



EXECUTIVE SUMMARY

INTRODUCTION

The built environment plays a crucial role in student performance, requiring continuous evaluation and maintenance to support effective teaching and learning experiences. As part of the ongoing commitment to maintain safe, energy-efficient, and long-lasting educational facilities, Cherokee County School District (CCSD) engaged BEAM Professionals to conduct a District-wide Building Envelope Assessment in early 2025.

PURPOSE

The primary purpose of a Building Envelope Assessment is to evaluate the condition and performance of key exterior systems that serve as the first line of defense against weather and environmental exposure—specifically, roofs, exterior walls, windows, doors, and associated waterproofing systems.

The assessment provides insights into maintenance costs, including routine upkeep, deferred maintenance, and future capital needs.

Project Timeline



PROCESS

A kick-off meeting took place on April 16, 2025, with District representatives to refine project objectives, expectations, and scope. During this meeting, the assessment process was reviewed, key milestones and timelines were discussed, and participants for the project were identified.

Prior to on-site evaluations, the team reviewed available roof plans and other facility-related documentation, outlined assessment standards, established protocols, and developed a master site-walk schedule.

The assessments were carried out by six (6) team members from BEAM Professionals between May 12th and 15th, 2025. The site visits included a comprehensive, building-by-building inspection of the existing exterior conditions of major building envelope systems. The team assessed a total of forty-eight (48) sites, covering approximately 6,000,000 square feet.

Upon completion of the site walks, data was entered into an assessment database. A line-by-line review meeting was held on June 6, 2025 with District representatives to discuss and analyze the work items identified at each facility. The proposed scopes of work were further refined and prioritized, and cost estimates were established.

Priorities are defined as followed:

E-SPLOST 7A
Immediate Needs & Critical Life-Cycle Replacements
(Time-frame: 2-4 years)

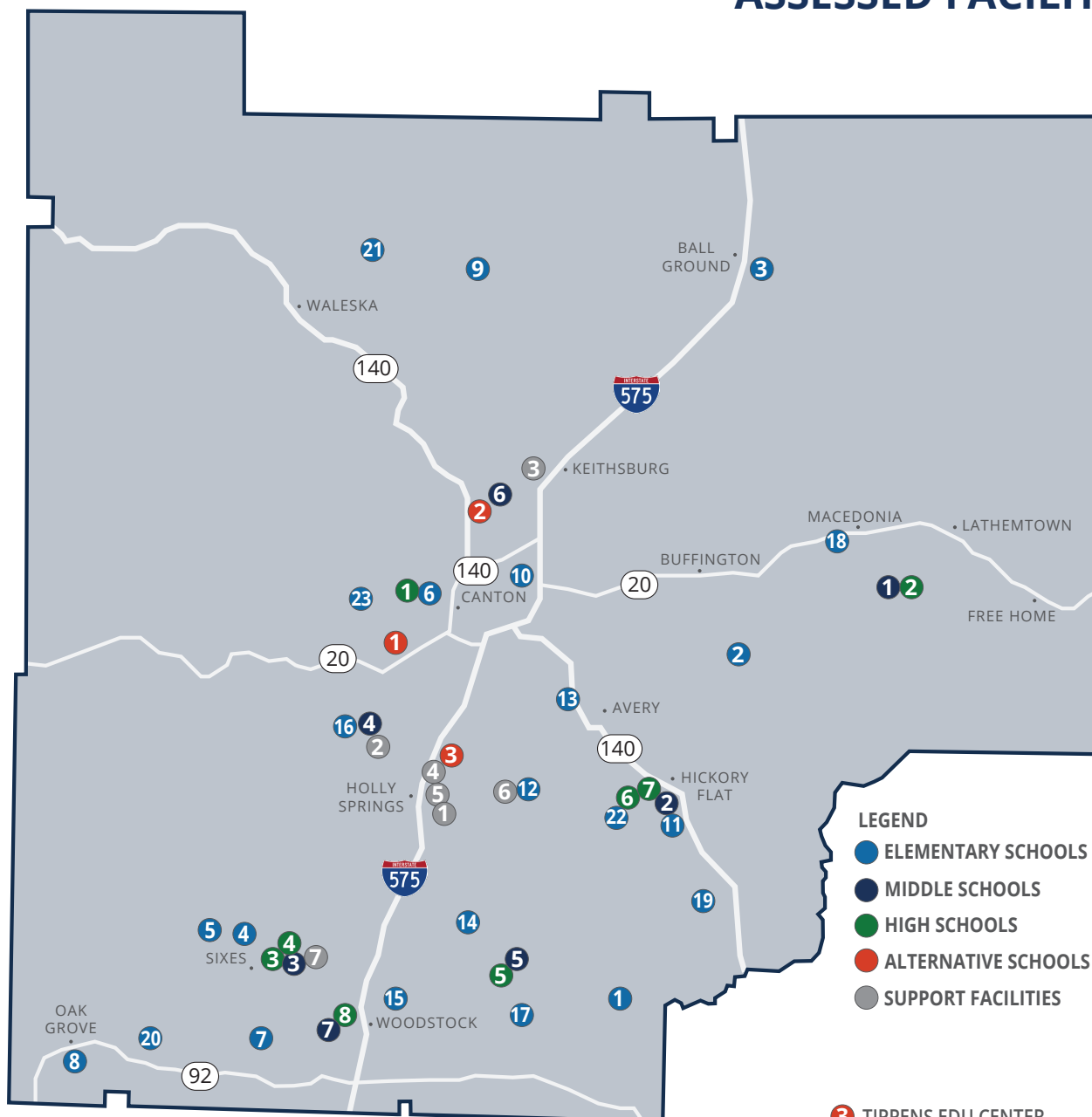
E-SPLOST 7B
Curricular, Instructional & Program Needs and Life-Cycle Replacements
(Time-frame: 5-7 years)

