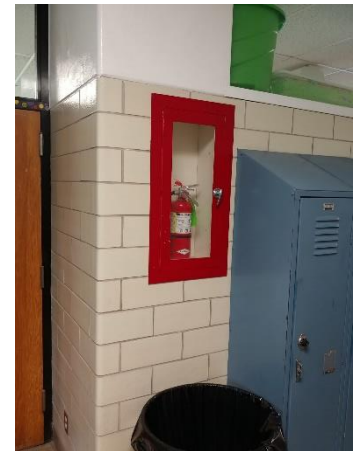
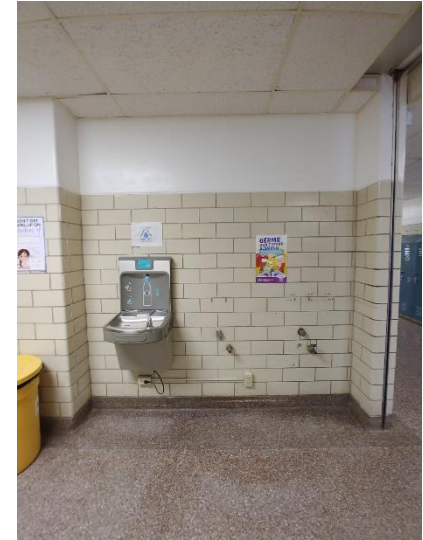
Main Entry





Howar Middle School: Observations

Accessibility





Howar Middle School: Observations

Classrooms/ Corridors





Howar Middle School: Observations

Building Exterior





Howar - Future Ready





Howar Middle School: Improvements

Life Safety

- ADA Drinking Fountains and FEC
- Repair and replace Concrete at entry/exit
- Remodel Restrooms
- Repair Slab on grade at Settlement
- Add Back flow Preventer
- Add Fire Sprinkler
- Exterior Emergency Lights

Building Maintenance

- Tuck pointing and masonry Replacement
- Replace windows 1977 addition

Building Improvements

- Updates to Carpet, ceiling, and paint
- Admin/entry Renovation
- Update Classroom Casework
- Infill Music room and new Finishes
- Ceiling Replacement 1977 wing
- Update Science casework and FCS
- Locker Replacement

Mech/Plumbing Improvements

- AC Upgrades
- Building Controls

Elec Improvements

- New lighting and controls
- Modify electrical service



MAIN LEVEL FLOOR PLAN
SCALE: 1/16" = 1'-0"



Howar Middle School: Cost

Howar Middle School Improvements				
Centerville Community School District				
1/6/2020				
Cost Opinion (2020 Dollars)				
Program	Construction Cost	Soft Cost (15%)	Sub Total	Notes
Life Safety				
ADA Drinking Fountains and FEC	\$11,440	\$1,716	\$13,156	Need 4 ADA Water Coolers and FEC
Repair and replace Concrete at entry/exit	\$143,000	\$21,450	\$164,450	Repair stoops at exits and provide egress path to common path.
Remodel Restrooms	\$156,000	\$23,400	\$179,400	(2 girls-2 boy) reconfigure restrooms ada
Repair Slab on grade at Settlement	\$57,200	\$8,580	\$65,780	In music room and cafeteria
Add Back flow Preventer	\$8,008	\$1,201	\$9,209	
Add Fire Sprinkler	\$283,083	\$42,462	\$325,545	
Exterior Emergency Lights	\$7,665	\$1,150	\$8,815	All exits at 1970 and 1950 building
Building Maintenance				
Tuck pointing and masonry Replacement	\$228,800	\$34,320	\$263,120	40% of wall area
Replace windows 1977 addition	\$24,960	\$3,744	\$28,704	8 windows/Doors
Building Improvements				
Updates to Carpet, ceiling, and paint	\$2,202,200	\$330,330	\$2,532,530	1958 and 1977 Buildings
Admin/entry Renovation	\$414,700	\$62,205	\$476,905	includes secure entry
Update Classroom Casework	\$160,618	\$24,093	\$184,710	
Infill Music room and new Finishes	\$45,760	\$6,864	\$52,624	
Ceiling Replacement 1977 wing	\$66,924	\$10,039	\$76,963	Replace ceiling at HVAC work in 1977 wing
Update Science casework and FCS	\$83,200	\$12,480	\$95,680	
Locker Replacement	\$205,920	\$30,888	\$236,808	
Mech/Plumbing Improvements				
AC Upgrades	\$1,508,000	\$226,200	\$1,734,200	Option C1 and C3 based on Jan 2019 Costing
Building Controls	\$251,680	\$37,752	\$289,432	1958 and 1977 Buildings
Elec Improvements				
New lighting and controls	\$629,200	\$94,380	\$723,580	LED and Daylighting update, 1970 and 1958 building
Modify electrical service	\$55,640	\$8,346	\$63,986	
Other Items in 2014 Report				
Gym Remodel/stage				
Kitchen/commons Remodel				
Technology upgrades				
Grand Total:			\$7,525,597	

