

**WASHINGTON COUNTY
BOARD OF EDUCATION**

January 25, 2022

4:00 PM

Central Office

- I. CALL TO ORDER**
- II. SCOPE OF WORK RELATED TO THE FACILITIES MASTER PLAN**
- III. ADJOURNMENT**



January 24, 2022

Mr. Jerry S. Boyd
Washington County Department of Education
405 West College Street
Jonesborough, TN 37659

Re: Proposal for Washington County Schools Assessment
Washington County, TN

Mr. Boyd,

Lewis Group Architects is pleased to submit for your review and consideration our proposal for Architectural Consulting Services. We are very excited about this assignment and our team of talented design and professional staff is ready to get started. Per our conversation, we have developed the following scope of services:

I. Facility Assessment:

General appearance	Enrollment / Capacity
Age of existing facilities	Security
Life Safety	Structure
Accessibility	Building Envelope
Maintenance Issues/Concerns	Vehicular Access/Flow
Potential Health Hazards	Utility Costs
HVAC/Mechanical Equipment	Electrical
*(Performed by Mechanical Engineer)	*(Performed by Electrical Engineer)

***Separate fee arrangements will be given for consultant services.**

II. Demographics

Geography	Population (Updated Census Data, if available)
Growth Patterns	Enrollment History

III. System Configuration

Location of Existing Schools	Grade Configuration
Feeder System	Future Sites
Zoning Review (If Applicable)	

Deliverables: System Wide Spiraled Bound Document Including the following:

1. Develop facility assessment "Report Card" for each facility based on the approved scope of services.
 - a) Enrollment/Capacity
 - b) Construction Dates
 - c) Narrative Reports
 - d) Facility Conditions
 - e) Photographic Evidence
 - f) Plan Diagrams
 - g) General Maintenance & Upgrades
2. Develop diagrams and images of demographic research.
3. Develop system assessment scenarios.
 - a) System wide evaluation
 - b) Short Term Scenarios
 - c) Long Term Scenarios
4. Cost Estimate Projections for recommended major renovations, additions, and new construction.

Proposed Fee:

Based on the scope of services and the deliverables stated above, Lewis Group Architects proposes a lump sum fee of \$105,000.00 for the architectural facility assessment, demographics, system configuration and deliverables stated above. It is our understanding that there is some interest in having a Mechanical & Electrical assessment completed as well for each building. We have discussed this with our Mechanical and Electrical Engineers and they have provided an overview of their services along with a fee proposal. We asked for a per school fee, which will allow you the flexibility to choose all or a select number of facilities to be assessed for the Mechanical/Electrical portions of the work. Per our discussions with Mr. Boyd, the deliverables shall be complete for a July presentation.

Fee Structure:

Architectural Assessment:	\$105,000.00	Lump Sum (16 Facilities)
Mechanical/Systems Assessment	\$ 2,500.00	Per School
Electrical Systems Assessment	\$ 1,500.00	Per School

As previously discussed, items outside the scope of services (i.e. mold testing, energy audits, structural investigation, ADA or other design solutions) can be provided as an additional service per LGA's hourly rate schedule or a lump sum proposal may be provided. Thank you once again for the opportunity to work with Washington County Schools. Please let us know if you have any questions or need clarification pertaining to this proposal. Upon receipt of this signed proposal, we will forward an AIA contract for signatures and begin work.

Sincerely,



Todd J. Brang, Principal
Lewis Group Architects

Approval of Architectural & Engineering services as described in the above proposal.

