



**DRAFT**

Covington Community School Corporation  
**DISTRICT-WIDE FACILITY ASSESSMENT**  
*School Board Meeting*

January 28, 2019

CONTRIBUTORS | **The Stenfenagel GROUP, LLC**  
*Clerk of The Works*

CREATED FOR |   
*"Everyone Counts. Everyone Matters"*



**CONTENT**

**DRAFT**

- 1 Planning Schedule Update & Progress
- 2 Summary of Priority Rankings
- 3 Overview of Preliminary Estimates
- 4 Next Steps

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**DISTRICT-WIDE FACILITY ASSESSMENT**

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## PLANNING SCHEDULE UPDATE

### Schedule

TIME FRAME	MILESTONE
<b>November 12, 2018</b>	School Board Meeting <ul style="list-style-type: none"> <li>Facility Assessments &amp; Summary of Existing Conditions</li> </ul>
<b>December 10, 2018</b>	School Board Meeting <ul style="list-style-type: none"> <li>Learning Environment Principal Input</li> <li>Facility Improvement Considerations</li> </ul>
<b>January 28, 2019</b>	School Board Meeting <ul style="list-style-type: none"> <li>Summary of Priority Rankings</li> <li>Overview of Preparation for Preliminary Cost Estimates</li> </ul>
<b>February 11, 2019</b>	School Board Meeting <ul style="list-style-type: none"> <li>Prelim Design and Budget</li> </ul>
<b>March 11, 2019</b>	School Board Meeting <ul style="list-style-type: none"> <li>Follow-up</li> <li>Financial Update for Future Work</li> </ul>
<b>April 3, 2019</b>	School Board Meeting <ul style="list-style-type: none"> <li>Final Document Wrap Up</li> </ul>

### Progress

- ❖ Summary of Priority Rankings
- ❖ Start Preliminary Cost Estimate

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## SUMMARY OF PRIORITY RANKINGS

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# WORKSHEET INSTRUCTIONS

Each school was evaluated independent of one another.

The evaluation used a 1, 2, or 3 for priority of the items on the list\*:

- 1 Highest Priority
- 2 Middle Priority
- 3 Lower Priority
  - ♦ Want vs. Need

*\*It is important to emphasize that information gathering is ongoing and shall be further analyzed when priorities are established by the school board.*

*\*it has been the experience of Gibraltar Design that providing preliminary cost estimates during this exercise skews the perceptions and priorities of individuals.*

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# SUMMARY OF OBSERVATIONS

## Covington Elementary School

	BOARD AVG	ADMIN AVG	SAC AVG	Combined Average	Apparent Consensus	GDI/TSC AVG
<b>Facility Improvements Considerations</b>						
<b>Site Considerations</b>						
1 Update bus/vehicle drop-off to improve shared parking	1.40	1.00	2.25	1.55	2	2.00
2 Add asphalt off-street parking for teachers and events	1.80	2.50	1.60	1.97	2	2.00
3 Visitor and accessible parking distant from main entry of school	1.20	1.00	1.00	1.07	1	1.00
4 Reconfigure parent drop-off lane to ease congestion	1.60	1.50	2.00	1.70	2	1.00
5 Update and improve site drainage	2.50	1.00	1.67	1.72	2	2.00
6 Improve/repair sidewalks around building	1.80	1.50	1.50	1.60	2	2.00
<b>Building Considerations</b>						
1 Secure main entry directly to office (next item)	1.20	1.00	1.00	1.07	1	1.00
2 Renovate/improve functionality of main office	2.00	1.00	1.75	1.58	2	1.00
3 Update main entry for ADA accessibility	1.60	1.00	1.20	1.27	1	1.00
4 Replace window system	2.30	1.00	1.50	1.60	2	2.00
5 Replace classroom ceilings	2.30	2.00	1.75	2.02	2	1.00
6 Update student/faculty restrooms per ADA guidelines	1.20	1.00	1.00	1.07	1	1.00
7 Replace door hardware with ADA compliant hardware	1.80	1.50	1.00	1.43	1	2.00
8 Update interior finishes in certain areas	2.70	1.50	2.50	2.23	2	2.00
9 Replace existing roofing	2.00	1.50	1.80	1.77	2	2.00

