

**BLEDSON SCHOOLS**  
**CAPITAL OUTLAY PLAN**

*BLEDSON COUNTY*  
*— School District —*

**KAATZ, BINKLEY, JONES, & MORRIS ARCHITECTS**

**JASON MORRIS, AIA**



EDUCATIONAL FACILITY IMPROVEMENT STUDY

FEBRUARY 2023

# BLEDSON COUNTY SCHOOLS

## PART 1 - LAYOUT PER SCHOOL

1. FLOOR PLAN
2. AERIAL
3. ENROLLMENT GROWTH HISTORY WITH CLASSROOM CAPACITY
4. ENROLLMENT PER GRADE

## PART 2 - LAYOUT

1. REROOF ITEMS
2. MECHANICAL ITEMS
3. CAPITAL PROJECTS



EDUCATIONAL FACILITY IMPROVEMENT STUDY

FEBRUARY 2023

# BLEDSON COUNTY SCHOOLS

## DEFINITIONS

### 1. CLASSROOM CAPACITY (AS USED)

ELEMENTARY

MIDDLE

HIGH

### 2. CORE CAPACITY

DINING ROOM SQ. FT. X'S NUMBER SERVING PERIODS (TYPICALLY USE 3)

15. S.F. PER PERSON



EDUCATIONAL FACILITY IMPROVEMENT STUDY

FEBRUARY 2023

# BLEDSON COUNTY SCHOOLS

## NOTES

ENROLLMENT CHANGES DAILY

SCHOOL LOGO'S TAKEN FROM SCHOOL WEBSITES

AERIAL IMAGES ARE FROM GOOGLE EARTH



EDUCATIONAL FACILITY IMPROVEMENT STUDY

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# CECIL B. RIGSBY ELEMENTARY SCHOOL