Signature

Date

Printed Name and Title



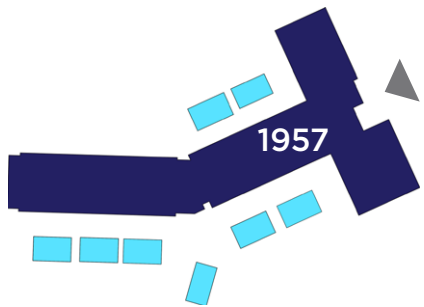
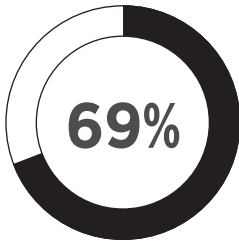
Dickson Elementary School
Facility Assessment Observations

Dickson Elementary School

120 West Broad St., Dickson, TN 37055

Overview

The second smallest school (in terms of capacity) at 350 students, Dickson Elementary is well-situated close to the county population center and is one of 5 elementary schools that serve the “downtown” area. DES serves a fluctuating population base, evidenced by its 8 temporary classroom (portable) buildings, all previously occupied, but currently out of service. The cafeteria and gymnasium, both building core functions, are separated from the rest of the facility by non-ADA compliant stairs, creating an accessibility deficiency that can only be remedied through significant financial investment.



Current Enrollment / Capacity - 242 / 350

Grades: PreK-5

Total Area: 44,412 s.f.

No. Classrooms: 18







No. of Floors: 02

Construction History

Original

1957

Condition of Existing Facilities

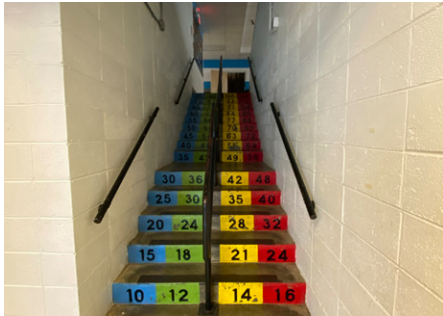
AGE OF EXISTING FACILITIES	BUILDING ENVELOPE & STRUCTURE	HEALTH & SAFETY	ACCESSIBILITY	GENERAL CONDITIONS	3-YEAR AVERAGE UTILITIES COSTS
					
★	★★	★★★★	★	★★★★	\$68K



Visual Documentation

This selection from the complete archive of field photography offers a sampling of the conditions observed during LGA's visits.

