

SITE:

The site consists of one parcel which contains a total of 12 acres. The administrative unit is located at 335 S. Pecan Street in Keystone Heights. Water is provided by public system and sewage is disposed by on-site plant. Parking is partially developed and drainage is adequate. The site size is below the legal limit for the present capacity of this school.

BUILDINGS:

The plant consists of 13 permanent buildings and 25 relocatable units. The heating capacity of the permanent buildings is adequate. Air conditioning is provided to all student and staff occupied spaces. Artificial lighting is adequate. The exterior of the buildings is in good condition. The interior of the permanent buildings is in good condition. The custodial services appear to be satisfactory.

	PERM	RELO	TOTAL
TOTAL EXISTING SATISFACTORY STUDENT STATIONS:	476	430	906

A. CAPITAL OUTLAY CLASSIFICATION: C1 FOR GRADES K - 06

B. STUDENT TRANSFERS:
None

C. SITE EXPANSION:
None

	-
	\$ -
TOTAL	\$ -

D. SITE DEVELOPMENT:

Transfer Relocatables to District Office for Disposal (25)	\$ 50,000
	\$ -
TOTAL	\$ 50,000

E. SITE IMPROVEMENT:

Construct 2160 NSF covered walkway at parent pick up area.	\$ 32,400
Construct Playground Hard-court.	\$ 27,000
Construct 800 NSF of covered walkway to old KHHS gym.	\$ 1,200
Construct Additional Parking (20 spaces).	\$ 10,000
Construct 3960 NSF covered walkway at bus loading area.	\$ 59,400
TOTAL	\$ 130,000

F. REMODELING: \$ 49.98 Per NSF

	Student Stations		NSF
	Plus	Minus	
Transfer Relocatables to District Office for Disposal	0	430	-
	0	0	
	0	0	
	0	0	
	0	0	
	0	0	-
	0	0	-
TOTALS	0	430	-

COST \$ -

G. RENOVATION: \$ 33.32 Per NSF

Bldg # 1 - 5,821 NSF, Bldg # 2 - 12,259 NSF, Bldg # 3 - 3,029 NSF	21,109
Bldg # 4 - 2,247 NSF, Bldg # 5 - 2,867 NSF, Bldg # 6 - 2,423 NSF	7,537
Bldg # 7 - 9,484 NSF, Bldg # 8 - 2,786 NSF, Bldg # 9 - 10,315 NSF	22,585
Bldg # 10 - 17,232 NSF, Bldg # 11 - 2,958 NSF, Bldg # 12 - 10,905 NSF	31,095
TOTAL	82,326
COST	\$ 2,743,102

H. NEW CONSTRUCTION:

\$ 99.97 Per GSF

	STUDENT STATIONS	NSF
4 - Primary Classrooms	72	4,528
12 - Intermediate Classrooms	264	13,056
2 - ESE Full Time Classrooms	20	2,560
2 - ESE Part-Time Classrooms	30	2,560
6 - Resource Rooms	-	2,340
1 - Teacher Planning	-	858
1 - Custodial Equipment Storage	-	500
1 - Flammable Storage	-	155
2 - ESE Resource	-	1,040
2 - ESE Supplementary Instruction	-	400
2 - Observation Booths	-	300
1 - Time Out Room	-	40
1 - Art Laboratory	-	1,250
1 - Music Lab	-	1,270
2 - Itinerant Offices	-	250
2 - Skills Laboratory	-	2,164
1 - Administration	-	7,647
TOTALS	386	40,918
		1,3462
NET TO GROSS FACTOR		55,084
GROSS SQUARE FEET		
COST		\$ 5,506,729

I. RECOMMENDED STUDENT CAPACITY:

Beginning Satisfactory Student Stations	906
Remodeling Stations (Plus)	-
Remodeling Stations (Minus)	430
New Construction Stations (Plus)	386
Total Recommended Student Stations	862
Utilization Factor	100%
Recommended Capacity	862

J. COST SUMMARY

Site Expansion	\$	-
Site Development	\$	50,000
Site Improvement	\$	130,000
Remodeling	\$	-
Renovation	\$	2,743,102
New Construction	\$	5,506,729
TOTAL	\$	8,429,831