

Site Utilization Study Former Finley Middle School Ringgold School District

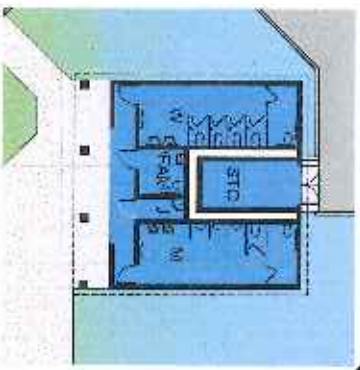


360°



June 22, 2021

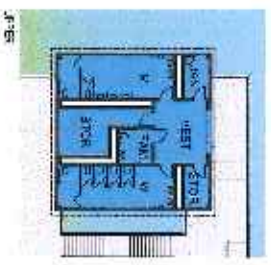
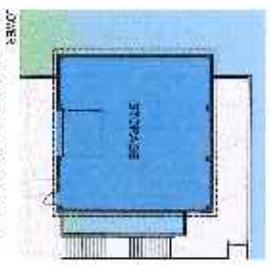
HHSDR #4458



PROPOSED RESTROOM BUILDING FLOOR PLAN
1/8" = 1'-0"
DATE: 07/13

Option 1 Site Plan

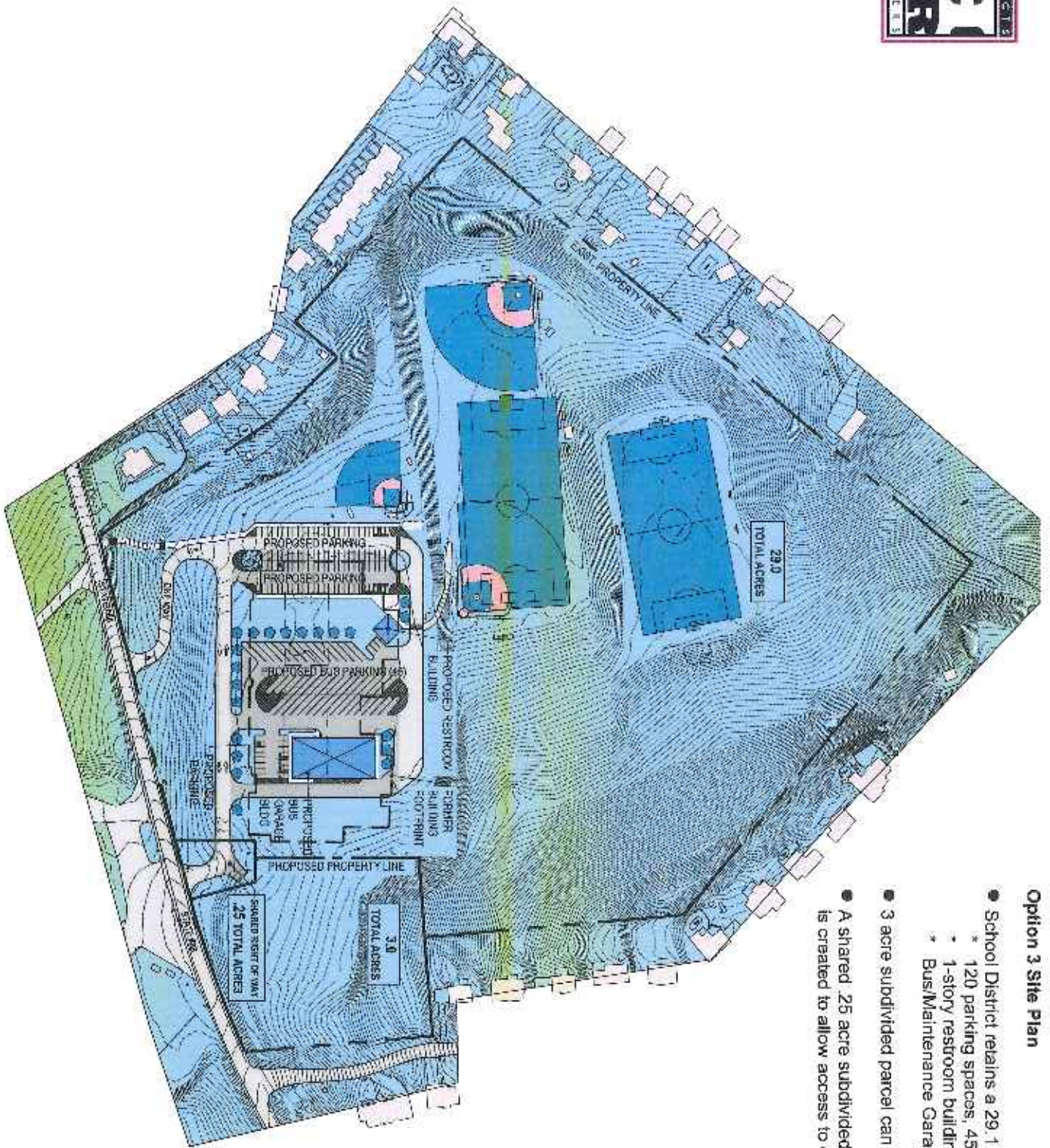
- School District retains an 18.1 acre subdivided parcel
 - * 100 parking spaces
 - * 1-story restroom building
 - * smaller play field
- 11 acre subdivided parcel can be leased/sold
- A shared 3 acre subdivided right-of-way parcel is created to allow access to each of the larger parcels



