

HICKMAN COUNTY BOARD OF EDUCATION
November 8, 2021 Work Session---November 8, 2021

The Hickman county Board of Education met on November 8, 2021, at 6:00 PM in Room 203 of the Central Office Building.

Call To Order

Agenda

Annual Measurable Objectives Update

Special Legislative Session

Construction Management Update

Employee Recognition Program--Leave a Legacy

Preliminary 2022-2023 Budget Discussion

Announcements

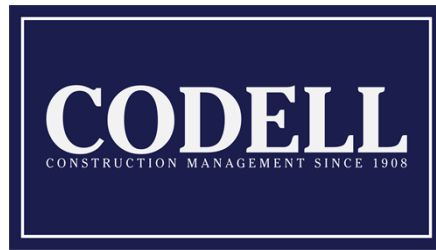
Adjourn



Board of Education Work Session
November 8, 2021
6:00 p.m.
East Hickman High School Library

Board members are invited to attend a fish cookout provided by the Agriculture classes at EHHS at 5:30 in the CTE department at East Hickman High School.

- Updates on Annual Measurable Objectives
- Special Legislative Session
- Construction Management Negotiations--Action Item for December board meeting
- Employee Recognition Program--Leave a Legacy
- Preliminary 2022-2023 budget considerations and discussion



November 2, 2021

Michelle Gilbert
Director of Schools
Hickman County Schools
114 North Central Ave, Suite 203
Centerville, TN 37033

RE: Construction Management Service Fee for Hickman County Schools

Dear Ms. Gilbert,

Codell Construction Company is pleased to submit a revised fee proposal for Construction Management Services for the Hickman County Schools projects. Our initial fee proposal was broken down into a base fee plus a monthly on-site service rate. In accordance with the request of Hickman County Schools, we have established a comprehensive percentage rate based upon the \$4,000,000.00 construction budget. Codell Construction Company's revised fee percentage is 8% of the Construction Budget.

CM Fee 8% :

- Pre-Construction Phase Services
- Construction Phase Services (Based upon expected 9-month duration)
- On-Site Supervision (Based upon expected 9-month duration)
 - Costs included: Single Project Superintendent (salary, payroll taxes, fringe benefits, expenses, vehicle etc.)
 - Office Supplies
 - Telephone, Fax, Computer, and Internet
 - Main office support: Project Executive, Project Manager, Project Estimator, Project Accountant, Contract Administrator, Clerical
- Please note that in accordance with the email from Mike Plunkett, Maintenance Director, dated Oct. 4, 2021, Codell has reduced its fee to exclude the cost of an Office Trailer.

If you have any questions or concerns regarding the fee proposal, please contact me at (859) 619-6234.

Sincerely,

James C. Codell, IV
President

An outline map of Hickman County, Tennessee, is centered on the page. The map shows the irregular boundary of the county. Inside the map, the title and author information are printed.

HICKMAN COUNTY PUBLIC SCHOOLS LONG RANGE FACILITY PLAN

**Center for Improvement of
Educational Systems
Belmont University**

Center for Improvement
of Educational Systems
BELMONT
UNIVERSITY

May 11, 2019

To: The Hickman County Board of Education
Director of Schools Michelle Gilbert

From: Jesse B. Register, CIES Director

Director of Schools Michelle Gilbert approached the Belmont Center for the Improvement of Educational Systems for assistance in developing a comprehensive facilities plan for the Hickman County Schools. CIES agreed to engage a team of experienced consultants to assist the district in developing a strategic facilities plan. This plan has been developed over the past three months and is presented in this document.

The CIES team conducted a comprehensive analysis of Hickman County school facilities and central office that included an evaluation of the structures, as well as components and operating systems. This analysis established an excellent foundation for developing a strategic facilities plan for the next decade for Hickman County Schools.

The CIES team met on several occasions with district staff and conducted site visits as necessary. I wish to acknowledge the staff and Director Gilbert for their cooperation in completing the study. Our team consisted of Dr. Jesse Register, Director of CIES at Belmont University; Mr. Joe Edgens, architect; Mr. Brent Ostermiller, mechanical engineer; and Mr. Ryan Latimer, enrollment and zoning specialist.

The report consists of the following: Cover Letter; Scope of Work; Bio of the Consultants; an Executive Summary of Findings; Details of Facility Conditions of schools and central office; School Capacity and Utilization; Enrollment Projections by school and grade; and Recommendations and Cost Estimates.

This report has been prepared for Hickman County Schools as a member of the CIES Consortium of Districts. Our goal at Belmont is to provide the best available support at a reasonable cost for our participating districts. We hope you find the information of value as you pursue strategic plans for development of facilities in Hickman County.

Sincerely,

Jesse B. Register, EdD
Director

Long-Range Facilities Plan

Scope of Work

Establish a Facilities Condition Index for Hickman County Schools and Administration Building: A Facility Condition Index (FCI) was developed for each facility assessed in order to prioritize projects and to determine the advisability of replacement vs. renovation, as well as the scope and cost of recommendations.

The FCI was developed using a program that analyzes over 40 components of each facility and its site through on-site analysis and working with school maintenance personnel. The program is similar to the program used by Metro Nashville Public Schools. Each component is graded from poor to excellent and from that grading, the FCI is calculated. The FCI is crucial when addressing deferred maintenance and modernization costs, the urgency and extent of needed renovations, and placing each facility in the appropriate priority in a long-range facility plan. New construction and renovation costs can be compared to determine recommendations.

Establish the Programmed Capacity of each school: The CIES team worked with knowledgeable, experienced staff to review each space in each school to determine its current use, as well as the number of students utilizing that space. From this data, a programmed capacity of how the school is used during the 2018-2019 school year was established.

Develop Ten-Year Enrollment Projections for each school: Enrollment projections were calculated for each school in the district using a weighted statistical model that includes a Cohort Survival Model, Average Percentage Annual Increase Model, and a Linear Regression Model. In addition, a review of local factors including census data and projected residential development for the county were factored into the projections.

Prioritize Recommendations and Identify Estimated Costs: In consultation with Hickman County administrative staff, the final report contains a list of prioritized recommendations and projected costs for implementation of the plan by project and by year. It also contains an annual capital outlay budget, staged in phases, to address in a systematic and affordable manner those remodeling projects that require debt service and/or bond funds.

CIES Consultants

Consultants used to develop the report include the following:

Jesse B. Register: Dr. Register is Director of the Center for the Improvement of Educational Systems at Belmont University. Over a twenty-seven-year career as a public-school superintendent in four districts, Dr. Register has overseen the merger of three school systems and has planned and implemented district-wide facilities planning and pupil assignment plans in these districts.

Joe Edgens: Mr. Edgens is the retired Executive Director of Facilities Services for the Metropolitan Nashville Public Schools (MNPS). He is an architect, holding a Bachelor of Architecture degree from the University of Tennessee. Mr. Edgens worked twenty years in the private sector prior to his employment with MNPS. After twenty-three years with MNPS, he retired on December 30, 2011, but continued to serve as facilities consultant for MNPS until July 1, 2017. During his employment, many departments were under his supervision including Planning and Construction, Maintenance, Operations (custodians and grounds), facility use, and ADA Compliance. Mr. Edgens has also been involved with the Council of Great City Schools (CGCS) for many years as a member of peer review teams assisting in reviews of facilities, operations and maintenance, and capital planning for large districts across the country.

Brent Ostermiller: Mr. Ostermiller is a mechanical engineer who has recently retired from full time service in Metropolitan Nashville Public Schools. He served in the Department of Planning and Construction and has expertise as a systems evaluator on the Facilities Condition Index model. He has been trained over the last two decades in the evaluative process for school facilities planning and construction.

Ryan Latimer: Mr. Latimer is Director of Boundary Planning and Enrollment Forecasting at Metropolitan Nashville Public Schools. He received a master's degree in Public Administration from Tennessee State University and has worked at MNPS since 2008. Currently, he oversees the district's short- and long-range projections and manages the district plan for school rezoning and the mapping (GIS) database. He is an expert in enrollment forecasting and school zoning. He has a working knowledge and uses the latest forecasting techniques for accurately forecasting and predicting school enrollment by school. Prior to joining MNPS, he worked for the Metropolitan Planning Department of Nashville in a variety of roles in the GIS department.

Executive Summary of Findings

1. Although the Administration Building and four schools (Hickman County Middle, Hickman County High, East Hickman Elementary, and East Hickman Intermediate) received FCI scores at the low end of the "Fair" range, and Centerville Elementary and East Hickman Middle received scores at the upper end of the "Poor" range, surveys found the facilities to be in overall good structural condition and the scores do not indicate replacement is warranted. The principle reason for lower scores is the aging of major systems, such as HVAC, plumbing, electrical, and roofing. Hickman County School System should be commended for the maintenance and upkeep of its aging buildings.
2. Demographic studies and existing enrollments indicate adequate capacity currently with no overcrowding anticipated in the near future.
3. The two high schools are significantly underutilized.
 - East Hickman High School is listed as 250,000 square feet but the programmed capacity is only 973 students. This equates to 257 square feet per student which is extremely high and indicates severe underutilization. It is speculated that the building that is separate from the main high school building was counted in the square footage calculation. By including additional programs and students in that building, a more reasonable utilization of the 250,00 square feet at this site would be achieved.
 - Hickman County High School calculates at 189 square feet per student which is in line with the norm for a 1000-1100 capacity high school.
4. East Hickman High School has the best FCI score (81.28) and is in good overall condition. The only item rated poor is the HVAC Controls. There is no comprehensive control of the system which could result in independent units in a classroom working against each other. Adding a control system would result in better efficiency. Other than controls, routine and scheduled maintenance would render this facility in good condition.
5. The Administration Building, the smallest at 24,000 square feet and with a marginal FCI of 61.39, would be the least expensive to renovate. The FCI would be even lower if suitability of the existing spaces for their administrative use were considered. However, with limited resources, it is difficult to justify addressing the needs of this building over a school.
6. The priority for the next decade is the need to renovate existing buildings using the FCI study as a guide and addressing the items with low scores as the highest priority.
7. A strategic and progressive approach to addressing facility needs over the next decade can be successful.



CONDITIONS

What is an FCI?

It is recommended that school systems have a long-range facility plan to assure that the facilities meet the needs of its students and the district educational programs. The plan may be called a 5, 10, or 20-year facility plan, a long-range plan, or a capital improvement plan. Regardless of title, there are three critical components that must be considered. The first two, **capacity** and **demographics**, relate to student population. **Capacity** of the facility or the number of students that the building will accommodate should consider the education programs adopted. Capacity is not determined by simply counting the number of classrooms and multiplying by a predetermined number of students. The number of students is determined by the program scheduled for that specific space. Some classrooms may not even count toward capacity. Each School building should have a capacity reflecting the educational curriculum adopted for that school.