** Images with an * are not noted on map.*



01 ADA non-compliant cafeteria and gym



02 degrading soffit



03 exterior finishes showing normal wear



04 portables block views



05 front entry is open and inviting; ADA access provided



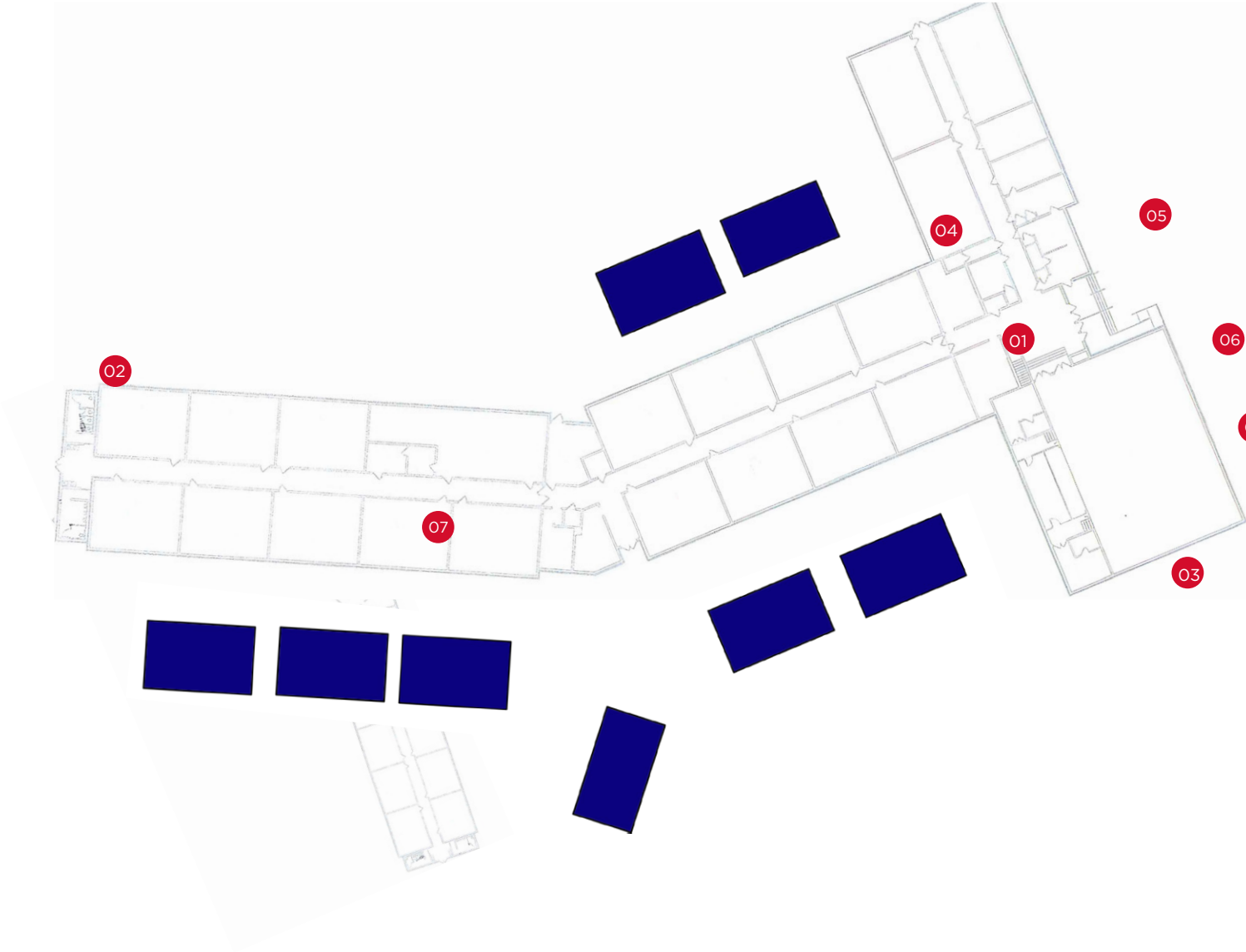
06 HVAC unit is exposed and within public view



07 classrooms are cluttered and lacking adequate storage



08 Fan unit is exposed and within public view





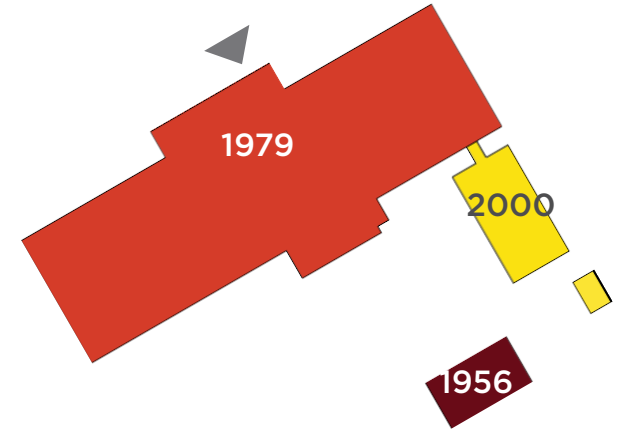
Rush Strong School
Facility Assessment Observations

Rush Strong School

3081 West Old Andrew Johnson Highway, Strawberry Plains, TN 37871

Overview

The main building at the Rush Strong School facility was initially constructed in 1979 with an addition constructed in 2000. The freestanding gymnasium was built in 1956. The facility serves students from pre-k through eighth grade. Given the age of the gymnasium and majority of the main building, many of the issues observed were related to the building envelope. There are also significant security concerns with students being outside as they travel to and from the gymnasium as well as the level of security at the main entry sequence. At 53%, Rush Strong School has the lowest utilization rate of all the facilities assessed.



