



## Milton High School

BUILDINGS 3, 6, 11 & 17  
EXISTING CONDITIONS AND CASTALDI STUDIES

MARCH, 2021



*Over 50 years of Architectural Service* | SAM MARSHALL ARCHITECTS



## **Milton High School**

BUILDINGS 3,6,11 & 17

EXISTING CONDITIONS AND CASTALDI STUDIES

MARCH, 2021

## **Table of Contents** **Milton High School - Campus Plan**

### **Building 3**

Existing Conditions pg 1

Castaldi Analysis pg 8

Floor Plan pg 9

OEF Raze/Replace Form pg 10

### **Building 6**

Existing Conditions pg 12

Castaldi Analysis pg 19

Floor plan pg 20

OEF Raze/Replace Form pg 21

### **Building 11**

Existing Conditions pg 23

Castaldi Analysis pg 29

Floor Plan pg 30

OEF Raze/Replace Form pg 31

### **Building 17**

Existing Conditions pg 33

Castaldi Analysis pg 39

Floor Plan pg 9

OEF Raze/Replace Form pg 40

Milton High School 5 Year Survey

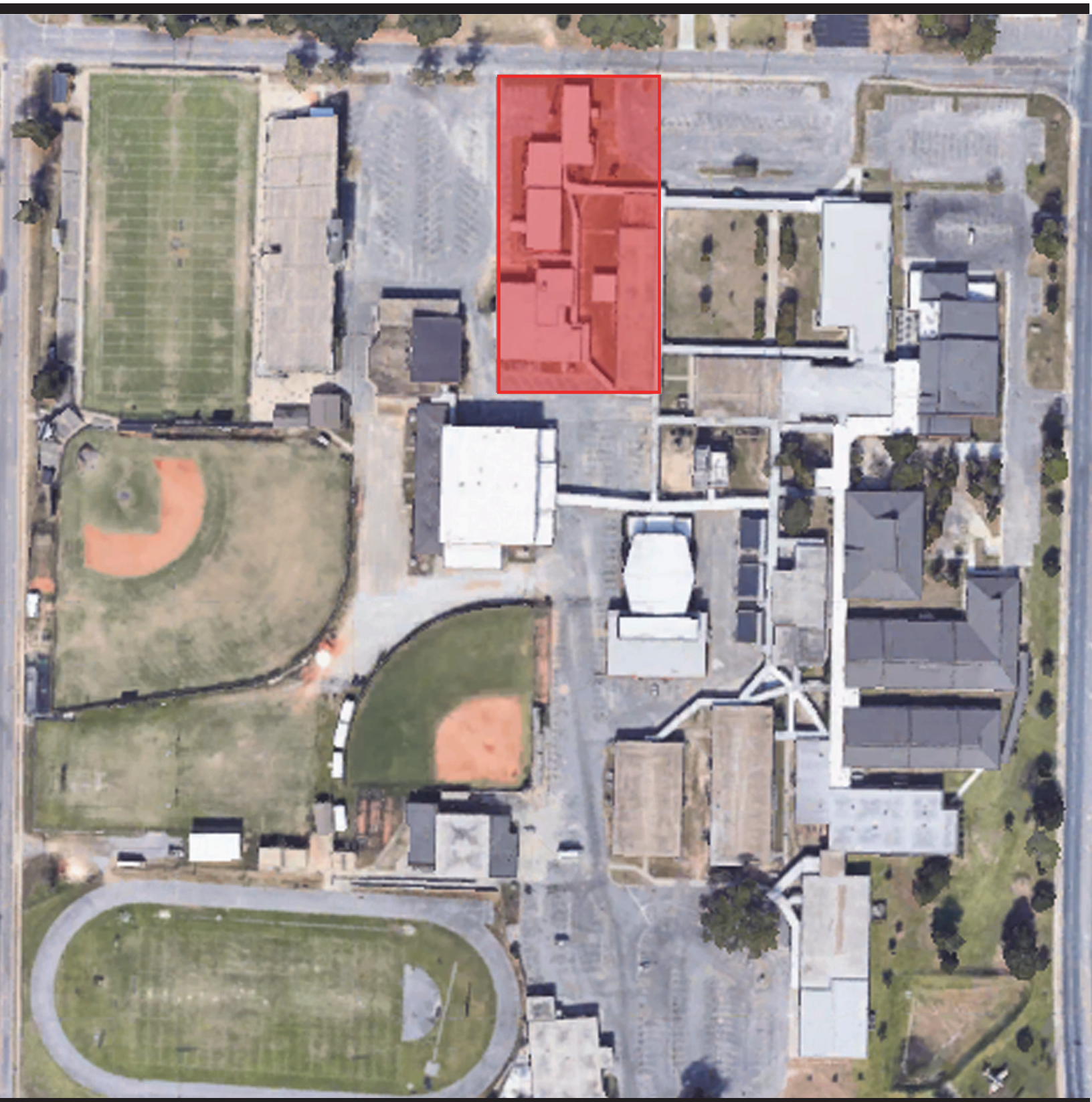
Milton High School - Phasing Plan





# Milton High School

CAMPUS PLAN



## **HISTORY:**

### **Master Plan**

The site is on the West side of the Milton High School campus. This cluster of buildings is bordered on their north by a large parking lot and on their south by a grassed courtyard and other classroom/lab buildings. Building 3 was added to the east side of Building 17 and is a one classroom facility.

### **Original Construction**

The 1961 Building 3 is a rectangular, flat roofed structure. The roof is built-up gravel roof on a Tectum roof deck on precast double tees. Exterior walls are brick over concrete masonry units with a concrete frame. The floor is a concrete slab on grade. Original interior walls are concrete masonry units.

### **Modifications**

Some of the newer interior walls are gypsum board over metal studs.

### **Activities**

The building has skills labs and science labs with associated storage and teacher planning spaces. One of the areas has been designated for an ROTC lab which also has a number of storage rooms and a planning office.

## **PHYSICAL DESCRIPTION:**

### **Site:**

The site has good access from the parking lot on the east side between this building and the gymnasium. Additional access is available from the parking lot on the east side next to Building 17. The east, north and west sides are served by covered walks. The covers on these walks are corrugated metal deck over a steel frame. They appear to be in decent shape but need some painting and other maintenance. Like at many other schools, the bottom of this canopy has been used as a path for electrical conduits. It is not clear where all of these are routed but is reasonable to expect that they serve buildings 3, 6, 11 and 17. On the south side of the building is a grassed courtyard between building 3 and buildings 11.

### **Structures:**

The building roof structure is a double tee precast concrete system. The roof is flat. Exterior walls are concrete masonry units. The floor is a concrete slab on grade. The size of the building is approximately **9,483 square feet.**



## **REPORT OF CONDITIONS:**

### **Structural:**

Drawings were not available for Building 3. Construction appears to be prior to 1965. The roof construction is mono sloped precast tee beams spaced several feet apart with Tectum panels above supported on steel bulb tees spanning over the concrete beams. The beams bear on brick on block masonry walls. Shallow concrete footings and masonry wall footings are assumed.

Building 3 is in poor structural shape. Roof precast tee beam ends need repair. Brick mortar joint damage needs repair and it appears that the exterior brick masonry is load bearing in conjunction with the block masonry. We are of the opinion that the roof construction types are incapable of resisting the current calculated wind loads. Further, the existing bearing masonry walls are likely unreinforced and inadequate to resist current code design lateral wind loads.

Recommendations for repair include augmenting the existing roof structure and reinforcing exterior bearing walls. Existing footings may need to be modified as well.

Estimated cost of structural repairs **\$150,000**

### **Architectural**

#### **Exteriors:**

The building has a gravel surfaced built up low sloped roof. It looks to be nearing the end of its life. There are two exhaust fans located on the roof. No mechanical units currently occupy the roof. Aluminum gutters and downspouts are on all the roof edges. Downspouts are tied into an underground collection system.

The exterior is brick over concrete masonry units. Hollow metal doors and frames are in place throughout Building 3. Fixed and operable aluminum windows are located in student spaces. It is not clear if all the classrooms have the number of operable windows required by current State Requirements for Educational facilities. The window glass is insulated but is not impact rated. The glass is single paned and is not impact rated.

#### **Interiors:**

Finishes are acoustical ceilings concrete masonry interior walls and resilient flooring, appropriate finishes for science and ROTC labs.

The functional layout of the building fits its current use.

## **Recommendations:**

The building is in decent Architectural shape. However, it needs to be brought up to current Santa Rosa School District standards.

The renovation and repair for Architectural elements of the building will include the following:

1. Replace existing windows with impact rated fixed and operable insulated windows. Some windows may need to be added to meet SREF requirements for daylighting and for ventilation.
2. Replace the existing roof. Verify that the existing substrate can meet current uplift requirements. Since this will be a reroofing project it will most likely only have to attain a 1/8" foot slope.
3. Upgrade interior finishes such as flooring, wall finish and ceilings.
4. Estimated Architectural repair and renovation cost: **\$150,000**

## **HVAC General:**

Building 3 is served entirely by split system direct expansion system on each classroom. Each unit was designed to distribute the conditioned air via fully ducted supply air system to ceiling or sidewall grilles. The building was also designed to have a ducted return air system.

## **HVAC Recommendation:**

The existing systems are functioning but are well beyond their useful service life. Typical median life of DX packaged equipment is about 15 years. There is no control of indoor humidity or active dehumidification. These existing units are not up to current codes for ventilation, service, and safety standards. There is no outside air ventilation to this building. In order to bring the HVAC system up to current codes and standards, the following needs to be performed:

1. Replace HVAC system serving this building complete with high efficient units. Provide building DDC (Direct Digital Controls) system with new code compliant system(s). System would need to be provided with modern BACNet architecture as part of any upgrade. Web based energy management software permits oversight of component status but provides limited to no ability to change set point or schedule operation.
2. The new system(s) will supply all spaces with the proper dehumidified outside air. Provide outside air per ASHRAE 62.1 standard.
3. A comprehensive review of the new systems would be performed in order to verify compliance with the 2020 FBC Energy Conservation Code.
4. The equipment should be replaced with new classroom hydronic fan coil unit (e.g., Temspec to match the rest of the campus classroom wing) as part of any substantial facility renovation. Highly recommend connecting the new equipment to the existing campus wide chilled water and hot water loops.
5. Estimated repair cost = **\$72,000**



### **Plumbing General:**

Plumbing fixtures are all showing signs of failure and need to be replaced. Most of the remaining fixtures should be replaced based on their useful life. There is plumbing infrastructure within the building that appears original to the construction of the building. The plumbing fixtures within the building are out-of-date, and not per the current school district design standards.