Option 2 Site Plan

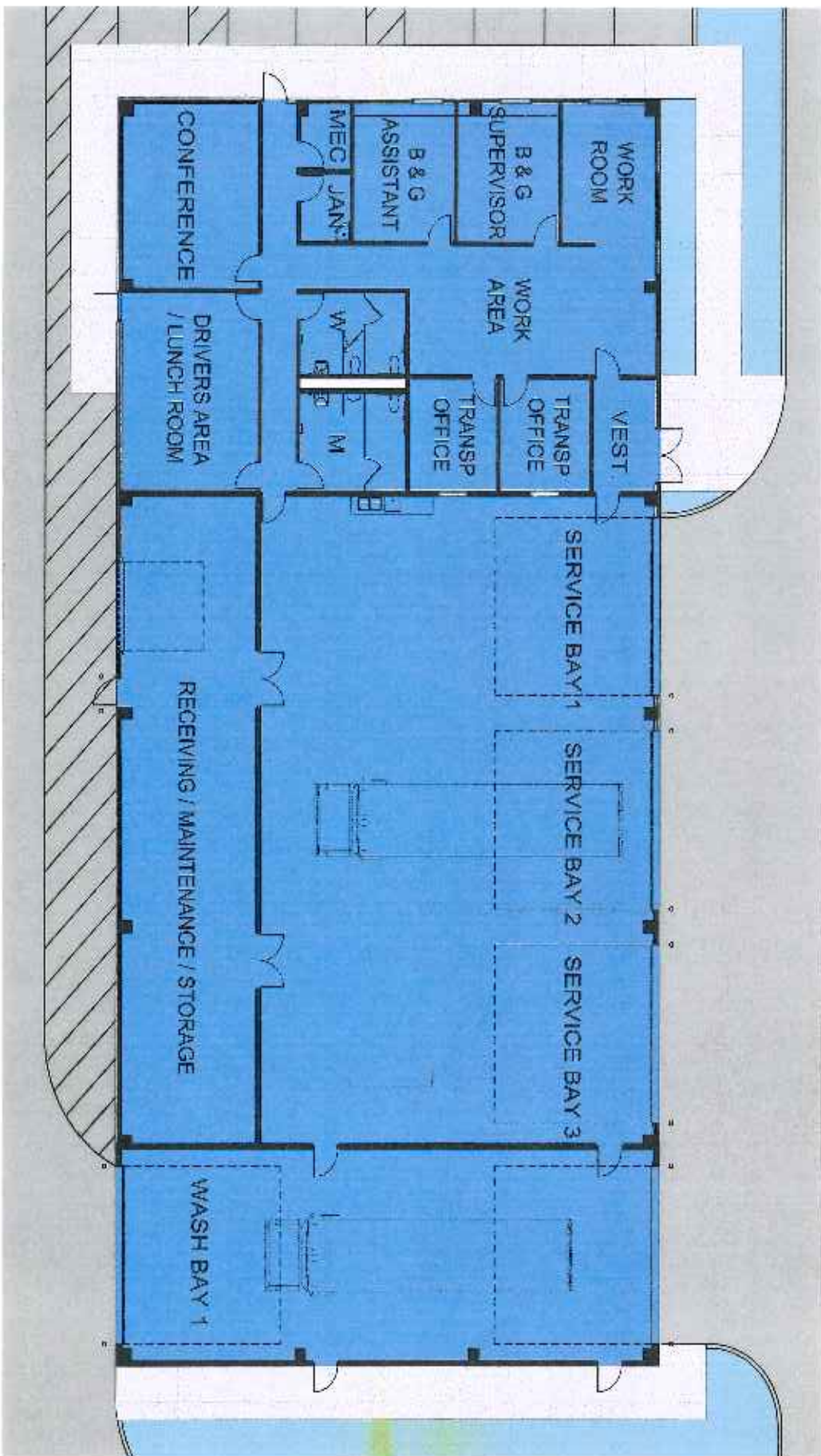
- School District retains a 16.3 acre subdivided parcel
 - ▲ 100 parking spaces
 - ▲ 2-story restroom building
 - ▲ allows full access to building demolition by a potential buyer
- 13 acre subdivided parcel can be leased/sold
- A shared 3 acre subdivided right-of-way parcel is created to allow access to each of the larger parcels