Current Enrollment / Capacity - 477 / 900

53%

Current Enrollment PK-5: 297
Current Enrollment 6-8: 180

No. Classrooms: 37

Grades: PreK-8

Total Area: 94,000 s.f.

No. Floors: 02

Construction Dates

Original	Addition 1
1979	2000

Date of LGA Visit
06/03/2019

Condition of Existing Facilities

AGE OF EXISTING FACILITIES	BUILDING ENVELOPE & STRUCTURE	HEALTH & SAFETY	ACCESSIBILITY	GENERAL MAINTENANCE & UPGRADES	OPERATIONAL COSTS
**	**	**	**	**	\$4.1m



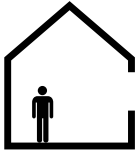
Building Envelope & Structure

Observations related to the condition of a *building's exterior/interior* and their effects on its occupants

Exterior

- 01 Cracks and movement in brick veneer – multiple locations including front canopy *
- 02 Lack of control joints at brick veneer
- 03 Evidence of moisture intrusion/drainage issues at corbeled brick ledge
- 04 Significant masonry and fencing issues at existing retaining wall
- 05 Visible gaps at perimeter of existing windows – evidence of repair attempts
- 06 Failed seals at existing windows
- 07 Inefficient/damaged windows
- 08 Elastomeric roof coating at or near end of expected serviceable life per JCS Maintenance Department (Architect did not observe)
- 09 Roof membrane no longer fully adhered in one area per JCS Maintenance Department (Architect did not observe)
- 10 Portion of the existing elementary school roof did not receive elastomeric roof coating in 2012-2014 - existing EPDM roof at or near end of expected serviceable life per JCS Maintenance Department (Architect did not observe.)
- 11 Existing middle school roof did not receive elastomeric roof coating in 2012-2014 - existing EPDM roof at or near end of expected serviceable life per JCS Maintenance Department (Architect did not observe)
- 12 Spalling concrete at 2nd floor bridge
- 13 Leaking/clogged/damaged gutters and downspouts
- 14 Spalled faces at brick veneer – gymnasium
- 15 Damaged/rotted exterior soffits – gymnasium
- 16 Deteriorated CMU at window heads - gymnasium

** Identified as key issues per administration*



Building Envelope & Structure *Continued*

Observations related to the condition of a *building's exterior/interior* and their effects on its occupants

- 17 **Interior**
- 18 Cracks in CMU walls - multiple locations throughout facility
- 19 Stained ceilings - multiple locations throughout facility
- 20 Evidence of moisture intrusion in exterior walls - multiple locations throughout facility
- 21 Significant crack in CMU wall at Room 128



Health and Safety

- 01 Lack of perimeter fencing - campus not secured
- 02 Insufficient functioning exterior lighting
- 03 Insufficient access control - front entry vestibule enters directly into cafeteria
- 04 Lack of secure, enclosed connector to gymnasium
- 05 Lack of intercom/internet at gymnasium *
- 06 Proximity of gymnasium to highway
- 07 Damaged gate at football field
- 08 Operable windows - potential security/HVAC issue
- 09 Disabled smoke detector in administrative suite
- 10 Unsecured electrical panels - multiple locations
- 11 Lack of guardrail/fall protection adjacent to concessions building toilet rooms
- 12 Non-code compliant sewage treatment plant per JCS Maintenance Department (Architect did not observe)

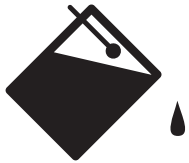
* Identified as key issues per administration



Accessibility

Providing equal opportunity for all students, staff, and visitors

- 01 No ADA-compliant access from main building to detached gymnasium
- 02 No ADA-compliant access to lower level toilet rooms or locker rooms at detached gymnasium
- 03 No ADA-compliant seating at either gymnasium
- 04 No ADA-compliant access to Auditorium stage from auditorium house