EDUCATIONAL FACILITY IMPROVEMENT STUDY

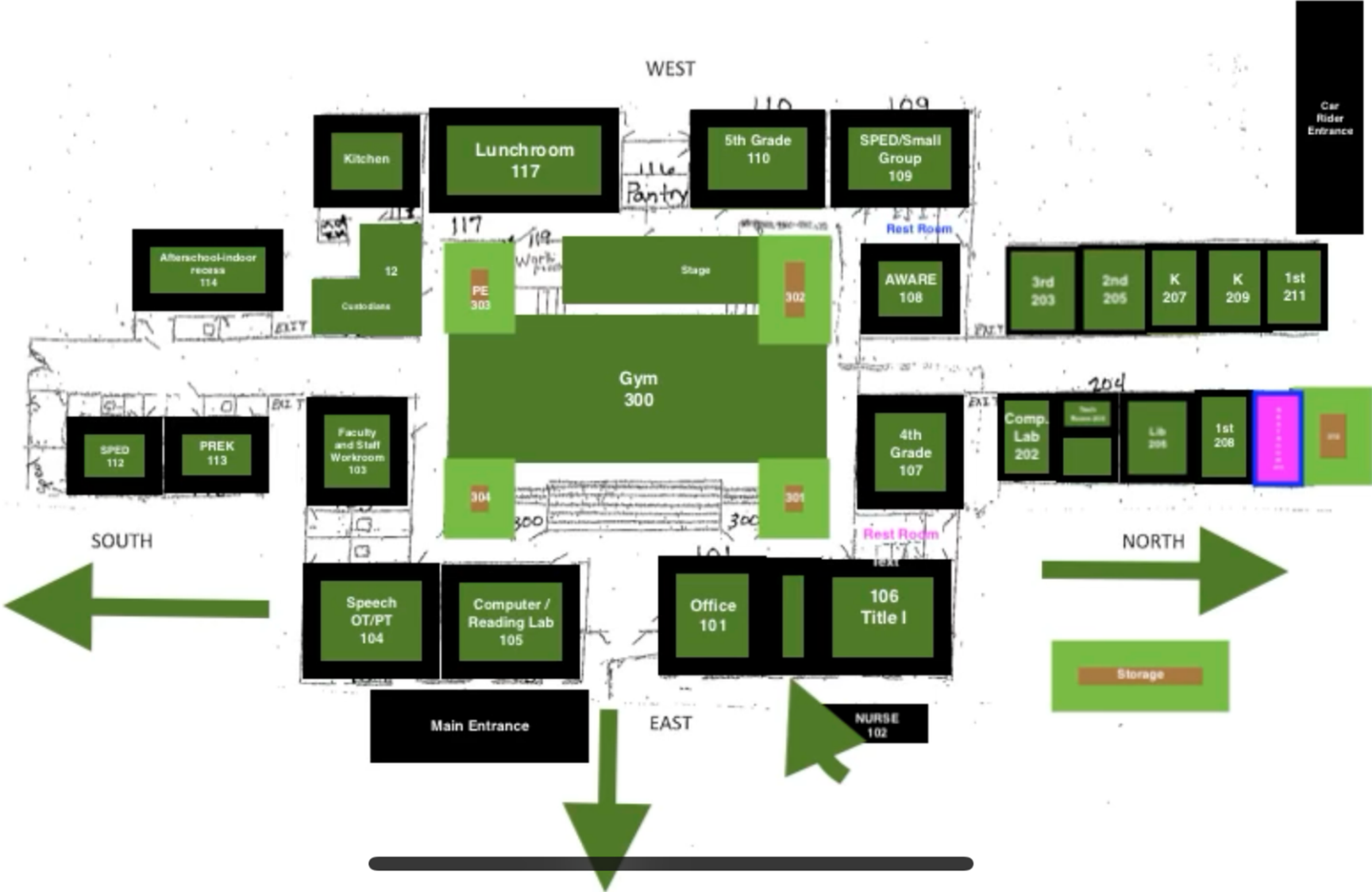
FEBRUARY 2023

# CECIL B. RIGSBY- FLOOR PLAN

CLASSROOM CAPACITY: 280

CORE CAPACITY: 300

Cecil B. Rigsby Elementary School



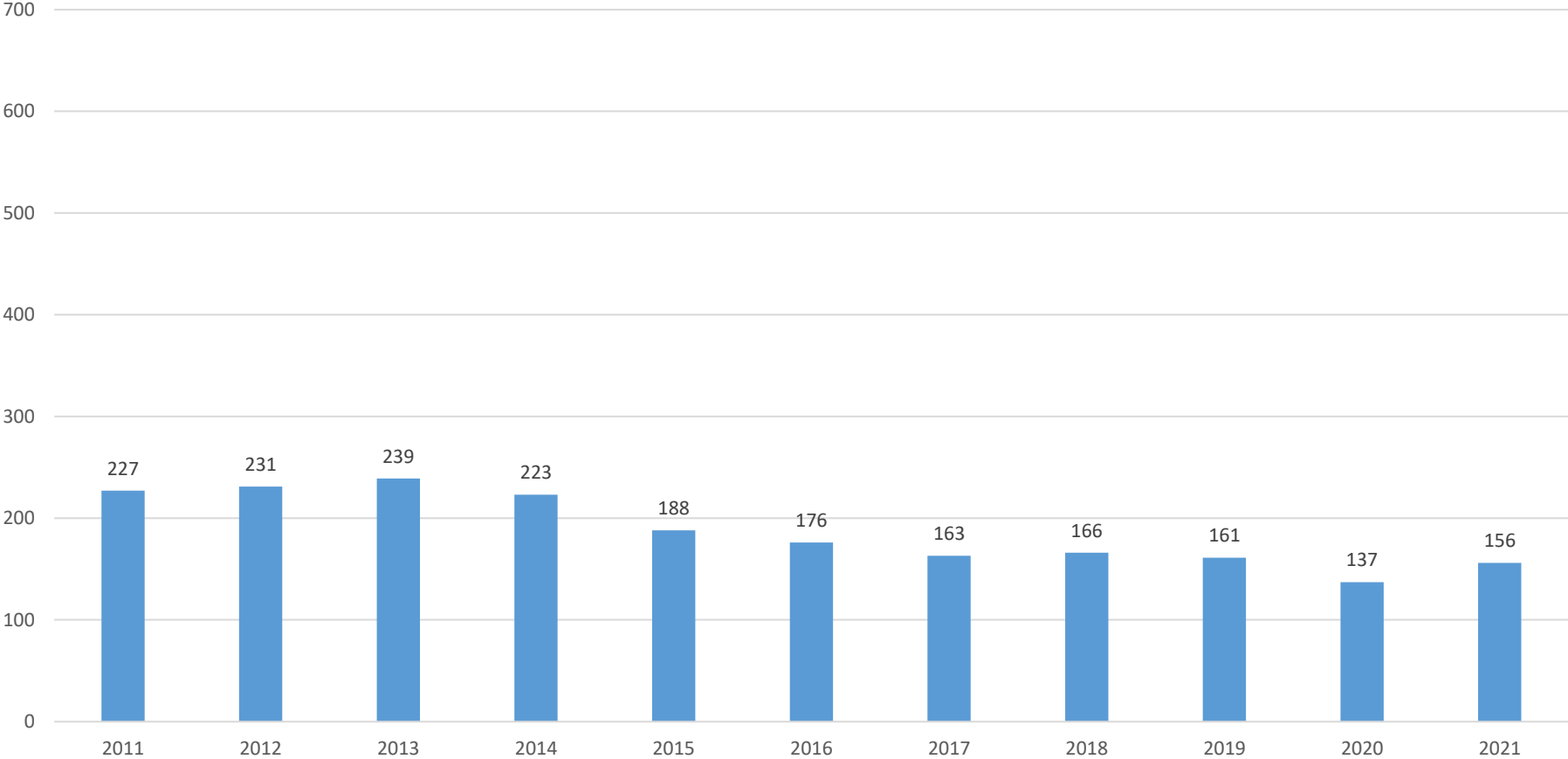
# CECIL B. RIGSBY - AERIAL

8231 New Harmony Road, Pikeville, TN 37367



# HISTORICAL STUDENT ENROLLMENT

Cecil B. Rigsby Elementary 10 Year Enrollment



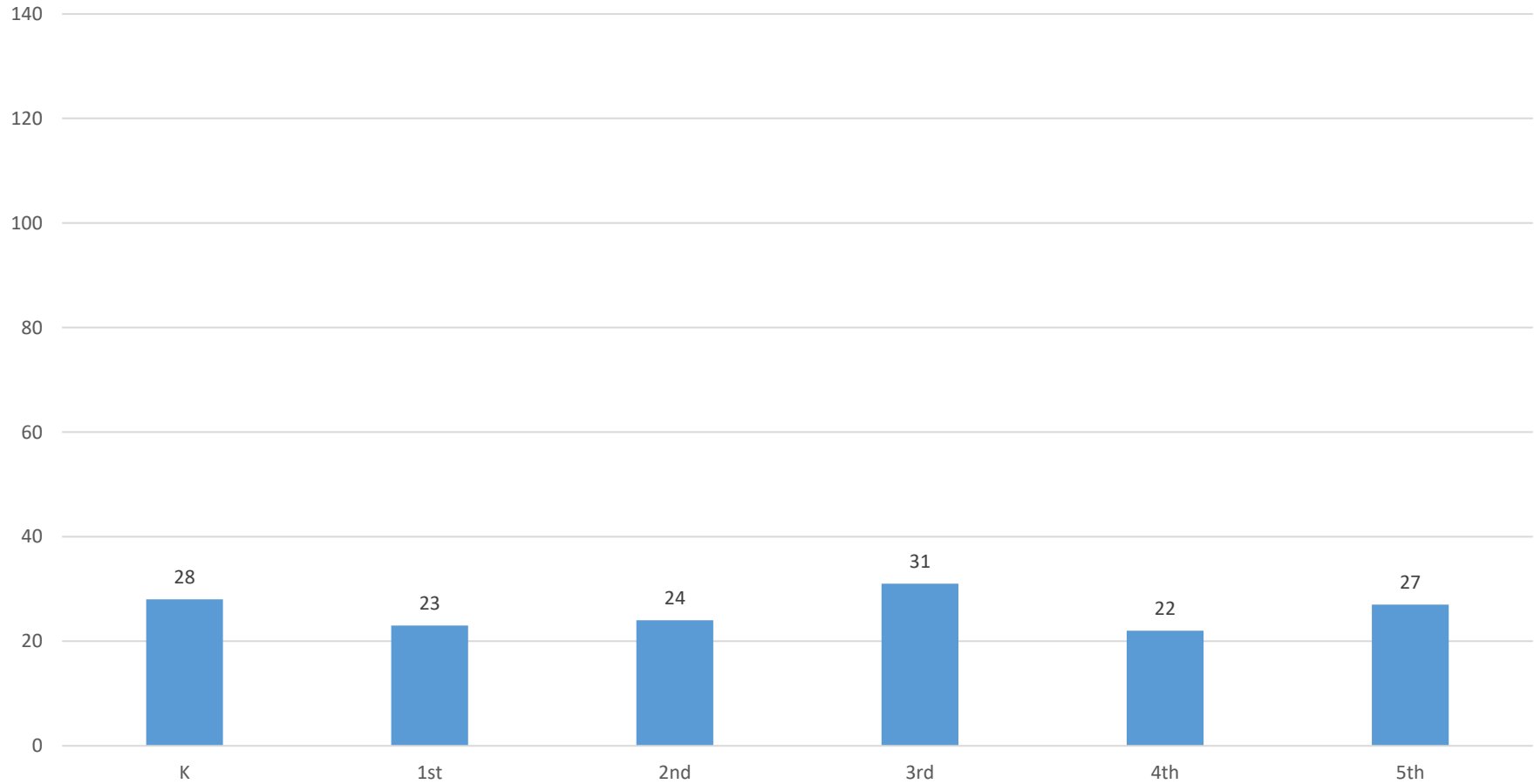
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FEBRUARY 2023