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# SUMMARY OF OBSERVATIONS

## Covington Elementary School

	BOARD AVG	ADMIN AVG	SAC AVG	Combined Average	Apparent Consensus	GDI/TSC AVG
<b>Facility Improvements Considerations</b>						
<b>Mechanical, Electrical and Plumbing Considerations</b>						
1	1.60	1.00	1.25	1.28	1	1.00
2	2.10	1.50	2.33	1.98	2	1.00
3	1.90	2.00	2.00	1.97	2	2.00
4	1.90	2.00	2.00	1.97	2	2.00
5	1.75	3.00	2.00	2.25	2	2.00
6	2.20	2.00	1.33	1.84	2	2.00
7	2.00	1.00	2.67	1.89	2	1.00
8	2.70	2.50	2.00	2.40	2	2.00
9	2.00	0.00	1.80	1.27	1	
10	2.00	3.00	2.00	2.33	2	
11	1.80	1.00	1.67	1.49	1	2.00
12	1.80	1.00	1.00	1.27	1	1.00
13	1.80	1.50	2.67	1.99	2	2.00
14	1.80	1.00	1.50	1.43	1	1.00

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# SUMMARY OF OBSERVATIONS

## Covington Elementary School

	BOARD AVG	ADMIN AVG	SAC AVG	Combined Average	Apparent Consensus	GDI/TSC AVG
<b>Learning Environment Considerations</b>						
<b>Building Considerations</b>						
1	1.75	1.50	1.25	1.50	2	2.00
2	2.63	2.50	2.00	2.38	2	3.00
3	2.00	2.00	1.60	1.87	2	1.00
4	2.13	1.50	2.20	1.94	2	1.00
5	1.63	2.00	1.75	1.79	2	1.00
6	1.75	1.50	1.75	1.67	2	1.00
7	1.75	1.00	1.40	1.38	1	3.00
8	2.50	3.00	2.75	2.75	3	2.00
9	2.25	2.50	2.00	2.25	2	3.00
10	2.50	3.00	1.75	2.42	2	3.00
11	2.00	2.50	1.75	2.08	2	2.00

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# SUMMARY OF OBSERVATIONS

## Covington Middle School

	BOARD AVG	ADMIN AVG	SAC AVG	Combined Average	Apparent Consensus	GDI/TSG AVG
<b>Facility Improvements Considerations</b>						
<b>Site Considerations</b>						
1 Update bus/vehicle drop-off to improve shared parking	1.40	1.00	1.33	1.24	1	2.00
2 Repair of sidewalks around the building	2.00	1.50	1.71	1.74	2	1.00
3 Parking limited for events	2.00	2.00	1.71	1.90	2	2.00
<b>Building Considerations</b>						
1 Update main entry with secure vestibule	1.20	1.00	1.57	1.26	1	1.00
2 Replace window system	1.80	1.50	2.00	1.77	2	2.00
3 Replace classroom floor finishes	2.60	2.50	2.40	2.50	3	2.00
4 Replace classroom wall finishes	2.60	2.50	2.40	2.50	3	2.00
5 Replace classroom ceilings	2.60	2.50	2.40	2.50	3	2.00
6 Replace corridor floor and wall finishes	2.80	2.50	2.40	2.57	3	2.00
7 Update student restrooms per ADA guidelines and new finishes	1.20	1.00	1.86	1.35	1	2.00
8 Replace door hardware with ADA compliant hardware	1.40	1.50	1.40	1.43	1	2.00
9 Replace door and hardware with ADA compliant hardware	1.75	1.50	1.33	1.53	2	2.00
10 Multi-Purpose Room locker rooms need new lockers, plumbing upgrades and	1.60	2.00	1.40	1.67	2	1.00
11 Replace existing roof	1.60	1.00	1.71	1.44	1	2.00

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# SUMMARY OF OBSERVATIONS

## Covington Middle School

	BOARD AVG	ADMIN AVG	SAC AVG	Combined Average	Apparent Consensus	GDI/TSG AVG
<b>Facility Improvements Considerations</b>						
<b>Mechanical, Electrical and Plumbing Considerations</b>						
1 Replace ductless split A/C systems with vertical unit ventilators in each	1.60	1.00	1.67	1.42	1	1.00
2 Replace interior area multi-zone air handling unit serving Media Center	2.00	1.50	1.50	1.67	2	1.00
3 Balance mechanical system	1.75	1.00	1.80	1.52	2	1.00
4 Multi-Purpose Room replace sound system	2.40	3.00	2.25	2.55	3	2.00
5 Update building automation temperature control system (B.A.S.)	2.00	1.00	1.67	1.56	2	1.00
6 Replace drinking coolers (fountains) with new coolers and add bottle fillers as needed	2.70	2.00	2.00	2.23	2	2.00
7 Update exterior site lighting with LED fixtures	2.00	3.00	1.60	2.20	2	
8 Replace emergency lighting and exit signs	2.00	1.50	1.60	1.70	2	
9 Update electrical gear	1.60	1.00	1.60	1.40	1	1.00
10 Replace fire alarm panel and devices	1.60	1.00	1.00	1.20	1	1.00
11 Upgrade electrical power for new technologies	1.80	1.00	1.20	1.33	1	1.00

