

To: RSD17 Board of Education

Date: April 16, 2025

Submitted for Board meeting dated: April 22, 2025

Re: HKHS Feasibility Study Team Meeting 4.3.25

Purpose of the memo: Informational

Executive Summary:

Since the RSD17 Board of Education (BOE) last met on March 18, the HKHS Feasibility Study Team (HS-FST) met on Thursday, April 3rd in the Central Office Boardroom to review 1) responses to questions regarding the H-KHS Educational Specifications (Ed Specs), 2) refinements to the financial bonding estimates, 3) value management opportunities, and 4) cost analyses of two 'stand-alone' high school scenarios for consideration. This information was based on questions/clarifications requested from HS-FST members by March 26. Responses (with attachments) were sent to the HS-FST Co-Chairs on March 28, and distributed to HS-FST members on March 31 with a draft of the District Resource Ed Specs dated March 28, 2025.

A slide presentation summarizing the questions and clarifications requested was prepared for review and discussion at the April 3 HS-FST meeting and has been posted to the District website under the H-KHS Study material.

In reference to the H-KHS Ed Specs, responses were sent April 2 to the HS-FST 1) clarifying the BOE role in reviewing/approving the Ed Specs, 2) addressing concerns about format issues, 3) addressing concerns regarding generic content, District narratives, and 21st Century implementation, and 4) clarifying TV Studio size/space.

Financial bonding was re-reviewed, and analyzed comparisons showing differences between 1) the February 19 and March 4 cost estimates, and 2) 'median' vs. 'average' assessments. Based on the request of the BOE on March 18 to find 'significant' cost reductions, two scenarios were analyzed by Arcadis exploring a 'stand-alone' high school, and financial bonding impacts were recalculated and reviewed:

- Scenario 1 envisioned a free-standing building with full sitework per the current Ed Specs and space program. With the removal of all existing buildings (including the Pool, Fieldhouse, and Auditorium), square footage for a 'Cafetorium' and gymnasium with locker rooms would be added, though ineligible for State grant reimbursement. Central Office would be relocated offsite to another school location. This scenario resulted in an estimated total project cost of \$150,550,000, and local bonding total of \$86,820,200.
- Scenario 2 envisioned the same free-standing building with full sitework per the current Ed Specs and space program, with square footage for a 'Cafetorium' added (still ineligible for State reimbursement). Only the Pool and Fieldhouse would be saved, and Central Office would remain in the 1954 wing (separate State grant would be sought). New utility services and central heat plant would be required. This scenario resulted in an estimated total project cost of \$153,050,000, and local bonding total of \$88,393,950.

After lengthy review and discussion in consideration of costs, value, and meeting the Ed Specs and community desires, the HS-FST came to a consensus that the New Construction Option is the preferred option to recommend to the BOE. Prior to formalizing this recommendation at their April 21 meeting, the HS-FST wanted input from the community at the Community Forum on April 10. A formal recommendation would then be considered and made on April 21 for possible approval by the BOE on April 22 at their regular meeting.

Value management opportunities (provided by Arcadis on February 20) were re-reviewed and the HS-FST agreed to remove nearly \$4M in items, and drop the Owner's Contingency from 10% to 7%, resulting in a total reduction of nearly \$8.8M in project costs for both the New and Renovation Option. These costs were reflected in the Community Forum presentation.

Next Meeting Dates: After April 21, the HS-FST does not have any future scheduled meetings. This could change based upon the Board of Education's direction.

CC: Board Administrator, Superintendent of Schools