

FIVE YEAR SURVEY

Recommendation Report

District Name: SANTA ROSA COUNTY SCHOOL DISTRICT
Survey: Number 6 - Version 1
Facility Name: AVALON MIDDLE
Address: 5445 KING ARTHURS WAY, MILTON

	Existing	Recommended
Capital Outlay Classification	1 - SCHOOL RECOMMENDED FOR CONTINUED USE	1 - SCHOOL RECOMMENDED FOR CONTINUED USE
Facility Use	MIDDLE	MIDDLE
Low Grade	GRADE 6	GRADE 6
High Grade	GRADE 8	GRADE 8
Comments		

	Existing	Student Stations Added/Reduced(+ or -)	Recommended
Perm. Stations	959	88	1047
Reloc. Stations	0	0	0
Mod. Stations	0	0	0
Total Stations	959	88	1047
Utilization Factor	90%		90%
School Capacity	863		942
COFTE Student Membership	851		940
Survey Annotation	Covered Walkways as the District deems necessary. (\$50,000) Pave parking area. (\$150,000) Correct Site Drainage. (\$100,000) New construction, add 4 intermediate classrooms. Previously approved (5.1) In order to bring Building 1 (kitchen/serving area) up to current FBC & SREF standards, an exterior wall will have to be removed so the building footprint can be expanded. (as per S. Keen)		

New Site Cost	Site Expansion	Site Development	Site Improvement	Remodeling Cost	Renovation Cost	New Construction Cost
\$0	\$0	\$0	\$300,000	\$473,670	\$0	\$3,691,622
			Estimated Total Project Cost		\$4,465,292	

AVALON MIDDLE	Parcel	Building	Description	Total NSF	Change In Station Count	Calculated Cost	Cost Per NSF	Cost Per Station
New Construction 2026			New Construction: Adding 1 unit of CUSTODIAL SERVICE CLOSET (25 NSF), 1 unit of OTHER FOOD SERVICE (101 NSF), 1 unit of OTHER FOOD SERVICE (246 NSF), 1 unit of OTHER FOOD SERVICE (123 NSF), 1 unit of STAFF RESTROOM (BOTH SEXES) (31 NSF), 1 unit of KITCHEN OFFICE (110 NSF), 1 unit of KITCHEN DRY STORAGE (262 NSF), 1 unit of KITCHEN FOOD PREPARATION (1444 NSF)	2,342	0	\$847,804	\$362	\$0
New Construction 2026			New Construction: Adding 1 unit of KITCHEN CHAIR STORAGE (161 NSF)	161	0	\$58,282	\$362	\$0
New Construction 2026			New Construction: Adding 1 unit of KITCHEN & SERVING AREA (602 NSF)	602	0	\$217,924	\$362	\$0
New Construction 2026			New Construction: Adding 1 unit of KITCHEN & SERVING AREA (602 NSF)	602	0	\$217,924	\$362	\$0
New Construction 2026			New Construction: Adding 4 units of INTERMEDIATE/MIDDLE CLASSROOM (4-8) (858 NSF)	4,312	88	\$2,349,688	\$545	\$26,701
Remodeling 2026	38	1	Removed NSF (2770), Added NSF (0), Difference NSF (2770), Percent (100%), Removed Stations (0), Added Stations (0) Remodeling: Adding and Removing Room 213 (840 NSF), Room 214 (1032 NSF), Room 214A (25 NSF), Room 215 (101 NSF), Room 215A (31 NSF), Room 216 (110 NSF), Room 217 (262 NSF), Room 218 (246 NSF), Room 218A (123 NSF)	-2,770	0	\$473,670	\$171	\$0