# STUDENT ENROLLMENT PER GRADE LEVEL

Cecil B Rigsby Elementary Enrollment Per Grade



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FEBRUARY 2023

# MARY V. WHEELER ELEMENTARY



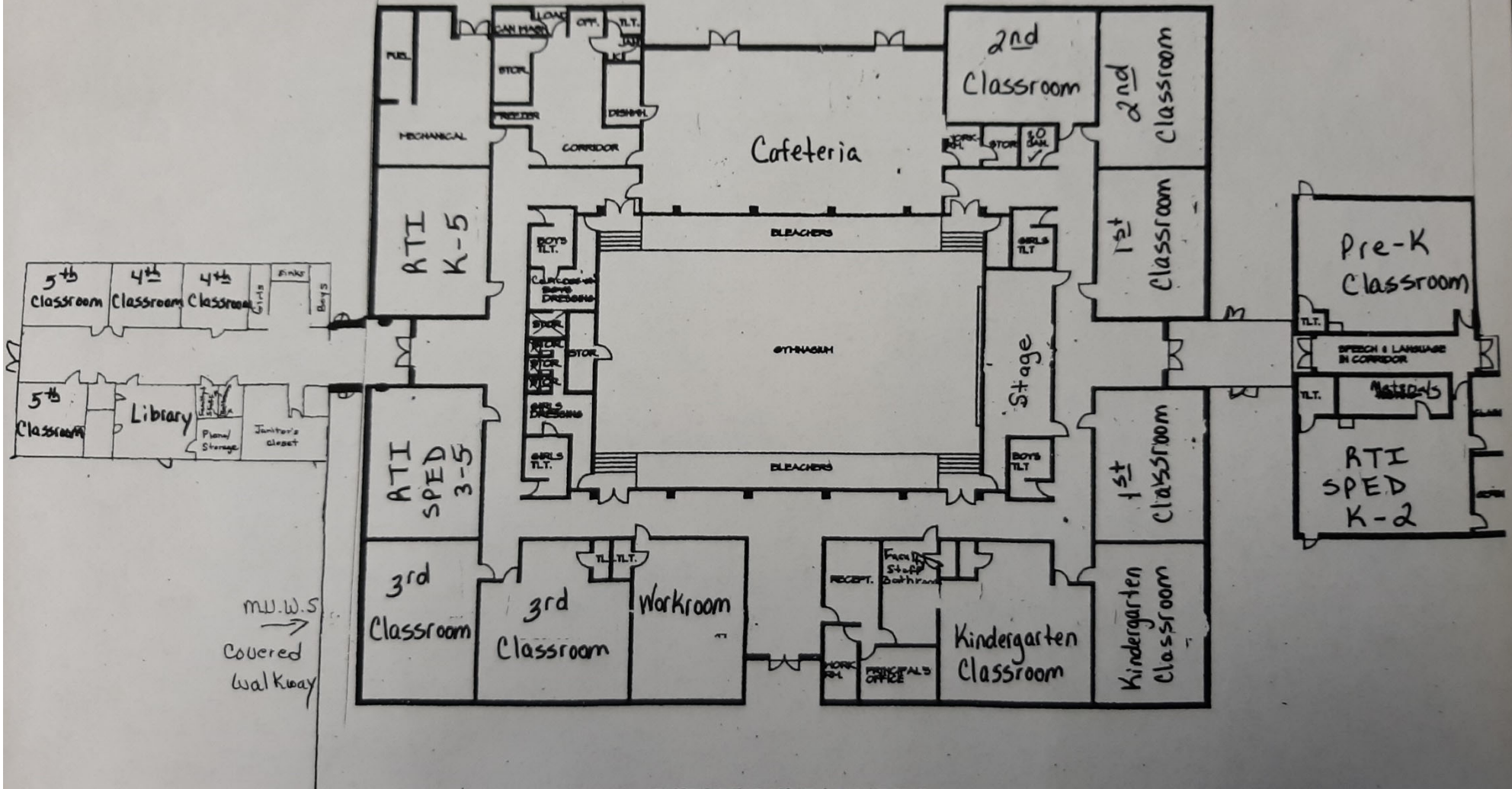
EDUCATIONAL FACILITY IMPROVEMENT STUDY

FEBRUARY 2023

# MARY V. WHEELER- FLOOR PLAN

CLASSROOM CAPACITY: 280

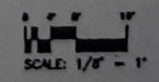
CORE CAPACITY: 300



M.V.W.S  
Covered  
Walkway

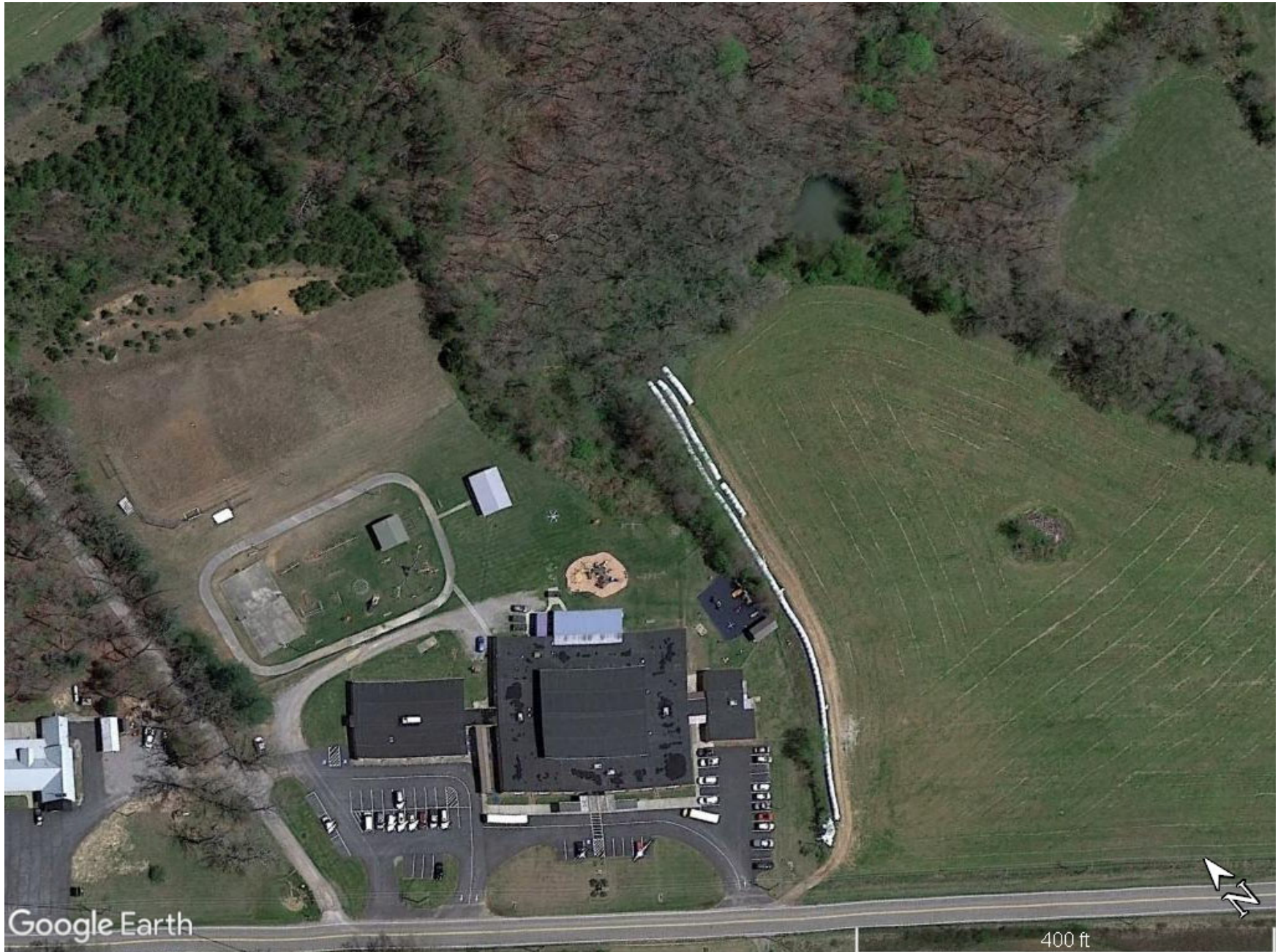
BLEDSOE COUNTY SCHOOLS

Mary V. Wheeler Elementary



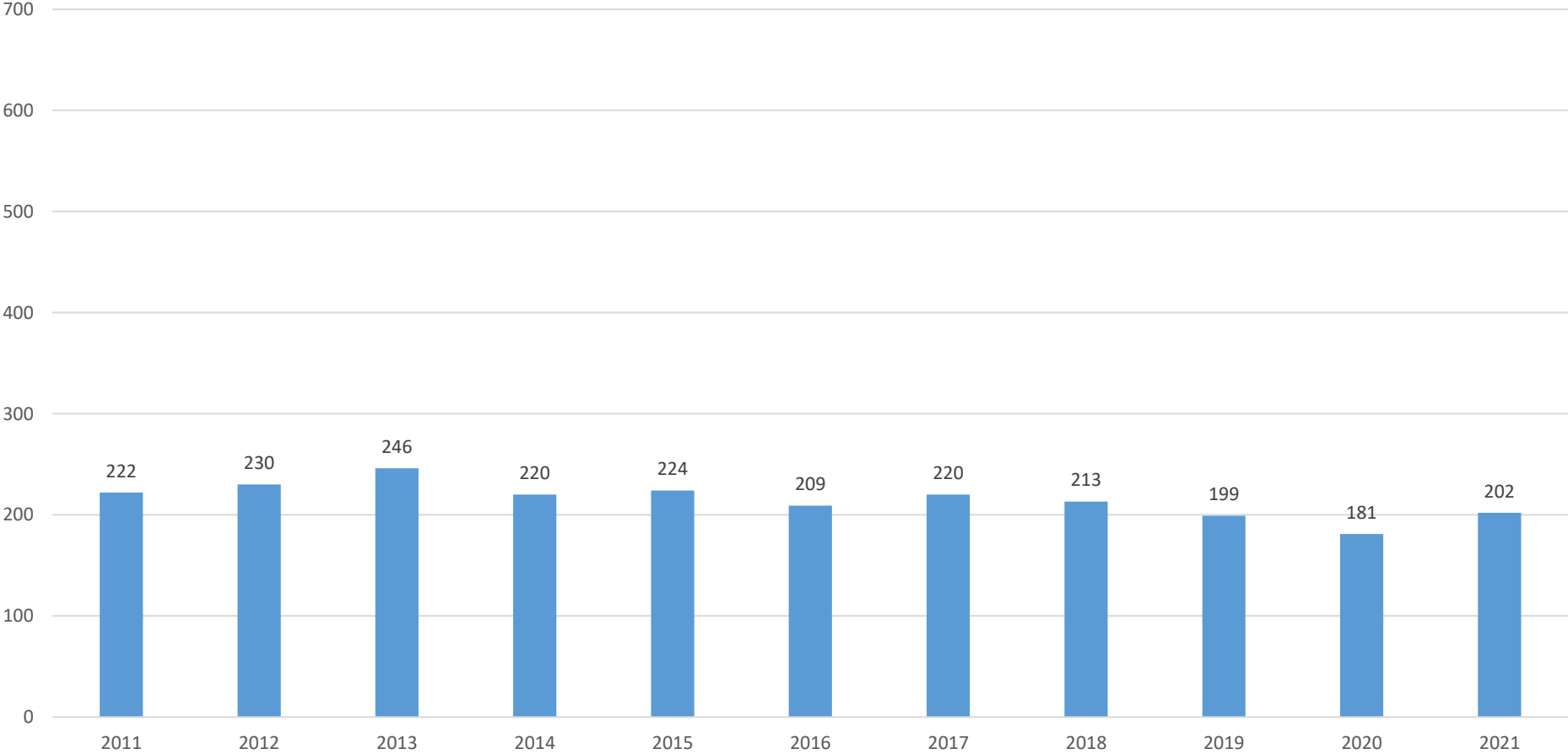
# MARY V. WHEELER - AERIAL

33073 State Route 30, Pikeville, TN 37367



