

FIVE YEAR SURVEY

Recommendation Report

District Name: SANTA ROSA COUNTY SCHOOL DISTRICT

Survey: Number 5 - 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	949	-56	893
Reloc. Stations	0	0	0
Mod. Stations	0	0	0
Total Stations	949	-56	893
Utilization Factor	90%		90%
School Capacity	854		803
COFTE Student Membership	701		700
Survey Annotation	Other- Need to overlay and restripe existing parking due to age. 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	\$140,000	\$564,200	\$7,579,719	\$157,941
			Estimated Total Project Cost		\$8,441,860	

AVALON MIDDLE	Parcel	Building	Description	Total NSF	Change In Station Count	Calculated Cost	Cost Per NSF	Cost Per Station
New Construction 2021			New Construction: Adding 1 unit of KITCHEN & SERVING AREA (602 NSF), 1 unit of KITCHEN CHAIR STORAGE (161 NSF)	763	0	\$157,941	\$207	\$0

AVALON MIDDLE	Parcel	Building	Description	Total NSF	Change In Station Count	Calculated Cost	Cost Per NSF	Cost Per Station
Remodeling 2020	38	1	Removed NSF (2655), Added NSF (2655), Difference NSF (0), Percent (0%), Removed Stations (66), Added Stations (10) Remodeling: Adding 1 unit of E S E FULL-TIME (780 NSF), 3 units of E S E RESOURCE (546 NSF), 1 unit of MATERIAL STORAGE (LARGE) (237 NSF) and Removing Room 403 (780 NSF), Room 404 (895 NSF), Room 508 (900 NSF), Room 508A (80 NSF)	2,655	-56	\$276,120	\$104	\$0
Remodeling 2021	38	1	Removed NSF (2770), Added NSF (2770), Difference NSF (0), Percent (0%), Removed Stations (0), Added Stations (0) Remodeling: Adding 1 unit of KITCHEN & SERVING AREA (2770 NSF) 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	\$288,080	\$104	\$0