Demographics defines the current, as well as the historical and projected, school district enrollment. Demographic studies will examine past enrollment trends and look at future development or district decisions that may increase or decrease future enrollments. These figures will help determine if schools need an addition, a new school is warranted, or perhaps, if enrollment is declining, school consolidations or closings may be considered.

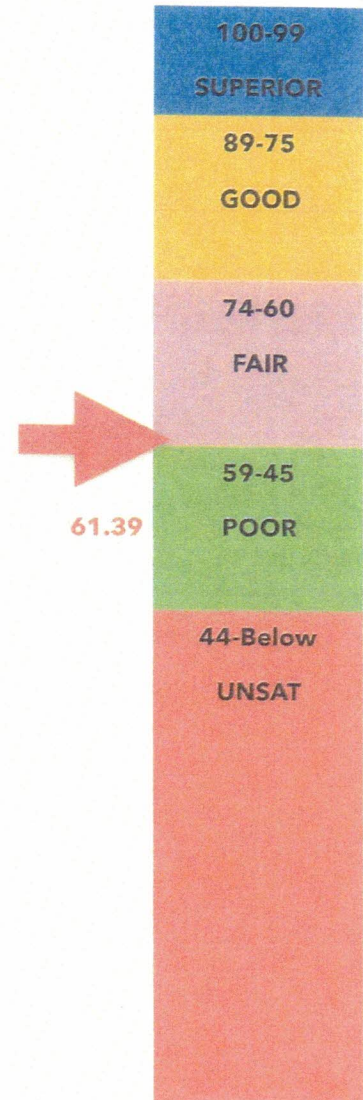
The third factor to consider is facility **condition**. The condition of each facility should be evaluated independently, using similar criteria, and given a rating compared to a new facility of equal make-up and size. This study requires the examination of multiple components and building systems to determine an overall Facility Condition Index, known as the **FCI**. The following pages of the **Condition** section of this report represent the evaluation of Hickman County Schools facilities using an evaluation system that has been utilized by Metro Nashville Public Schools since 2003. The evaluation program looks at twenty-eight components of the facility, each of which represents a percentage of a school construction contract, as well as fourteen areas of the site. The listed components are rated either New, Good, Fair, Poor, or Unsatisfactory. The rated value of each component is then given a percentage from 100% for New, 90% for Good, 60% for Fair, 30% for Poor, and 0% for Unsatisfactory. The rating when all components of the survey are totaled results in the facility FCI. The FCI is calculated by adding 90% of the facility score and 10% of the site score.

As an example, if a facility receives a score of 60%, the cost equivalent of 40% of a new facility of the same size would be required to render the existing facility in superior, but not new, condition. To determine the construction cost in this example, the building square footage is multiplied times 40%, then by the square foot cost of new construction. The actual project cost will be greater than this amount due to the addition of design fees and other potential costs not included in the example. Though not as detailed as evaluations of each specific component of the facility by mechanical, electrical, and structural engineers and other specialty contractors, the MNPS system has proven to be an excellent birds-eye view of a facility, providing a scope and budget for repairs or renovations for capital budgeting purposes.

FCI - FACILITY CONDITION INDEX HICKMAN COUNTY SCHOOLS 2019

HICKMAN COUNTY ADMINISTRATION BUILDING

FCI RANGE	CATEGORY	WORK SCOPE
100-90	SUPERIOR	Scheduled and preventive maintenance.
89-75	GOOD	Minor maintenance and renovation to upgrade systems or building components. May include minor space Reconfigurations.
74-60	FAIR	Moderate renovation/maintenance could include replacement or upgrade to selected building systems and/or components and/or reconfigurations of spaces to support educational programs.
59-45	POOR	Significant renovations to include replacement of building systems and building components and space reconfigurations to support educational programs. After renovations facility life span is significantly improved.
44-Below	UNSAT	Strong consideration for replacing building



Building Assessment System						
Project:	Hickman County					
Site:	Administration		Built	SqFt	Students	
School Type			1940	24,000		
System	Component	% of System	Rating	% Score	Possible Score	Score
Structural						
Foundation/Structure	Single Component	100%	Good	90%	14.00	12.60
Exterior Walls	Single Component	100%	Good	90%	10.50	9.45
Roof	Single Component	100%	Good	90%	3.19	2.87
Exterior Windows	Single Component	100%	Fair	60%	1.95	1.17
Exterior Doors	Single Component	100%	Fair	60%	0.53	0.32
Interior Floors	Single Component	100%	Fair	60%	1.25	0.75
Interior Walls	Single Component	100%	Fair	60%	7.90	4.74
Interior Doors	Single Component	100%	Fair	60%	1.27	0.76
Ceiling	Single Component	100%	Fair	60%	1.21	0.73
Fixed Equipment	Single Component	100%	Poor	30%	4.94	1.48
Mechanical						
Electrical Service	Single Component	100%	Fair	60%	2.25	1.35
Electrical Distribution	Single Component	100%	Poor	30%	2.25	0.68
Plumbing Supply	Single Component	100%	Fair	60%	2.15	1.29
Plumbing Fixtures	Single Component	100%	Fair	60%	2.15	1.29
Plumbing Waste	Single Component	100%	Good	90%	2.15	1.94
Energy Generation	Single Component	100%	Poor	30%	6.98	2.09
Energy Distribution	Single Component	100%	Poor	30%	4.19	1.26
Controls	Single Component	100%	Unsat	0%	2.79	0.00
Lighting	Single Component	100%	Good	90%	3.15	2.84
Connectivity	Single Component	100%	Fair	60%	1.30	0.78
Safety/Fire Protection						
Exit Operation	Single Component	100%	Fair	60%	0.13	0.08
Exit Safety	Single Component	100%	Fair	60%	0.13	0.08
Fire Control Operation	Single Component	100%	Poor	30%	0.39	0.12
Fire Control Safety	Single Component	100%	Poor	30%	0.39	0.12
Fire Alarm Operation	Single Component	100%	Unsat	0%	0.14	0.00
Fire Alarm Connectivity	Single Component	100%	Unsat	0%	0.14	0.00
Emergency lighting	Single Component	100%	Good	90%	0.23	0.21
Fire Resistance	Single Component	100%	Good	90%	0.25	0.23
					77.90	49.20
					Score	63.15%
Grounds						
Paved Surfaces						
Parking Lots	Single Component	100%	Poor	30%	25.24	7.57
Driveways	Single Component	100%	Poor	30%	21.32	6.40
Sidewalks	Single Component	100%	Poor	30%	10.18	3.05
Landscape Surfaces						
Lawns/Gardens	Single Component	100%	Fair	60%	9.01	5.41
Utilities						
Water Service	Single Component	100%	Good	90%	6.64	5.98
Waste Water Service	Single Component	100%	Good	90%	7.75	6.98
Storm Sewer	Single Component	100%	Fair	60%	5.58	3.35
Site Lighting	Single Component	100%	Fair	60%	2.94	0.00
Fencing	Single Component	100%	Fair	60%	11.34	6.80
					100.00	45.53

FCI - FACILITY CONDITION INDEX HICKMAN COUNTY SCHOOLS 2019

CENTERVILLE ELEMENTARY SCHOOL

FCI RANGE	CATEGORY	WORK SCOPE	
100-90	SUPERIOR	Scheduled and preventive maintenance.	100-99 SUPERIOR
89-75	GOOD	Minor maintenance and renovation to upgrade systems or building components. May include minor space Reconfigurations.	89-75 GOOD
74-60	FAIR	Moderate renovation/maintenance could include replacement or upgrade to selected building systems and/or components and/or reconfigurations of spaces to support educational programs.	74-60 FAIR
59-45	POOR	Significant renovations to include replacement of building systems and building components and space reconfigurations to support educational programs. After renovations facility life span is significantly improved.	59-45 POOR
44-Below	UNSAT	Strong consideration for replacing building	44-Below UNSAT

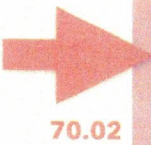
The chart shows the following segments from top to bottom: 100-99 SUPERIOR (blue), 89-75 GOOD (yellow), 74-60 FAIR (pink), 59-45 POOR (green), and 44-Below UNSAT (red). A red arrow points to the green segment (59-45 POOR) with the value 58.71.

Building Assessment System						
Project:	Hickman County					
Site:	Centerville		Built	SqFt	Students	
School Type	Elementary		1962	71,213	341	
System	Component	% of System	Rating	% Score	Possible Score	Score
Structural						
Foundation/Structure	Single Component	100%	Good	90%	14.00	12.60
Exterior Walls	Single Component	100%	Good	90%	10.50	9.45
Roof	Single Component	100%	Fair	60%	3.19	1.91
Exterior Windows	Single Component	100%	Fair	60%	1.95	1.17
Exterior Doors	Single Component	100%	Fair	60%	0.53	0.32
Interior Floors	Single Component	100%	Poor	30%	1.25	0.38
Interior Walls	Single Component	100%	Fair	60%	7.90	4.74
Interior Doors	Single Component	100%	Good	90%	1.27	1.14
Ceiling	Single Component	100%	Fair	60%	1.21	0.73
Fixed Equipment	Single Component	100%	Poor	30%	4.94	1.48
Mechanical						
Electrical Service	Single Component	100%	Poor	30%	2.25	0.68
Electrical Distribution	Single Component	100%	Poor	30%	2.25	0.68
Plumbing Supply	Single Component	100%	Fair	60%	2.15	1.29
Plumbing Fixtures	Single Component	100%	Poor	30%	2.15	0.65
Plumbing Waste	Single Component	100%	Poor	30%	2.15	0.65
Energy Generation	Single Component	100%	Poor	30%	6.98	2.09
Energy Distribution	Single Component	100%	Poor	30%	4.19	1.26
Controls	Single Component	100%	Poor	30%	2.79	0.84
Lighting	Single Component	100%	Good	90%	3.15	2.84
Connectivity	Single Component	100%	Fair	60%	1.30	0.78
Safety/Fire Protection						
Exit Operation	Single Component	100%	Fair	60%	0.13	0.08
Exit Safety	Single Component	100%	Fair	60%	0.13	0.08
Fire Control Operation	Single Component	100%	Poor	30%	0.39	0.12
Fire Control Safety	Single Component	100%	Poor	30%	0.39	0.12
Fire Alarm Operation	Single Component	100%	Poor	30%	0.14	0.04
Fire Alarm Connectivity	Single Component	100%	Poor	30%	0.14	0.04
Emergency lighting	Single Component	100%	Good	90%	0.23	0.21
Fire Resistance	Single Component	100%	Good	90%	0.25	0.23
					77.90	46.56
						59.77%
Grounds						
Paved Surfaces						
Parking Lots	Single Component	100%	Fair	60%	17.91	10.75
Driveways	Single Component	100%	Fair	60%	15.12	9.07
Sidewalks	Single Component	100%	Poor	30%	7.22	2.17
Play Courts	Single Component	100%	Poor	30%	8.48	2.54
Landscape Surfaces						
Lawns/Gardens	Single Component	100%	Fair	60%	6.39	3.83
Playfields	Single Component	100%	Fair	60%	4.25	2.55
Irrigation System	Single Component	100%	Unsat	0%	4.34	0.00
Playgrounds						
Equipment	Single Component	100%	Poor	30%	9.00	2.70
Playground Surfaces	Single Component	100%	Fair	60%	3.02	1.81
Utilities						
Water Service	Single Component	100%	Good	90%	4.71	4.24
Waste Water Service	Single Component	100%	Poor	30%	5.50	1.65
Storm Sewer	Single Component	100%	Poor	30%	3.93	1.18
Site Lighting	Single Component	100%	Good	90%	2.09	1.88
Fencing	Single Component	100%	Fair	60%	8.04	4.82
					100.00	49.20