DATE: 10/20/2011
PROJECT: 08210111A.WG - 200K - 11/11
DRAWN: JTB



Option 3 Site Plan

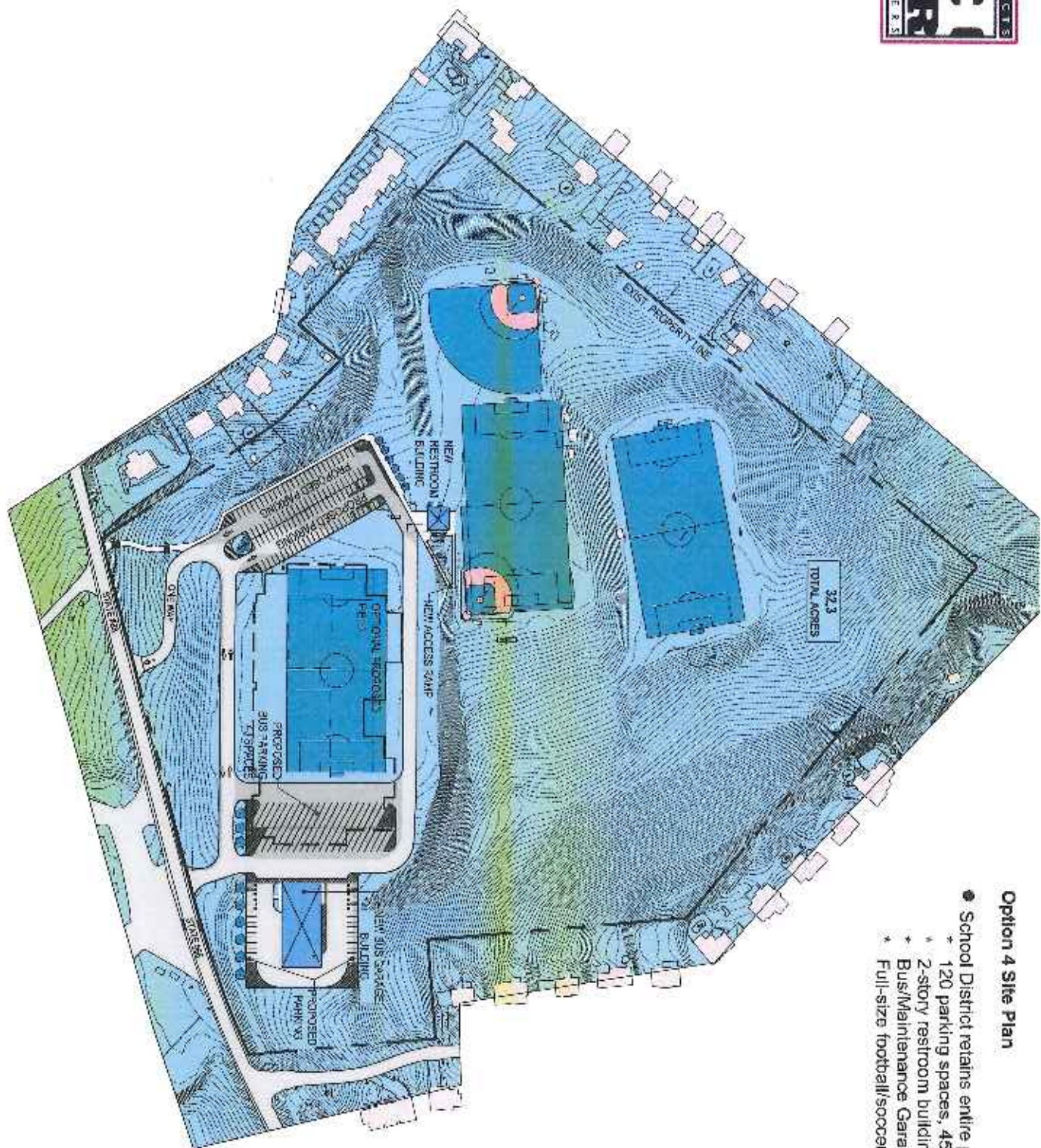
- School District retains a 29.1 acre subdivided parcel
 - * 120 parking spaces, 45 bus parking spaces
 - * 1-story restroom building
 - * Bus/Maintenance Garage
- 3 acre subdivided parcel can be leased/sold
- A shared .25 acre subdivided right-of-way parcel is created to allow access to each of the larger parcels