### **Plumbing Recommendation:**

In order to bring the plumbing system up to current codes and standards, the following needs to be performed:

1. Replace all the plumbing fixtures and infrastructure piping. Provide new accessories, faucets and for the new fixtures.
2. Provide new water heater with mixing valve to prevent legionella growth inside the tank.
3. Coordinate and review the Florida Building Code for the addition of more fixtures to meet the occupant count.
4. Estimated repair cost = **\$4,000**

**Fire Protection:** Building 3 has NO existing fire protection system

### **Electrical**

Building 3 at Milton High School (MHS) has a 480/277-volt 3 phase electrical system. It is served from the campus central plant switchboard. The main electrical gear should be considered at the end of its usable life. All equipment should be replaced with any major renovation. There are multiple panels recessed in exterior walls, exposed to the elements. All of these panels are in critical condition and should be replaced.

The lighting fixtures are energy inefficient fluorescent fixtures. Light fixtures show visible signs of age and mild damage from moisture. Many spaces do not have adequate lighting for the intended tasks. The lighting is at the end of its usable life and should be replaced with any major renovation. The lighting controls are outdated and will require an update with any future renovation.

Building 3 is not sprinkled and does not have adequate heat detection throughout the facility. Any future renovation will require heat detection to be brought up to NFPA standards.

The building electrical devices utilize surface raceways in many areas throughout the building, both interior and exterior. Many raceways are not suitable for their environment – i.e., type EMT conduit is used exposed exterior. Surface raceways should be installed concealed where able, repaired, and installed with an adequate material for the environment it is in on any future renovation.

### **Estimated Electrical repair costs:**

|                       |                 |
|-----------------------|-----------------|
| Main Gear Replacement | <b>\$90,000</b> |
| Lighting and Controls | <b>\$75,000</b> |
| Fire Alarm            | <b>\$18,000</b> |
| Raceways              | <b>\$19,000</b> |

**Building 3**  
**Cost Estimate Synopsis**

|                                 |                                    |                 |                  |
|---------------------------------|------------------------------------|-----------------|------------------|
| (Ce) Educational Improvements   | Remodeling, educational technology |                 | \$95,000         |
| (Ch) Healthfulness Improvements | HVAC                               | \$72,000        |                  |
|                                 | Plumbing                           | \$4,000         |                  |
|                                 | Lighting                           | \$75,000        |                  |
|                                 | Windows                            | <u>\$50,000</u> |                  |
|                                 |                                    |                 | \$201,000        |
| (Cs) Safety Improvements        | Structural                         | \$150,000       |                  |
|                                 | Re roofing                         | \$120,000       |                  |
|                                 | Fire Alarm                         | \$18,000        |                  |
|                                 | Electrical                         | <u>\$99,000</u> |                  |
|                                 |                                    |                 | <u>\$387,000</u> |
| <b>Total</b>                    |                                    |                 | <b>\$683,000</b> |



**Building 3 from walkway**



**Building 3 exterior covered walkway**





**Interior with precast structure**



**Interior wall**





**Outdoor HVAC Units**



**Typical classroom with ceiling supply grilles**





**Typical classroom with sidewall supply grilles**



**Typical split system heat pump with base return plenum made of fiberboard. There is no outside air to each classroom**



**Typical condensate drain on each AHU**





**Water heater with no mixing valve**



**Building 3 main gear**



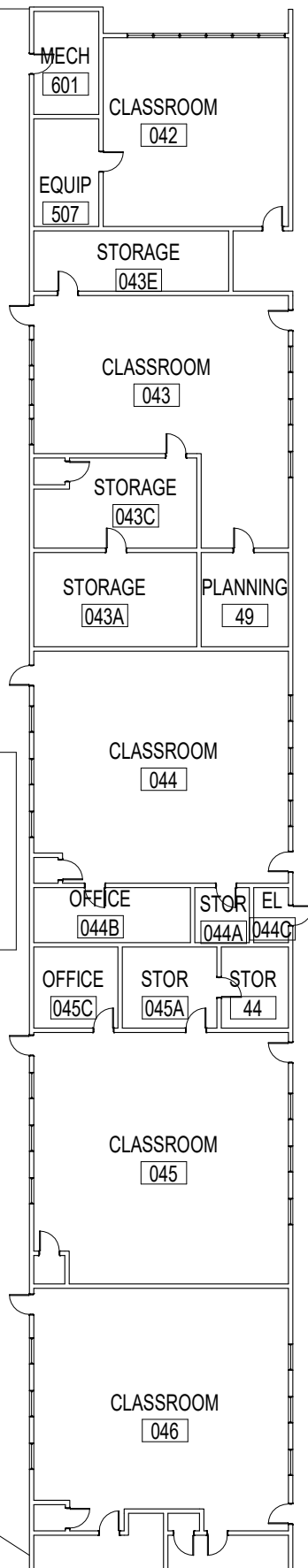
**Exterior recessed panel**



**Insufficient exterior surface raceways**

## MILTON HIGH SCHOOL , BUILDING 3 - CASTALDI ANALYSIS

| Year Built 1961               | Abbrev.                                                                                                  | Cost/SF | Total       | Gross SF - 9,483                                                                                                                                                                                                                                                                                        |
|-------------------------------|----------------------------------------------------------------------------------------------------------|---------|-------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Age of Building - 60yrs       |                                                                                                          |         |             |                                                                                                                                                                                                                                                                                                         |
| Replacement Cost              | ( R )                                                                                                    | \$250   | \$2,370,750 | <b>Castaldi Analysis</b><br>If... $\frac{(Ce + Ch +Cs)}{(Lm)(la)} < \frac{(R)}{(Lr)}$<br>Then modernization is not justified<br><br>However...<br><br>$\frac{\$683,000}{(15)(0.75)} > \frac{\$2,375,000}{65}$<br><br>Which equals<br>$\$60,711 > \$36,538$<br><br>Therefore a new building is justified |
| Educational Improvements      | (Ce)                                                                                                     | \$10.00 | \$95,000    |                                                                                                                                                                                                                                                                                                         |
| Healthfulness Improvements    | (Ch)                                                                                                     | \$15.82 | \$201,000   |                                                                                                                                                                                                                                                                                                         |
| Safety Improvements           | (Cs)                                                                                                     | \$35.85 | \$387,000   |                                                                                                                                                                                                                                                                                                         |
| Life of New Building          | (Lr)                                                                                                     | 65      |             |                                                                                                                                                                                                                                                                                                         |
| Life of Modernized Building   | (Lm)                                                                                                     | 15      |             |                                                                                                                                                                                                                                                                                                         |
| Index of Educational Adequacy | (la)                                                                                                     | 0.75    |             |                                                                                                                                                                                                                                                                                                         |
| Educational Improvements      | May include improvements such as remodeling, updating and accommodating new teaching practices.          |         |             |                                                                                                                                                                                                                                                                                                         |
| Healthfulness Improvements    | May involve improved HVAC systems, improved lighting, re-fenestration, re-surfacing floors or ceilings.  |         |             |                                                                                                                                                                                                                                                                                                         |
| Safety Improvements           | May include structural repairs, fireproofing, fire alarm, fire rating corridors, meeting ADA compliance. |         |             |                                                                                                                                                                                                                                                                                                         |



BUILDING 3



BUILDING 3 &17 PLAN  
NOT TO SCALE





# Office of Educational Facilities Florida Department of Education

## Room Condition Change Building Replacement/Raze

District/Community College \_\_\_\_\_ Contact Person Joey Harrell  
Santa Rosa County School District Phone 850-983-5123  
Facility/Campus Name Milton High School Facility Number (school districts only) 13-A  
Building Number(s) 3 Parcel/Site Number(s) \_\_\_\_\_

This Proposed Project will:

- ☐ Change the condition of permanent rooms from satisfactory to unsatisfactory (if yes, go to Section I and complete certification in Section III). (Not applicable to community colleges)
  - ☐ Change the condition of permanent rooms from unsatisfactory to satisfactory (if yes, go to Section I and complete certification in Section III). (Not applicable to community colleges)
  - ☒ Raze permanent building(s) (if yes, go to Section II and complete certification in Section III).
  - ☐ Replace permanent building(s) (if yes, go to Section II and complete certification in Section III).
- Major Capital Outlay Funding Source(s) – Original Building \_\_\_\_\_  
Major Capital Outlay Funding Source(s) – Replacement Building \_\_\_\_\_

*This form is not required for razing a single, freestanding structure that is less than 750 NSF and is debt free, or multiple small structures on a single campus whose total area is less than 750 NSF and are debt free. This form must be completed for any structure 750 NSF or greater and any structure, regardless of size, that is not debt free.*

### A. DISTRICT/COMMUNITY COLLEGE CERTIFICATION

The district/community college must submit this certification document, completed and signed by the appropriate school officials, along with all required or necessary supporting documentation pertaining to the proposed project.

The Santa Rosa County District School Board/Community College Board hereby certifies that:

#### I. CONDITION CHANGE: (Not applicable to community colleges)

1. All room condition changes are consistent with State Requirements for Educational Facilities (SREF) standards and the Florida Fire Prevention Code (FFPC) requirements for the condition of space.

#### II. RAZE/REPLACE PERMANENT BUILDING(S):

1. All fund sources have been researched and no current indebtedness or outstanding debt exists for the building(s) that will be razed and/or replaced.
2. Funding Source(s):
  - a. Original Building: \_\_\_\_\_

- b. If Replaced: \_\_\_\_\_
3. Voters of the district have approved local bonding for the project: Yes/No  
a. Date of voter approval: \_\_\_\_\_
4. Imminent danger exists for the building(s) that will be razed and/or replaced.