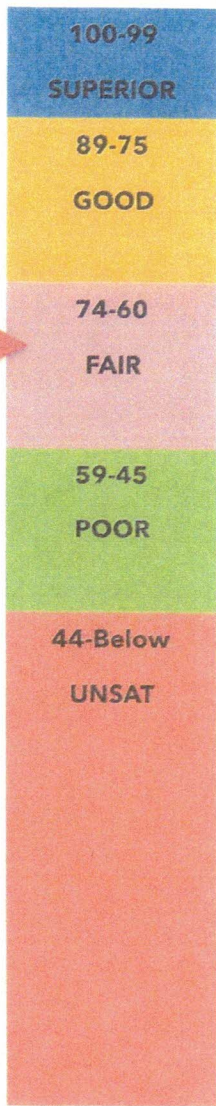
FCI - FACILITY CONDITION INDEX HICKMAN COUNTY SCHOOLS 2019

CENTERVILLE INTERMEDIATE SCHOOL

FCI RANGE	CATEGORY	WORK SCOPE	
100-90	SUPERIOR	Scheduled and preventive maintenance.	100-99 SUPERIOR
89-75	GOOD	Minor maintenance and renovation to upgrade systems or building components. May include minor space Reconfigurations.	89-75 GOOD
74-60	FAIR	Moderate renovation/maintenance could include replacement or upgrade to selected building systems and/or components and/or reconfigurations of spaces to support educational programs.	74-60 FAIR
59-45	POOR	Significant renovations to include replacement of building systems and building components and space reconfigurations to support educational programs. After renovations facility life span is significantly improved.	59-45 POOR
44-Below	UNSAT	Strong consideration for replacing building	44-Below UNSAT



70.02



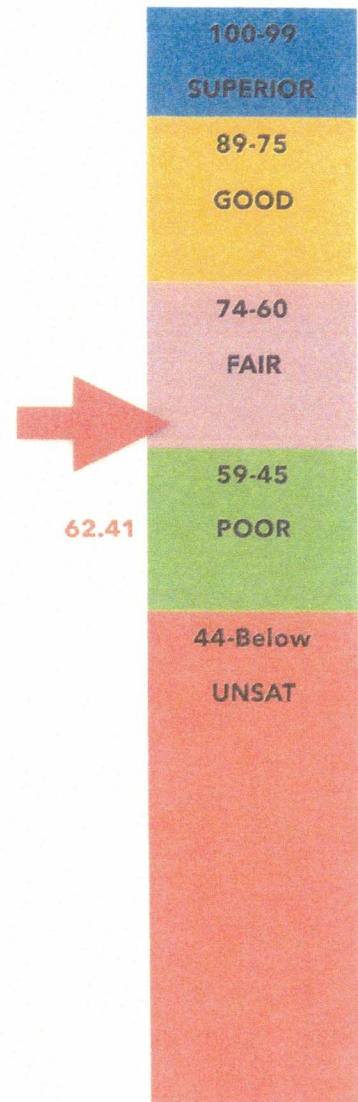
Building Assessment System

Project:	Hickman County					
Site:	Centerville		Built	SqFt	Students	
School Type	Intermediate		2000	53,517	363	
System	Component	% of System	Rating	% Score	Possible Score	Score
Structural						
Foundation/Structure	Single Component	100%	Good	90%	14.00	12.60
Exterior Walls	Single Component	100%	Good	90%	10.50	9.45
Roof	Single Component	100%	Poor	30%	3.19	0.96
Exterior Windows	Single Component	100%	Good	90%	1.95	1.76
Exterior Doors	Single Component	100%	Fair	60%	0.53	0.32
Interior Floors	Single Component	100%	Fair	60%	1.25	0.75
Interior Walls	Single Component	100%	Fair	60%	7.90	4.74
Interior Doors	Single Component	100%	Good	90%	1.27	1.14
Ceiling	Single Component	100%	Good	90%	1.21	1.09
Fixed Equipment	Single Component	100%	Good	90%	4.94	4.45
Mechanical						
Electrical Service	Single Component	100%	Fair	60%	2.25	1.35
Electrical Distribution	Single Component	100%	Fair	60%	2.25	1.35
Plumbing Supply	Single Component	100%	Good	90%	2.15	1.94
Plumbing Fixtures	Single Component	100%	Good	90%	2.15	1.94
Plumbing Waste	Single Component	100%	Good	90%	2.15	1.94
Energy Generation	Single Component	100%	Poor	30%	6.98	2.09
Energy Distribution	Single Component	100%	Poor	30%	4.19	1.26
Controls	Single Component	100%	Fair	60%	2.79	1.67
Lighting	Single Component	100%	Good	90%	3.15	2.84
Connectivity	Single Component	100%	Fair	60%	1.30	0.78
Safety/Fire Protection						
Exit Operation	Single Component	100%	Good	90%	0.13	0.12
Exit Safety	Single Component	100%	Fair	60%	0.13	0.08
Fire Control Operation	Single Component	100%	Poor	30%	0.39	0.12
Fire Control Safety	Single Component	100%	Poor	30%	0.39	0.12
Fire Alarm Operation	Single Component	100%	Good	90%	0.14	0.13
Fire Alarm Connectivity	Single Component	100%	Good	90%	0.14	0.13
Emergency lighting	Single Component	100%	Good	90%	0.23	0.21
Fire Resistance	Single Component	100%	Good	90%	0.25	0.23
					77.90	55.51
					Score	71.25%
Grounds						
Paved Surfaces						
Parking Lots	Single Component	100%	Fair	60%	17.91	10.75
Driveways	Single Component	100%	Fair	60%	15.12	9.07
Sidewalks	Single Component	100%	Fair	60%	7.22	4.33
Play Courts	Single Component	100%	Unsat	0%	8.48	0.00
Landscape Surfaces						
Lawns/Gardens	Single Component	100%	Fair	60%	6.39	3.83
Playfields	Single Component	100%	Fair	60%	4.25	2.55
Irrigation System	Single Component	100%	Unsat	0%	4.34	0.00
Playgrounds						
Equipment	Single Component	100%	Good	90%	9.00	8.10
Playground Surfaces	Single Component	100%	Good	90%	3.02	2.72
Utilities						
Water Service	Single Component	100%	Good	90%	4.71	4.24
Waste Water Service	Single Component	100%	Good	90%	5.50	4.95
Storm Sewer	Single Component	100%	Fair	60%	3.93	2.36
Site Lighting	Single Component	100%	Fair	60%	2.09	1.25
Fencing	Single Component	100%	Fair	60%	8.04	4.82
					100.00	58.98

FCI - FACILITY CONDITION INDEX HICKMAN COUNTY SCHOOLS 2019

HICKMAN COUNTY MIDDLE SCHOOL

FCI RANGE	CATEGORY	WORK SCOPE
100-90	SUPERIOR	Scheduled and preventive maintenance.
89-75	GOOD	Minor maintenance and renovation to upgrade systems or building components. May include minor space Reconfigurations.
74-60	FAIR	Moderate renovation/maintenance could include replacement or upgrade to selected building systems and/or components and/or reconfigurations of spaces to support educational programs.
59-45	POOR	Significant renovations to include replacement of building systems and building components and space reconfigurations to support educational programs. After renovations facility life span is significantly improved.
44-Below	UNSAT	Strong consideration for replacing building