# HISTORICAL STUDENT ENROLLMENT

Wheeler Elementary 10 Year Enrollment

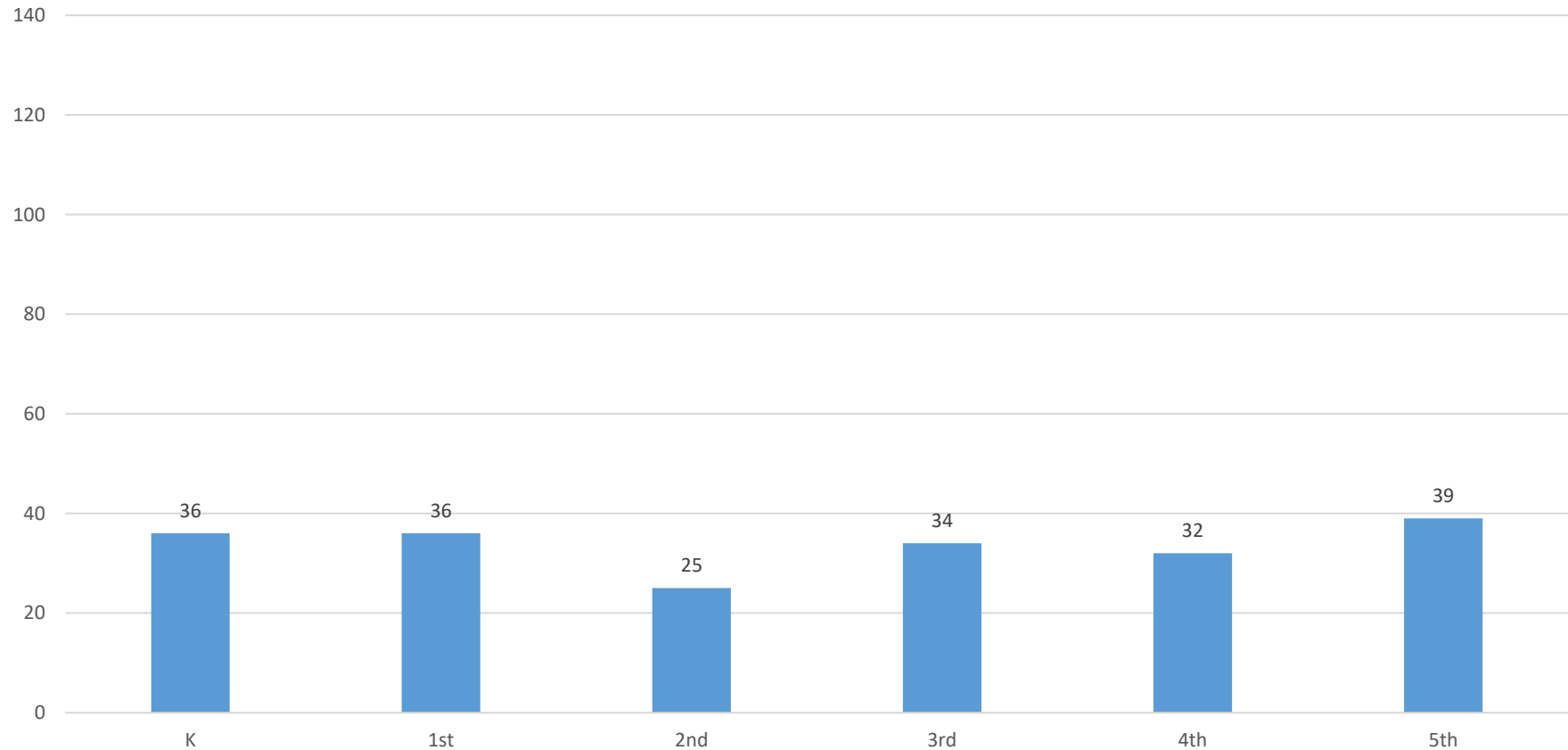


EDUCATIONAL FACILITY IMPROVEMENT STUDY

FEBRUARY 2023

# STUDENT ENROLLMENT PER GRADE LEVEL

Wheeler Elementary Enrollment Per Grade



EDUCATIONAL FACILITY IMPROVEMENT STUDY

FEBRUARY 2023

# PIKEVILLE ELEMENTARY

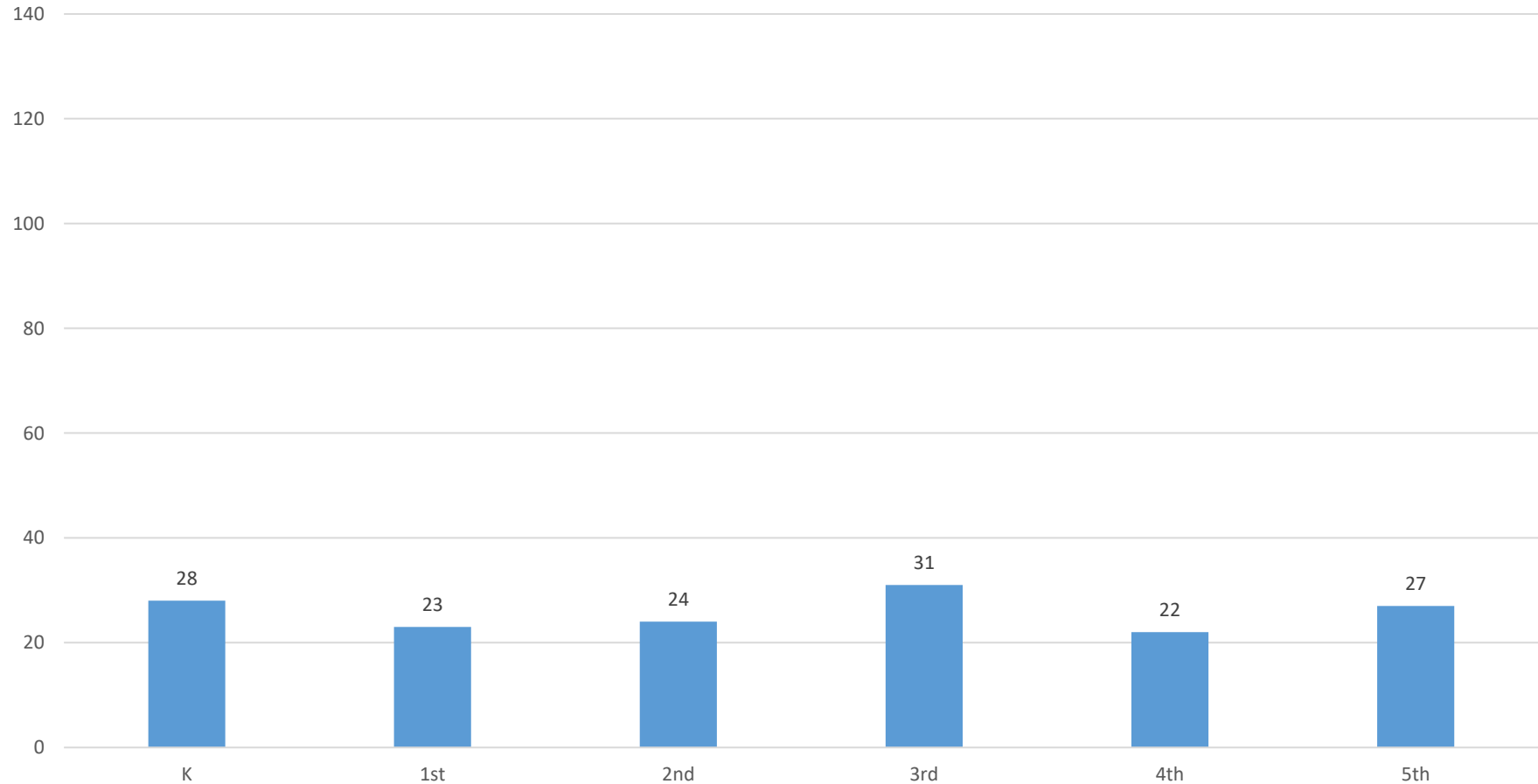


EDUCATIONAL FACILITY IMPROVEMENT STUDY

FEBRUARY 2023

# STUDENT ENROLLMENT PER GRADE LEVEL

Pikeville Elementary Enrollment Per Grade



EDUCATIONAL FACILITY IMPROVEMENT STUDY

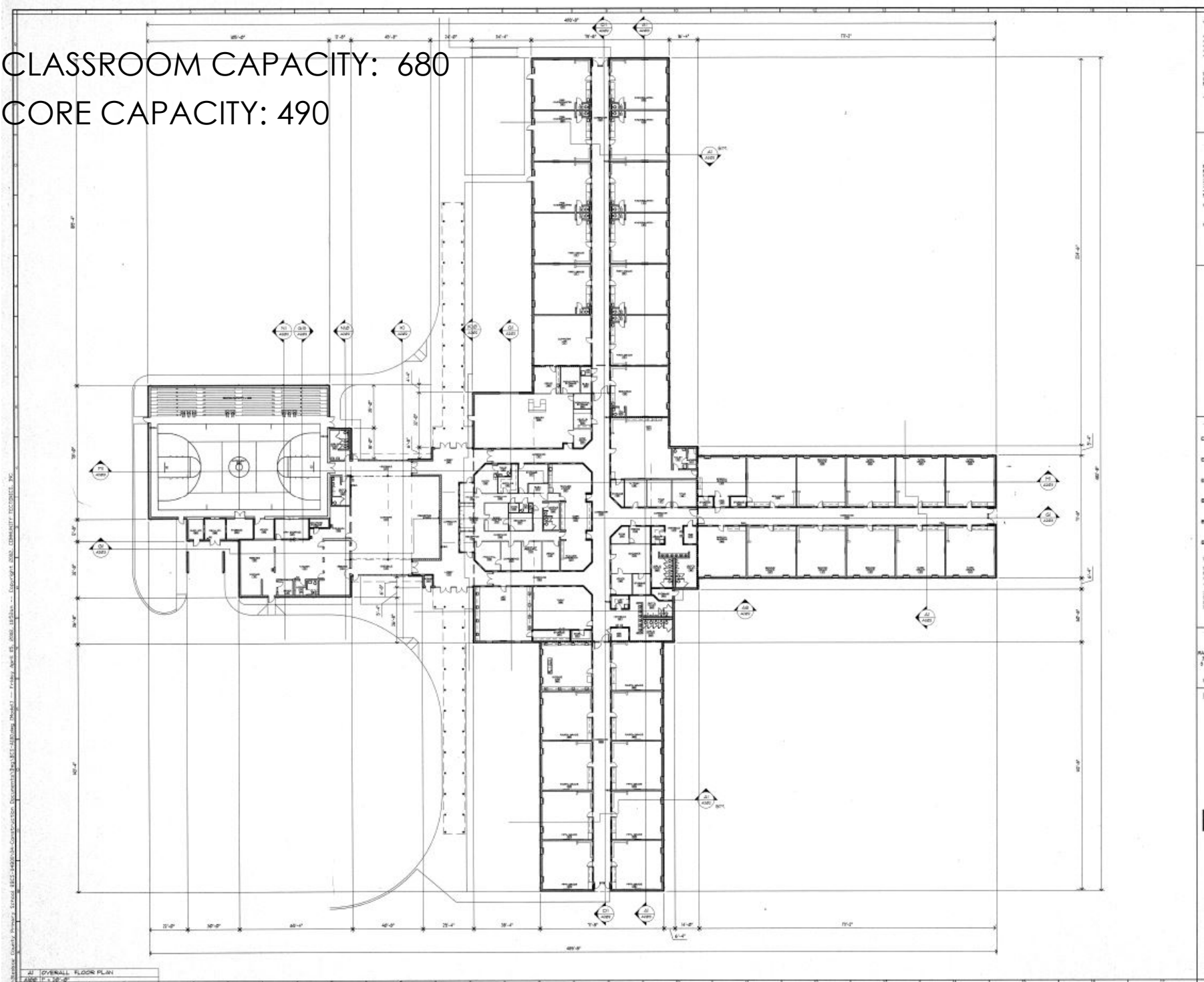