General Maintenance & Upgrades

Recurring general building maintenance issues and possible upgrades

- 01 Paint existing exterior hollow metal door and frames at both buildings
- 02 Scrape and paint exterior CMU and wood at detached gymnasium
- 03 Repair/replace and re-stripe existing paving adjacent to detached gymnasium *
- 04 Install air conditioning in both gymnasiums *
- 05 Repair/replace accordion (operable) wall at main building
- 06 Clean stained brick at parapet walls at main building
- 07 Replace existing wood bleachers at football field *
- 08 Replace existing carpet at auditorium *
- 09 Leaking hose bibb at playground
- 10 Existing chain link fence in poor condition

** Identified as key issues per administration*



Visual Documentation

This selection from the complete archive of field photography offers a sampling of the conditions observed during LGA's visits.

** Images with an * are not noted on map.*



01 cracking brick



02 gap at window perimeter



03 masonry deterioration



04 masonry deterioration



05 perimeter not secure;
gate off hinges



06 lack of safety barrier



07 windows left open



08 damaged downspout



Visual Documentation

This selection from the complete archive of field photography offers a sampling of the conditions observed during LGA's visits.

** Images with an * are not noted on map.*



09 cracking masonry, peeling paint



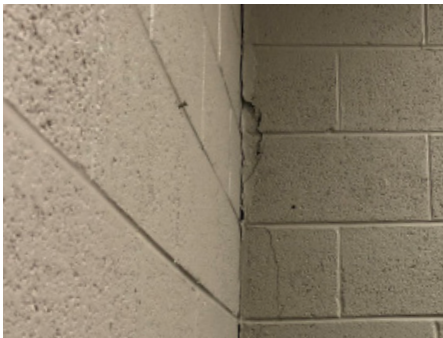
10 separation between wall and floor slab *



11 stains in ceiling tile



12 deterioration in VCT



13 separation/crack between walls *



14 separation between wall and floor slab *





Mechanical System

Observations related to facility mechanical systems documented by Engineering Services Group and gathered through site visits.

Type of System:

The facility is heated and cooled with rooftop and split system air source heat pumps and rooftop fresh air units.

The original building has rooftop heat pumps serving the majority of the building with the exception of a couple of ductless split units serving a couple of offices. Each classroom has an individual unit providing individual zone control.

The 2-story classroom addition has split system heat pumps installed above the ceiling of each classroom. The condensing units are located on the roof. The upper level is served from rooftop heat pumps. Each classroom has an individual unit providing individual zone control.

Corridors are not conditioned and only have electric heaters installed at the entry areas at each door to the exterior of the building. The gymnasium is heated with electric unit heaters and is not air conditioned. Ventilation is provided with rooftop exhaust fans and sidewall intake louvers with motorized dampers.

Outside air for the classrooms and common spaces is introduced into each building with rooftop mounted 100% fresh air units. The amount of outside air being provided should meet current codes.

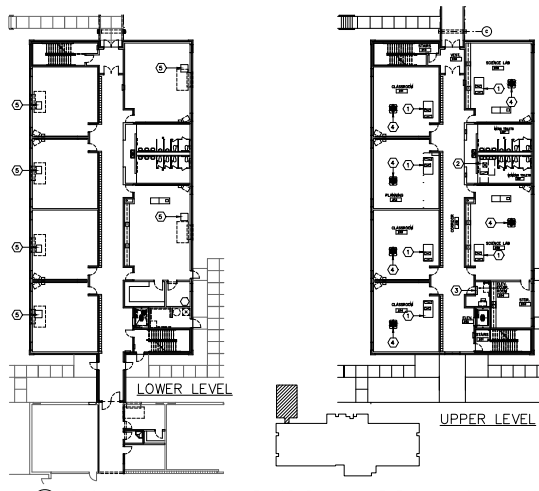
The units in the original building are approximately 12 years old and appear to be well maintained. These units should reach their life expectancy within 9 years.