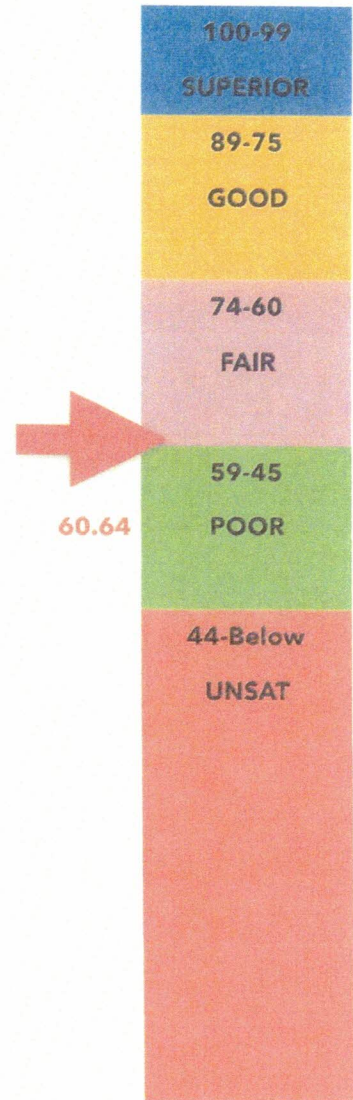


Building Assessment System						
Project:	Hickman County					
Site:	Hickman County		Built	SqFt	Students	
School Type	Middle School		1985	68,000	367	
System	Component	% of System	Rating	% Score	Possible Score	Score
Structural						
Foundation/Structure	Single Component	100%	Good	90%	14.00	12.60
Exterior Walls	Single Component	100%	Good	90%	10.20	9.18
Roof	Single Component	100%	Fair	60%	3.20	1.92
Exterior Windows	Single Component	100%	Poor	30%	1.95	0.59
Exterior Doors	Single Component	100%	Fair	60%	0.53	0.32
Interior Floors	Single Component	100%	Fair	60%	1.25	0.75
Interior Walls	Single Component	100%	Good	90%	7.80	7.02
Interior Doors	Single Component	100%	Fair	60%	1.27	0.76
Ceiling	Single Component	100%	Poor	30%	1.21	0.36
Fixed Equipment	Single Component	100%	Poor	30%	4.90	1.47
Mechanical						
Electrical Service	Single Component	100%	Fair	60%	2.30	1.38
Electrical Distribution	Single Component	100%	Fair	60%	2.30	1.38
Plumbing Supply	Single Component	100%	Fair	60%	2.10	1.26
Plumbing Fixtures	Single Component	100%	Fair	60%	2.10	1.26
Plumbing Waste	Single Component	100%	Poor	30%	2.10	0.63
Energy Generation	Single Component	100%	Poor	30%	7.00	2.10
Energy Distribution	Single Component	100%	Poor	30%	4.20	1.26
Controls	Single Component	100%	Poor	30%	2.80	0.84
Lighting	Single Component	100%	Good	90%	3.15	2.84
Conveyances	Single Component	100%	Unsat	0%	0.50	0.00
Connectivity	Single Component	100%	Fair	60%	1.30	0.78
Safety/Fire Protection						
Exit Operation	Single Component	100%	Good	90%	0.13	0.12
Exit Safety	Single Component	100%	Good	90%	0.13	0.12
Fire Control Operation	Single Component	100%	Poor	30%	0.36	0.11
Fire Control Safety	Single Component	100%	Poor	30%	0.36	0.11
Fire Alarm Operation	Single Component	100%	Good	90%	0.14	0.13
Fire Alarm Connectivity	Single Component	100%	Good	90%	0.14	0.13
Emergency lighting	Single Component	100%	Good	90%	0.23	0.21
Fire Resistance	Single Component	100%	Good	90%	0.25	0.23
					77.90	49.46
					Score	63.00%
Grounds						
Paved Surfaces						
Parking Lots	Single Component	100%	Fair	60%	21.28	12.77
Driveways	Single Component	100%	Fair	60%	22.79	13.67
Sidewalks	Single Component	100%	Fair	60%	10.48	6.29
Play Courts	Single Component	100%	Fair	60%	2.90	1.74
Landscape Surfaces						
Lawns/Gardens	Single Component	100%	Fair	60%	10.04	6.02
Playfields	Single Component	100%	Fair	60%	6.82	4.09
Irrigation System	Single Component	100%	Unsat	0%	4.34	0.00
Playgrounds						
Equipment	Single Component	100%	Unsat	0%	2.00	0.00
Utilities						
Water Service	Single Component	100%	Good	90%	4.84	4.36
Waste Water Service	Single Component	100%	Poor	30%	4.84	1.45
Storm Sewer	Single Component	100%	Fair	60%	4.03	2.42
Site Lighting	Single Component	100%	Good	90%	3.00	2.70
Fencing	Single Component	100%	Fair	60%	2.64	1.58
					100	57.10

FCI - FACILITY CONDITION INDEX HICKMAN COUNTY SCHOOLS 2019

HICKMAN COUNTY HIGH SCHOOL

FCI RANGE	CATEGORY	WORK SCOPE
100-90	SUPERIOR	Scheduled and preventive maintenance.
89-75	GOOD	Minor maintenance and renovation to upgrade systems or building components. May include minor space Reconfigurations.
74-60	FAIR	Moderate renovation/maintenance could include replacement or upgrade to selected building systems and/or components and/or reconfigurations of spaces to support educational programs.
59-45	POOR	Significant renovations to include replacement of building systems and building components and space reconfigurations to support educational programs. After renovations facility life span is significantly improved.
44-Below	UNSAT	Strong consideration for replacing building

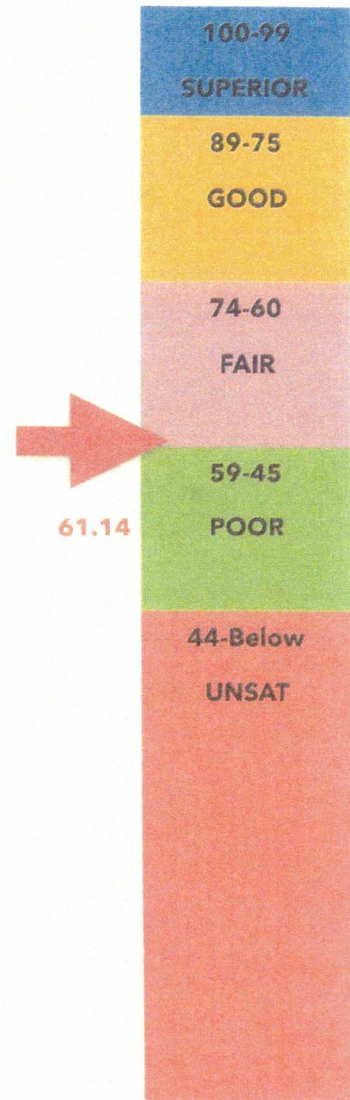


Building Assessment System						
Project:	Hickman County					
Site:	Hickman County		Built	SqFt	Students	
School Type	High School		1976	204,000	494	
System	Component	% of System	Rating	% Score	Possible Score	Score
Structural						
Foundation/Structure	Single Component	100%	Fair	60%	14.54	8.72
Exterior Walls	Single Component	100%	Fair	60%	10.50	6.30
Roof	Single Component	100%	Fair	60%	3.19	1.91
Exterior Windows	Single Component	100%	Good	90%	2.00	1.80
Exterior Doors	Single Component	100%	Good	90%	0.53	0.48
Interior Floors	Single Component	100%	Fair	60%	0.13	0.08
Interior Walls	Single Component	100%	Fair	60%	7.90	4.74
Interior Doors	Single Component	100%	Poor	30%	1.25	0.38
Ceiling	Single Component	100%	Fair	60%	1.21	0.73
Fixed Equipment	Single Component	100%	Fair	60%	4.94	2.96
Mechanical						
Electrical Service	Single Component	100%	Fair	60%	2.17	1.30
Electrical Distribution	Single Component	100%	Fair	60%	2.17	1.30
Plumbing Supply	Single Component	100%	Fair	60%	2.10	1.26
Plumbing Fixtures	Single Component	100%	Fair	60%	2.10	1.26
Plumbing Waste	Single Component	100%	Fair	60%	2.10	1.26
Energy Generation	Single Component	100%	Fair	60%	6.98	4.19
Energy Distribution	Single Component	100%	Fair	60%	4.91	2.95
Controls	Single Component	100%	Fair	60%	2.58	1.55
Lighting	Single Component	100%	Good	90%	3.10	2.79
Conveyances	Single Component	100%	Unsat	0%	0.41	0.00
Connectivity	Single Component	100%	Fair	60%	1.29	0.77
Safety/Fire Protection						
Exit Operation	Single Component	100%	Good	90%	0.13	0.12
Exit Safety	Single Component	100%	Good	90%	0.13	0.12
Fire Control Operation	Single Component	100%	Fair	60%	0.39	0.23
Fire Control Safety	Single Component	100%	Poor	30%	0.39	0.12
Fire Alarm Operation	Single Component	100%	Poor	30%	0.14	0.04
Fire Alarm Connectivity	Single Component	100%	Good	90%	0.14	0.13
Emergency lighting	Single Component	100%	Good	90%	0.23	0.21
Fire Resistance	Single Component	100%	Good	90%	0.25	0.23
					77.90	47.91
					Score	61.51%
Grounds						
Paved Surfaces						
Parking Lots	Single Component	100%	Fair	60%	19.12	11.47
Driveways	Single Component	100%	Fair	60%	13.91	8.35
Sidewalks	Single Component	100%	Fair	60%	5.80	3.48
Athletic Courts	Single Component	100%	Fair	60%	7.50	4.50
Track	Single Component	100%	Poor	30%	18.66	5.60
Landscape Surfaces						
Lawns/Gardens	Single Component	100%	Fair	60%	4.81	2.89
Athletic/Playfields	Single Component	100%	Fair	60%	18.42	11.05
Irrigation System	Single Component	100%	Unsat	0%	2.24	0.00
Utilities						
Water Service	Single Component	100%	Poor	30%	0.84	0.25
Waste Water Service	Single Component	100%	Fair	60%	0.98	0.59
Storm Sewer	Single Component	100%	Good	90%	0.70	0.63
Site Lighting	Single Component	100%	Poor	30%	0.75	0.23
Fencing	Single Component	100%	Fair	60%	6.27	3.76
					100.00	52.79

FCI - FACILITY CONDITION INDEX HICKMAN COUNTY SCHOOLS 2019

EAST HICKMAN ELEMENTARY SCHOOL

FCI RANGE	CATEGORY	WORK SCOPE
100-90	SUPERIOR	Scheduled and preventive maintenance.
89-75	GOOD	Minor maintenance and renovation to upgrade systems or building components. May include minor space Reconfigurations.
74-60	FAIR	Moderate renovation/maintenance could include replacement or upgrade to selected building systems and/or components and/or reconfigurations of spaces to support educational programs.
59-45	POOR	Significant renovations to include replacement of building systems and building components and space reconfigurations to support educational programs. After renovations facility life span is significantly improved.
44-Below	UNSAT	Strong consideration for replacing building