III. CERTIFICATION SIGNATURES:

\_\_\_\_\_  
Director of Facilities Planning

\_\_\_\_\_  
Date

\_\_\_\_\_  
Superintendent/President

\_\_\_\_\_  
Date

\_\_\_\_\_  
Board Chair

\_\_\_\_\_  
Date

NOTE: Certification is required by the Superintendent and Director of Facilities Planning for room condition changes. Certification is required by the Superintendent/President and Board Chair to raze or replace permanent buildings.

*Submit signed form and supporting documents to:*  
Office of Educational Facilities, Room 1054  
Florida Department of Education  
325 West Gaines Street  
Tallahassee, Florida 32399-0400

## **HISTORY:**

### **Master Plan**

The site is on the west side of the Milton High School campus. This cluster of buildings is bordered on their north by a large parking lot and on their south by a grassed courtyard and other classroom/lab buildings. Building 6 is a free-standing building that borders Raymond Hobbs Street.

### **Original Construction**

The 1955 building is an S Shaped, flat roofed structure. The roof has a built-up gravel roof concrete on a precast double tee roof deck. Exterior walls are brick over concrete masonry units with a concrete frame. The floor is a concrete slab on grade. Interior walls are concrete masonry units.

### **Modifications**

Some of the interior walls are gypsum board over metal studs.

### **Activities**

The building has Skills Labs, a CCTV Studio, regular High School Classrooms with associated storage spaces and Teacher Planning Rooms.

## **PHYSICAL DESCRIPTION:**

### **Site:**

The site has good access from the parking lot on the south side between this building and the gymnasium. Additional access is available from the parking lot on the north side next to Building 17. The north side is served by a covered walk. The cover on this walk is corrugated metal deck over a steel frame. The walk appears to be in decent shape but needs some painting and other maintenance. Like at many other schools, the bottom of this canopy has been used as a path for electrical conduits. It is not clear where all of these are routed but is reasonable to expect that they serve buildings 3, 6, 11 and 17. On the south side of the building is a grassed courtyard between building 3 and buildings 11.

### **Structures:**

The building structure is double tee precast concrete roof. The roof is flat. Exterior walls are concrete masonry units filled in around a concrete frame. The floor is a concrete slab on grade. The square footage of the building is approximately **7,760 square feet.**



## **REPORT OF CONDITIONS:**

### **Structural:**

#### **Structural:**

Per the drawings provided and field observations, we determined that the roof structure has different construction types. The North end of the building (over rooms 202A -202F) roof consists of structural precast planks spanning 32 feet. The exterior walls in this area are brick on block bearing walls with a shallow masonry foundation wall.

The remainder of the building (over rooms 200A-200H) roof is precast double tees spanning 40 feet. The exterior walls in this area are also brick on block bearing walls with a shallow masonry foundation wall.

While Building 6 is in good structural condition, there are some masonry cracks due to a lack of expansion joints. We are of the opinion that the roof structure is adequate to withstand current code design wind up lift. The concrete roof panels may not be adequately held down to resist wind uplift. The masonry walls are most likely unreinforced and are unlikely to resist current code design lateral wind loads.

Recommendations for repair include reinforcing exterior bearing walls. Existing footings may need to be modified as well. Roof panels should be properly attached per code.

Estimated cost of structural repairs **\$80,000**

## **Architectural**

### **Exteriors:**

The building has a single ply surfaced roof. Other than roof vents there are no penetrations. The roof steps down twice from the south to the north.

The exterior is brick over concrete masonry units. Hollow metal doors and frames are in place throughout Building 6. Fixed and operable aluminum windows are located in student spaces. It is not clear if all the classrooms have the number of operable windows required by current State Requirements for Educational facilities. The window glass is insulated but is not impact rated.

### **Interiors:**

Finishes are acoustical ceilings concrete masonry interior walls and resilient flooring, appropriate finishes for skills labs.

The functional layout of the building fits its current use.

## RECOMMENDATIONS:

**Facilities Summary** - The building is in decent shape. It needs to be brought up to current Santa Rosa School District standards.

The renovation and repair for Architectural and Structural elements of the building will include the following:

1. Replace existing windows with impact rated fixed and operable insulated windows. Some windows may need to be added to meet SREF requirements for daylighting and for ventilation.
2. Replace the existing roof. Verify that the existing substrate can meet current uplift requirements. Since this will be a reroofing project it will most likely only have to attain a 1/8" foot slope.
3. Estimated Architectural repair and renovation cost: **\$127,600**

### HVAC General:

Building 6 is served by six split system direct expansion heat pumps with top fully ducted supply and return system. The building also has an energy wheel recovery unit to provide outside air unit to some of the split DX units. Each unit also has an individual programmable thermostat.

### HVAC Recommendation:

The existing system appears to have several more years of its useful service life. Typical median life of DX packaged equipment is about 15 years. Without a proper Test and Balance report, the units outside air rate could not be verified if it is not up to current codes or not. It appears that there is no control of indoor humidity due to the placement of a dehumidifier with the office area. The equipment condition is serviceable and could be reused as part of the substantial facility renovation. In order to bring the HVAC system up to current codes and standards, the following needs to be performed:

1. Replace ductwork system with exterior insulated metal ductwork.
2. Replace HVAC system serving this building complete with high efficient units. Provide building DDC (Direct Digital Controls) system with new code compliant system(s). System would need to be provided with modern BACNet architecture as part of any upgrade. Web based energy management software permits oversight of component status but provides limited to no ability to change set point or schedule operation.
3. The new system(s) will supply all spaces with the proper dehumidified outside air. Provide outside air per ASHRAE 62.1 standard.
4. A comprehensive review of the new systems would be performed in order to verify compliance with the 2020 FBC Energy Conservation Code.
5. The equipment should be replaced with new classroom hydronic fan coil unit (e.g., Temspec to match the rest of the campus classroom wing) as part of any substantial

facility renovation. Highly recommend connecting the new equipment to the existing campus wide chilled water and hot water loops

6. Estimated repair cost = **\$108,000**

### **Plumbing General:**

Plumbing fixtures are old and need to be replaced. Most of the remaining fixtures should be replaced based on their useful life. There is plumbing infrastructure within the building that appears original to the construction of the building. The building is served by an electric water heater located inside the mechanical room. The Median Service Life of an electric water heater is approximately 13 years. As water heaters age, their efficiency decreases. The majority of the visible hot water piping was not insulated, which is a loss of energy and does not meet the current Florida Energy requirements. The water heater is not piped properly since there is no mixing valve.

### **Plumbing Recommendation:**

In order to bring the plumbing system up to current codes and standards, the following needs to be performed:

1. Replace all the plumbing fixtures and infrastructure piping. Provide new accessories, faucets, and flush valves for the new fixtures.
2. Coordinate and review the Florida Building Code for the addition of more fixtures to meet the occupant count.
3. Estimated repair cost = **\$3,000**

### **Fire Protection:**

Building 6 has NO existing fire protection system

### **Electrical**

Building 6 at Milton High School (MHS) has 2 electrical services. The first is a 208/120-volt 3 phase electric system. It was not clear during the inspection where this service is supplied from. There is an existing single phase overhead service on the east side of the building serving the east half of the building. The single-phase service is in inadequate condition and should be removed and replaced with any future renovation. Electrical equipment labeling is not code compliant and should be updated with any future renovation. It is recommended that the building be converted to a single service in any major future renovation. The single-phase service should be removed, and the 3-phase service be upgraded to serve the entire building.

Building 6 lighting is a combination of energy inefficient fluorescent and retrofit LED fixtures. All fixtures show signs of age and moisture damage. All lighting fixtures should be replaced with any major renovation. The lighting controls are not code compliant and will be required to be replaced with any renovation.

Building 6 does not have sufficient life safety egress lighting. Some battery pack lights were visibly damage, and there are not enough for sufficient lighting as recommended by IES. Egress lighting will be required to be replaced with any future renovation.



Building 6 is not sprinkled and does not have adequate heat detection throughout the facility. Manual pull stations are not located at all exits as required. Any future renovation will require heat detection and manual pull stations to be brought up to NFPA standards.

## **Building 6**

### **Cost Estimate Synopsis**

|                                 |                                    |                 |                  |
|---------------------------------|------------------------------------|-----------------|------------------|
| (Ce) Educational Improvements   | Remodeling, educational technology |                 | \$77,600         |
| (Ch) Healthfulness Improvements | HVAC                               | \$108,000       |                  |
|                                 | Plumbing                           | \$3,000         |                  |
|                                 | Lighting                           | \$70,000        |                  |
|                                 | Windows                            | <u>\$50,000</u> |                  |
|                                 |                                    |                 | \$231,000        |
| (Cs) Safety Improvements        | Structural                         | \$80,000        |                  |
|                                 | Re roofing                         | \$116,000       |                  |
|                                 | Fire Alarm                         | \$16,500        |                  |
|                                 | Electrical                         | <u>\$78,000</u> |                  |
|                                 |                                    |                 | \$290,500        |
| <b>Total</b>                    |                                    |                 | <b>\$599,100</b> |



Building 6 West Elevation



Building 6 North Elevation



Building 6 West Elevation





Building 6 Interior



Existing split system DX inside mechanical room





Existing split system DX inside mechanical room. AHU filter box needs to be replaced for better indoor air quality.