E-SPLOST 8
Curricular, Instructional & Program Enhancements or Life-Cycle Replacements
(Time-frame: 8-13 years)

Future E-SPLOST
Not to be Addressed at this Time

CHEROKEE COUNTY SD FACILITY MAP

ASSESSED FACILITIES



- 1 ARNOLD MILL ES
- 2 AVERY ES
- 3 BALL GROUND ES
- 4 BASCOMB ES
- 5 BOSTON ES
- 6 CANTON ES
- 7 CARMEL ES
- 8 CALRK CREEK ES
- 9 CLAYTON ES
- 10 HASTY ES

- 11 HICKORY FLAT ES
- 12 HOLLY SPRINGS ES
- 13 INDIAN KNOLLS ES
- 14 JOHNSTON ES
- 15 JOSEPH KNOX ES
- 16 LIBERTY ES
- 17 LITTLE RIVER ES
- 18 MACEDONIA ES
- 19 MOUNTAIN ROAD ES
- 20 OAK GROVE ES

- 21 R.M. MOORE ES
- 22 SIXES ES
- 23 WOODSTOCK ES
- 1 CREEKLAND MS
- 2 DEAN RUSK MS
- 3 E.T. BOOTH MS
- 4 FREEDOM MS
- 5 MILL CREEK MS
- 6 TEASLEY MS
- 7 WOODSTOCK MS

- 1 CHEROKEE HS
- 2 CREEKVIEW HS
- 3 ETOWAH HS
- 4 ETOWAH EAST HS
- 5 RIVER RIDGE HS
- 6 SEQUOYAH HS
- 7 SEQUOYAH EAST HS
- 8 WOODSTOCK HS
- 1 ACTIVE ACADEMIES
- 2 RALPH BUNCHE CENTER

- 3 TIPPENS EDU CENTER
- 1 CENTRAL WAREHOUSE / SCHOOL PROPERTY DEPT.
- 2 CHEROKEE COUNTY EDU. SERVICES ANNEX
- 3 PETRUZIELLO EDUCATIONAL SERVICES FACILITY
- 4 SCHOOL NUTRITION
- 5 SUPPORT SERVICES
- 6 TRANSPORTATION - HOLLY SPRINGS
- 7 TRANSPORTATION - WOODSTOCK

ASSESSMENT REPORTS

This assessment provides a detailed review of each facility's building envelope components, identifies areas of concern, and outlines recommendations for corrective action, maintenance, or replacement.