FEBRUARY 2023



# PIKEVILLE ELEMENTARY- FLOOR PLAN

CLASSROOM CAPACITY: 680

CORE CAPACITY: 490

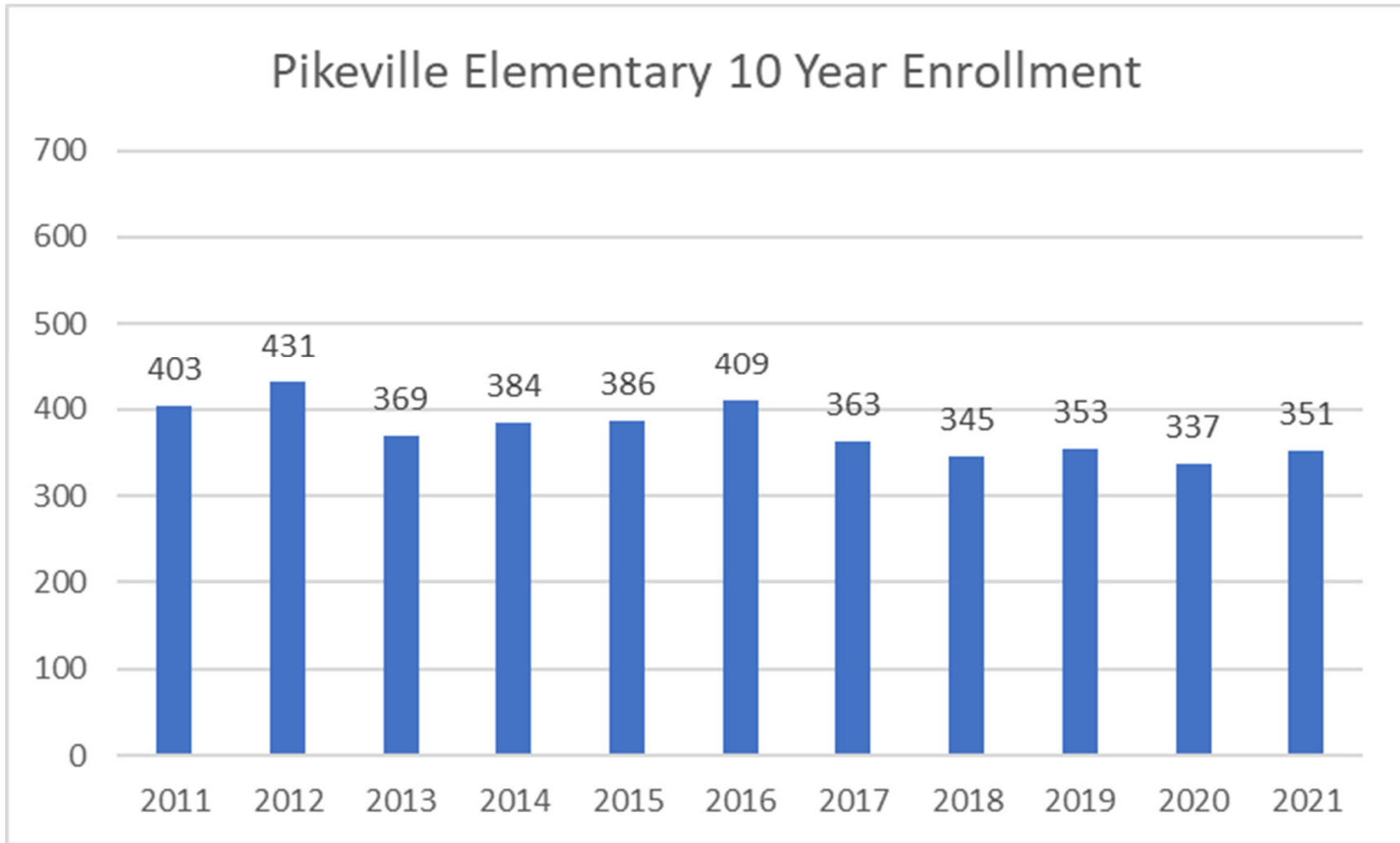


# PIKEVILLE ELEMENTARY- AERIAL

41068 SR 30E, Pikeville, TN 37367



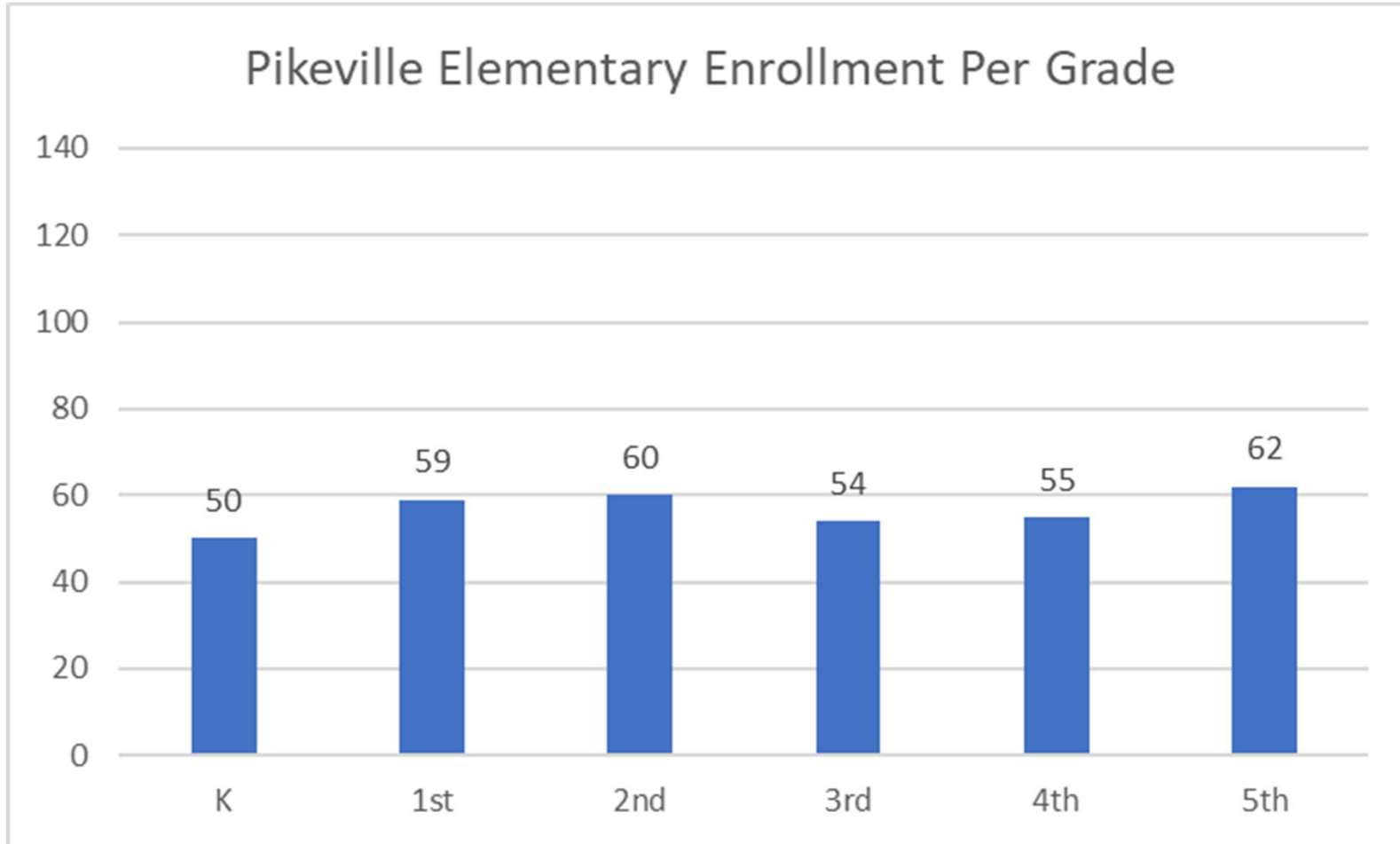
# HISTORICAL STUDENT ENROLLMENT



EDUCATIONAL FACILITY IMPROVEMENT STUDY

SEPTEMBER 2022

# STUDENT ENROLLMENT PER GRADE LEVEL



EDUCATIONAL FACILITY IMPROVEMENT STUDY

FEBRUARY 2023

# BLEDSON COUNTY MIDDLE



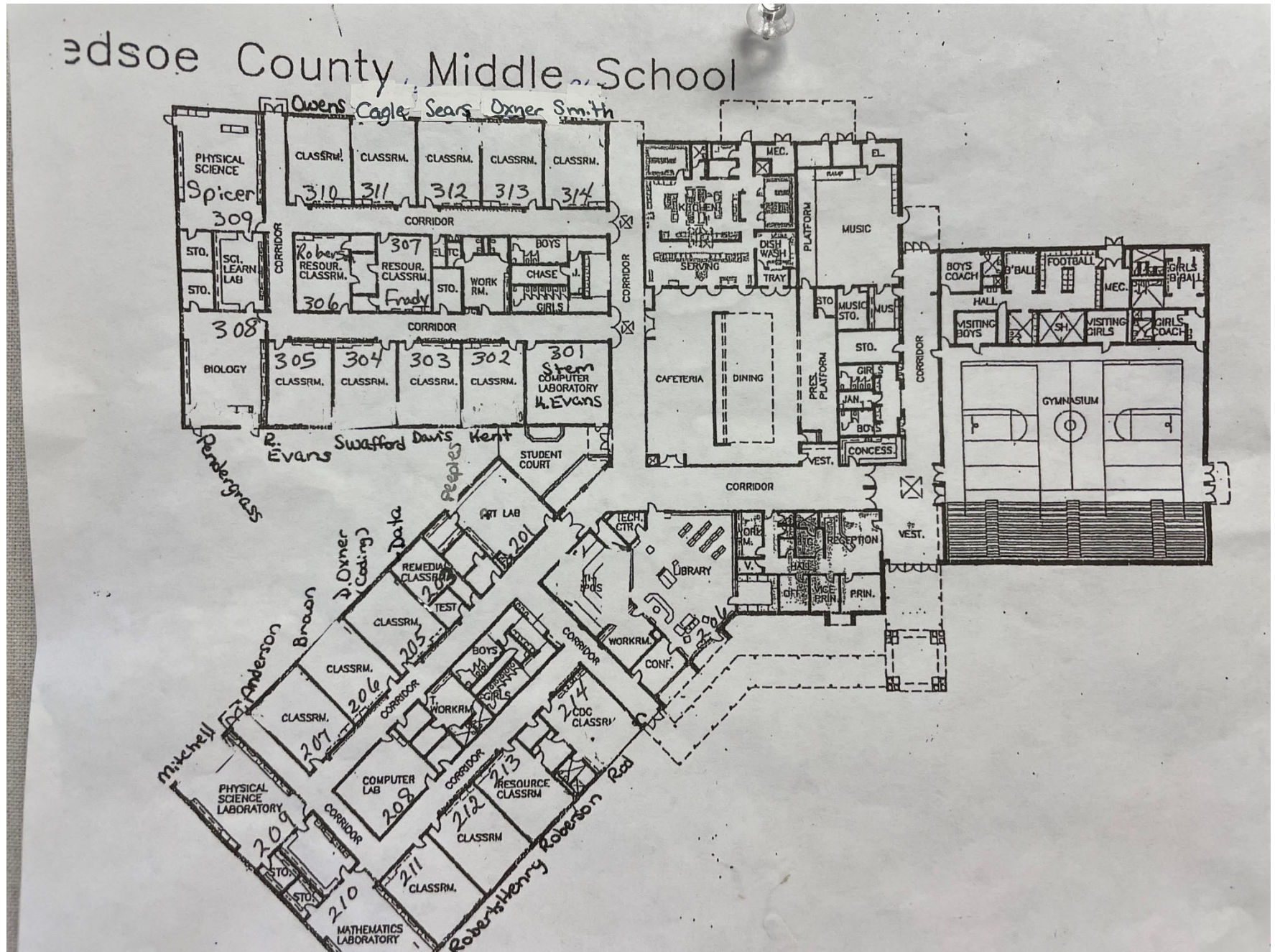
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# BLED SOE COUNTY MIDDLE – FLOOR PLAN