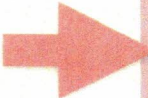
Building Assessment System

Building Assessment System		Hickman County				
Site:	East Hickman ES		Built	SqFt	Students	
School Type	Elementary		1962	79,823	410	
System	Component	% of System	Rating	% Score	Possible Score	Score
Structural						
Foundation/Structure	Single Component	100%	Good	90%	14.00	12.60
Exterior Walls	Single Component	100%	Good	90%	10.50	9.45
Roof	Single Component	100%	Fair	60%	3.19	1.91
Exterior Windows	Single Component	100%	Poor	30%	1.95	0.59
Exterior Doors	Single Component	100%	Poor	30%	0.53	0.16
Interior Floors	Single Component	100%	Poor	30%	1.25	0.38
Interior Walls	Single Component	100%	Fair	60%	7.90	4.74
Interior Doors	Single Component	100%	Good	90%	1.27	1.14
Ceiling	Single Component	100%	Fair	60%	1.21	0.73
Fixed Equipment	Single Component	100%	Poor	30%	4.94	1.48
Mechanical						
Electrical Service	Single Component	100%	Poor	30%	2.25	0.68
Electrical Distribution	Single Component	100%	Poor	30%	2.25	0.68
Plumbing Supply	Single Component	100%	Poor	30%	2.15	0.65
Plumbing Fixtures	Single Component	100%	Fair	60%	2.15	1.29
Plumbing Waste	Single Component	100%	Poor	30%	2.15	0.65
Energy Generation	Single Component	100%	Fair	60%	6.98	4.19
Energy Distribution	Single Component	100%	Fair	60%	4.19	2.51
Controls	Single Component	100%	Poor	30%	2.79	0.84
Lighting	Single Component	100%	Good	90%	3.15	2.84
Connectivity	Single Component	100%	Fair	60%	1.30	0.78
Safety/Fire Protection						
Exit Operation	Single Component	100%	Fair	60%	0.13	0.08
Exit Safety	Single Component	100%	Fair	60%	0.13	0.08
Fire Control Operation	Single Component	100%	Poor	30%	0.39	0.12
Fire Control Safety	Single Component	100%	Poor	30%	0.39	0.12
Fire Alarm Operation	Single Component	100%	Good	90%	0.14	0.13
Fire Alarm Connectivity	Single Component	100%	Poor	30%	0.14	0.04
Emergency lighting	Single Component	100%	Fair	60%	0.23	0.14
Fire Resistance	Single Component	100%	Good	90%	0.25	0.23
					77.90	49.18
					Score	63.13%
Grounds						
Paved Surfaces						
Parking Lots	Single Component	100%	Fair	60%	17.91	10.75
Driveways	Single Component	100%	Poor	30%	15.12	4.54
Sidewalks	Single Component	100%	Poor	30%	7.22	2.17
Play Courts	Single Component	100%	Poor	30%	8.48	2.54
Landscape Surfaces						
Lawns/Gardens	Single Component	100%	Fair	60%	6.39	3.83
Playfields	Single Component	100%	Fair	60%	4.25	2.55
Irrigation System	Single Component	100%	Poor	30%	4.34	1.30
Playgrounds						
Equipment	Single Component	100%	Poor	30%	9.00	2.70
Playground Surfaces	Single Component	100%	Poor	30%	3.02	0.91
Utilities						
Water Service	Single Component	100%	Good	90%	4.71	4.24
Waste Water Service	Single Component	100%	Poor	30%	5.50	1.65
Storm Sewer	Single Component	100%	Poor	30%	3.93	1.18
Site Lighting	Single Component	100%	Fair	60%	2.09	0.00
Fencing	Single Component	100%	Fair	60%	8.04	4.82
					100.00	43.18

FCI - FACILITY CONDITION INDEX HICKMAN COUNTY SCHOOLS 2019

EAST HICKMAN INTERMEDIATE SCHOOL

FCI RANGE	CATEGORY	WORK SCOPE	
100-90	SUPERIOR	Scheduled and preventive maintenance.	100-99 SUPERIOR
89-75	GOOD	Minor maintenance and renovation to upgrade systems or building components. May include minor space Reconfigurations.	89-75 GOOD
74-60	FAIR	Moderate renovation/maintenance could include replacement or upgrade to selected building systems and/or components and/or reconfigurations of spaces to support educational programs.	74-60 FAIR
59-45	POOR	Significant renovations to include replacement of building systems and building components and space reconfigurations to support educational programs. After renovations facility life span is significantly improved.	68.84 59-45 POOR
44-Below	UNSAT	Strong consideration for replacing building	44-Below UNSAT



Building Assessment System

Project:	Hickman County					
Site:	East Hickman		Built	SqFt	Students	
School Type	Intermediate		2000	53,517	382	
System	Component	% of System	Rating	% Score	Possible Score	Score
Structural						
Foundation/Structure	Single Component	100%	Good	90%	14.00	12.60
Exterior Walls	Single Component	100%	Good	90%	10.50	9.45
Roof	Single Component	100%	Poor	30%	3.19	0.96
Exterior Windows	Single Component	100%	Fair	60%	1.95	1.17
Exterior Doors	Single Component	100%	Fair	60%	0.53	0.32
Interior Floors	Single Component	100%	Fair	60%	1.25	0.75
Interior Walls	Single Component	100%	Fair	60%	7.90	4.74
Interior Doors	Single Component	100%	Fair	60%	1.27	0.76
Ceiling	Single Component	100%	Fair	60%	1.21	0.73
Fixed Equipment	Single Component	100%	Good	90%	4.94	4.45
Mechanical						
Electrical Service	Single Component	100%	Fair	60%	2.25	1.35
Electrical Distribution	Single Component	100%	Fair	60%	2.25	1.35
Plumbing Supply	Single Component	100%	Good	90%	2.15	1.94
Plumbing Fixtures	Single Component	100%	Good	90%	2.15	1.94
Plumbing Waste	Single Component	100%	Fair	60%	2.15	1.29
Energy Generation	Single Component	100%	Poor	30%	6.98	2.09
Energy Distribution	Single Component	100%	Poor	30%	4.19	1.26
Controls	Single Component	100%	Fair	60%	2.79	1.67
Lighting	Single Component	100%	Good	90%	3.15	2.84
Connectivity	Single Component	100%	Good	90%	1.30	1.17
Safety/Fire Protection						
Exit Operation	Single Component	100%	Good	90%	0.13	0.12
Exit Safety	Single Component	100%	Good	90%	0.13	0.12
Fire Control Operation	Single Component	100%	Poor	30%	0.39	0.12
Fire Control Safety	Single Component	100%	Poor	30%	0.39	0.12
Fire Alarm Operation	Single Component	100%	Good	90%	0.14	0.13
Fire Alarm Connectivity	Single Component	100%	Good	90%	0.14	0.13
Emergency lighting	Single Component	100%	Good	90%	0.23	0.21
Fire Resistance	Single Component	100%	Good	90%	0.25	0.23
					77.90	53.96
					Score	69.27%
Grounds						
Paved Surfaces						
Parking Lots	Single Component	100%	Fair	60%	17.91	10.75
Driveways	Single Component	100%	Fair	60%	15.12	9.07
Sidewalks	Single Component	100%	Fair	60%	7.22	4.33
Play Courts	Single Component	100%	Fair	60%	8.48	5.09
Landscape Surfaces						
Lawns/Gardens	Single Component	100%	Fair	60%	6.39	3.83
Playfields	Single Component	100%	Fair	60%	4.25	2.55
Irrigation System	Single Component	100%	Unsat	0%	4.34	0.00
Playgrounds						
Equipment	Single Component	100%	Good	90%	9.00	8.10
Playground Surfaces	Single Component	100%	Fair	60%	3.02	1.81
Utilities						
Water Service	Single Component	100%	Good	90%	4.71	4.24
Waste Water Service	Single Component	100%	Good	90%	5.50	4.95
Storm Sewer	Single Component	100%	Good	90%	3.93	3.54
Site Lighting	Single Component	100%	Good	90%	2.09	1.88
Fencing	Single Component	100%	Fair	60%	8.04	4.82
					100.00	64.97

FCI - FACILITY CONDITION INDEX HICKMAN COUNTY SCHOOLS 2019

EAST HICKMAN MIDDLE SCHOOL

FCI RANGE	CATEGORY	WORK SCOPE	
100-90	SUPERIOR	Scheduled and preventive maintenance.	100-99 SUPERIOR
89-75	GOOD	Minor maintenance and renovation to upgrade systems or building components. May include minor space Reconfigurations.	89-75 GOOD
74-60	FAIR	Moderate renovation/maintenance could include replacement or upgrade to selected building systems and/or components and/or reconfigurations of spaces to support educational programs.	74-60 FAIR
59-45	POOR	Significant renovations to include replacement of building systems and building components and space reconfigurations to support educational programs. After renovations facility life span is significantly improved.	59-45 POOR
44-Below	UNSAT	Strong consideration for replacing building	44-Below UNSAT



55.99

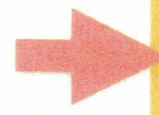
Building Assessment System

Project:	Hickman County					
Site:	East Hickman		Built	SqFt	Students	
School Type	Middle School		1992	66,000	411	
System	Component	% of System	Rating	% Score	Possible Score	Score
Structural						
Foundation/Structure	Single Component	100%	Fair	60%	14.00	8.40
Exterior Walls	Single Component	100%	Fair	60%	10.20	6.12
Roof	Single Component	100%	Good	90%	3.20	2.88
Exterior Windows	Single Component	100%	Fair	60%	1.95	1.17
Exterior Doors	Single Component	100%	Fair	60%	0.53	0.32
Interior Floors	Single Component	100%	Poor	30%	1.25	0.38
Interior Walls	Single Component	100%	Fair	60%	7.80	4.68
Interior Doors	Single Component	100%	Fair	60%	1.27	0.76
Ceiling	Single Component	100%	Poor	30%	1.21	0.36
Fixed Equipment	Single Component	100%	Fair	60%	4.90	2.94
Mechanical						
Electrical Service	Single Component	100%	Fair	60%	2.30	1.38
Electrical Distribution	Single Component	100%	Poor	30%	2.30	0.69
Plumbing Supply	Single Component	100%	Fair	60%	2.10	1.26
Plumbing Fixtures	Single Component	100%	Fair	60%	2.10	1.26
Plumbing Waste	Single Component	100%	Fair	60%	2.10	1.26
Energy Generation	Single Component	100%	Poor	30%	7.00	2.10
Energy Distribution	Single Component	100%	Poor	30%	4.20	1.26
Controls	Single Component	100%	Poor	30%	2.80	0.84
Lighting	Single Component	100%	Good	90%	3.15	2.84
Conveyances	Single Component	100%	Unsat	0%	0.05	0.00
Connectivity	Single Component	100%	Fair	60%	1.30	0.78
Safety/Fire Protection						
Exit Operation	Single Component	100%	Good	90%	0.13	0.12
Exit Safety	Single Component	100%	Good	90%	0.13	0.12
Fire Control Operation	Single Component	100%	Good	90%	0.36	0.32
Fire Control Safety	Single Component	100%	Good	90%	0.36	0.32
Fire Alarm Operation	Single Component	100%	Good	90%	0.14	0.13
Fire Alarm Connectivity	Single Component	100%	Good	90%	0.14	0.13
Emergency lighting	Single Component	100%	Good	90%	0.23	0.21
Fire Resistance	Single Component	100%	Good	90%	0.25	0.23
					77.45	43.24
					Score	55.83%
Grounds						
Paved Surfaces						
Parking Lots	Single Component	100%	Fair	60%	21.28	12.77
Driveways	Single Component	100%	Fair	60%	22.79	13.67
Sidewalks	Single Component	100%	Fair	60%	10.48	6.29
Play Courts	Single Component	100%	Fair	60%	2.90	1.74
Landscape Surfaces						
Lawns/Gardens	Single Component	100%	Fair	60%	10.04	6.02
Playfields	Single Component	100%	Fair	60%	6.82	4.09
Irrigation System	Single Component	100%	Unsat	0%	4.34	0.00
Playgrounds						
Equipment	Single Component	100%	Fair	60%	2.00	1.20
Utilities						
Water Service	Single Component	100%	Fair	60%	4.84	2.90
Waste Water Service	Single Component	100%	Fair	60%	4.84	2.90
Storm Sewer	Single Component	100%	Fair	60%	4.03	2.42
Site Lighting	Single Component	100%	Fair	60%	3.00	1.80
Fencing	Single Component	100%	Fair	60%	2.64	1.58
					100.00	57.40