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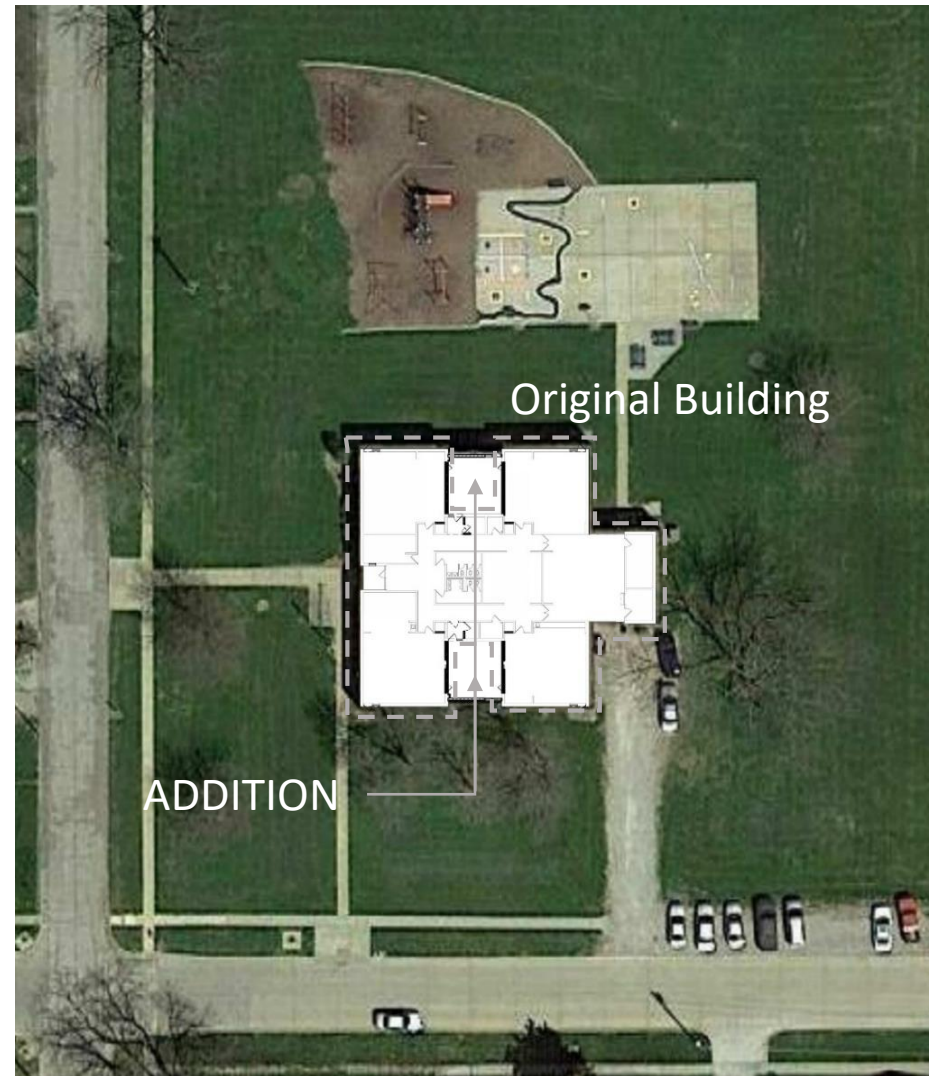
Centerville Preschool

Original Building 1973 main office, media center, Multipurpose, and classrooms

Addition 2002 smaller break out classrooms.