Renovation 2022	38	1	Renovating: Apply Painting, Floor Cover, Electrical, Lighting to Room 100 (6487 NSF), Room 100A (106 NSF), Room 100B (48 NSF), Room 100C (179 NSF), Room 100D (72 NSF), Room 100E (95 NSF), Room 100F (167 NSF), Room 100G (167 NSF), Room 100H (72 NSF), Room 100J (152 NSF), Room 100Q (5120 NSF), Room 100R (1018 NSF), Room 101 (405 NSF), Room 102 (276 NSF), Room 102A (32 NSF), Room 102B (45 NSF), Room 103 (1278 NSF), Room 104 (86 NSF), Room 105 (32 NSF), Room 106A (87 NSF), Room 107 (187 NSF), Room 107A (32 NSF), Room 108 (82 NSF), Room 109 (34 NSF), Room 110 (288 NSF), Room 111 (345 NSF), Room 112 (256 NSF), Room 112A (32 NSF), Room 112B (56 NSF), Room 112C (80 NSF), Room 113 (144 NSF), Room 114 (160 NSF), Room 115 (170 NSF), Room 116 (170 NSF), Room 117 (150 NSF), Room 118 (150 NSF), Room 119 (160 NSF), Room 120 (91 NSF), Room 121 (149 NSF), Room 122 (149 NSF), Room 123 (32 NSF), Room 124 (125 NSF), Room 125 (32 NSF), Room 126 (405 NSF), Room 127 (48 NSF), Room 128 (375 NSF), Room 129 (153 NSF), Room 130 (3090 NSF), Room 131 (141 NSF), Room 132 (737 NSF), Room 133 (189 NSF), Room 134 (385 NSF), Room 134A (72 NSF), Room 134B (48 NSF), Room 135 (480 NSF), Room 135A (232 NSF), Room 136 (125 NSF), Room 137 (249 NSF), Room 138 (147 NSF), Room 139 (32 NSF), Room 140 (539 NSF), Room 141 (338 NSF), Room 142 (1190 NSF), Room 142A (224 NSF), Room 142B (78 NSF), Room 142C (69 NSF), Room 142D (56 NSF), Room 142E (210 NSF), Room 143 (145 NSF), Room 143A (62 NSF), Room 200 (544 NSF), Room 200A (53 NSF), Room 200B (60 NSF), Room 200C (53 NSF), Room 201 (156 NSF), Room 201A (59 NSF), Room 201B (59 NSF), Room 202 (1416 NSF), Room 202A (205 NSF), Room 202B (258 NSF), Room 203 (2024 NSF), Room 203A (205 NSF), Room 203B (258 NSF), Room 204 (178 NSF), Room 205 (6031 NSF), Room 205A (798 NSF), Room 205B (184 NSF), Room 205C (48 NSF), Room 206 (25 NSF), Room 207 (123 NSF), Room 208 (35 NSF), Room 209 (58 NSF), Room 210 (58 NSF), Room 211 (230 NSF), Room 212 (213 NSF), Room 219 (646 NSF), Room 219A (325 NSF), Room 220 (164 NSF), Room 221 (73 NSF), Room 300 (677 NSF), Room 300A (60 NSF), Room 301 (168 NSF), Room 302 (1100 NSF), Room 302A (138 NSF), Room 302B (66 NSF), Room 302C (132 NSF), Room 302D (108 NSF), Room 303 (3592 NSF), Room 304 (64 NSF), Room 305 (48 NSF), Room 306 (1100 NSF), Room 306A (138 NSF), Room 306B (66 NSF), Room 306C (132 NSF), Room 306D	109,851	0	\$7,579,719	\$69	\$0
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Renovation 2022	38	1	(132 NSF), Room 307 (144 NSF), Room 400 (3622 NSF), Room 401 (56 NSF), Room 402 (783 NSF), Room 402A (124 NSF), Room 403A (127 NSF), Room 404A (103 NSF), Room 405 (900 NSF), Room 405A (62 NSF), Room 405B (53 NSF), Room 406 (905 NSF), Room 406A (105 NSF), Room 406B (84 NSF), Room 407 (899 NSF), Room 407A (62 NSF), Room 407B (84 NSF), Room 408 (129 NSF), Room 409 (292 NSF), Room 410 (292 NSF), Room 411 (866 NSF), Room 411A (81 NSF), Room 411B (156 NSF), Room 411C (249 NSF), Room 411D (54 NSF), Room 412 (976 NSF), Room 412A (56 NSF), Room 412B (57 NSF), Room 413 (880 NSF), Room 413A (45 NSF), Room 413B (190 NSF), Room 413C (65 NSF), Room 413D (43 NSF), Room 414 (1005 NSF), Room 414A (55 NSF), Room 414B (57 NSF), Room 414C (89 NSF), Room 500 (2020 NSF), Room 501 (900 NSF), Room 501A (95 NSF), Room 501B (40 NSF), Room 502 (900 NSF), Room 502A (95 NSF), Room 502B (40 NSF), Room 503 (900 NSF), Room 503A (95 NSF), Room 503C (65 NSF), Room 504 (900 NSF), Room 504A (95 NSF), Room 505 (250 NSF), Room 505A (75 NSF), Room 506 (250 NSF), Room 507 (50 NSF), Room 507A (558 NSF), Room 507B (28 NSF), Room 507C (29 NSF), Room 508B (40 NSF), Room 509 (25 NSF), Room 510 (900 NSF), Room 510A (125 NSF), Room 510B (120 NSF), Room 511 (1200 NSF), Room 511A (287 NSF), Room 511B (78 NSF), Room 512 (900 NSF), Room 512A (95 NSF), Room 512B (36 NSF), Room 513 (900 NSF), Room 513A (95 NSF), Room 514 (1200 NSF), Room 600 (2260 NSF), Room 601 (330 NSF), Room 602 (900 NSF), Room 602A (225 NSF), Room 602B (40 NSF), Room 602C (74 NSF), Room 603 (900 NSF), Room 603A (95 NSF), Room 603B (40 NSF), Room 604 (900 NSF), Room 605 (900 NSF), Room 605A (95 NSF), Room 606 (216 NSF), Room 606A (72 NSF), Room 607 (216 NSF), Room 608 (50 NSF), Room 608A (660 NSF), Room 608B (20 NSF), Room 608C (35 NSF), Room 609 (25 NSF), Room 610 (900 NSF), Room 610A (80 NSF), Room 610B (40 NSF), Room 611 (1335 NSF), Room 611A (112 NSF), Room 611B (120 NSF), Room 612 (1200 NSF), Room 612A (290 NSF), Room 612B (78 NSF), Room 613 (905 NSF), Room 613A (95 NSF), Room 613B (40 NSF), Room 614 (905 NSF), Room 615 (960 NSF), Room 615A (95 NSF), Room 700 (2500 NSF), Room 701 (900 NSF), Room 701A (95 NSF), Room 701B (40 NSF), Room 701C (40 NSF), Room 702 (900 NSF), Room 702A (95 NSF), Room 702B (40 NSF), Room 703 (900 NSF), Room 703A (95 NSF), Room 704 (900 NSF), Room 704A (95 NSF), Room 705	109,851	0	\$7,579,719	\$69	\$0
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Renovation 2022	38	1	(216 NSF), Room 705A (72 NSF), Room 706 (216 NSF), Room 707 (60 NSF), Room 707A (660 NSF), Room 707B (20 NSF), Room 707C (35 NSF), Room 707D (216 NSF), Room 708 (42 NSF), Room 709 (900 NSF), Room 709A (117 NSF), Room 710 (895 NSF), Room 710A (95 NSF), Room 710B (41 NSF), Room 710C (15 NSF), Room 711 (1335 NSF), Room 711A (97 NSF), Room 712 (1200 NSF), Room 712A (290 NSF), Room 712B (78 NSF), Room 713 (900 NSF), Room 713A (95 NSF), Room 713B (40 NSF), Room 714 (1200 NSF), Room 715 (900 NSF), Room 715A (95 NSF)	109,851	0	\$7,579,719	\$69	\$0
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