Energy recovery unit inside mechanical room





Main electrical gear



Single phase service

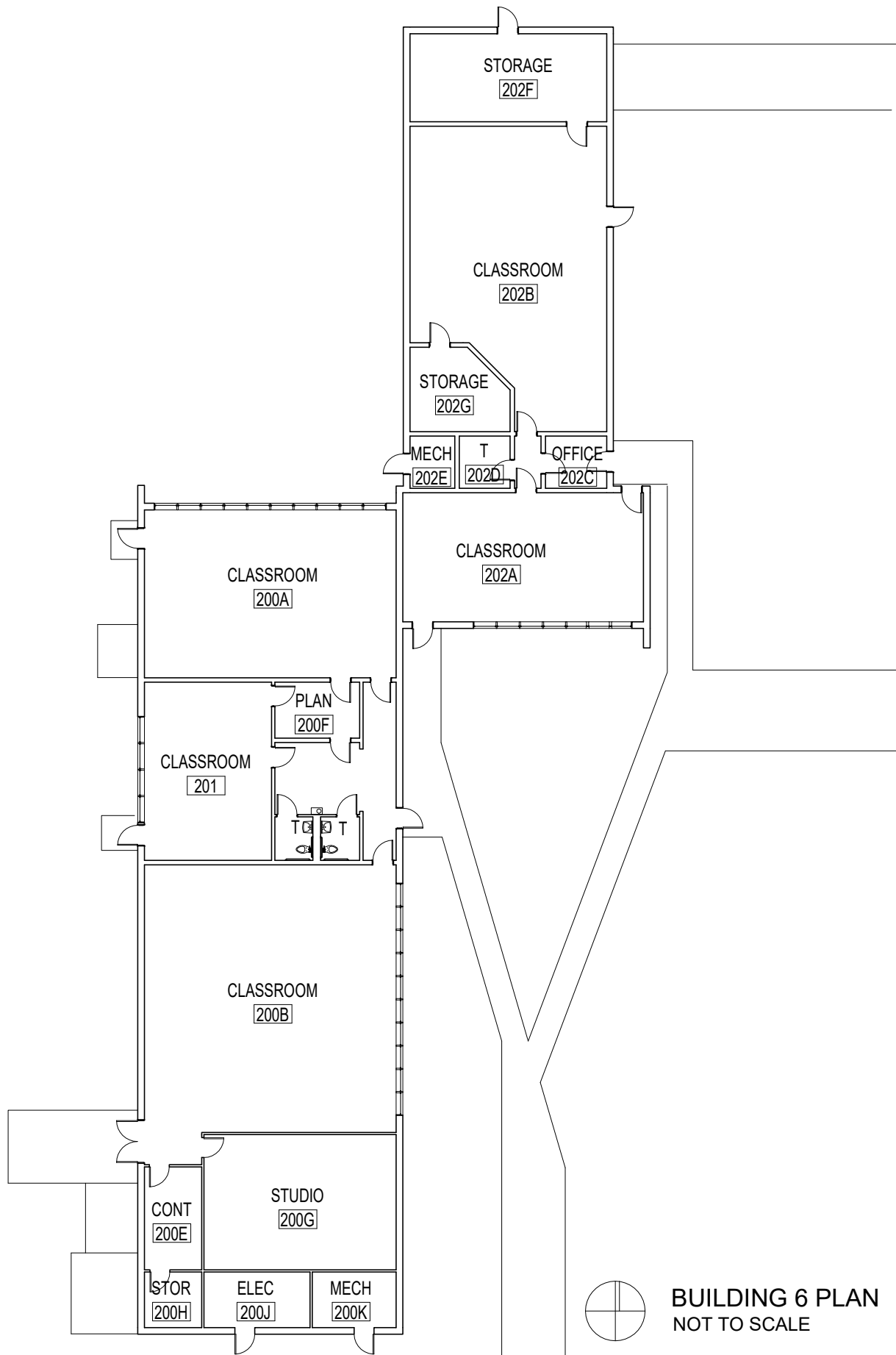


Damaged emergency lighting

## MILTON HIGH SCHOOL , BUILDING 6 - CASTALDI ANALYSIS

| Year Built 1955               | Abbrev.                                                                                                  | Cost/SF | Total       | Gross SF - 7,761                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|-------------------------------|----------------------------------------------------------------------------------------------------------|---------|-------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Age of Building - 66yrs       |                                                                                                          |         |             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| Replacement Cost              | ( R )                                                                                                    | \$250   | \$1,940,250 | <div>Castaldi Analysis</div> <div>If...<div><div><div><math display="block">\frac{(Ce + Ch + Cs)}{(Lm)(la)} &lt; \frac{(R)}{(Lr)}</math></div></div><div>Then modernization is not justified</div></div><div>However...<div><div><div><math display="block">\frac{\\$599,100}{(15)(0.75)} &gt; \frac{\\$1,945,000}{65}</math></div></div><div>Which equals</div><div><math display="block">\\$53,253 &gt; \\$29,923</math></div></div><div>Therefore a new building is justified</div></div></div> |
| Educational Improvements      | (Ce)                                                                                                     | \$10.00 | \$77,600    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| Healthfulness Improvements    | (Ch)                                                                                                     | \$19.33 | \$231,000   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| Safety Improvements           | (Cs)                                                                                                     | \$34.50 | \$290,500   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| Life of New Building          | (Lr)                                                                                                     | 65      |             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| Life of Modernized Building   | (Lm)                                                                                                     | 15      |             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| Index of Educational Adequacy | (la)                                                                                                     | 0.75    |             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| Educational Improvements      | May include improvements such as remodeling, updating and accommodating new teaching practices.          |         |             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| Healthfulness Improvements    | May involve improved HVAC systems, improved lighting, re-fenestration, re-surfacing floors or ceilings.  |         |             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| Safety Improvements           | May include structural repairs, fireproofing, fire alarm, fire rating corridors, meeting ADA compliance. |         |             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |





**BUILDING 6 PLAN**  
NOT TO SCALE



# Office of Educational Facilities Florida Department of Education

## Room Condition Change Building Replacement/Raze

District/Community College \_\_\_\_\_ Contact Person Joey Harrell  
Santa Rosa County School District Phone 850-983-5123  
Facility/Campus Name Milton High School Facility Number (school districts only) 13-A  
Building Number(s) 6 Parcel/Site Number(s) \_\_\_\_\_

This Proposed Project will:

- ☐ Change the condition of permanent rooms from satisfactory to unsatisfactory (if yes, go to Section I and complete certification in Section III). (Not applicable to community colleges)
- ☐ Change the condition of permanent rooms from unsatisfactory to satisfactory (if yes, go to Section I and complete certification in Section III). (Not applicable to community colleges)
- ☒ Raze permanent building(s) (if yes, go to Section II and complete certification in Section III).
- ☐ Replace permanent building(s) (if yes, go to Section II and complete certification in Section III).  
Major Capital Outlay Funding Source(s) – Original Building \_\_\_\_\_  
Major Capital Outlay Funding Source(s) – Replacement Building \_\_\_\_\_

*This form is not required for razing a single, freestanding structure that is less than 750 NSF and is debt free, or multiple small structures on a single campus whose total area is less than 750 NSF and are debt free. This form must be completed for any structure 750 NSF or greater and any structure, regardless of size, that is not debt free.*

### A. DISTRICT/COMMUNITY COLLEGE CERTIFICATION

The district/community college must submit this certification document, completed and signed by the appropriate school officials, along with all required or necessary supporting documentation pertaining to the proposed project.

The Santa Rosa County District School Board/Community College Board hereby certifies that:

#### I. CONDITION CHANGE: (Not applicable to community colleges)

1. All room condition changes are consistent with State Requirements for Educational Facilities (SREF) standards and the Florida Fire Prevention Code (FFPC) requirements for the condition of space.

#### II. RAZE/REPLACE PERMANENT BUILDING(S):

1. All fund sources have been researched and no current indebtedness or outstanding debt exists for the building(s) that will be razed and/or replaced.
2. Funding Source(s):
  - a. Original Building: \_\_\_\_\_

- b. If Replaced: \_\_\_\_\_
3. Voters of the district have approved local bonding for the project: Yes/No  
a. Date of voter approval: \_\_\_\_\_
4. Imminent danger exists for the building(s) that will be razed and/or replaced.

III. CERTIFICATION SIGNATURES:

\_\_\_\_\_  
Director of Facilities Planning

\_\_\_\_\_  
Date

\_\_\_\_\_  
Superintendent/President

\_\_\_\_\_  
Date

\_\_\_\_\_  
Board Chair

\_\_\_\_\_  
Date

NOTE: Certification is required by the Superintendent and Director of Facilities Planning for room condition changes. Certification is required by the Superintendent/President and Board Chair to raze or replace permanent buildings.

*Submit signed form and supporting documents to:*  
Office of Educational Facilities, Room 1054  
Florida Department of Education  
325 West Gaines Street  
Tallahassee, Florida 32399-0400



## **HISTORY:**

### **Master Plan**

The site is on the west side of the Milton High School campus. This building is bordered on its north by a grassed courtyard and other classroom/lab buildings and on its south by a large parking lot. To its west lies the school gymnasium. Building 11 is a free-standing building.

### **Original Construction**

The 1974 building is a rectangular shaped, flat roofed structure. The roof has a built-up gravel roof concrete on an insulated metal deck. Exterior walls are brick over concrete masonry units and metal studs with a steel frame. The floor is a concrete slab on grade. Interior walls are a combination of concrete masonry units and metal studs. While there is a short interior corridor, most of the spaces

### **Modifications**

None

### **Activities**

The building has Home Economics Labs, other Skills Labs with associated storage spaces and Teacher Planning Rooms.

## **PHYSICAL DESCRIPTION:**

### **Site:**

The site has good access from the parking lot on the south side and between this building and the gymnasium. The north side is served by a covered walk. The cover on this walk is corrugated metal deck over a steel frame. The walk appears to be in decent shape but needs some painting and other maintenance. Like at many other schools, the bottom of this canopy has been used as a path for electrical conduits. It is not clear where all of these are routed but is reasonable to expect that they serve buildings 3, 6, 11 and 17. On the north side of the building is a grassed courtyard between building 11 and building 3.

### **Structures:**

The building structure is metal roof deck over bar joists and structural steel framing. The roof is flat. Exterior walls are concrete masonry units and some metal studs filled in around a steel frame. The floor is a concrete slab on grade. The square footage of the building is approximately **7,815 square feet.**

## **REPORT OF CONDITIONS:**

### **Structural:**

Per the drawings provided and field observations, we determined that the roof has different construction. The Home Economics Room roof consists of Tectum roof panels over precast concrete tee beams spaced several feet apart. Steel bulb tee members span between the concrete

tees. The exterior walls in this area are brick on block bearing walls with a shallow masonry foundation wall.

The remainder of the building's roof is Tectum roof panels over steel joist spaced at 5 feet on center. The exterior walls in these areas are steel tubes with brick over metal stud infill. A shallow turned down slab foundation supports these parts of the building.