PROPOSED BUS GARAGE BUILDING FLOOR PLAN

1/8" = 1'-0"

- OPTION 3 & 4



- Option 4 Site Plan**
- School District retains entire property
 - * 120 parking spaces, 45 bus parking spaces
 - * 2-story restroom building
 - * Bus/Maintenance Garage
 - * Full-size football/soccer field



OPTION 1

OPTION 2

	RANGE		RANGE	
Construction Costs:				
Building Demolition (inc. Asbestos)	\$475,000	- \$575,000	\$475,000	- \$575,000
Export Concrete Debris / Import Topsoil Fill	125,000	- 150,000	125,000	- 150,000
Site Grading / Earth Moving	200,000	- 250,000	225,000	- 275,000
Landscaping / Site Restoration	125,000	- 150,000	125,000	- 150,000
Storm Water Conveyance / Structures	175,000	- 225,000	200,000	- 250,000
New / Existing Asphalt	450,000	- 550,000	475,000	- 575,000
Concrete Curbs / Walks	75,000	- 125,000	75,000	- 125,000
Restroom Building	450,000	- 500,000	875,000	- 925,000
Bus Garage Building	0	- 0	0	- 0
Utility Extensions (Gas, Water, Sewer, Elect.)	75,000	- 100,000	75,000	- 100,000
Construction Costs Subtotal:	\$2,150,000	- \$2,625,000	\$2,650,000	- \$3,125,000
Total Related Costs (25%):	\$538,000	- \$657,000	\$663,000	- \$782,000
TOTAL PROJECT COSTS:	\$2,688,000	- \$3,282,000	\$3,313,000	- \$3,907,000



OPTION 3

OPTION 4

Construction Costs:

	RANGE	RANGE
Building Demolition (inc. Asbestos)	\$475,000 - \$575,000	\$475,000 - \$575,000
Export Concrete Debris / Import Topsoil Fill	125,000 - 150,000	125,000 - 150,000
Site Grading / Earth Moving	250,000 - 300,000	250,000 - 300,000
Landscaping / Site Restoration	150,000 - 175,000	175,000 - 200,000
Storm Water Conveyance / Structures	225,000 - 275,000	250,000 - 300,000
New / Existing Asphalt	850,000 - 950,000	925,000 - 1,025,000
Concrete Curbs / Walks	100,000 - 150,000	100,000 - 150,000
Restroom Building	450,000 - 500,000	875,000 - 925,000
Bus Garage Building	3,000,000 - 3,500,000	3,000,000 - 3,500,000
Utility Extensions (Gas, Water, Sewer, Elect.)	125,000 - 150,000	125,000 - 150,000
Construction Costs Subtotal:	\$5,750,000 - \$6,725,000	\$6,300,000 - \$7,275,000

Total Related Costs (25%): \$1,438,000 - \$1,682,000

\$1,575,000 - \$1,819,000

TOTAL PROJECT COSTS: \$7,188,000 - \$8,407,000

\$7,875,000 - \$9,094,000