General Education Classrooms: 4

Building Total SF: 9,875 SF

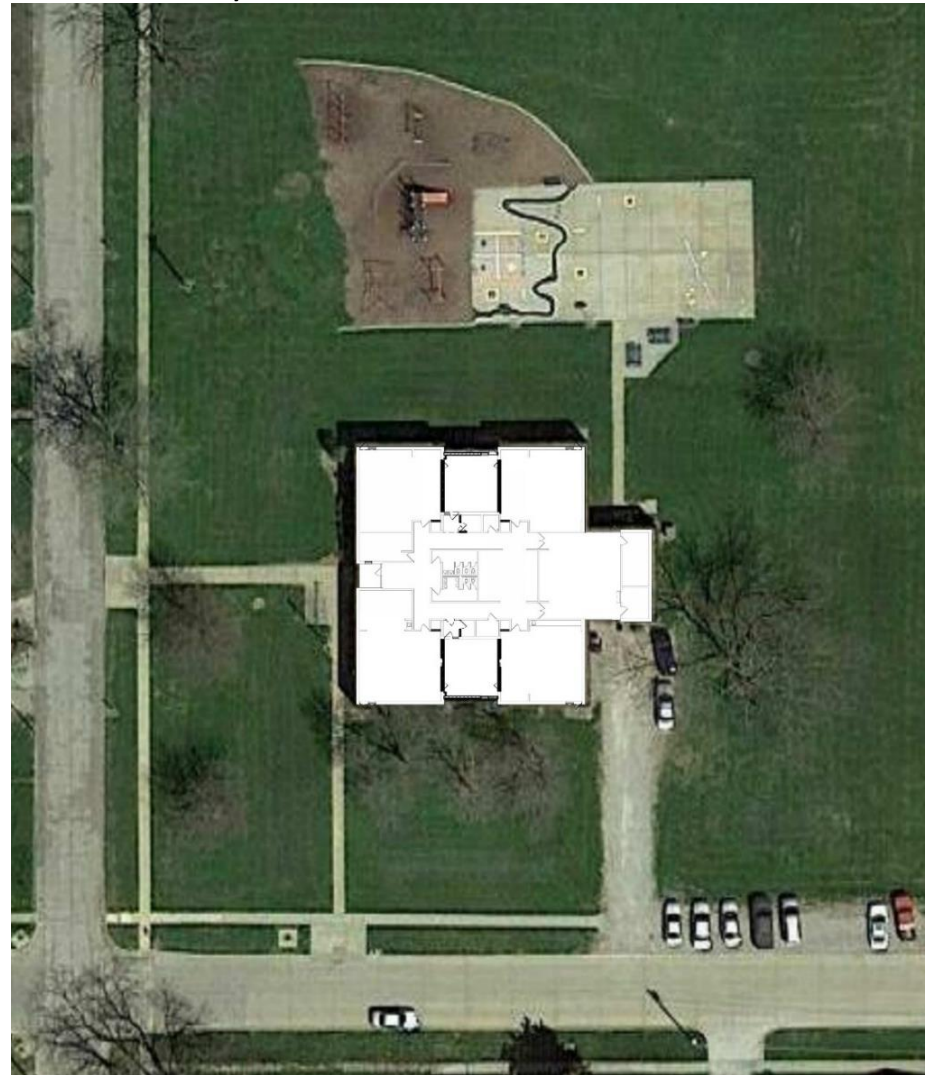




Centerville Preschool: Observation

Indoor Air Quality (HVAC, Ceilings, Finishes, etc.)

