



RECOMMENDATIONS

HICKMAN COUNTY SCHOOLS 10 YEAR FACILITY PLAN

Facility Name (FCI)	Project Type	(1) Fiscal Year 2019-2020	(2) Fiscal Year 2020-2021	(3) Fiscal Year 2021-2022	(4) Fiscal Year 2022-2023	(5) Fiscal Year 2023-2024	(6) Fiscal Year 2024-2025	(7) Fiscal Year 2025-2026	(8) Fiscal Year 2026-2027	(9) Fiscal Year 2027-2028	(10) Fiscal Year 2028-2029	10-YEAR TOTAL COST
Administration Building (61.39)	Phase I				\$911,000							\$611,000
	Renovations											
Administration Building	Renovation									\$1,089,000		\$1,089,000
	Completion											
Centerville Elementary (58.71)	Phase I											
	Renovations	\$2,570,000										\$2,570,000
Centerville Elementary	Renovation											
	Completion				\$3,400,000							\$3,400,000
Centerville Intermediate (70.02)	Phase I											
	Renovations				\$1,126,000							\$1,126,000
Centerville Intermediate	Renovation											
	Completion									\$2,134,000		\$2,134,000
Hickman Co. Middle (62.41)	Phase I			\$2,309,000								\$2,309,000
	Renovations											
Hickman Co. Middle	Renovation								\$3,321,000			\$3,321,000
	Completion											
Hickman Co. High (60.64)	Phase I			\$3,762,000								\$3,762,000
	Renovations		\$3,762,000	\$3,762,000								\$7,524,000
Hickman Co. High	Renovation						\$9,408,000	\$9,408,000				\$18,816,000
	Completion											
E. Hickman Elementary (61.14)	Phase I											
	Renovations		\$2,302,000									\$2,302,000
E. Hickman Elementary	Renovation											
	Completion								\$3,928,000			\$3,928,000
E. Hickman Intermediate (68.84)	Phase I											
	Renovations				\$1,126,000							\$1,126,000
E. Hickman Intermediate	Renovation									\$2,264,000		\$2,264,000
	Completion											
E. Hickman Middle (55.99)	Phase I	\$1,878,000										\$1,878,000
	Renovations											
E. Hickman Middle	Renovation					\$4,502,000						\$4,502,000
	Completion											
E. Hickman High (61.28)	Phase I				\$1,474,000							\$1,474,000
	Renovations											
E. Hickman High	Renovation										\$13,846,000	\$13,846,000
	Completion											
TOTALS PER FISCAL YEAR		\$4,448,000	\$6,064,000	\$6,071,000	\$4,337,000	\$7,902,000	\$9,408,000	\$9,408,000	\$7,249,000	\$5,487,000	\$13,846,000	\$74,220,000

Recommendations

1. All facilities surveyed in the Hickman County School System (the Administration Building and eight schools) received Facility Condition Index (FCI) scores that suggest renovation is in order. Scores range from a high of 81.28 at East Hickman High to a low of 55.99 at East Hickman Middle. No facility is recommended for replacement.
2. Because funds may not be available to address the total identified renovation needs of each facility, a long-range comprehensive renovation plan that systematically addresses those needs in a phased manner, starting with critical items having lower FCI scores, is recommended.
3. Renovation cost estimates:

<u>Facility</u>	<u>FCI</u>	<u>Cost</u>	<u>Phase 1 Cost</u>	<u>Effective FCI After Phase I</u>
Administration Building	61.39	\$ 1,700,000	\$ 611,000	77.32
Centerville Elementary	58.71	\$ 5,970,000	\$2,570,000	78.53
Centerville Intermediate	70.02	\$ 3,260,000	\$1,126,000	81.66
Hickman County Middle	62.41	\$ 5,630,000	\$2,309,000	79.17
Hickman County High	60.64	\$26,340,000	\$7,524,000	72.39
East Hickman Elementary	61.14	\$ 6,230,000	\$2,302,000	76.35
East Hickman Intermediate	68.84	\$ 3,390,000	\$1,126,000	80.48
East Hickman Middle	55.99	\$ 6,380,000	\$1,878,000	71.05
East Hickman High	81.28	\$15,320,000	\$1,474,000	83.28

4. The Phase I costs referenced in 3 above, and listed in 4, were developed by identifying critical items (roofing, electrical, HVAC, plumbing and fire safety) that received Poor or Fair scores in the facility evaluation. Both Poor and Fair items were priced for all schools except Centerville Intermediate, East Hickman Intermediate, and East Hickman High. Only Poor rated items were listed for those three facilities because they are of more recent construction. Systematically addressing those critical items in the aging buildings in a separate priority phase will help in the prevention of emergency repairs that could disrupt attendance. It will also prolong the life of the facilities and ensure an improved learning environment.

Phase I costs, being the highest priority, are placed in the first four years of the attached Ten-Year Facility Plan spreadsheet. Facilities are placed in the plan starting with the lowest FCI scores. Years five through ten contain the remainder of the cost of total FCI renovation, after Phase I is addressed, again by lowest FCIs first. It should be noted that the Administration Building is in the latter years of both Phase I and the renovation completion phase because it does not house students.

Cost estimates have been developed using square footage costs recently experienced by Metropolitan Nashville Public Schools and do not represent actual bid prices. Likewise, included design fees were calculated using the MNPS fee schedule. Estimates listed are current prices. An inflation factor, such as the Consumer Price Index, should be added to correspond with the actual year of funding.

5. In the future, the district should consider developing Educational Specifications that provide standards for elementary, intermediate, middle and high schools. This document should identify the number, size, and capacity for every space in the facility. All areas including administration, support services, classrooms, special education, the arts, physical education, food service, and the media center (library) should be considered. Thirty-five to forty percent of the total square footage of the listed spaces should be added to account for rest rooms, corridors, mechanical and electrical, and other unscheduled spaces. This will give the district consistency in its facilities and will provide a guide for future new school designs or additions to existing facilities.