The units in the lower level of the addition are approximately 16 years old. These units should reach their life expectancy within 5 years. The units in the upper level of the addition are approximately 19 years old. These units should reach their life expectancy within 3 years. All the units appear to be well maintained.

The building does not have an automated control system. Notes are posted on each classroom door instructing the teacher to set the thermostats back before they leave each day.

Code issues observed are:

1. Some units do not have duct mounted smoke detector in both the supply and return ducts.



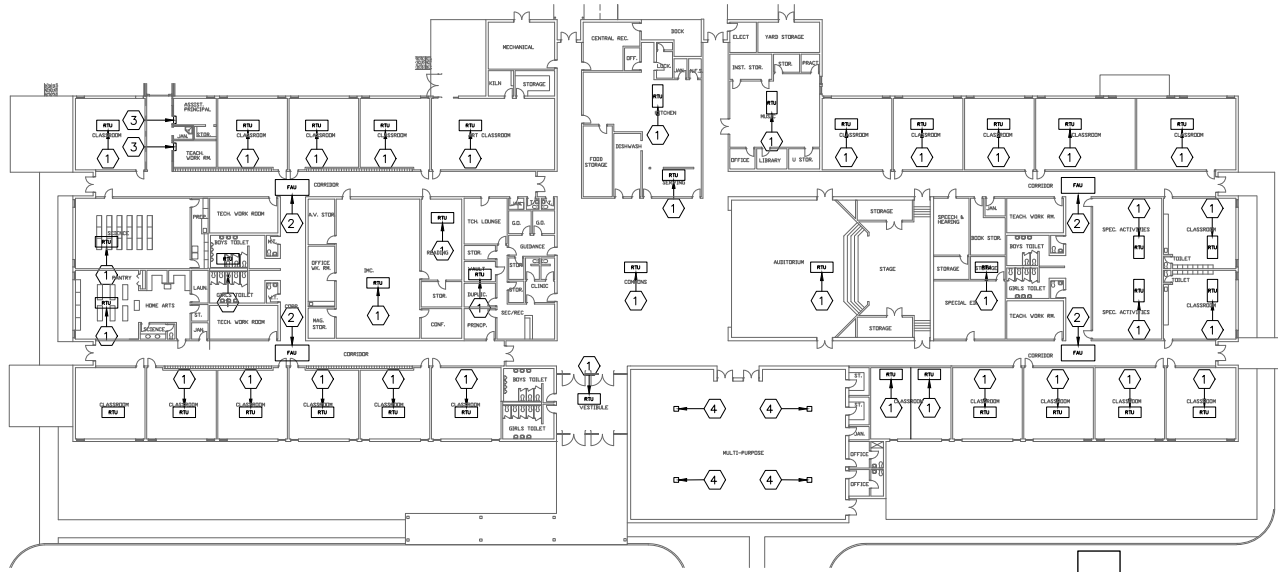
- ① EXISTING ROOFTOP UNIT
- ② EXISTING ROOFTOP FRESH AIR UNIT
- ③ DUCTLESS SPLIT SYSTEM
- ④ CONDENSING UNIT
- ⑤ SPLIT SYSTEM AIR HANDLING UNIT

LEGEND

- SPLIT SYSTEM
- ▣ RTU/FAU
- CONDENSERS

- ① EXISTING ROOFTOP UNIT
- ② EXISTING ROOFTOP FRESH AIR UNIT
- ③ DUCTLESS SPLIT SYSTEM
- ④ ELECTRIC GYM HEATERS

RUSH STRONG ADDITION FLOOR PLAN – LEVELS 1 & 2 – HVAC
SCALE: NONE



LEGEND

- HEATER
- ▣ RTU/FAU
- ▤ DUCTLESS SPLIT
- CONDENSERS

RUSH STRONG FLOOR PLAN – HVAC
SCALE: NONE