CLASSROOM CAPACITY: 620

CORE CAPACITY: 700



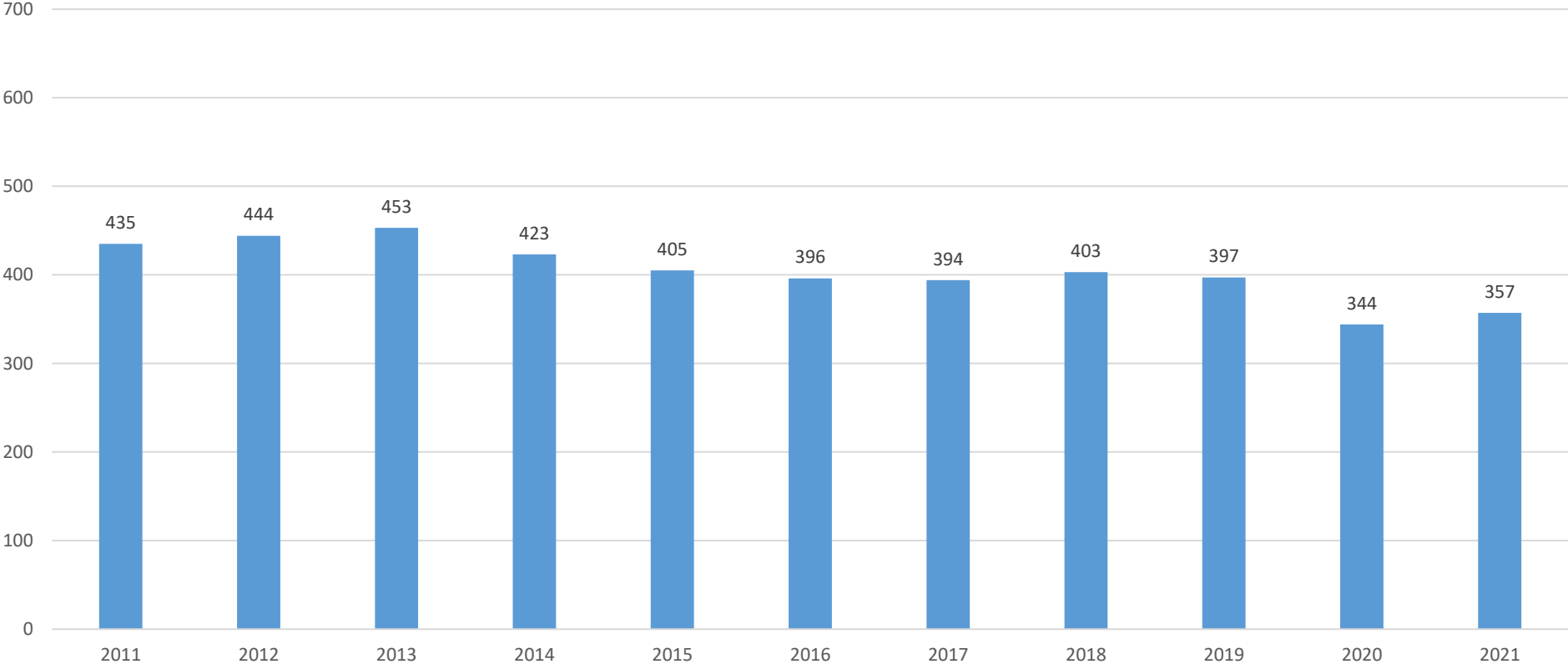
# BLEDSOE COUNTY MIDDLE - AERIAL

857 Main Street, Pikeville, TN 37367



# HISTORICAL STUDENT ENROLLMENT

BCMS 10 Year Enrollment

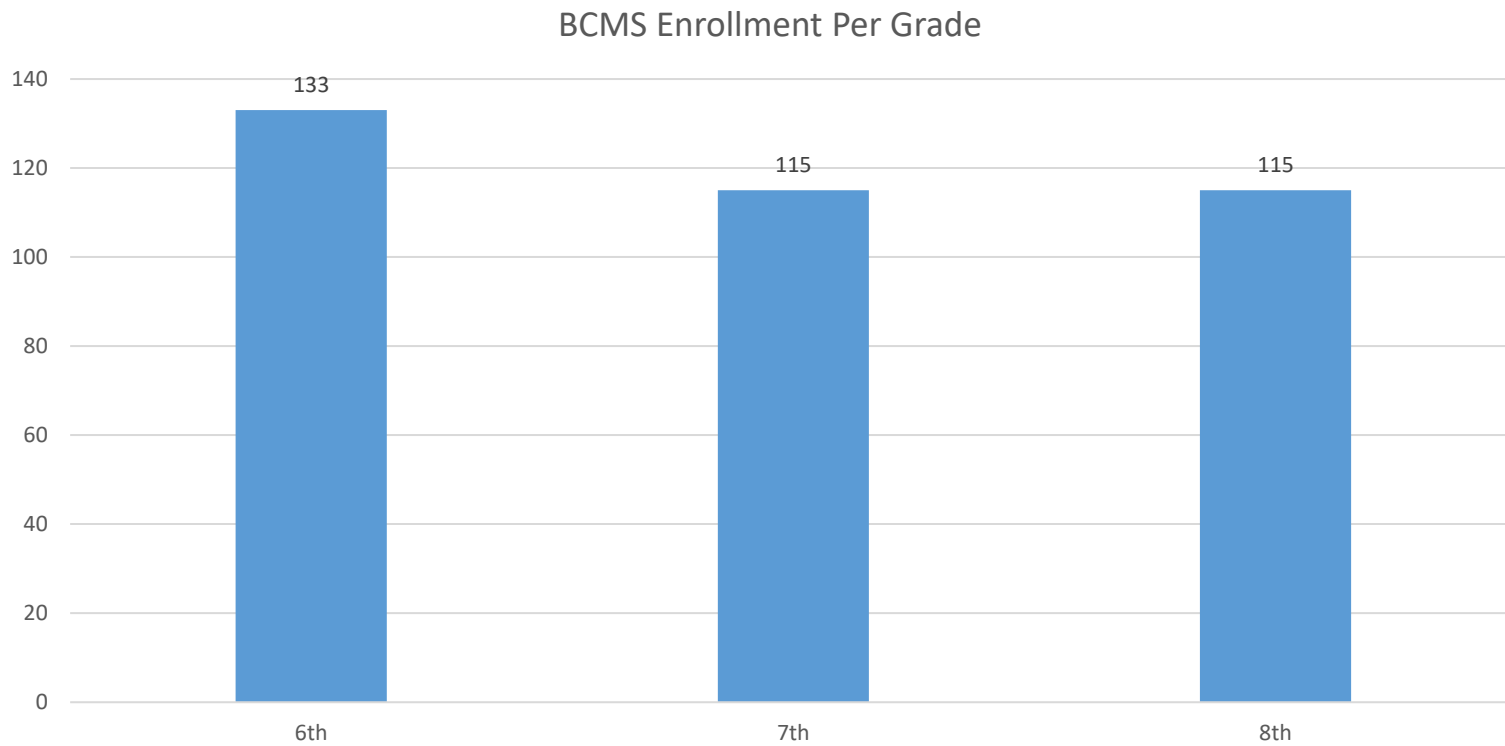


EDUCATIONAL FACILITY IMPROVEMENT STUDY

FEBRUARY 2023



# STUDENT ENROLLMENT PER GRADE LEVEL



EDUCATIONAL FACILITY IMPROVEMENT STUDY

FEBRUARY 2023

# BLEDSON COUNTY HIGH



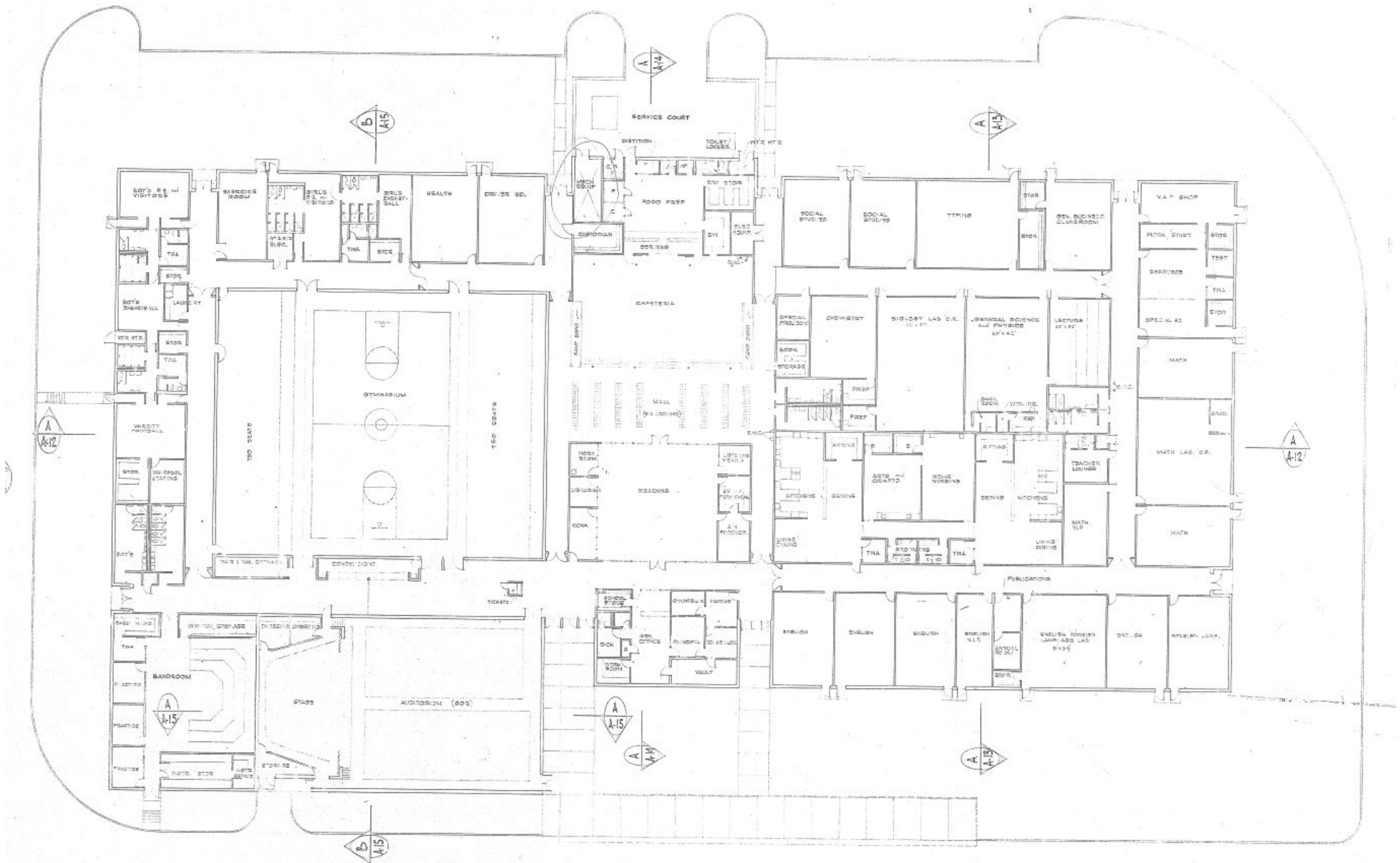
EDUCATIONAL FACILITY IMPROVEMENT STUDY

FEBRUARY 2023

# BLED SOE COUNTY HIGH – FLOOR PLAN

CLASSROOM CAPACITY: 750

CORE CAPACITY: 660



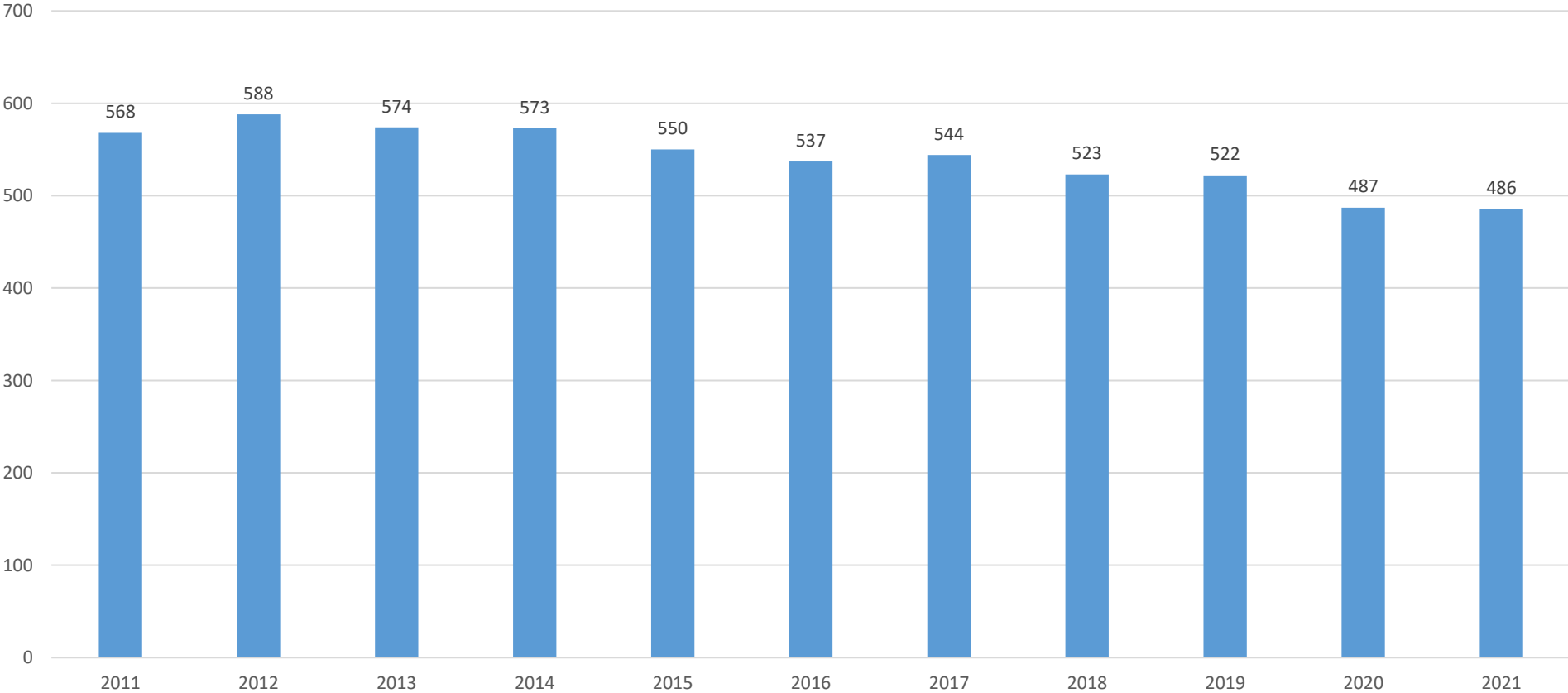
# BLEDSON COUNTY MIDDLE - AERIAL

857 Main Street, Pikeville, TN 37367



# HISTORICAL STUDENT ENROLLMENT

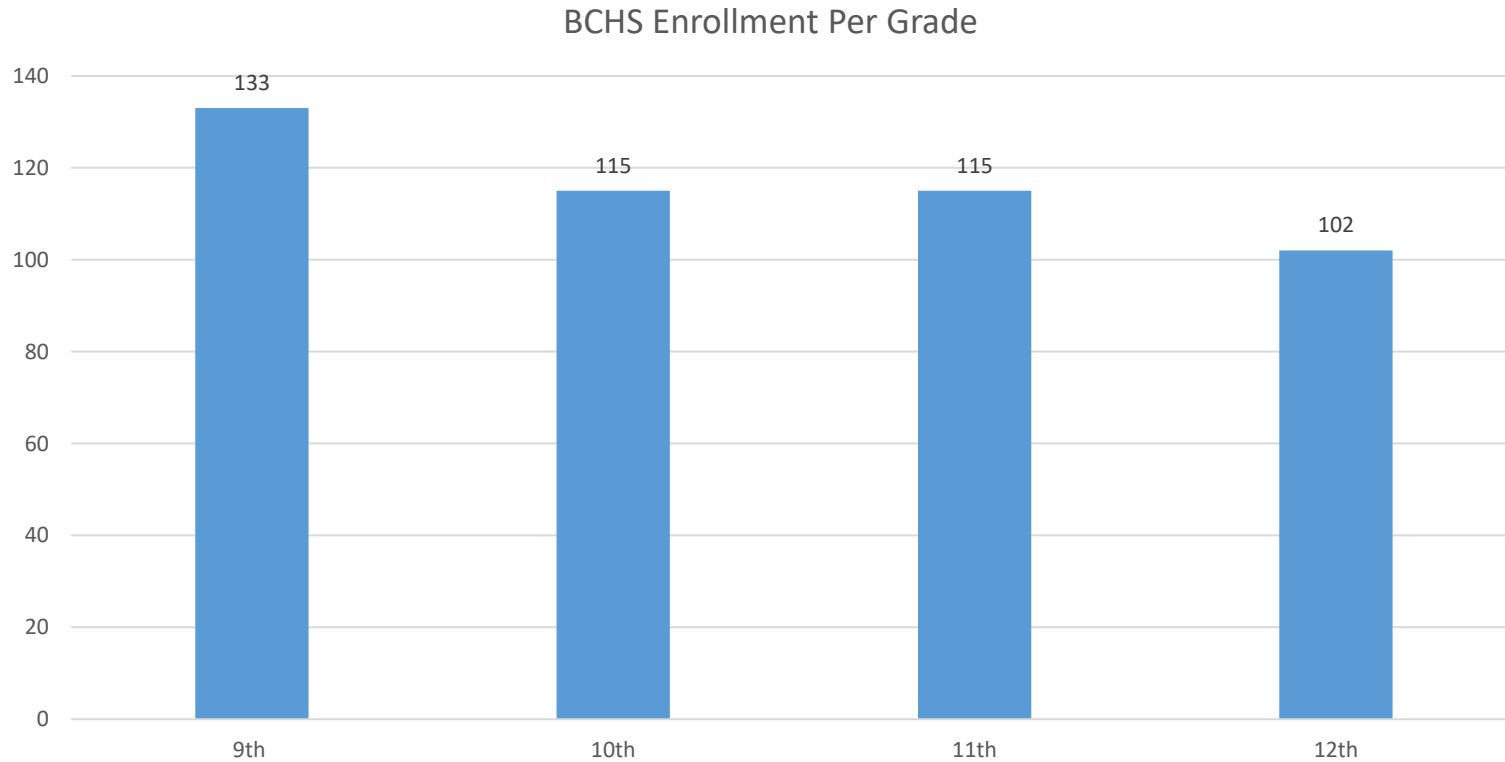
BCHS 10 Year Enrollment



EDUCATIONAL FACILITY IMPROVEMENT STUDY

FEBRUARY 2023

# STUDENT ENROLLMENT PER GRADE LEVEL



EDUCATIONAL FACILITY IMPROVEMENT STUDY

FEBRUARY 2023

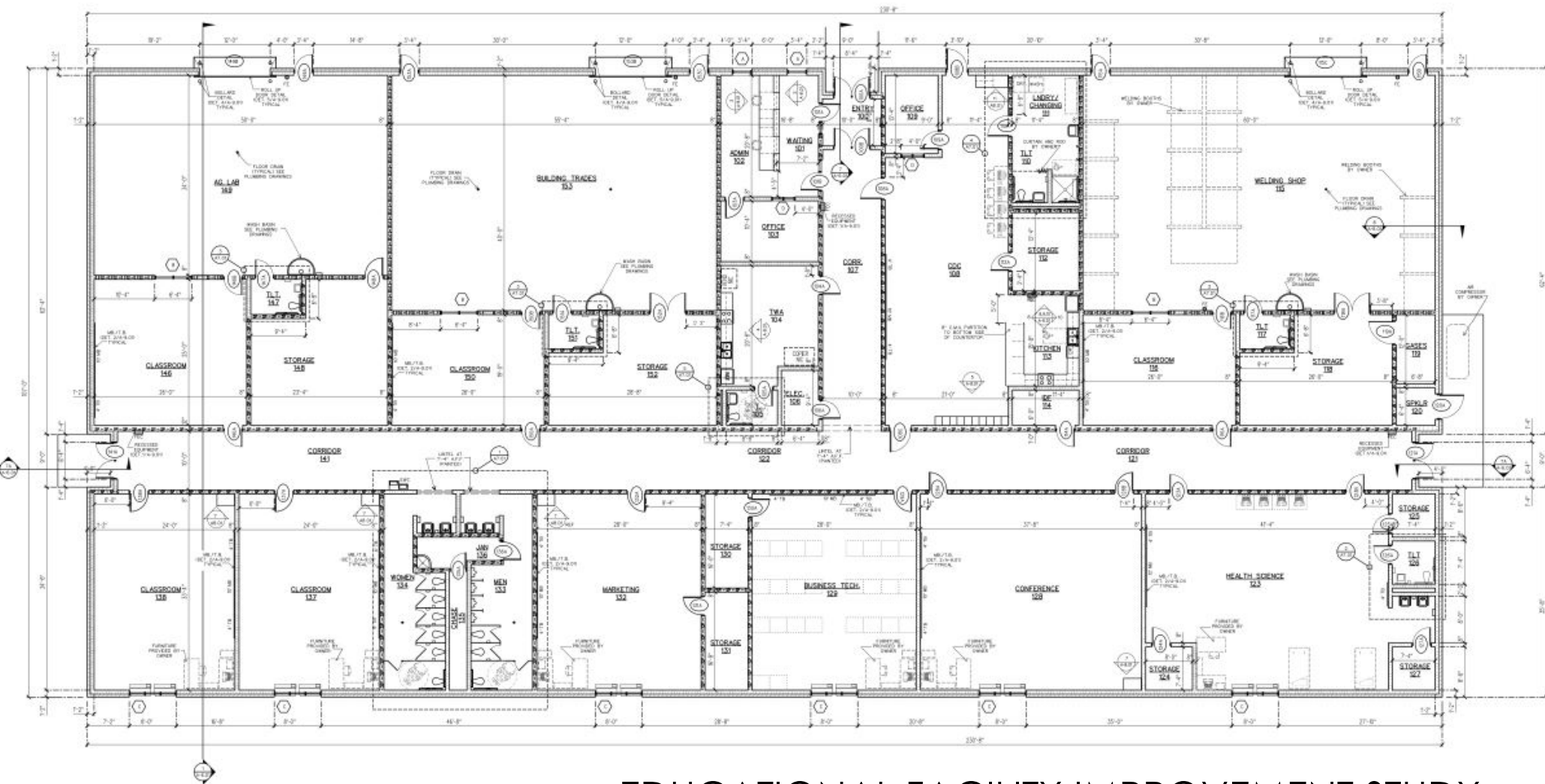
# BLEDSOE COUNTY CAREER TECHNICAL CENTER



EDUCATIONAL FACILITY IMPROVEMENT STUDY

FEBRUARY 2023

# BLED SOE COUNTY CAREER TECHNICAL CENTER— FLOOR PLAN



EDUCATIONAL FACILITY IMPROVEMENT STUDY

FEBRUARY 2023



# MASTER SPREADSHEET

Building Data				Bledsoe County Schools - Capacity Data														
	School Name	Year Built	Sq. Ft.	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	Classroom Capacity	Core Capacity	2021 Classroom Utilization	2021 Core Utilization
1	Cecil B Rigsby Elem	1964/2002	34,500	227	231	239	223	188	176	163	166	161	137	156	210	300	74%	52%
2	Mary V. Wheeler Elem	1964/2004	36,300	222	230	246	220	224	209	220	213	199	181	202	280	300	72%	67%
3	Pikeville Elem	2002	74,000	403	431	369	384	386	409	363	345	353	337	351	680	490	52%	72%
4	Bledsoe County Middle		75,000	435	444	453	423	405	396	394	403	397	344	357	620	700	58%	51%
5	Bledsoe County High		82,500	568	588	574	573	550	537	544	523	522	487	486	750	660	65%	74%
	2/21/2023																	
				1855	1924	1881	1823	1753	1727	1684	1650	1632	1486	1552				



EDUCATIONAL FACILITY IMPROVEMENT STUDY  
FEBRUARY 2023

# BLEDSON COUNTY SCHOOLS

## PART 2 - LAYOUT

1. REROOF ITEMS
2. MECHANICAL ITEMS
3. CAPITAL PROJECTS



EDUCATIONAL FACILITY IMPROVEMENT STUDY

FEBRUARY 2023

# CECIL B. RIGSBY ELEMENTARY SCHOOL



EDUCATIONAL FACILITY IMPROVEMENT STUDY

FEBRUARY 2023