FCI - FACILITY CONDITION INDEX HICKMAN COUNTY SCHOOLS 2019

EAST HICKMAN HIGH SCHOOL

FCI RANGE	CATEGORY	WORK SCOPE	
100-90	SUPERIOR	Scheduled and preventive maintenance.	100-99 SUPERIOR
89-75	GOOD	Minor maintenance and renovation to upgrade systems or building components. May include minor space Reconfigurations.	89-75 GOOD
74-60	FAIR	Moderate renovation/maintenance could include replacement or upgrade to selected building systems and/or components and/or reconfigurations of spaces to support educational programs.	74-60 FAIR
59-45	POOR	Significant renovations to include replacement of building systems and building components and space reconfigurations to support educational programs. After renovations facility life span is significantly improved.	59-45 POOR
44-Below	UNSAT	Strong consideration for replacing building	44-Below UNSAT



81.28

Building Assessment System

Project:	Hickman County						
Site:	East Hickman			Built	SqFt	Students	
School Type	High School			2007	250,000	505	
System	Component	% of System	Rating	% Score	Possible Score	Score	
Structural							
Foundation/Structure	Single Component	100%	Good	90%	14.54	13.09	
Exterior Walls	Single Component	100%	Good	90%	10.50	9.45	
Roof	Single Component	100%	Fair	60%	3.19	1.91	
Exterior Windows	Single Component	100%	Good	90%	2.00	1.80	
Exterior Doors	Single Component	100%	Fair	60%	0.53	0.32	
Interior Floors	Single Component	100%	Good	90%	0.13	0.11	
Interior Walls	Single Component	100%	Good	90%	7.90	7.11	
Interior Doors	Single Component	100%	Good	90%	1.25	1.13	
Ceiling	Single Component	100%	Fair	60%	1.21	0.73	
Fixed Equipment	Single Component	100%	Good	90%	4.94	4.45	
Mechanical							
Electrical Service	Single Component	100%	Good	90%	2.17	1.95	
Electrical Distribution	Single Component	100%	Fair	60%	2.17	1.30	
Plumbing Supply	Single Component	100%	Good	90%	2.10	1.89	
Plumbing Fixtures	Single Component	100%	Good	90%	2.10	1.89	
Plumbing Waste	Single Component	100%	Good	90%	2.10	1.89	
Energy Generation	Single Component	100%	Fair	60%	6.98	4.19	
Energy Distribution	Single Component	100%	Fair	60%	4.91	2.95	
Controls	Single Component	100%	Poor	30%	2.58	0.77	
Lighting	Single Component	100%	Good	90%	3.10	2.79	
Conveyances	Single Component	100%	Good	90%	0.41	0.37	
Connectivity	Single Component	100%	Good	90%	1.29	1.16	
Safety/Fire Protection							
Exit Operation	Single Component	100%	Good	90%	0.13	0.12	
Exit Safety	Single Component	100%	Good	90%	0.13	0.12	
Fire Control Operation	Single Component	100%	Good	90%	0.39	0.35	
Fire Control Safety	Single Component	100%	Good	90%	0.39	0.35	
Fire Alarm Operation	Single Component	100%	Good	90%	0.14	0.13	
Fire Alarm Connectivity	Single Component	100%	Good	90%	0.14	0.13	
Emergency lighting	Single Component	100%	Good	90%	0.23	0.21	
Fire Resistance	Single Component	100%	Good	90%	0.25	0.23	
					77.90	62.86	
					Score	80.70%	
Grounds							
Paved Surfaces							
Parking Lots	Single Component	100%	Good	90%	19.12	17.21	
Driveways	Single Component	100%	Good	90%	13.91	12.52	
Sidewalks	Single Component	100%	Good	90%	5.80	5.22	
Athletic Courts	Single Component	100%	Good	90%	7.50	6.75	
Track	Single Component	100%	Good	90%	18.66	16.79	
Landscape Surfaces							
Lawns/Gardens	Single Component	100%	Fair	60%	4.81	2.89	
Athletic/Playfields	Single Component	100%	Good	90%	18.42	16.58	
Irrigation System	Single Component	100%	Unsat	0%	2.24	0.00	
Utilities							
Water Service	Single Component	100%	Good	90%	0.84	0.76	
Waste Water Service	Single Component	100%	Good	90%	0.98	0.88	
Storm Sewer	Single Component	100%	Good	90%	0.70	0.63	
Site Lighting	Single Component	100%	Good	90%	0.75	0.68	
Fencing	Single Component	100%	Good	90%	6.27	5.64	
					100.00	86.54	



CAPACITY

What is Capacity?

Capacity can be described as the maximum number of students that can be accommodated in the number of teaching and support spaces, considering the district accepted curriculum for the grade structure housed in a building. There are any number of ways to calculate a school building capacity. One is simply to count the full-size classrooms and multiply by a defined number of students. Another is to determine the building gross square footage and divide by a predetermined square feet per student. Neither of these methods is particularly accurate or recommended. The curriculum adopted for each school should be considered when determining capacity.

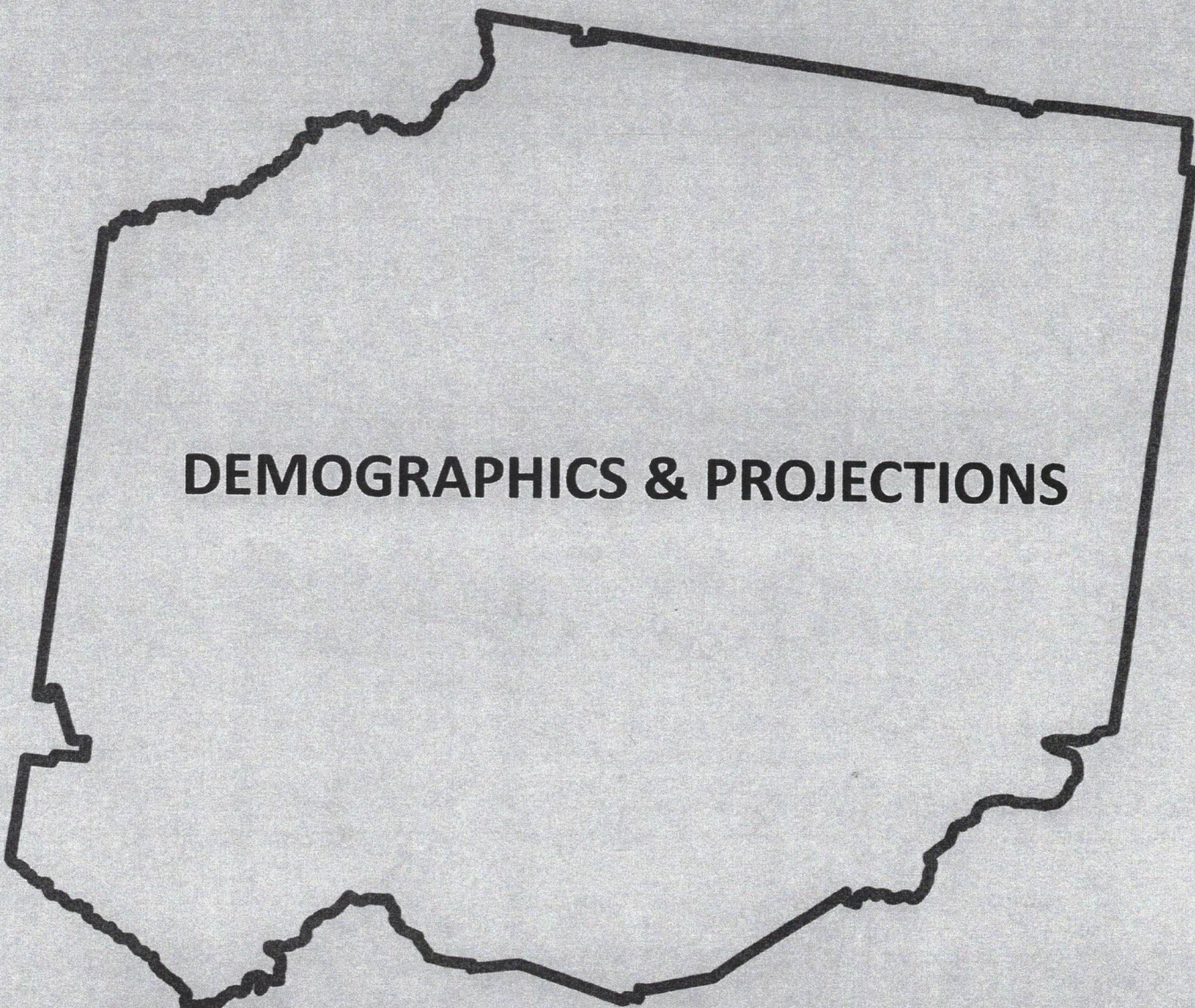
Nashville public schools, MNPS, like many school districts, has developed Educational Specifications (Ed Specs) that define the number and size of every classroom, and ancillary space for model elementary schools of 400, 500, 600, 700, 800 students; middle schools of 500, 600, 700, 900, and 1000 students; and high schools of 1200, 1600, 2000, and 2400 students. These district-approved Ed Specs are given to designers to follow in the design of new school facilities. In addition to number and size of spaces in the model school building, the Ed Specs also identify the spaces that count for capacity and the number of students counted for each space. To determine the capacity of existing facilities, the number of full-size classrooms are compared to one of the model school specifications.

In the absence of model building Ed Specs and capacities, a committee of Hickman County Public Schools administrators, who were knowledgeable of the use of all spaces of each of its schools, met with a consultant from The Belmont Center for the Improvement of Educational Systems and went room by room identifying each space used for learning purposes and the number of students being taught in that space. As opposed to the capacity determined by model Ed Specs, this method produces what can be called a "programmed capacity". It describes the capacity as presently utilized. Programmed capacity is more likely to vary slightly per year than model capacity.

The programmed capacity and utilization of each school building for the 2018-2019 school year is shown on the following spread sheet.