- Safety
 - Fire Alarm does not meet current code
 - Limited emergency egress lighting at exterior.
 - **No secure entry vestibule or central reception**
 - **No bus or parent drop off lane**
- ADA Compliance issues
 - Restrooms
 - Drinking fountains
- Mechanical
 - **No Air conditioning, HVAC**
 - Inconsistent building system control
 - No backflow preventer
 - No Fire Sprinkler, not needed
- Electrical
 - No Lighting Controls
- Appears new door were installed at classrooms when addition was constructed.
- **No restrooms off of classrooms, central restroom only.**
- No room for 3 year preschool





Centerville Preschool: Observation

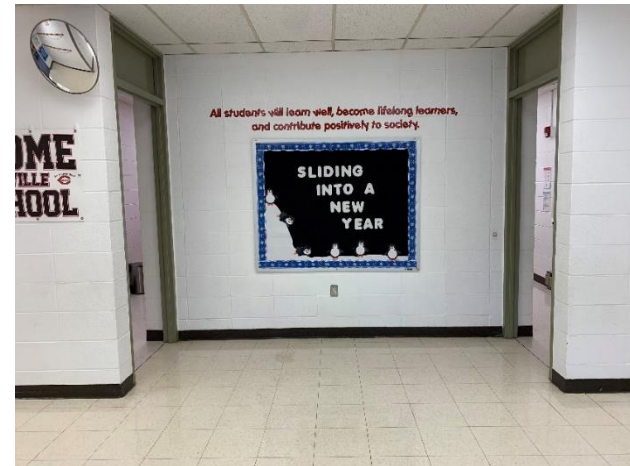
Drop-off & Parking





Centerville Preschool: Observation

Safety & Main entry





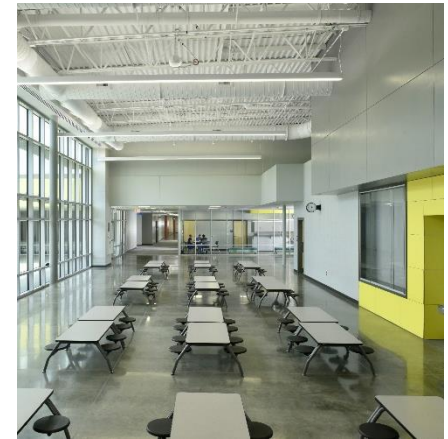
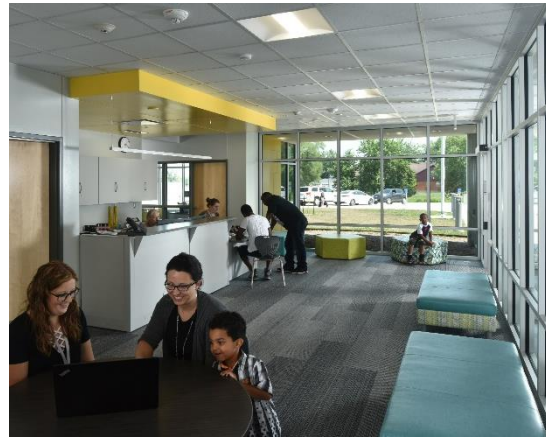
Centerville Preschool: Observation

Accessibility & Preschool Requirements





Centerville Preschool - Future Ready





Centerville Preschool: Improvements

Exg Building Renovation

- Add Toilet in Preschool Rooms
- Classroom/office Updates to Carpet, ceiling, and paint
- Updates to Carpet, ceiling, and paint
- Upgrade Casework
- Add Stoop and paving at egress exits

Building Improvements

- Add Back flow Preventer
- HVAC Upgrades
- Building Controls

Elec Improvements

- New lighting and controls
- Fire Alarm upgrades
- Add New Circuit Breaker- main panel
- Exterior Emergency Lights