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# SUMMARY OF OBSERVATIONS

## Covington Middle School

	BOARD AVG	ADMIN AVG	SAC AVG	Combined Average	Apparent Consensus	GDI/TSG AVG
<b>Learning Environment Considerations</b>						
<b>Building Considerations</b>						
1	1.75	2.50	1.60	1.95	2	3.00
2	1.88	1.50	2.00	1.79	2	1.00
3	2.75	2.00	1.60	2.12	2	2.00
4	2.63	1.50	2.20	2.11	2	3.00
5	2.13	1.00	1.75	1.63	2	1.00
6	2.13	1.00	1.75	1.63	2	1.00

## Covington Middle School Gym

	BOARD AVG	ADMIN AVG	SAC AVG	Combined Average	Apparent Consensus	GDI/TSG AVG
<b>Facility Considerations</b>						
1	2.75	1.50	1.43	1.89	2	2.00

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# SUMMARY OF OBSERVATIONS

## Covington High School

	BOARD AVG	ADMIN AVG	SAC AVG	Combined Average	Apparent Consensus	GDI/TSG AVG
<b>Facility Improvements Considerations</b>						
<b>Site Considerations</b>						
1	1.40	1.67	1.33	1.47	1	2.00
2	2.20	1.33	1.57	1.70	2	1.00
3	2.00	2.00	1.71	1.90	2	2.00
<b>Building Considerations</b>						
1	1.20	1.00	1.20	1.13	1	1.00
2	1.80	1.33	1.80	1.64	2	1.00
3	1.90	1.33	1.80	1.68	2	2.00
4	2.60	2.00	2.50	2.37	2	3.00
5	2.60	1.33	2.50	2.14	2	3.00
6	2.60	1.67	2.25	2.17	2	2.00
7	1.60	1.67	1.00	1.42	1	2.00
8	1.60	1.33	1.20	1.38	1	2.00
9	1.30	1.67	1.60	1.52	2	2.00
10	2.60	2.67	2.00	2.42	2	2.00
11	2.00	1.00	1.00	1.33	1	1.00
12	3.00	2.00	2.25	2.42	2	2.00
13	1.80	1.00	1.67	1.49	1	2.00

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# SUMMARY OF OBSERVATIONS

## Covington High School

	BOARD AVG	ADMIN AVG	SAC AVG	Combined Average	Apparent Consensus	GDI/TSG AVG
<b>Facility Improvements Considerations</b>						
<b>Mechanical, Electrical and Plumbing Considerations</b>						
1	1.60	1.33	1.60	1.51	2	1.00
2	2.00	1.67	2.00	1.89	2	1.00
3	1.80	1.33	1.75	1.63	2	1.00
4	2.00	1.33	1.75	1.69	2	1.00
5	1.75	1.33	2.00	1.69	2	1.00
6	1.90	1.33	1.50	1.58	2	1.00
7	1.80	1.33	1.80	1.64	2	1.00
8	2.60	2.33	2.17	2.37	2	2.00
9	2.00	1.67	1.75	1.81	2	
10	2.50	1.67	1.80	1.99	2	
11	1.80	1.33	1.50	1.54	2	1.00
12	2.00	1.67	1.00	1.56	2	1.00
13	1.80	1.67	1.40	1.62	2	1.00
14	2.00	2.00	1.20	1.73	2	1.00

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# SUMMARY OF OBSERVATIONS

## Covington High School

	BOARD AVG	ADMIN AVG	SAC AVG	Combined Average	Apparent Consensus	GDI/TSG AVG
<b>Learning Environment Considerations</b>						
<b>Site Considerations</b>						
1	1.75	2.33	1.57	1.88	2	2.00
2	1.75	2.33	1.71	1.93	2	3.00
<b>Building Considerations</b>						
1	2.38	1.33	1.83	1.85	2	1.00
2	2.67	1.67	2.00	2.11	2	1.00
3	2.50	1.33	1.80	1.88	2	2.00
4	1.63	1.67	1.80	1.70	2	2.00
5	2.88	1.67	2.00	2.18	2	3.00
6	2.13	1.67	1.67	1.82	2	2.00
7	2.13	1.33	1.67	1.71	2	1.00
8	2.13	1.67	1.80	1.86	2	1.00