HICKMAN COUNTY SCHOOL CAPACITY & UTILIZATION

School Name	Square Footage	Programmed Capacity*	Square Footage/ Student**	2018-2019 Enrollment	Percent Utilization
<u>ELEMENTARY SCHOOLS</u>					
E. Hickman Elem	79,823	558	143	410	73%
Centerville Elem	71,213	490	145	341	70%
TOTAL	151,036	1048	144	751	72%
<u>INTERMEDIATE SCHOOLS</u>					
E. Hickman Intermediate	53,517	428	125	382	89%
Centerville Intermediate	53,517	428	125	363	85%
TOTAL	107,034	856	125	745	87%
<u>MIDDLE SCHOOLS</u>					
E. Hickman Middle	66,000	437	151	411	94%
Hickman Co. Middle	68,000	495	137	367	74%
TOTAL	134,000	932	144	778	83%
<u>HIGH SCHOOLS</u>					
E. Hickman High	250,000	973	257	505	52%
Hickman County High	204,000	1,080	189	494	46%
TOTAL	454,000	2,053	221	999	49%
<p>*Capacity calculated as each full size classroom currently utilized @ state ratios</p> <p>**Square Footage divided by Programmed Model Capacity</p>					
<p>NOTE: Building square footages and enrollments provided by Hickman County Public Schools.</p>					
					4/30/2019



DEMOGRAPHICS & PROJECTIONS

Demographics and 10 Year Enrollment Projections

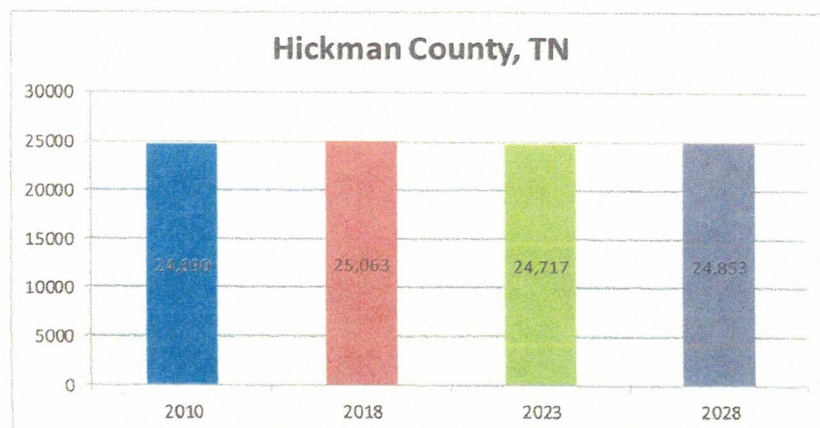
This section presents the demographic analysis and 10 year enrollment projections for Hickman County Public Schools (PCPS). An analysis of both the quantitative and qualitative data formed the basis for these enrollment projections. Quantitative data from the district, county, US Census, Boyd Center for Business and Economic Research and ESRI Demographic Data were analyzed and provide the foundation for understating the growth trends that are taking place within the district. The qualitative data was gathered from conversations with district employees and other city and county officials and provides the “why” behind the numbers.

Historical Data and Population Trends

It is important to understand the context in which enrollment trends occur in HCPS. In 2010 Hickman County had a population of 24,690 people and the US Census estimated population in 2018 was 25,063, an increase of 1.5%. This higher than the projections provided by the Boyd Center for Business and Economic Research, University of Tennessee, that projected a 2018 population for Hickman County at 24,439 and a 2028 projection of 24,853. In either case these institutions are not forecasting much growth.

A review of the population of school aged children between 5 and 19 years old declined by 375 people from 2010 to 2018 and is projected to decline by another 245 people by 2018 (Exhibit 2). The segment of the population in their prime child bearing years (25 – 44) is also going to be flat and will have an impact on long term student enrollment. The section of population showing the most growth is 65 years and older. A declining live birth rate and an aging population are trends that are common throughout Tennessee.

Exhibit 1 – Hickman County Population



Source: U.S. Census Bureau, Census 2010 Summary File 1.

Source: Boyd Center for Business and Economic Research, University of Tennessee, Knoxville - September 2017

Exhibit 2 – Hickman County Population

Population by Age	2010	2018	2023	2028
Age 0 - 4	1,389 0.06%	1,340 0.05%	1,205 0.05%	1,158 0.05%
Age 5 - 9	1,491 0.06%	1,441 0.06%	1,371 0.06%	1,294 0.05%
Age 10 - 14	1,623 0.07%	1,471 0.06%	1,477 0.06%	1,425 0.06%
Age 15 - 19	1,667 0.07%	1,494 0.06%	1,467 0.06%	1,442 0.06%
Age 20 - 24	1,481 0.06%	1,485 0.06%	1,524 0.06%	1,522 0.06%
Age 25 - 34	2,960 0.12%	3,099 0.13%	3,185 0.13%	3,232 0.13%
Age 35 - 44	3,551 0.14%	3,046 0.12%	3,118 0.13%	3,215 0.13%
Age 45 - 54	3,893 0.16%	3,398 0.14%	3,208 0.13%	3,150 0.13%
Age 55 - 64	3,195 0.13%	3,420 0.14%	3,361 0.14%	3,219 0.13%
Age 65 - 74	2,063 0.08%	2,529 0.10%	2,752 0.11%	2,842 0.11%
Age 75 - 84	1,026 0.04%	1,321 0.05%	1,553 0.06%	1,751 0.07%
Age 85+	351 0.01%	395 0.02%	496 0.02%	606 0.02%
Total Population	24,690	24,439	24,717	24,856

Source: U.S. Census Bureau, Census 2010 Summary File 1.

Source: Boyd Center for Business and Economic Research, University of Tennessee, Knoxville - September 2017

A further quantitative analysis of historical enrollment data provided by HCPS shows that between 2013 and 2018 the district's enrollment declined by approximately 236 students for an annual growth rate of -1.38%. During this time all tier levels have seen declining enrollment (Exhibit 3 & 4).

Exhibit 3 - Growth by Tier Level

	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	Growth
K-2	791	788	747	731	732	730	-7.71%
3-5	763	755	729	757	752	733	-3.93%
6-8	792	771	761	763	762	767	-3.16%
9-12	1123	1102	1061	1008	1001	991	-11.75%

Source: Hickman County Public Schools

Exhibit 4 – Enrollment 2013-2018

Grade	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19
KG	263	251	228	249	247	240
1	275	261	258	235	259	248
2	253	276	261	247	226	242
3	234	247	250	258	247	225
4	266	240	246	247	258	247
5	263	268	233	252	247	261
6	236	261	260	239	251	270
7	277	239	262	261	240	252
8	279	271	239	263	271	245
9	289	283	275	239	262	269
10	293	276	265	270	235	256
11	284	277	260	242	267	221
12	257	266	261	257	237	245
N	40	52	48	41	47	52
Total	3509	3468	3346	3300	3294	3273

Projection Model and 10 Year Projections

This section describes the methodology used in 10 year enrollment projections and goes over their findings. Historical Enrollment trends form the basis for the 10 year projections and impact the trend line used. The projection model used has four parts: Live birth and Cohort Survival, Annual Increase, linear Regression and students generated from new residential construction.

Live Births in Hickman County and their “Capture Rate” in Hickman County Public Schools play a key role in Kindergarten enrollment. The model compares the number live births 5 years prior to a child being enrolled in Kindergarten. For example, in 2013 there were 284 live births and this year’s Kindergarten enrollment was 240 students a 85% capture rate. On average HCPS has a 92% capture rate, but the capture rates has been declining since 2014 with a 98% capture to 2018 with only a 85% capture rate. Live births in Hickman County have gradually been increasing since 2009 with 256 live births to 281 live births in 2019. If live births continue to increase, larger Kindergarten classes can be expected in the future.

Cohort Survival calculates the growth or decline of enrollment by grade at each school within HCPS over a 5 year period beginning in 2013 thru 2018. The “Survival Rate” is the number of students from the previous year that went on to the school in the next grade and these ratios

are then applied to incoming classes to calculate trends in that class as it moves on through the school system. For example, if history has shown that between fifth and six grades, the classes have grown by an average of 2.6% then the size of the incoming classes would be calculated by multiplying them by 102.6%. If the growth rate were negative it would be multiplied by 100% minus the declining growth rate.

Average Annual Increase calculates future enrollment based on the historical growth or decline from year to year enrollment at each school by grade. For example if 6th grade enrollment increased by 5% from 2013 to 2014 and it increased by 7% from 2014 to 2015, then the average percentage change would be a 6% increase in enrollment and would be factored into the projections for future years.

Linear Regression is a standard statistical model used to calculate an unknown future value of a variable by performing calculations on known historical values. These values can then be plotted to form a "regression line."

The model developed for HCPS projections used the live birth calculations to determine Kindergarten enrollment and feeder school enrollment to determine transition grades, 3th and 6th and 9th grade. The other grade levels were calculated by a weighted model consisting of Cohort Survival (50%), Average Annual Increase (25%) and Linear Regression (25%). The weights were reviewed at each school and were adjusted as needed if one of the weights appeared to be skewing the model.

Student Generation Rates is another common tool used in school districts to project future enrollment. The student generation rate is simply dividing the number of housing units in a district by the number of students and then multiplying this value times the number of new residential units. Based on US Census data there were 10,490 housing units in Hickman County in 2018 and there were 3,294 students, which gives a student generation rate of .31. If a 100 unit development were proposed we anticipate the development to generate 31 new students.

For this analysis a detailed review of historical building permits (2009-2018) was performed and this projected growth was added into the projections. New residential permits have been increasing in Hickman County since 2011 where there was a low of 68 permits to a high of 123 permits in 2017. If this higher rate of building permits continues it will impact enrollment in HCPS. Based on this analysis 469 students were added into the 10 year projections.

In summary HCPS has seen declining enrollment since 2009 when the district had 3,803 students and has a current enrollment of 3,273 students. A review of US Census data and projections provided by the Boyd Center do not show much growth in K-12 enrollment. The projections models used in this analysis also do not show growth, but rather that the rate of enrollment decline will slow from the current average of -1.38% a year to -.42%. On the

positive side birth rates and new residential building permits have been generally increasing and if these trends continue or accelerate the district could begin to see enrollment increase.