New Construction

- Office/Vest Addition
- Classroom Addition
- Parking Lot



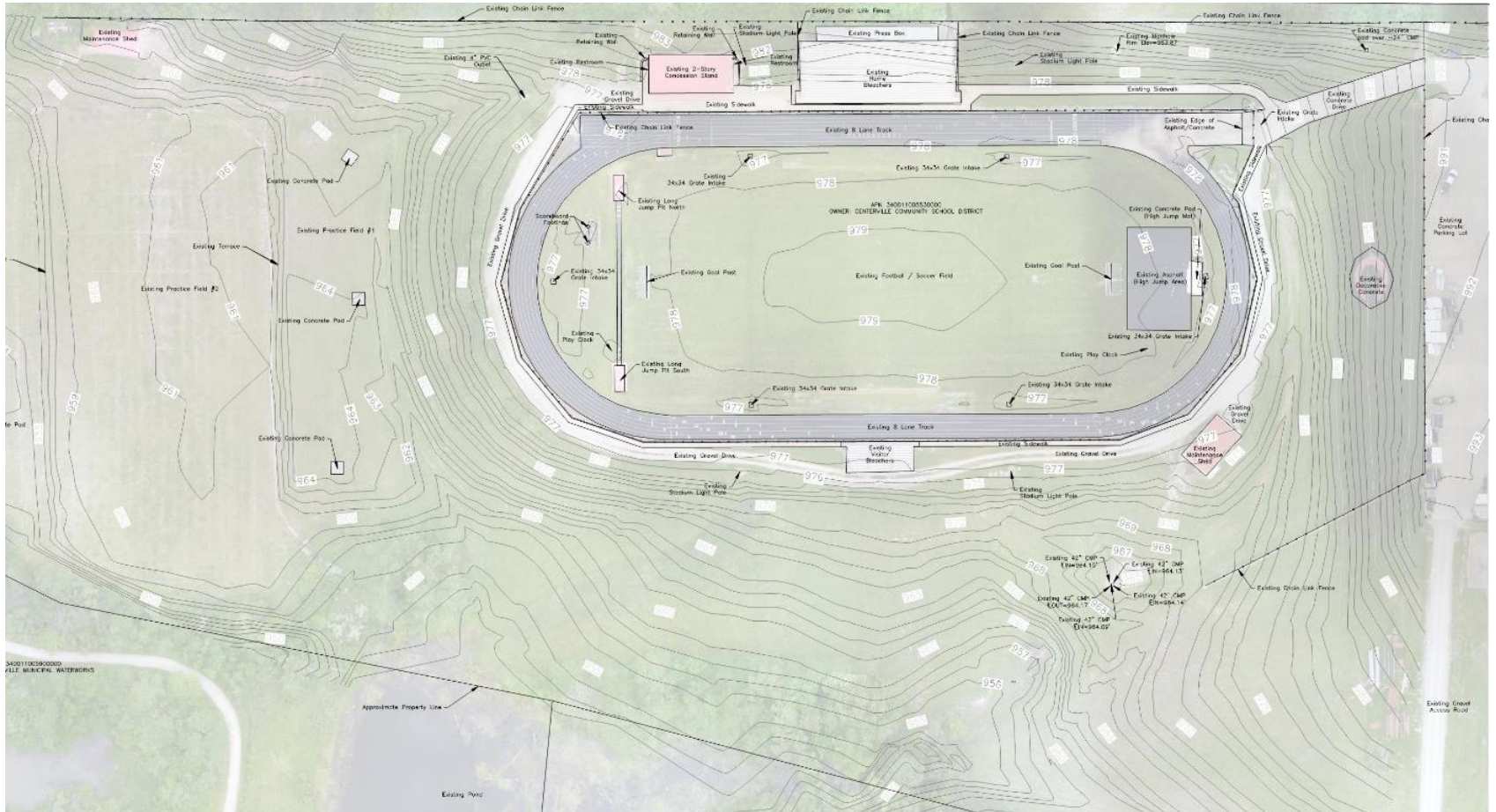


Centerville Preschool: Cost

Preschool Improvements				
Centerville Community School District				
Cost Opinion (2020 Dollars)				
Program	Construction Cost	Soft Cost (15%)	Sub Total	Notes
Exg Building Renovation				
Add Toilet in Preschool Rooms	\$45,760	\$6,864	\$52,624	Toilets/Changing stations
Classroom/office Updates to Carpet, ceiling, and paint	\$205,920	\$30,888	\$236,808	Classrooms and Office only
Updates to Carpet, ceiling, and paint	\$183,040	\$27,456	\$210,496	Other Areas
Upgrade Casework	\$32,032	\$4,805	\$36,837	In Classrooms only
Add Stoop and paving at egress exits	\$25,168	\$3,775	\$28,943	Stoops paving from egress exits to side walk to help with heaving
Building Improvements				
Add Back flow Preventer	\$6,864	\$1,030	\$7,894	
HVAC Upgrades	\$463,320	\$69,498	\$532,818	