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# SUMMARY OF OBSERVATIONS

## Covington Annex Building

	BOARD AVG	ADMIN AVG	SAC AVG	Combined Average	Apparent Consensus	GD/ISG AVG
<b>Facility Considerations</b>						
1 Remodel/Renovate Annex Building	1.88	2.33	2.00	2.07	2	3.00
2 Provide new Annex Building at existing location	1.88	1.67	1.71	1.75	2	1.00

## Additional Buildings

	BOARD AVG	ADMIN AVG	SAC AVG	Combined Average	Apparent Consensus	GD/ISG AVG
<b>Learning Environment Considerations</b>						
<b>Additional Building Facility Considerations</b>						
1 Provide a new Performing Arts Center	2.50	2.67	1.50	2.22	2	3.00
2 Provide a new swimming pool	2.50	3.00	1.60	2.37	2	3.00

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# SUMMARY OF OBSERVATIONS

## Covington Athletic Complex

	BOARD AVG	ADMIN AVG	SAC AVG	Combined Average	Apparent Consensus	GD/ISG AVG
<b>Facility Improvements Considerations</b>						
<b>Site Considerations</b>						
1 Replace existing Baseball batting cage (concrete base and turf)	2.88	2.00	2.00	2.29	2	2.00
2 Replace existing Softball batting cage (concrete base and turf)	2.88	2.00	2.00	2.29	2	2.00
3 New Baseball field lighting	2.63	1.67	1.60	1.96	2	1.00
4 New Softball field lighting	2.38	1.67	1.60	1.88	2	1.00
5 New Soccer field lighting	2.38	3.00	1.60	2.33	2	2.00
6 New Tennis court lighting	2.63	3.00	1.60	2.41	2	2.00
7 New baseball scoreboard	2.13	1.67	1.40	1.73	2	2.00
8 Baseball infield reworked (pitcher's mound, baselines, grass)	2.38	2.33	1.80	2.17	2	3.00
9 New fencing down third baseline at baseball field	2.38	2.00	2.00	2.13	2	3.00
10 New 4 foot high perimeter fencing at football field	2.38	2.00	2.40	2.26	2	2.00
11 Increase existing paved parking at football field (paved or gravel)	2.38	1.67	1.83	1.96	2	2.00



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# SUMMARY OF OBSERVATIONS

## Covington Athletic Complex

	BOARD AVG	ADMIN AVG	SAC AVG	Combined Average	Apparent Consensus	GDI/ISG AVG
<b>Facility Improvements Considerations</b>						
12 Add second entrance/exit to complex from County Road	2.00	1.33	1.17	1.50	2	2.00
13 Add parking, paved between soccer field and tennis courts	2.13	2.33	1.83	2.10	2	3.00
14 Replace/Expand softball dugouts	2.38	2.33	2.00	2.24	2	3.00
15 New fence tubing at softball field	1.88	3.00	2.60	2.49	2	3.00
16 New softball field backstop	2.63	3.00	2.20	2.61	3	3.00
17 Provide new rubber track surface	2.38	2.00	2.20	2.19	2	1.00
18 Add padding at baseball backstop	2.13	3.00	2.20	2.44	2	2.00
19 Review, repair, irrigation at baseball and softball fields	2.13	2.00	1.40	1.84	2	3.00
20 Addition of wind screen for baseball field	2.13	2.33	2.20	2.22	2	3.00
21 Remodel football bleachers Home and Visitors. Create storage under home side bleachers	2.38	1.33	2.20	1.97	2	1.00
22 Create soccer practice field	2.38	2.67	1.80	2.28	2	2.00

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# SUMMARY OF OBSERVATIONS

## Covington Athletic Complex

	BOARD AVG	ADMIN AVG	SAC AVG	Combined Average	Apparent Consensus	GDI/ISG AVG
<b>Facility Improvements Considerations</b>						
<b>Building Considerations</b>						
1 Build new combination concessions, restrooms, and locker rooms building	1.38	1.00	1.17	1.18	1	1.00
2 New football field press box with storage underneath	2.13	1.33	2.33	1.93	2	1.50
3 New soccer press box with storage underneath	2.38	2.33	2.20	2.30	2	1.50
4 New baseball press with storage underneath	2.88	1.67	2.00	2.18	2	1.50

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# OVERVIEW OF PRELIMINARY ESTIMATES



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## OVERVIEW OF PRELIMINARY ESTIMATES