# CECIL B. RIGSBY ELEMENTARY SCHOOL

Maintenance Items				
	Roofing			
	2027	Newer Portion - 14,000 sf	\$280,000	
	2035	Main Building - 21,000 sf	\$630,000	
	HVAC			
	2023	Insulate Openings in Café	\$10,000	
	2023	Two Units / 1 ERV	\$50,000	
	2040	Boiler Replacement	\$20,000	
				\$990,000
Capital Items				
		Site Drainage (Connectors & playground)	\$65,000	
		Install Weep holes & Brick Vents	\$10,000	
		Sidewalk Repairs (uneven)	\$35,000	
		Kitchen Hood	\$125,000	
		Electrical Breaker/Gear Upgrades	\$175,000	
		ADA Access to Stage	\$25,000	
		Install Epoxy Flooring in Kitchen	\$30,000	
		New Interior Lighting	\$250,000	
		Interior Paint	\$175,000	\$890,000
			\$1,880,000	



# MARY V. WHEELER ELEMENTARY



EDUCATIONAL FACILITY IMPROVEMENT STUDY  
SEPTEMBER 2022

# MARY V. WHEELER ELEMENTARY

Maintenance Items				
	Roofing			
	2027	Newer Portion - 10,500 sf	\$210,000	
	2035	Main Building - 26,000 sf	\$780,000	
	HVAC			
	2023	Two Units / 1 ERV	\$50,000	
	2040	Boiler Replacement	\$20,000	\$1,060,000
Capital Items				
	Gym Insulation		\$25,000	
	Exterior Awnings		\$75,000	
	Site Drainage (Connectors & playground)		\$65,000	
	Install Weep holes & Brick Vents		\$10,000	
	New Dining Room Flooring		\$20,000	
	Install Epoxy Flooring in Kitchen		\$30,000	
	Pave rear driveway		\$65,000	
	New Ceiling Tiles throughout		\$70,000	
	New Flooring throughout		\$100,000	
	Interior Paint		\$195,000	
	Electrical Breaker/Gear Upgrades		\$175,000	
	Partial Exterior Door Replacement		\$60,000	
				\$890,000
			\$1,950,000	



EDUCATIONAL FACILITY IMPROVEMENT STUDY

FEBRUARY 2023

# PIKEVILLE ELEMENTARY



EDUCATIONAL FACILITY IMPROVEMENT STUDY

FEBRUARY 2023

# PIKEVILLE ELEMENTARY

Maintenance Items				
	Roofing			
	2023	Replace Entire Roof	\$1,480,000	
		(Add small slope - ponding in areas)		
	HVAC			
	2023-24	14 HVAC Units & 1 ERV	\$480,000	
	2040	Boiler Replacement	\$45,000	\$2,005,000
Capital Items				
		Additional site lighting	\$100,000	
		Sewer line upgrades	\$75,000	
		Exterior Door Replacement	\$150,000	20
		Electrical Upgrades - additional power	\$75,000	
		New FA/I/C System	\$550,000	
		Install thru wall flashing at new hvac	\$5,000	
		Partial Floor Tile replacement & slab grind	\$200,000	
		Paint Interior	\$375,000	
		Kitchen Tile repair	\$5,000	
		Additional Dumpster Pad	\$5,000	
		Window Film on dining room storefront	\$65,000	
		Resroom Renovations	\$350,000	\$1,955,000
			\$3,960,000	