Building Controls	\$61,776	\$9,266	\$71,042	
Elec Improvements				
New lighting and controls	\$123,552	\$18,533	\$142,085	
Fire Alarm upgrades	\$51,480	\$7,722	\$59,202	Would have to upgrade to voice notification
Add New Circuit Breaker- main panel	\$15,444	\$2,317	\$17,761	
Exterior Emergency Lights	\$5,720	\$858	\$6,578	7 Egress lights
New Construction				
Office/Vest Addition	\$185,900	\$27,885	\$213,785	Including new secure entry and additional office space
Classroom Addition	\$882,882	\$132,432	\$1,015,314	Including 2 classrooms, toilet, and group work area
Parking Lot	\$343,200	\$51,480	\$394,680	Parking for Staff/visitors and Bus/parent drop off
Other Items in Report				
Upgrade Telecommunications				
Upgrade Security				
			Grand Total:	\$3,026,867
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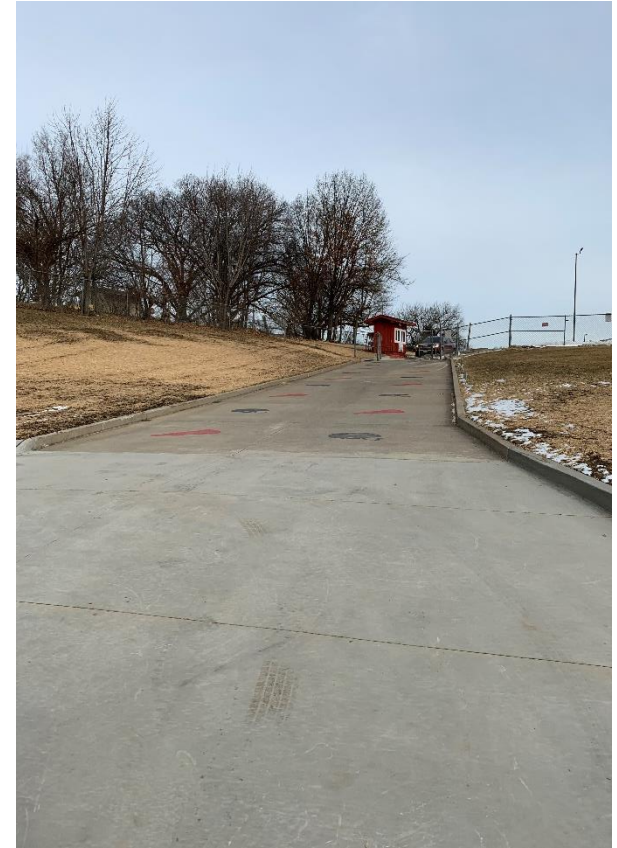
Paul Johnson Field