While Building 11 is in good structural condition with no masonry cracks or other visible signs of deterioration, we feel the roof structure is inadequate to resist the current code calculation wind loads. The cantilevered tube column and sheathing board on metal studs are most likely inadequate to resist current code design lateral wind loads.

Recommendations for repair include augmenting the existing roof structure and reinforcing exterior bearing walls. Existing footings may need to be modified as well.

Estimated cost of structural repairs **\$100,000**

### **Exteriors:**

The building has a granulated surface membrane cap sheet roof. The existing roof slope is most likely created from either lightweight insulating concrete or tapered roof insulation. This type of roof is typically inadequate as a long-term solution. The perimeter of the roof has aluminum gutter and downspouts. The downspouts are tied into an underground collection system. There is one rooftop unit and other than roof vents there are no roof penetrations. There is a building expansion joint with appropriate bellows type roof expansion joint visible on this roof.

The exterior is brick over concrete masonry units and metal studs. Metal wall panel clads the upper part of the walls in some areas. Hollow metal doors and frames are in place throughout Building 11. Fixed and operable aluminum windows are located in student spaces. It is not clear if all the classrooms have the number of operable windows required by current State Requirements for Educational facilities. The window glass is insulated but is not impact rated.

### **Interiors:**

Finishes are acoustical ceilings concrete masonry interior walls, gypsum board walls, and resilient flooring, appropriate finishes for home economics.

The functional layout of the building fits its current use.

## **RECOMMENDATIONS:**

**Facilities Summary** - The building is in decent shape. It needs to be brought up to current Santa Rosa School District standards.

The renovation and repair for Architectural and Structural elements of the building will include the following:

1. Replace existing windows with impact rated fixed and operable insulated windows. Some windows may need to be added to meet SREF requirements for daylighting and for ventilation.
2. Replace the existing roof. Verify that the existing substrate can meet current uplift requirements. Since this will be a reroofing project it will most likely only have to attain a 1/8" foot slope.
3. Estimated Architectural repair and renovation cost: **\$235,000**

### **HVAC General:**

Building 11 is served entirely by split system direct expansion heat pumps system and rooftop unit with fully ducted supply and return system. Portion of the building outside air requirements is fulfilled by a dedicated outside air DX unit. This OAU is located outside the mechanical room. Each heat pump unit has an individual programmable thermostat.

### **HVAC Recommendation:**

Some of the existing system appears to have several more years of its useful service life while some of them have passed their useful life. A typical median life of DX split system equipment is about 15 years. Without a proper Test and Balance report, the units outside air rate could not be verified if it's not up to current codes or not. The equipment condition is serviceable and could be reused as part of the substantial facility renovation. In order to bring the HVAC system up to current codes and standards, the following needs to be performed:

1. Replace ductwork system with exterior insulated metal ductwork as needed.
2. Replace HVAC system serving this building complete with high efficient units. Provide building DDC (Direct Digital Controls) system with new code compliant system(s). System would need to be provided with modern BACNet architecture as part of any upgrade. Web based energy management software permits oversight of component status but provides limited to no ability to change set point or schedule operation.
3. The new system(s) will supply all spaces with the proper dehumidified outside air. Provide outside air per ASHRAE 62.1 standard.
4. A comprehensive review of the new systems would be performed in order to verify compliance with the 2020 FBC Energy Conservation Code.
5. The equipment should be replaced with new classroom hydronic fan coil unit (e.g., Temspec to match the rest of the campus classroom wing) as part of any substantial facility renovation. Highly recommend connecting the new equipment to the existing campus wide chilled water and hot water loops
6. Estimated repair cost = **\$120,000**

### **Plumbing General:**

Some of the plumbing fixtures with the exception of the home economic labs are outdated and need to be replaced. Most of the remaining fixtures should be replaced based on their useful life. There is plumbing infrastructure within the building that appears original to the construction of the building. The building mainly is served by an electric water heater located inside the



mechanical room. There are newer water heaters located inside the Home Economics lab and can be reused for the renovation. The Median Service Life of an electric water heater is approximately 13 years. As water heaters age, their efficiency decreases. The majority of the visible hot water piping was not insulated, which is a loss of energy and does not meet the current Florida Energy requirements. The water heater is not piped properly since there is no mixing valve.

**Plumbing Recommendation:**

In order to bring the plumbing system up to current codes and standards, the following needs to be performed:

1. Replace some of the plumbing fixtures and infrastructure piping. Provide new accessories, faucets, and flush valves for the new fixtures.
2. Coordinate and review the Florida Building Code for the addition of more fixtures to meet the occupant count.
3. Estimated repair cost = **\$4,500**

**Fire Protection:**

Building 11 has NO existing fire protection system

**Electrical**

Building 11 at Milton High School is served from a 208/120-volt 3 phase service. The utility transformer is located directly south of the main electric room. The main gear is at the end of its usable life and should be replaced with any major renovation. Sub panels throughout the building are also at the end of their usable life and should be replaced with any major renovation.

The lighting fixtures are energy inefficient fluorescent. Fixtures show signs of age and moisture damage. Light fixtures should be replaced with any future renovation. Lighting controls are not up to code. Lighting controls will be required to be replaced with any future renovation.

Building 11 is not sprinkled and does not have adequate heat detection throughout the facility. Any future renovation will require heat detection to be brought up to NFPA standards.

**Estimated Electrical repair costs:**

|                       |                 |
|-----------------------|-----------------|
| Main Gear Replacement | <b>\$78,000</b> |
| Lighting and Controls | <b>\$70,500</b> |
| Fire Alarm            | <b>\$16,500</b> |

## Building 11 Cost Estimate Synopsis

|                                 |                                    |                 |                  |
|---------------------------------|------------------------------------|-----------------|------------------|
| (Ce) Educational Improvements   | Remodeling, educational technology | \$78,000        |                  |
| (Ch) Healthfulness Improvements | HVAC                               | \$120,000       |                  |
|                                 | Plumbing                           | \$4,500         |                  |
|                                 | Lighting                           | \$70,500        |                  |
|                                 | Windows                            | <u>\$40,000</u> |                  |
|                                 |                                    |                 | \$235,000        |
| (Cs) Safety Improvements        | Structural                         | \$100,000       |                  |
|                                 | Re roofing                         | \$117,000       |                  |
|                                 | Fire Alarm                         | \$16,500        |                  |
|                                 | Electrical                         | <u>\$78,000</u> |                  |
|                                 |                                    |                 | \$311,500        |
| <b>Total</b>                    |                                    |                 | <b>\$683,000</b> |



Building 11 South Elevation



Building 11 Interior



Building 11 Roof





Dedicated outside air unit with exterior ductwork



Units needing replacement





The two units on the right might need to be replaced within several years. The two units on the left still have at least 12 more years of equipment life.



Outdated plumbing fixtures



Main panel

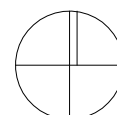
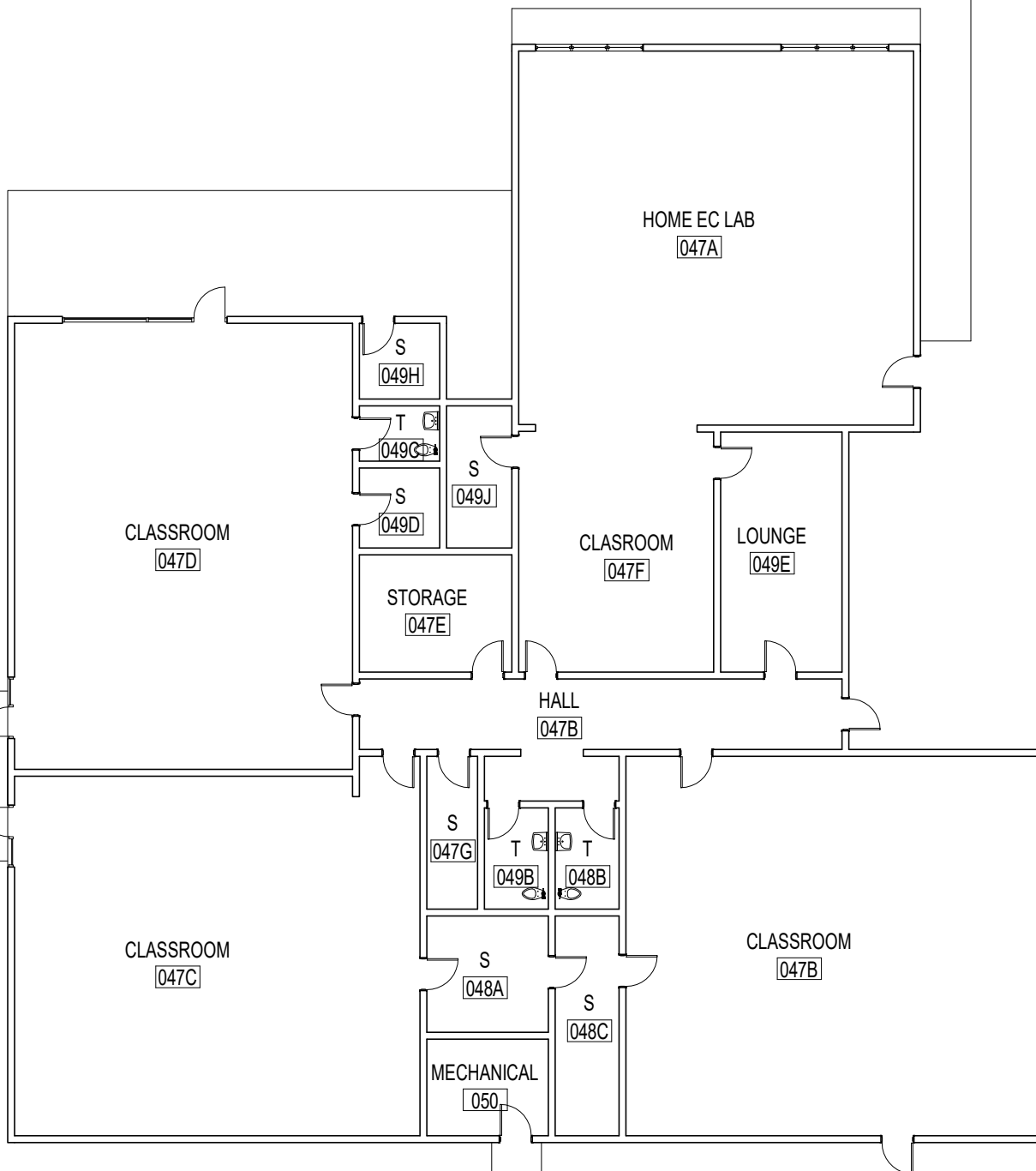