# BLEDSON COUNTY MIDDLE



EDUCATIONAL FACILITY IMPROVEMENT STUDY

FEBRUARY 2023

## BLEDSOE COUNTY MIDDLE

Maintenance Items				
	Roofing			
	2044	Replace entire roof	\$2,625,000	
	HVAC			
	2032-42	Replace 25 HVAC Units	\$500,000	
	2023	Boiler Replacement	\$50,000	\$3,175,000
Capital Items				
	Miscellaneous roof leaks		\$25,000	
	Repair entrance soffit and moisture issues		\$35,000	
	Miscellaneous Wall crack repair		\$25,000	
	Floor Tile repairs		\$25,000	
	STEM Lab Renovation		\$25,000	
	Repair Water leak at Concessions		\$30,000	
	New Ice Machine		\$10,000	
	Renovate all multi person restrooms		\$500,000	
	Partial Interior Lighting		\$60,000	
	New Intercom		\$300,000	
	Exterior Door Replacment		\$277,500	37
				\$1,312,500
			\$4,487,500	



# BLEDSON COUNTY HIGH

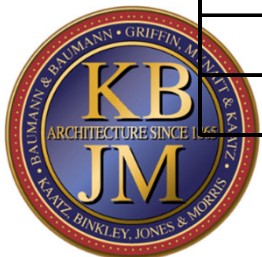


EDUCATIONAL FACILITY IMPROVEMENT STUDY

FEBRUARY 2023

## BLEDSOE COUNTY HIGH

Maintenance Items				
	Roofing			
	2044	Replace entire roof	\$2,887,500	
	HVAC			
	2035-45	Replace 50 HVAC Units	\$1,000,000	
	2030	Boiler Replacement	\$30,000	\$3,917,500
Capital Items				
	Library Flooring Replacement		\$30,000	
	New Ceilings in CR and Halls		\$500,000	
	PE Restroom Renovation		\$15,000	
	PE Water Heater		\$10,000	
	Kitchen electrical upgrades		\$45,000	
	Gym LED Lighting		\$80,000	
	Sports Lighting All Fields		\$1,750,000	
	Irrigation Upgrades all fields		\$55,000	
	Pressbox Refurb		\$75,000	
	Track coating		\$235,000	
	Multipurpose Building		\$8,000,000	
	Fieldhouse Remodel		\$460,000	\$11,255,000
			\$15,172,500	



# BLEDSOE COUNTY CAREER TECHNICAL CENTER



EDUCATIONAL FACILITY IMPROVEMENT STUDY

FEBRUARY 2023

# BLEDSOE COUNTY CAREER TECHNICAL CENTER

Maintenance Items				
	Roofing			
	2037	Reroof entire building	\$1,120,000	
	HVAC			
	2030	Three HVAC Units & 1 ERV	\$475,000	
	2030	Boiler Replacement	\$25,000	\$1,620,000
Capital Items		Safety screen doors on OHD	\$10,000	
		Add shop for program expansion (2k sf)	\$700,000	\$710,000
			\$2,330,000	



# BLEDSON COUNTY DISTRICT WIDE

BLEDSON COUNTY  
— School District —



EDUCATIONAL FACILITY IMPROVEMENT STUDY

FEBRUARY 2023

## **BLEDSON COUNTY DISTRICT WIDE – MISC**

Convert all cameras to digital with central / remote viewing control

Perimeter fencing at all campuses with access control system

Check in for visitor vehicles

Impact film added to exterior of all windows at all facilities

Current Central Office

Moisture Issues – Add brick vents, weeps, reroof facility, add roof overhang. Repaint entire facility, electrical upgrades to entire facility, new ceilings/floors/lights. (\$1,125,000)

New Central Office (13,000 sf) - \$4250000



EDUCATIONAL FACILITY IMPROVEMENT STUDY

FEBRUARY 2023



School Name      Cecil B Rigsby

Maintenance Items				
	Roofing			
	2027	Newer Portion - 14,000 sf	\$280,000	
	2035	Main Building - 21,000 sf	\$630,000	
	HVAC			
	2023	Insulate Openings in Café	\$10,000	
	2023	Two Units / 1 ERV	\$50,000	
	2040	Boiler Replacement	\$20,000	
				\$990,000
Capital Items				
		Site Drainage (Connectors & playground)	\$65,000	
		Install Weep holes & Brick Vents	\$10,000	
		Sidewalk Repairs (uneven)	\$35,000	
		Kitchen Hood	\$125,000	
		Electrical Breaker/Gear Upgrades	\$175,000	
		ADA Access to Stage	\$25,000	
		Install Epoxy Flooring in Kitchen	\$30,000	
		New Interior Lighting	\$250,000	
		Interior Paint	\$175,000	\$890,000
			\$1,880,000	

School Name      Mary V. Wheeler

Maintenance Items				
	Roofing			
	2027	Newer Portion - 10,500 sf	\$210,000	
	2035	Main Building - 26,000 sf	\$780,000	
	HVAC			
	2023	Two Units / 1 ERV	\$50,000	
	2040	Boiler Replacement	\$20,000	\$1,060,000
Capital Items				
	Gym Insulation		\$25,000	
	Exterior Awnings		\$75,000	
	Site Drainage (Connectors & playground)		\$65,000	
	Install Weep holes & Brick Vents		\$10,000	
	New Dining Room Flooring		\$20,000	
	Install Epoxy Flooring in Kitchen		\$30,000	
	Pave rear driveway		\$65,000	
	New Ceiling Tiles throughout		\$70,000	
	New Flooring throughout		\$100,000	
	Interior Paint		\$195,000	
	Electrical Breaker/Gear Upgrades		\$175,000	
	Partial Exterior Door Replacement		\$60,000	
				\$890,000
			\$1,950,000	

School Name      Pikeville Elementary

Maintenance Items				
	Roofing			
	2023	Replace Entire Roof	\$1,480,000	
		(Add small slope - ponding in areas)		
	HVAC			
	2023-24	14 HVAC Units & 1 ERV	\$480,000	
	2040	Boiler Replacement	\$45,000	\$2,005,000
Capital Items				
		Additional site lighting	\$100,000	
		Sewer line upgrades	\$75,000	
		Exterior Door Replacement	\$150,000	20
		Electrical Upgrades - additional power	\$75,000	
		New FA/I/C System	\$550,000	
		Install thru wall flashing at new hvac	\$5,000	
		Partial Floor Tile replacement & slab grind	\$200,000	
		Paint Interior	\$375,000	
		Kitchen Tile repair	\$5,000	
		Additional Dumpster Pad	\$5,000	
		Window Film on dining room storefront	\$65,000	
		Resroom Renovations	\$350,000	\$1,955,000
			\$3,960,000	

School Name      Bledsoe Middle

Maintenance Items				
	Roofing			
	2044	Replace entire roof	\$2,625,000	
	HVAC			
	2032-42	Replace 25 HVAC Units	\$500,000	
	2023	Boiler Replacement	\$50,000	\$3,175,000
Capital Items				
		Miscellaneous roof leaks	\$25,000	
		Repair entrance soffit and moisture issues	\$35,000	
		Miscellaneous Wall crack repair	\$25,000	
		Floor Tile repairs	\$25,000	
		STEM Lab Renovation	\$25,000	
		Repair Water leak at Concessions	\$30,000	
		New Ice Machine	\$10,000	
		Renovate all multi person restrooms	\$500,000	
		Partial Interior Lighting	\$60,000	
		New Intercom	\$300,000	
		Exterior Door Replacment	\$277,500	37
				\$1,312,500
			\$4,487,500	

School Name      Bledsoe High School

Maintenance Items				
	Roofing			
	2044	Replace entire roof	\$2,887,500	
	HVAC			
	2035-45	Replace 50 HVAC Units	\$1,000,000	
	2030	Boiler Replacement	\$30,000	\$3,917,500
Capital Items				
	Library Flooring Replacement		\$30,000	
	New Ceilings in CR and Halls		\$500,000	
	PE Restroom Renovation		\$15,000	
	PE Water Heater		\$10,000	
	Kitchen electrical upgrades		\$45,000	
	Gym LED Lighting		\$80,000	
	Sports Lighting All Fields		\$1,750,000	
	Irrigation Upgrades all fields		\$55,000	
	Pressbox Refurb		\$75,000	
	Track coating		\$235,000	
	Multipurpose Building		\$8,000,000	
	Fieldhouse Remodel		\$460,000	\$11,255,000
			\$15,172,500	

School Name      Bledsoe Career Technical Center

Maintenance Items				
	Roofing			
	2037	Reroof entire building	\$1,120,000	
	HVAC			
	2030	Three HVAC Units & 1 ERV	\$475,000	
	2030	Boiler Replacement	\$25,000	\$1,620,000
Capital Items		Safety screen doors on OHD	\$10,000	
		Add shop for program expansion (2k sf)	\$700,000	\$710,000
			\$2,330,000	

School Name      System wide safety/security

Digital Camera Conversion  
Impact Film All windows all facilities

New Central Office

4250000

BLEDSOE COUNTY SCHOOLS - CAPITAL OUTLAY STUDY						2/21/2023
		2022-2030	2031-2035	2036+	Totals	
Cecil B Rigsby						
	Roofing	\$280,000	\$630,000		\$910,000	Roofing
	HVAC	\$60,000		\$20,000	\$80,000	HVAC
	Capital Projects	\$890,000			\$890,000	Capital Projects
Mary Wheeler						
	Roofing	\$210,000	\$780,000			Roofing
	HVAC	\$50,000		\$20,000	\$70,000	HVAC
	Capital Projects	\$890,000			\$890,000	Capital Projects
Pikeville						
	Roofing	\$1,480,000			\$1,480,000	Roofing
	HVAC	\$480,000	\$35,000		\$515,000	HVAC
	Capital Projects	\$1,955,000			\$1,955,000	Capital Projects
BC Middle						
	Roofing			\$2,625,000	\$2,625,000	Roofing
	HVAC	\$50,000	\$250,000	\$250,000	\$550,000	HVAC
	Capital Projects	\$1,312,500			\$1,312,500	Capital Projects
BC High						
	Roofing			\$2,887,500	\$2,887,500	Roofing
	HVAC	\$30,000	\$500,000	\$500,000	\$1,030,000	HVAC
	Capital Projects	\$11,255,000			\$11,255,000	Capital Projects
BC CTC						
	Roofing			\$1,120,000	\$1,120,000	Roofing
	HVAC	\$500,000			\$500,000	HVAC
	Capital Projects	\$710,000			\$710,000	Capital Projects
Central Office						
	Renovate	\$1,125,000				
	New Office	\$4,250,000			\$4,250,000	Capital Projects
Technology (TBD)						
	Roofing Total	\$9,092,500				
	HVAC Total	\$2,745,000				
	Capital Proj. Total	\$21,262,500				
	18 Year Estimate:	\$33,100,000				