The site-specific reports included in this document feature a cover page with a photo and general site information, an aerial view of the existing site with building names & roof types identified, an assessment photo log, a summary report and a detailed report outlining suggested work items for each building. All line items include a description of the recommended scope of work, a priority code based on the proposed timing of the work scope and sense of urgency associated with the item, and a cost estimate.

The District-wide reports provided on the following pages provide a summary of total costs for the projects identified in the assessment, based on their identified “priority” and recommended timeline for completion.

The first report, “District-wide Summary Report by System” shows priority totals by major building envelope systems.

The second report, “District-wide Summary Report by Facility” shows priority totals per facility. Cost estimates are based on 2025 construction costs and include escalation to anticipate future costs.

RECOMMENDATION & CONCLUSION

It is the recommendation of the Assessment Team that all E-SPLOST 7 (7A and 7B) items be addressed over the next six (6) year period and that facility conditions are continually re-assessed in order to periodically re-evaluate and confirm building envelope conditions, District needs, and market conditions.

Although CCSD has a large amount of need in the E-SPOST 7A & 7B categories, performing preventative repairs to the campuses will help extend the useful life-cycle of each system.

The 2025 Building Envelope Assessment reflects Cherokee County School District's commitment to continuous improvement. Through strategic planning and informed resource allocation, CCSD remains dedicated to maintaining safe, efficient, and long-lasting educational facilities that allow them to continue "elevating the excellence" for all students, staff and community members.



DISTRICT-WIDE SUMMARY REPORT

BY SYSTEM

Cost estimates are in 2024 dollars and include soft costs. Inflation values are based on priority assigned.

SYSTEM	E-SPLOST 7A	E-SPLOST 7B	E-SPLOST 8	Future E-SPLOST	TOTAL COST
Exterior Windows	\$1,316,399	\$88,646	\$210,827	\$608,824	\$2,224,695
Exterior Walls	\$846,212	\$80,140	\$344,112	\$21,258	\$1,291,723
Building Joints	\$4,440,407	\$1,715,485	\$3,091,174	\$1,157,443	\$10,404,509
Roofing	\$61,320,303	\$17,806,296	\$25,799,193	\$83,821,868	\$188,747,660
Exterior Doors	\$336,278	\$0	\$12,566		\$348,844
Grand (Total)	\$68,259,600	\$19,690,568	\$29,457,871	\$85,609,392	\$203,017,431

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DISTRICT-WIDE SUMMARY REPORT BY FACILITY

Cost estimates are in 2024 dollars and include soft costs. Inflation values are based on priority assigned.