Sub panel

## MILTON HIGH SCHOOL , BUILDING 11- CASTALDI ANALYSIS

| Year Built 1953               | Abbrev.                                                                                                  | Cost/SF | Total       | Gross SF - 7,815                                                                                                                                                                                                                                                                                     |
|-------------------------------|----------------------------------------------------------------------------------------------------------|---------|-------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Age of Building - 47yrs       |                                                                                                          |         |             |                                                                                                                                                                                                                                                                                                      |
| Replacement Cost              | ( R )                                                                                                    | \$250   | \$1,953,750 | <b>Castaldi Analysis</b><br>If... $\frac{(Ce + Ch + Cs)}{(Lm)(la)} < \frac{(R)}{(Lr)}$<br>Then modernization is not justified<br><br>However...<br><br>$\frac{\$624,500}{(15)(0.75)} < \frac{\$1,953,750}{65}$<br>Which equals<br>$\$55,511 > \$30,057$<br><br>Therefore a new building is justified |
| Educational Improvements      | (Ce)                                                                                                     | \$10.00 | \$78,000    |                                                                                                                                                                                                                                                                                                      |
| Healthfulness Improvements    | (Ch)                                                                                                     | \$30.00 | \$235,000   |                                                                                                                                                                                                                                                                                                      |
| Safety Improvements           | (Cs)                                                                                                     | \$40.00 | \$311,500   |                                                                                                                                                                                                                                                                                                      |
| Life of New Building          | (Lr)                                                                                                     | 65      |             |                                                                                                                                                                                                                                                                                                      |
| Life of Modernized Building   | (Lm)                                                                                                     | 15      |             |                                                                                                                                                                                                                                                                                                      |
| Index of Educational Adequacy | (la)                                                                                                     | 0.75    |             |                                                                                                                                                                                                                                                                                                      |
| Educational Improvements      | May include improvements such as remodeling, updating and accommodating new teaching practices.          |         |             |                                                                                                                                                                                                                                                                                                      |
| Healthfulness Improvements    | May involve improved HVAC systems, improved lighting, re-fenestration, re-surfacing floors or ceilings.  |         |             |                                                                                                                                                                                                                                                                                                      |
| Safety Improvements           | May include structural repairs, fireproofing, fire alarm, fire rating corridors, meeting ADA compliance. |         |             |                                                                                                                                                                                                                                                                                                      |





# BUILDING 11 PLAN

NOT TO SCALE



# Office of Educational Facilities Florida Department of Education

## Room Condition Change Building Replacement/Raze

District/Community College \_\_\_\_\_

Contact Person Joey Harrell

Santa Rosa County School District

Phone 850-983-5123

Facility/Campus Name Milton High School

Facility Number (school districts only) 13-A

Building Number(s) 11

Parcel/Site Number(s) \_\_\_\_\_

This Proposed Project will:

- ☐ Change the condition of permanent rooms from satisfactory to unsatisfactory (if yes, go to Section I and complete certification in Section III). (Not applicable to community colleges)
  - ☐ Change the condition of permanent rooms from unsatisfactory to satisfactory (if yes, go to Section I and complete certification in Section III). (Not applicable to community colleges)
  - ☒ Raze permanent building(s) (if yes, go to Section II and complete certification in Section III).
  - ☐ Replace permanent building(s) (if yes, go to Section II and complete certification in Section III).
- Major Capital Outlay Funding Source(s) – Original Building \_\_\_\_\_
- Major Capital Outlay Funding Source(s) – Replacement Building \_\_\_\_\_

*This form is not required for razing a single, freestanding structure that is less than 750 NSF and is debt free, or multiple small structures on a single campus whose total area is less than 750 NSF and are debt free. This form must be completed for any structure 750 NSF or greater and any structure, regardless of size, that is not debt free.*

### A. DISTRICT/COMMUNITY COLLEGE CERTIFICATION

The district/community college must submit this certification document, completed and signed by the appropriate school officials, along with all required or necessary supporting documentation pertaining to the proposed project.

The Santa Rosa County District School Board/Community College Board hereby certifies that:

#### I. CONDITION CHANGE: (Not applicable to community colleges)

1. All room condition changes are consistent with State Requirements for Educational Facilities (SREF) standards and the Florida Fire Prevention Code (FFPC) requirements for the condition of space.

#### II. RAZE/REPLACE PERMANENT BUILDING(S):

1. All fund sources have been researched and no current indebtedness or outstanding debt exists for the building(s) that will be razed and/or replaced.
2. Funding Source(s):
  - a. Original Building: \_\_\_\_\_

- b. If Replaced: \_\_\_\_\_
3. Voters of the district have approved local bonding for the project: Yes/No  
a. Date of voter approval: \_\_\_\_\_
4. Imminent danger exists for the building(s) that will be razed and/or replaced.

III. CERTIFICATION SIGNATURES:

\_\_\_\_\_  
Director of Facilities Planning

\_\_\_\_\_  
Date

\_\_\_\_\_  
Superintendent/President

\_\_\_\_\_  
Date

\_\_\_\_\_  
Board Chair

\_\_\_\_\_  
Date

NOTE: Certification is required by the Superintendent and Director of Facilities Planning for room condition changes. Certification is required by the Superintendent/President and Board Chair to raze or replace permanent buildings.

*Submit signed form and supporting documents to:*  
Office of Educational Facilities, Room 1054  
Florida Department of Education  
325 West Gaines Street  
Tallahassee, Florida 32399-0400



## **HISTORY:**

### **Master Plan**

The site is on the West side of the Milton High School campus. This cluster of buildings is bordered on their north by a large parking lot and on their south by a grassed courtyard and other classroom/lab buildings. Building 17 an older building on this portion of the campus was added on to. The combination of Building 17 and Building 3 appears as a single structure.

### **Original Construction**

The 1953 building 3 is a square shaped, flat roofed structure. The roof is built-up gravel roof on a precast double tee concrete roof deck. Exterior walls are brick over concrete masonry units with a concrete frame. The floor is a concrete slab on grade. Original interior walls are concrete masonry units.

### **Modifications**

Some of the newer interior walls are gypsum board over metal studs.

### **Activities**

The building has a skills lab with associated storage and teacher planning spaces. One of the areas has been designated for an ROTC lab which also has a number of storage rooms and a planning office.

## **PHYSICAL DESCRIPTION:**

### **Site:**

The site has good access from the parking lot on the north side. The east and north sides are served by covered walks. The covers on these walks are corrugated metal deck over a steel frame. They appear to be in decent shape but need some painting and other maintenance. Like at many other schools, the bottom of this canopy has been used as a path for electrical conduits. It is not clear where all of these are routed but is reasonable to expect that they serve buildings 3, 6, 11 and 17. On the south side of the building is a grassed courtyard between building 17 and building 6.

### **Structures:**

The building structure is double tee precast concrete roof. The roof is flat. Exterior walls are concrete masonry units filled in around a concrete frame. The floor is a concrete slab on grade. The size of the building is approximately **1,260 square feet.**

## **REPORT OF CONDITIONS:**

### **Structural:**

Drawings were not available for Building 17. Construction era appears to be prior to 1960. The roof is mono sloped and is composed of a tectum roof deck over steel bar joists spaced at approximately 4 feet on center. The joists bear on brick on block bearing masonry walls. Shallow concrete wall footings and masonry wall footings are assumed.

Building 17 is in poor structural condition. Roof framing needs repairs at the end walls and recessed entry alcoves. We are of the opinion that the roof framing is inadequate to resist current code calculation wind loads. The walls masonry are likely unreinforced and inadequate to resist current code calculation lateral loads.

Recommendations for repair include augmenting the existing roof structure and reinforcing exterior bearing walls. Existing footings may need to be modified as well.

Estimated cost of structural repairs **\$22,000**

### **Architectural:**

#### **Exteriors:**

The building has a gravel surfaced roof. It looks to be nearing the end of its life. There are no roof penetrations. No mechanical units currently occupy the roof.

The exterior is brick over concrete masonry units. Hollow metal doors and frames are in place throughout Building 17. Fixed and operable aluminum windows are located in student spaces. It is not clear if all the classrooms have the number of operable windows required by current State Requirements for Educational facilities. The glass is single paned and is not impact rated.

#### **Interiors:**

Finishes are acoustical ceilings concrete masonry interior walls and resilient flooring, appropriate finishes for Skills Labs and ROTC labs.

The functional layout of the building fits its current use.

### **Recommendations:**

**Facilities Summary** - The building is in decent shape. It needs to be brought up to current Santa Rosa School District standards.