Paul Johnson Field: Observations

Entry / Safety





Paul Johnson Field: Observations

Track Condition





Paul Johnson Field: Observations

Field Use





Paul Johnson Field





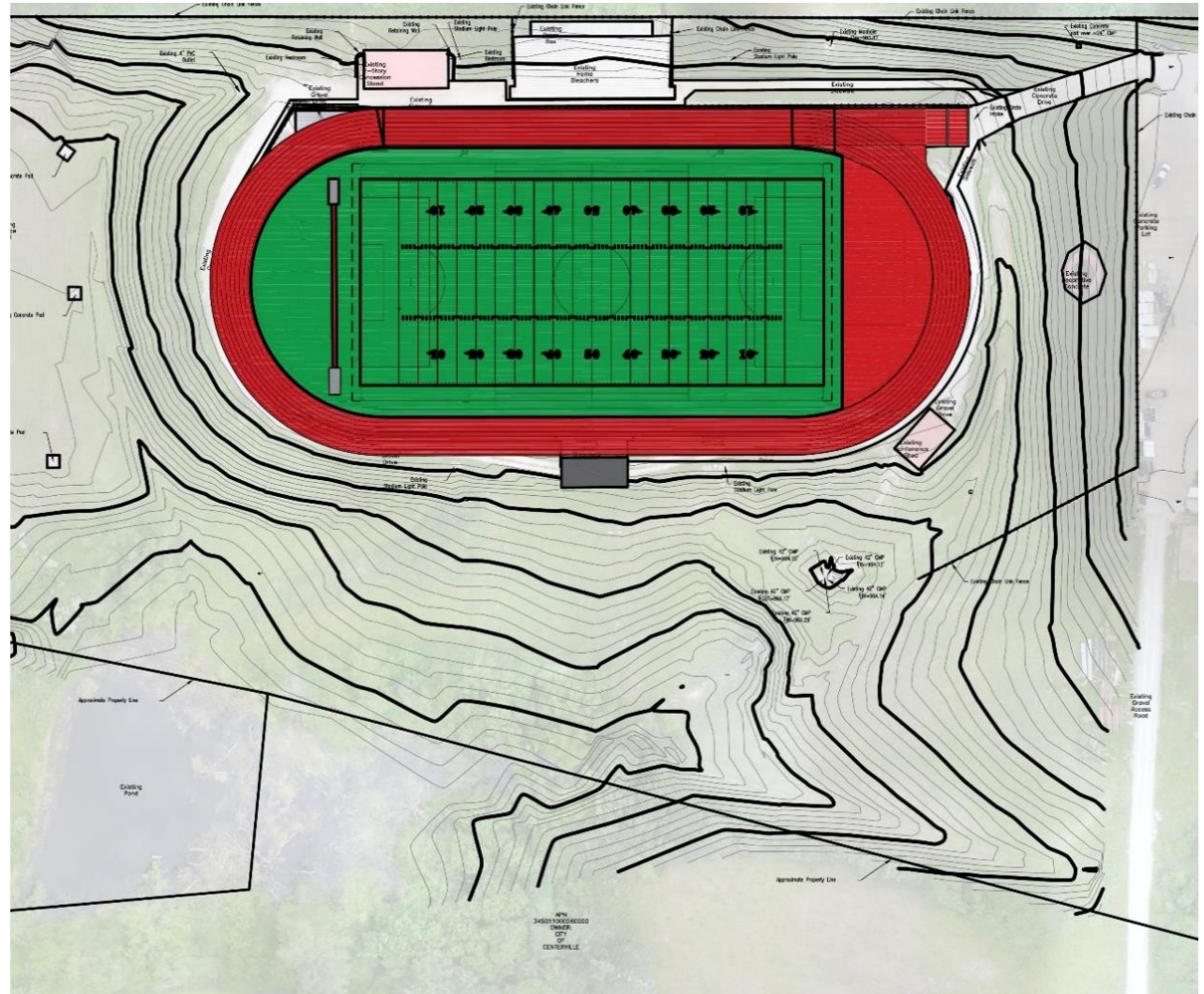
Paul Johnson Field: Improvements

Field/Track Improvements

- Synthetic Turf
- New Track
- Replace Visitor Bleachers
- Site Circulation
- Track/Field Fencing

Building Improvements

- New ticket/Entry





Paul Johnson Field: Cost

HS Track and Field Improvements 1/13/2020 Centerville Community School District

Cost Opinion (2020 Dollars)

Program	Construction Cost	Soft Cost (15%)	Sub Total	Notes
Field/Track Improvements				
Synthetic Turf	\$884,000	\$132,600	\$1,016,600	
New Track	\$603,200	\$90,480	\$693,680	8- 42" Lanes
Replace Visitor Bleachers	\$69,160	\$10,374	\$79,534	350 seats
Site Circulation	\$78,000	\$11,700	\$89,700	New Circulation based on new Track/Field and modify entry ramp
Track/Field Fencing	\$54,080	\$8,112	\$62,192	
Building Improvements				
New ticket/Entry	\$54,600	\$8,190	\$62,790	150 sf
Grand Total:			\$2,004,496	

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Discussion or Questions