Exhibit 7 – Projected Growth by Tier Level

Year	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	Growth
K-2	735	751	756	744	737	742	751	749	747	746	1.47%
3-5	720	720	729	725	727	723	716	710	708	707	-1.77%
6-8	775	784	769	763	758	756	748	743	738	729	-5.94%
9-12	980	999	986	974	961	939	924	908	891	880	-10.24%
N	53	54	60	62	65	67	70	72	74	77	45.99%
Total	3263	3308	3300	3268	3248	3227	3208	3182	3158	3139	-3.81%

Exhibit 8 – Projections 2019-2028

Grade	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29
KG	248	250	242	238	245	244	244	244	243	242
1	248	261	264	253	248	256	257	256	254	254
2	239	240	251	253	244	241	250	249	249	249
3	235	232	231	231	232	225	223	226	224	222
4	235	245	243	243	244	244	239	236	238	236
5	250	242	254	251	250	254	254	247	246	249
6	267	268	262	273	271	267	269	268	265	263
7	258	256	249	241	249	243	239	240	237	232
8	251	260	258	249	239	246	240	235	236	234
9	263	272	272	271	265	258	259	254	250	248
10	251	249	251	247	245	239	232	233	227	222
11	236	234	228	227	222	221	214	207	208	202
12	229	245	236	228	229	222	219	214	205	207
N	53	54	60	62	65	67	70	72	74	77
Total	3263	3308	3300	3268	3248	3227	3208	3182	3158	3139

Exhibit 9 – School Projections 2019-2028

School	2014	2015	2016	2017	2018	Proj 2023	Proj 2028
Centerville ES	378	367	336	339	341	347	359
Centerville Intermediate	350	339	379	374	363	342	339
Hickman County MS	378	364	362	353	367	370	363
Hickman County HS	526	515	512	513	494	475	429
East Hickman ES	423	392	401	403	410	409	411
East Hickman Intermediate	420	406	391	392	382	407	397
East Hickmand Middle	402	404	409	419	411	398	376
East Hickman HS	591	559	510	501	505	500	465
Total	3468	3346	3300	3294	3273	3248	3139



RECOMMENDATIONS

HICKMAN COUNTY SCHOOLS 10 YEAR FACILITY PLAN

Facility Name (FCI)	Project Type	(1) Fiscal Year 2019-2020	(2) Fiscal Year 2020-2021	(3) Fiscal Year 2021-2022	(4) Fiscal Year 2022-2023	(5) Fiscal Year 2023-2024	(6) Fiscal Year 2024-2025	(7) Fiscal Year 2025-2026	(8) Fiscal Year 2026-2027	(9) Fiscal Year 2027-2028	(10) Fiscal Year 2028-2029	10-YEAR TOTAL COST
Administration Building (61.39)	Phase I Renovations Renovation Completion				\$911,000					\$1,089,000		\$611,000 \$1,089,000
Administration Building												
Centerville Elementary (58.71)	Phase I Renovations Renovation Completion	\$2,570,000				\$3,400,000						\$2,570,000 \$3,400,000
Centerville Elementary												
Centerville Intermediate (70.02)	Phase I Renovations Renovation Completion				\$1,126,000							\$1,126,000 \$2,134,000
Centerville Intermediate												
Centerville Intermediate												
Hickman Co. Middle (62.41)	Phase I Renovations Renovation Completion		\$2,309,000									\$2,309,000
Hickman Co. Middle												
Hickman Co. Middle												
Hickman Co. High (60.64)	Phase I Renovations Renovation Completion		\$3,762,000	\$3,762,000				\$9,408,000	\$3,321,000			\$3,321,000 \$7,524,000
Hickman Co. High (60.64)												
Hickman Co. High												
Hickman Co. High												
Hickman Co. High												
E. Hickman Elementary (61.14)	Phase I Renovations Renovation Completion		\$2,302,000									\$2,302,000
E. Hickman Elementary												
E. Hickman Elementary												
E. Hickman Elementary												
E. Hickman Elementary												
E. Hickman Intermediate (68.84)	Phase I Renovations Renovation Completion				\$1,126,000							\$1,126,000
E. Hickman Intermediate												
E. Hickman Intermediate												
E. Hickman Intermediate												
E. Hickman Intermediate												
E. Hickman Middle (55.99)	Phase I Renovations Renovation Completion	\$1,878,000				\$4,502,000						\$1,878,000 \$4,502,000
E. Hickman Middle												
E. Hickman Middle												
E. Hickman Middle												
E. Hickman Middle												
E. Hickman High (81.28)	Phase I Renovations Renovation Completion				\$1,474,000							\$1,474,000
E. Hickman High (81.28)												
E. Hickman High												
E. Hickman High												
E. Hickman High												
E. Hickman High												
TOTALS PER FISCAL YEAR		\$4,448,000	\$6,064,000	\$6,071,000	\$4,337,000	\$7,902,000	\$9,408,000	\$9,408,000	\$7,249,000	\$5,487,000	\$13,846,000	\$74,220,000

Recommendations

1. All facilities surveyed in the Hickman County School System (the Administration Building and eight schools) received Facility Condition Index (FCI) scores that suggest renovation is in order. Scores range from a high of 81.28 at East Hickman High to a low of 55.99 at East Hickman Middle. No facility is recommended for replacement.
2. Because funds may not be available to address the total identified renovation needs of each facility, a long-range comprehensive renovation plan that systematically addresses those needs in a phased manner, starting with critical items having lower FCI scores, is recommended.
3. Renovation cost estimates:

<u>Facility</u>	<u>FCI</u>	<u>Cost</u>	<u>Phase 1 Cost</u>	<u>Effective FCI After Phase I</u>
Administration Building	61.39	\$ 1,700,000	\$ 611,000	77.32
Centerville Elementary	58.71	\$ 5,970,000	\$2,570,000	78.53
Centerville Intermediate	70.02	\$ 3,260,000	\$1,126,000	81.66
Hickman County Middle	62.41	\$ 5,630,000	\$2,309,000	79.17
Hickman County High	60.64	\$26,340,000	\$7,524,000	72.39
East Hickman Elementary	61.14	\$ 6,230,000	\$2,302,000	76.35
East Hickman Intermediate	68.84	\$ 3,390,000	\$1,126,000	80.48
East Hickman Middle	55.99	\$ 6,380,000	\$1,878,000	71.05
East Hickman High	81.28	\$15,320,000	\$1,474,000	83.28

4. The Phase I costs referenced in 3 above, and listed in 4, were developed by identifying critical items (roofing, electrical, HVAC, plumbing and fire safety) that received Poor or Fair scores in the facility evaluation. Both Poor and Fair items were priced for all schools except Centerville Intermediate, East Hickman Intermediate, and East Hickman High. Only Poor rated items were listed for those three facilities because they are of more recent construction. Systematically addressing those critical items in the aging buildings in a separate priority phase will help in the prevention of emergency repairs that could disrupt attendance. It will also prolong the life of the facilities and ensure an improved learning environment.

Phase I costs, being the highest priority, are placed in the first four years of the attached Ten-Year Facility Plan spreadsheet. Facilities are placed in the plan starting with the lowest FCI scores. Years five through ten contain the remainder of the cost of total FCI renovation, after Phase I is addressed, again by lowest FCIs first. It should be noted that the Administration Building is in the latter years of both Phase I and the renovation completion phase because it does not house students.

Cost estimates have been developed using square footage costs recently experienced by Metropolitan Nashville Public Schools and do not represent actual bid prices. Likewise, included design fees were calculated using the MNPS fee schedule. Estimates listed are current prices. An inflation factor, such as the Consumer Price Index, should be added to correspond with the actual year of funding.

5. In the future, the district should consider developing Educational Specifications that provide standards for elementary, intermediate, middle and high schools. This document should identify the number, size, and capacity for every space in the facility. All areas including administration, support services, classrooms, special education, the arts, physical education, food service, and the media center (library) should be considered. Thirty-five to forty percent of the total square footage of the listed spaces should be added to account for rest rooms, corridors, mechanical and electrical, and other unscheduled spaces. This will give the district consistency in its facilities and will provide a guide for future new school designs or additions to existing facilities.

Building Assessment System

Foundation/Structure	Any signs of settlement, cracks in foundations, signs of water damage
Exterior Walls	Signs of cracking, water intrusion, separating components
Roof	Age of roof, signs of deteriorating, frequency of repairs,
Exterior Windows	Single pane windows, rust or corrosion of framing, moisture between panes
Exterior Doors	Warping, condition of frames, condition of hardware
Interior Floors	Asbestos tile, wear on tile, signs of cracking
Interior Walls	Signs of cracking or separation, chipping
Interior Doors	Wear and tear, deterioration of finish, condition of bottom , hardware
Ceiling	Condition of tiles or Sheetrock, sagging from humidity, grid conditions
Fixed Equipment	Casework, cabinets, stair railings,
Mechanical	
Electrical Service	Age and condition of main panel, availability of additional load
Electrical Distribution	Condition of system, capacity of systems, overloads,
Plumbing Supply	Condition and type of water service, lead possibility, corrosion
Plumbing Fixtures	Age, condition, of fixtures, faucets, stops, drains
Plumbing Waste	Frequency of drain issues and any waste odors in buildings
Energy Generation	Age of equipment, boilers, cooling towers, condensers, wells
Energy Distribution	Distribution system, ducts, diffusers, wall packs, blowers, heaters
Controls	HVAC controls, whether there is a central system and or set back capability
Lighting	Condition of fixtures, types of bulbs, motion controls, condition of lenses
Conveyances	Elevators, lifts, ADA compliance
Connectivity	Status of WiFi or wired system, system capacity and load
Safety/Fire Protection	
Exit Operation	Whether all exits are functional and not locked or blocked
Exit Safety	Whether exits are identified properly and not blocked
Fire Control Operation	Is there a fire sprinkler system
Fire Control Safety	Is the system working and properly inspected.
Fire Alarm Operation	Does the fire alarm system work and meet codes
Fire Alarm Connectivity	Is the fire alarm system remotely monitored and working
Emergency lighting	Are there emergency lights and do they work and adequately cover the building
Fire Resistance	Overall fire resistance of the building and are there flammables stored inside
Grounds	
Paved Surfaces	
Parking Lots	Are parking lots paved, in good repair - cracking, spalling or unlevel areas
Driveways	Same as parking lots and including proper signage and markings
Sidewalks	Are they even, cracking, chipping and ADA compliant
Athletic Courts	Looking for signs of cracking, settling, weeds in cracks, markings for games
Track	Good running surface, correct and visible markings
Landscape Surfaces	
Lawns/Gardens	Are they well maintained, weeds, bare or worn areas
Athletic/Playfields	Field condition, proper fencing, condition of surfaces
Irrigation System	Is there irrigation where needed
Utilities	
Water Service	Is the utility system sized properly, adequate pressure, condition of piping
Waste Water Service	Is the utility system sized properly, flow problems or backups
Storm Sewer	Is there a storm water system, are there any areas of ponding or backups
Site Lighting	Condition of fixtures, is lighting adequate for night time safe exit
Fencing	Condition of any fencing, rust, damage, functionality of gates etck