The renovation and repair for Architectural and Structural elements of the building will include the following:

1. Replace existing windows with impact rated fixed and operable insulated windows. Some windows may need to be added to meet SREF requirements for daylighting and for ventilation.
2. Replace the existing roof. Verify that the existing substrate can meet current uplift requirements. Since this will be a reroofing project it will most likely only have to attain a 1/8" foot slope.
3. Upgrade interior finishes such as flooring, wall finish and ceilings.
4. Estimated Architectural repair and renovation cost: **\$41,900**

### **HVAC Recommendation:**

The existing system is functioning but are well beyond their useful service life. Typical median life of DX packaged equipment is about 15 years. There is no control of indoor humidity or active dehumidification. These existing units are not up to current codes for ventilation, service, and safety standards. There is no outside air ventilation to this building. In order to bring the HVAC system up to current codes and standards, the following needs to be performed:

1. Replace HVAC system serving this building complete with high efficient unit. Provide building DDC (Direct Digital Controls) system with new code compliant system. System would need to be provided with modern BACNet architecture as part of any upgrade. Web based energy management software permits oversight of component status but provides limited to no ability to change set point or schedule operation.
2. The new system will supply all spaces with the proper dehumidified outside air. Provide outside air per ASHRAE 62.1 standard.
3. A comprehensive review of the new systems would be performed in order to verify compliance with the 2020 FBC Energy Conservation Code.
4. The equipment should be replaced with new classroom hydronic fan coil unit (e.g., Temspec to match the rest of the campus classroom wing) as part of any substantial facility renovation. Highly recommend connecting the new equipment to the existing campus wide chilled water and hot water loops.
5. Estimated repair cost = **\$18,000**

### **Plumbing and Fire Protection:**

Building 17 has NO existing plumbing system and NO existing fire protection system

Building 17 at Milton High School (MHS) is served via building 3. The service panel is mounted recessed in an exterior wall exposed to the elements. The panel is in critical condition and should be replaced. The lighting is insufficient for the space and should be replaced. Lighting controls are not up to code and should be replaced. Exit and egress lighting are nonexistent and should be added with any future renovation. The building electrical devices utilize surface raceways. Many raceways are not suitable for their environment – i.e., type EMT conduit is used exposed exterior. Surface raceways should be installed concealed where able, repaired, and installed with an adequate material for the environment it is in on any future renovation.

Estimated Electrical Repair costs:

|                    |                 |
|--------------------|-----------------|
| Equipment upgrades | <b>\$20,000</b> |
| Lighting           | <b>\$11,500</b> |
| Fire Alarm         | <b>\$9,000</b>  |

## **Building 17**

### **Cost Estimate Synopsis**

|                                 |                                    |                 |                  |
|---------------------------------|------------------------------------|-----------------|------------------|
| (Ce) Educational Improvements   | Remodeling, educational technology |                 | \$13,000         |
| (Ch) Healthfulness Improvements | HVAC                               | \$18,000        |                  |
|                                 | Lighting                           | \$11,500        |                  |
|                                 | Windows                            | <u>\$10,000</u> |                  |
|                                 |                                    |                 | \$39,500         |
| (Cs) Safety Improvements        | Structural                         | \$22,000        |                  |
|                                 | Re roofing                         | \$18,900        |                  |
|                                 | Fire Alarm                         | \$9,000         |                  |
|                                 | Electrical                         | <u>\$20,000</u> |                  |
|                                 |                                    |                 | \$69,900         |
| <b>Total</b>                    |                                    |                 | <b>\$122,400</b> |





Building 17 East Elevation



Building 17 North Elevation





Building 17 Roof



Building 17 Interior





Wall mounted HVAC unit



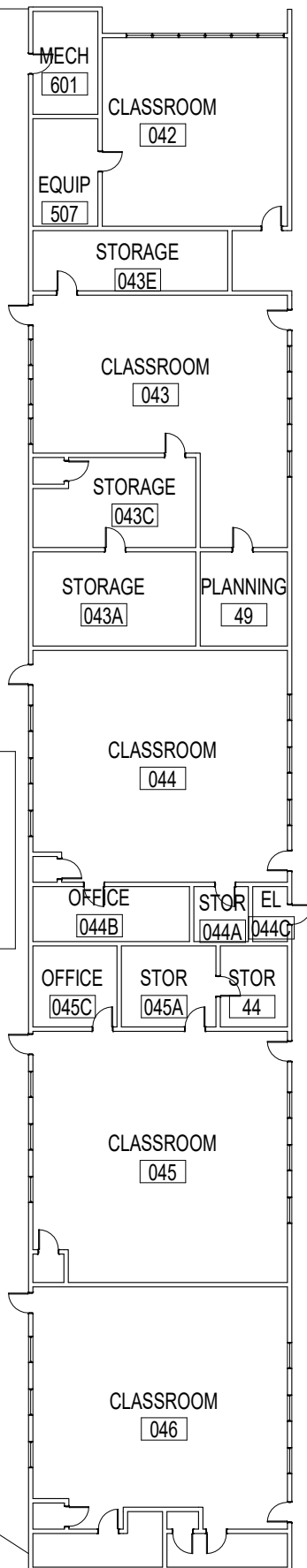
Surface mounted raceways

## MILTON HIGH SCHOOL , BUILDING 17- CASTALDI ANALYSIS

| Year Built 1953               | Abbrev.                                                                                                  | Cost/SF | Total     | Gross SF - 1,259                                                                                                                                                                                                                                                                                      |
|-------------------------------|----------------------------------------------------------------------------------------------------------|---------|-----------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Age of Building - 68yrs       |                                                                                                          |         |           |                                                                                                                                                                                                                                                                                                       |
| Replacement Cost              | ( R )                                                                                                    | \$250   | \$314,750 | <b>Castaldi Analysis</b><br>If... $\frac{(Ce + Ch + Cs)}{(Lm)(la)} < \frac{(R)}{(Lr)}$<br>Then modernization is not justified<br><br>However...<br><br>$\frac{\$122,400}{(15)(0.75)} > \frac{\$314,750}{65}$<br><br>Which equals<br>$\$10,800 > \$4,842$<br><br>Therefore a new building is justified |
| Educational Improvements      | (Ce)                                                                                                     | \$10.33 | \$13,000  |                                                                                                                                                                                                                                                                                                       |
| Healthfulness Improvements    | (Ch)                                                                                                     | \$31.37 | \$39,500  |                                                                                                                                                                                                                                                                                                       |
| Safety Improvements           | (Cs)                                                                                                     | \$55.52 | \$69,900  |                                                                                                                                                                                                                                                                                                       |
| Life of New Building          | (Lr)                                                                                                     | 65      |           |                                                                                                                                                                                                                                                                                                       |
| Life of Modernized Building   | (Lm)                                                                                                     | 15      |           |                                                                                                                                                                                                                                                                                                       |
| Index of Educational Adequacy | (la)                                                                                                     | 0.75    |           |                                                                                                                                                                                                                                                                                                       |
| Educational Improvements      | May include improvements such as remodeling, updating and accommodating new teaching practices.          |         |           |                                                                                                                                                                                                                                                                                                       |
| Healthfulness Improvements    | May involve improved HVAC systems, improved lighting, re-fenestration, re-surfacing floors or ceilings.  |         |           |                                                                                                                                                                                                                                                                                                       |
| Safety Improvements           | May include structural repairs, fireproofing, fire alarm, fire rating corridors, meeting ADA compliance. |         |           |                                                                                                                                                                                                                                                                                                       |



BUILDING 17



BUILDING 3 & 17 PLAN  
NOT TO SCALE



# Office of Educational Facilities Florida Department of Education

## Room Condition Change Building Replacement/Raze

District/Community College \_\_\_\_\_ Contact Person Joey Harrell  
Santa Rosa County School District Phone 850-983-5123  
Facility/Campus Name Milton High School Facility Number (school districts only) 13-A  
Building Number(s) 17 Parcel/Site Number(s) \_\_\_\_\_

This Proposed Project will:

- ☐ Change the condition of permanent rooms from satisfactory to unsatisfactory (if yes, go to Section I and complete certification in Section III). (Not applicable to community colleges)
  - ☐ Change the condition of permanent rooms from unsatisfactory to satisfactory (if yes, go to Section I and complete certification in Section III). (Not applicable to community colleges)
  - ☒ Raze permanent building(s) (if yes, go to Section II and complete certification in Section III).
  - ☐ Replace permanent building(s) (if yes, go to Section II and complete certification in Section III).
- Major Capital Outlay Funding Source(s) – Original Building \_\_\_\_\_  
Major Capital Outlay Funding Source(s) – Replacement Building \_\_\_\_\_

*This form is not required for razing a single, freestanding structure that is less than 750 NSF and is debt free, or multiple small structures on a single campus whose total area is less than 750 NSF and are debt free. This form must be completed for any structure 750 NSF or greater and any structure, regardless of size, that is not debt free.*

### A. DISTRICT/COMMUNITY COLLEGE CERTIFICATION

The district/community college must submit this certification document, completed and signed by the appropriate school officials, along with all required or necessary supporting documentation pertaining to the proposed project.

The Santa Rosa County District School Board/Community College Board hereby certifies that:

#### I. CONDITION CHANGE: (Not applicable to community colleges)

1. All room condition changes are consistent with State Requirements for Educational Facilities (SREF) standards and the Florida Fire Prevention Code (FFPC) requirements for the condition of space.

#### II. RAZE/REPLACE PERMANENT BUILDING(S):

1. All fund sources have been researched and no current indebtedness or outstanding debt exists for the building(s) that will be razed and/or replaced.
2. Funding Source(s):
  - a. Original Building: \_\_\_\_\_

- b. If Replaced: \_\_\_\_\_
3. Voters of the district have approved local bonding for the project: Yes/No  
a. Date of voter approval: \_\_\_\_\_
4. Imminent danger exists for the building(s) that will be razed and/or replaced.

III. CERTIFICATION SIGNATURES:

\_\_\_\_\_  
Director of Facilities Planning

\_\_\_\_\_  
Date

\_\_\_\_\_  
Superintendent/President

\_\_\_\_\_  
Date

\_\_\_\_\_  
Board Chair

\_\_\_\_\_  
Date

NOTE: Certification is required by the Superintendent and Director of Facilities Planning for room condition changes. Certification is required by the Superintendent/President and Board Chair to raze or replace permanent buildings.