### Cost Estimating Example

	BOARD AVG	ADMIN AVG	SAC AVG	Combined Average	Apparent Consensus	GDI/TSC AVG	Priority 1	Priority 2	Priority 3
<b>Facility Improvements Considerations</b>									
<b>Site Considerations</b>									
1	2.88	2.00	2.00	2.29	2	2.00	\$ -	\$ -	\$ -
2	2.88	2.00	2.00	2.29	2	2.00	\$ -	\$ -	\$ -
3	2.63	1.67	2.00	1.9	2	1.00	\$ -	\$ -	\$ -
4	2.38	1.71	1.00	1.58	2	2.00	\$ -	\$ -	\$ -
5	2.38	2.00	1.67	2.33	2	2.00	\$ -	\$ -	\$ -
6	2.63	3.10	1.50	2.41	2	2.00	\$ -	\$ -	\$ -
7	2.33	1.67	1.40	1.73	2	2.00	\$ -	\$ -	\$ -
8	2.38	2.33	1.80	2.17	2	3.00	\$ -	\$ -	\$ -
9	2.38	2.00	2.00	2.13	2	3.00	\$ -	\$ -	\$ -
10	2.38	2.00	2.40	2.26	2	2.00	\$ -	\$ -	\$ -
<b>PRIORITY ITEM TOTALS</b>							<b>Priority 1</b>	<b>Priority 2</b>	<b>Priority 3</b>
							\$ -	\$ -	\$ -



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## OVERVIEW OF PRELIMINARY ESTIMATES

### District-Wide

#### Covington Elementary School

- ❖ Visitor and accessible parking distant from Main Entry
- ❖ Secure Main Entry directly to office
- ❖ Update Main Entry for ADA accessibility
- ❖ Replace Door hardware with ADA compliant hardware
- ❖ Replace Ductless split A/C systems with vertical unit ventilators in each classroom

#### Covington High School

- ❖ Secure Main Entry directly to office
- ❖ Replace Door hardware with ADA compliant hardware
- ❖ Replace Ductless split A/C systems with vertical unit ventilators in each classroom

#### Covington Middle School

- ❖ Update Main Entry with secure vestibule
- ❖ Replace Door hardware with ADA compliant hardware
- ❖ Replace Ductless split A/C systems with vertical unit ventilators in each classroom
- ❖ Replace fire alarm panel and devices

#### Covington Athletic Complex

- ❖ New combination concession, restrooms and locker rooms building

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## OVERVIEW OF PRELIMINARY ESTIMATES

The following Preliminary Construction Cost Estimate data is for budgeting and comparison purposes ONLY. In order to complete an overall budget, additional Soft Costs should be included.

District Wide-Partial List of Priority 1 Rankings Range		
	LOW	HIGH
<b>Covington Elementary</b>	<b>\$1,451,000</b>	<b>\$1,758,000</b>
1. Visitor and accessible parking distant from Main Entry		
2. Secure Main Entry Directly to Office		
3. Update Main Entry for ADA accessibility		
4. Replace Door hardware with ADA compliant hardware		
5. Replace Ductless split A/C systems with vertical unit ventilators in each Classroom		
<b>Covington Middle School</b>	<b>\$612,000</b>	<b>\$875,000</b>
1. Update Main Entry with secure Vestibule		
2. Replace Door hardware with ADA compliant hardware		
3. Replace Ductless split A/C systems with vertical unit ventilators		
4. Replace fire alarm panel and devices		
<b>Covington High School</b>	<b>\$1,973,000</b>	<b>\$2,533,000</b>
1. Secure Main Entry directly to Office		
2. Replace doors and door hardware with ADA compliant hardware		
3. Replace Ductless split A/C systems with vertical unit ventilators each classroom		
<b>** TOTAL PRELIMINARY ESTIMATED CONSTRUCTION COST</b>	<b>\$4,036,000</b>	<b>\$5,166,000</b>

\*\*Soft Costs: Can include items such as cost of finance, legal fees, risk insurance, professional fees, asbestos removal, technology, and loose equipment items and furniture items.

NOTE: Additional priority rankings will be added to list with associated preliminary construction cost adjustments.

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# NEXT STEPS

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# NEXT STEPS

- ❖ Preliminary Design and Budget

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**GIBRALTAR**  
DESIGN

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**THANK YOU**

CONTRIBUTORS | **The Stenftenagel GROUP, LLC**  
*Clerk of The Works*

CREATED FOR |   
*"Everyone Counts, Everyone Matters"*