FACILITY	E-SPLOST 7A	E-SPLOST 7B	E-SPLOST 8	Future E-SPLOST	TOTAL COST
High Schools	\$21,810,967	\$2,871,713	\$10,557,504	\$17,988,902	\$53,229,086
Cherokee High School	\$6,964,602	\$2,849,843	\$3,937	\$423,598	\$10,241,981
Creekview High School	\$0	\$0	\$504,715	\$5,521,326	\$6,026,040
Etowah East Campus	\$2,284,315	\$0	\$0	\$0	\$2,284,315
Etowah High School	\$5,180,205	\$0	\$0	\$2,180,058	\$7,360,263
River Ridge High School	\$0	\$0	\$512,590	\$9,029,181	\$9,541,771
Sequoyah East High School	\$2,567,669	\$0	\$0	\$0	\$2,567,669
Sequoyah High School	\$4,814,175	\$21,870	\$301,659	\$0	\$5,137,704
Woodstock High School	\$0	\$0	\$9,234,604	\$834,738	\$10,069,342
Middle Schools	\$0	\$11,043,335	\$8,262,310	\$20,783,818	\$40,089,463
Creekland Middle School	\$0	\$0	\$91,202	\$4,977,913	\$5,069,115
Dean Rusk Middle School	\$0	\$2,469,557	\$0	\$3,284,893	\$5,754,450
E.T. Booth Middle School	\$0	\$295,303	\$2,011,023	\$3,535,752	\$5,842,078
Freedom Middle School	\$0	\$2,438,884	\$0	\$2,341,976	\$4,780,860
Mill Creek Middle School	\$0	\$3,395,718	\$0	\$1,495,451	\$4,891,169
Teasley Middle School	\$0	\$2,443,874	\$0	\$3,300,138	\$5,744,011
Woodstock Middle School	\$0	\$0	\$6,160,085	\$1,847,695	\$8,007,780
Elementary Schools	\$45,016,806	\$5,159,915	\$9,912,499	\$36,331,269	\$96,420,490
Arnold Mill Elementary School	\$4,759,560	\$0	\$0	\$0	\$4,759,560
Avery Elementary School	\$0	\$518,173	\$0	\$5,328,794	\$5,846,967
Ball Ground Elementary School	\$0	\$954,370	\$658,284	\$2,604,711	\$4,217,366
Bascomb Elementary School	\$4,164,858	\$0	\$0	\$0	\$4,164,858
Boston Elementary School	\$3,851,220	\$0	\$0	\$0	\$3,851,220
Canton Elementary School	\$1,486,161	\$0	\$0	\$2,506,663	\$3,992,825
Carmel Elementary School	\$4,298,535	\$0	\$0	\$0	\$4,298,535
Clark Creek Elementary School	\$0	\$1,798,444	\$39,366	\$3,791,754	\$5,629,563
Clayton Elementary School	\$1,599,383	\$0	\$0	\$81,518	\$1,680,901
Hasty Elementary School	\$239,577	\$0	\$0	\$4,298,005	\$4,537,582
Hickory Flat Elementary School	\$1,820,954	\$601,163	\$1,050,521	\$21,258	\$3,493,895
Holly Springs Elementary School	\$4,114,167	\$0	\$0	\$0	\$4,114,167
Indian Knoll Elementary School	\$1,313,784	\$0	\$3,437,750	\$0	\$4,751,534
Johnston Elementary School	\$0	\$54,019	\$404,969	\$3,326,975	\$3,785,963
Joseph Knox Elementary School	\$0	\$1,233,747	\$0	\$3,918,975	\$5,152,722
Liberty Elementary School	\$4,315,110	\$0	\$0	\$0	\$4,315,110
Little River Elementary School	\$2,017,405	\$0	\$0	\$3,217,268	\$5,234,673
Macedonia Elementary School	\$1,529,681	\$0	\$55,187	\$1,116,882	\$2,701,750
Mountain Road Elementary School	\$2,643,279	\$0	\$78,534	\$2,039,134	\$4,760,948

DISTRICT-WIDE SUMMARY REPORT BY FACILITY

Cost estimates are in 2024 dollars and include soft costs. Inflation values are based on priority assigned.

FACILITY	E-SPLOST 7A	E-SPLOST 7B	E-SPLOST 8	Future E-SPLOST	TOTAL COST
Oak Grove Elementary School	\$2,638,573	\$0	\$0	\$0	\$2,638,573
R.M. Moore Elementary School	\$4,224,557	\$0	\$0	\$0	\$4,224,557
Sixes Elementary School	\$0	\$0	\$208,496	\$4,079,332	\$4,287,827
Woodstock Elementary School	\$0	\$0	\$3,979,394	\$0	\$3,979,394
Alternative / Special Programs	\$1,421,702	\$615,604	\$52,907	\$3,753,989	\$5,844,202
ACTIVE Academies	\$0	\$214,302	\$0	\$3,704,429	\$3,918,731
Ralph Bunche Center	\$639,828	\$76,632	\$0	\$49,560	\$766,020
Tippens Education Center	\$781,874	\$324,670	\$52,907	\$0	\$1,159,451
Support Facilities	\$10,125		\$672,651	\$6,751,415	\$7,434,191
Central Warehouse / School Property Department	\$0	\$0	\$0	\$2,003,120	\$2,003,120
Cherokee County Educational Services Annex	\$10,125	\$0	\$51,688	\$1,220,562	\$1,282,376
Petruzielo Educational Services Facility	\$0	\$0	\$0	\$49,425	\$49,425
School Nutrition	\$0	\$0	\$0	\$407,130	\$407,130
Support Services	\$0	\$0	\$0	\$1,859,633	\$1,859,633
Transportation - Holly Springs	\$0	\$0	\$575,529	\$384,926	\$960,455
Transportation - Woodstock	\$0	\$0	\$45,434	\$826,618	\$872,052
Grand (Total)	\$68,259,600	\$19,690,568	\$29,457,871	\$85,609,392	\$203,017,431