*Submit signed form and supporting documents to:*  
Office of Educational Facilities, Room 1054  
Florida Department of Education  
325 West Gaines Street  
Tallahassee, Florida 32399-0400

# FIVE YEAR SURVEY

## Recommendation Report

**District Name:** SANTA ROSA COUNTY SCHOOL DISTRICT

**Survey:** Number 5 - Version 1

**Facility Name:** MILTON SENIOR HIGH

**Address:** 5445 NW STEWART STREET, MILTON

|                               | Existing                                 | Recommended                              |
|-------------------------------|------------------------------------------|------------------------------------------|
| Capital Outlay Classification | 1 - SCHOOL RECOMMENDED FOR CONTINUED USE | 1 - SCHOOL RECOMMENDED FOR CONTINUED USE |
| Facility Use                  | SENIOR HIGH                              | SENIOR HIGH                              |
| Low Grade                     | GRADE 9                                  | GRADE 9                                  |
| High Grade                    | GRADE 12                                 | GRADE 12                                 |
| Comments                      |                                          |                                          |

|                          | Existing                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Student Stations<br>Added/Reduced(+ or -) | Recommended |
|--------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------|-------------|
| Perm. Stations           | 2,010                                                                                                                                                                                                                                                                                                                                                                                                                                                      | -230                                      | 1780        |
| Reloc. Stations          | 75                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 0                                         | 75          |
| Mod. Stations            | 0                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 0                                         | 0           |
| Total Stations           | 2,085                                                                                                                                                                                                                                                                                                                                                                                                                                                      | -230                                      | 1855        |
| Utilization Factor       | 95%                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                           | 95%         |
| School Capacity          | 1,980                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                           | 1762        |
| COFTE Student Membership | 1,679                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                           | 1,690       |
| Survey Annotation        | Based on OEF's recommendation and approval noted to current Survey 4.1 approved by DOE to demolish Buildings 3, 6 & 17, the recommendation is being made to remodel/remove these buildings in their entirety.<br>Drainage improvements needed to Senior parking lot on the northwest side of the campus.<br>Other - Based on the age of the bus ramp/teacher parking lot located on the north side of the campus, there is a need to overlay and restripe. |                                           |             |

| New Site Cost | Site Expansion | Site Development | Site Improvement             | Remodeling Cost | Renovation Cost | New Construction Cost |
|---------------|----------------|------------------|------------------------------|-----------------|-----------------|-----------------------|
| \$0           | \$0            | \$0              | \$140,000                    | \$2,645,929     | \$5,176,075     | \$0                   |
|               |                |                  | Estimated Total Project Cost |                 | \$7,962,004     |                       |



| MILTON SENIOR HIGH | Parcel | Building | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Total NSF | Change In Station Count | Calculated Cost | Cost Per NSF | Cost Per Station |
|--------------------|--------|----------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|-------------------------|-----------------|--------------|------------------|
| Remodeling 2021    | 15     | 3        | Removed NSF (9483), Added NSF (0), Difference NSF (9483), Percent (100%), Removed Stations (105), Added Stations (0) Remodeling: Removing Room 001 (1650 NSF), Room 043 (1337 NSF), Room 043A (375 NSF), Room 043B (218 NSF), Room 043C (375 NSF), Room 043E (375 NSF), Room 044 (1332 NSF), Room 044A (196 NSF), Room 044B (81 NSF), Room 044C (23 NSF), Room 045 (1332 NSF), Room 045A (196 NSF), Room 045B (143 NSF), Room 045C (169 NSF), Room 046 (1330 NSF), Room 046A (91 NSF), Room 046B (160 NSF), Room 046C (100 NSF)                                                                                                                                                                                                                                                                                                                                                                     | -9,483    | -105                    | \$1,356,069     | \$143        | \$0              |
| Remodeling 2022    | 15     | 6        | Removed NSF (7761), Added NSF (0), Difference NSF (7761), Percent (100%), Removed Stations (100), Added Stations (0) Remodeling: Removing Room 100 (279 NSF), Room 200A (1000 NSF), Room 200B (1567 NSF), Room 200C (38 NSF), Room 200D (38 NSF), Room 200E (135 NSF), Room 200F (120 NSF), Room 200G (577 NSF), Room 200H (63 NSF), Room 200J (135 NSF), Room 200K (95 NSF), Room 201 (600 NSF), Room 202A (1000 NSF), Room 202B (1280 NSF), Room 202C (70 NSF), Room 202D (64 NSF), Room 202E (100 NSF), Room 202F (600 NSF)                                                                                                                                                                                                                                                                                                                                                                      | -7,761    | -100                    | \$1,109,823     | \$143        | \$0              |
| Remodeling 2021    | 15     | 17       | Removed NSF (1259), Added NSF (0), Difference NSF (1259), Percent (100%), Removed Stations (25), Added Stations (0) Remodeling: Removing Room 001 (390 NSF), Room 042 (789 NSF), Room 507 (40 NSF), Room 601 (40 NSF)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | -1,259    | -25                     | \$180,037       | \$143        | \$0              |
| Renovation 2018    | 15     | 35       | Renovating: Apply Painting, Floor Cover, Electrical, Plumbing, Windows, Lighting, Restrooms, HVAC Systems, Bell/Fire Alarm Systems, Retrofit for Technology to Room 095 (80 NSF), Room 096 (54 NSF), Room 097 (80 NSF), Room 098 (740 NSF), Room 098A (16 NSF), Room 099 (1162 NSF), Room 099A (197 NSF), Room 099B (216 NSF), Room 099C (162 NSF), Room 100 (8894 NSF), Room 101 (100 NSF), Room 102 (100 NSF), Room 103 (1204 NSF), Room 103A (99 NSF), Room 104 (356 NSF), Room 104A (28 NSF), Room 104B (39 NSF), Room 104C (41 NSF), Room 104D (41 NSF), Room 105 (1204 NSF), Room 105A (99 NSF), Room 106 (1162 NSF), Room 106A (301 NSF), Room 106B (81 NSF), Room 106C (90 NSF), Room 107 (740 NSF), Room 107A (16 NSF), Room 108 (920 NSF), Room 108A (120 NSF), Room 108B (120 NSF), Room 109 (920 NSF), Room 109A (90 NSF), Room 109B (320 NSF), Room 109C (120 NSF), Room 109D (60 NSF) | 19,972    | 0                       | \$1,897,340     | \$95         | \$0              |

| MILTON SENIOR HIGH | Parcel | Building | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Total NSF | Change In Station Count | Calculated Cost | Cost Per NSF | Cost Per Station |
|--------------------|--------|----------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|-------------------------|-----------------|--------------|------------------|
| Renovation 2021    | 15     | 35       | Renovating: Apply HVAC Systems to Room 300 (3483 NSF), Room 310 (919 NSF), Room 310A (106 NSF), Room 310B (155 NSF), Room 310C (49 NSF), Room 311 (1037 NSF), Room 311A (81 NSF), Room 311B (58 NSF), Room 311C (237 NSF), Room 312 (102 NSF), Room 313 (134 NSF), Room 314 (59 NSF), Room 315 (1037 NSF), Room 315A (81 NSF), Room 315B (58 NSF), Room 315C (48 NSF), Room 316 (1231 NSF), Room 316A (30 NSF), Room 317 (253 NSF), Room 318 (306 NSF), Room 319 (37 NSF), Room 320 (55 NSF), Room 321 (66 NSF), Room 322 (212 NSF), Room 323 (133 NSF), Room 324 (39 NSF), Room 325 (42 NSF), Room 326 (150 NSF), Room 327 (76 NSF), Room 328 (361 NSF), Room 329 (870 NSF), Room 329A (106 NSF), Room 329B (94 NSF), Room 329C (63 NSF), Room 329D (63 NSF), Room 329E (105 NSF), Room 330 (882 NSF), Room 330A (110 NSF), Room 330B (94 NSF), Room 330C (63 NSF), Room 330D (63 NSF), Room 330E (105 NSF), Room 331 (870 NSF), Room 331A (106 NSF), Room 332 (882 NSF), Room 332A (110 NSF) | 15,221    | 0                       | \$1,445,995     | \$95         | \$0              |
| Renovation 2019    | 15     | 50       | Renovating: Apply Painting, Floor Cover, Electrical, Plumbing, Windows, Lighting, Restrooms, HVAC Systems, Bell/Fire Alarm Systems, Retrofit for Technology to Room 100 (1916 NSF), Room 110 (653 NSF), Room 110A (80 NSF), Room 110B (40 NSF), Room 111 (722 NSF), Room 111A (21 NSF), Room 112 (653 NSF), Room 112A (80 NSF), Room 112B (40 NSF), Room 113 (722 NSF), Room 113A (21 NSF), Room 114 (230 NSF), Room 115 (347 NSF), Room 115A (32 NSF), Room 115B (32 NSF), Room 116 (230 NSF), Room 117 (653 NSF), Room 117A (80 NSF), Room 117B (45 NSF), Room 118 (653 NSF), Room 118A (87 NSF), Room 118B (45 NSF), Room 119 (705 NSF), Room 119A (87 NSF), Room 119B (41 NSF), Room 120 (653 NSF), Room 120A (41 NSF), Room 120B (80 NSF), Room 121 (722 NSF), Room 121A (132 NSF), Room 122 (653 NSF), Room 122A (87 NSF)                                                                                                                                                                | 10,583    | 0                       | \$1,005,385     | \$95         | \$0              |

| MILTON SENIOR HIGH | Parcel | Building | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Total NSF | Change In<br>Station Count | Calculated<br>Cost | Cost Per<br>NSF | Cost Per<br>Station |
|--------------------|--------|----------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|----------------------------|--------------------|-----------------|---------------------|
| Renovation 2022    | 15     | 52       | Renovating: Apply Painting, Floor Cover, Electrical, Plumbing, Windows, Lighting, Restrooms, HVAC Systems, Bell/Fire Alarm Systems, Retrofit for Technology to Room 100 (1090 NSF), Room 130 (1247 NSF), Room 130A (170 NSF), Room 130B (20 NSF), Room 131 (1044 NSF), Room 131A (20 NSF), Room 132 (50 NSF), Room 132A (60 NSF), Room 133 (150 NSF), Room 133A (42 NSF), Room 133B (36 NSF), Room 133C (136 NSF), Room 134 (256 NSF), Room 135 (38 NSF), Room 135A (60 NSF), Room 135B (50 NSF), Room 136 (256 NSF), Room 137 (1276 NSF), Room 138 (812 NSF), Room 139 (1044 NSF), Room 139A (20 NSF), Room 140 (812 NSF), Room 140A (20 NSF) | 8,709     | 0                          | \$827,355          | \$95            | \$0                 |



# Milton High School

CAMPUS PHASING PLAN



**REPLACEMENT  
BUILDINGS 6 & 11**

**REPLACEMENT  
BUILDING 3 & 17**