

FEASIBILITY STUDY

Paul Schulte, Executive Director of Auxiliary Services

February 21, 2023



Excellence and Equity: every student, every classroom, every day



BACKGROUND

The Salt Lake City School District Board of Education approved the RFP for the architects to study the feasibility of rebuilding the two high schools on August 2, 2022.

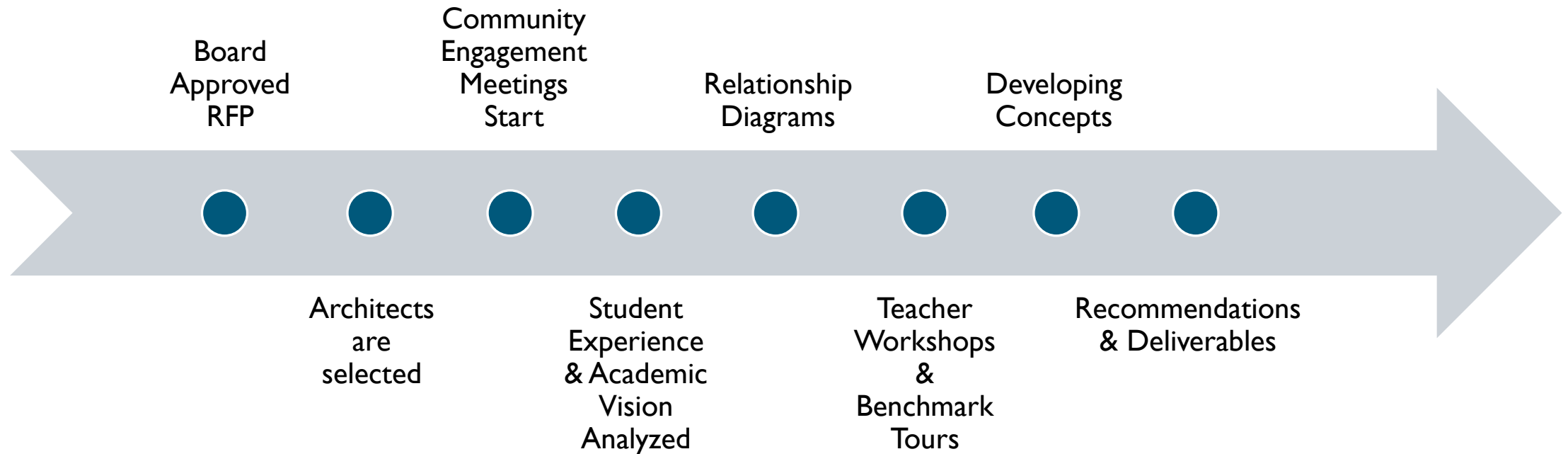


- Naylor, Wentworth, Lund Architects
 - Highland High School



- VCBO Architecture
 - West High School

TIMELINE



Excellence and Equity: every student, every classroom, every day

PURPOSE

The purposes of the feasibility study were to develop:

1. Site plans, including building placement options
2. Budget estimates for future bonding purposes

STANDARDS

The feasibility study standards are:

1. To build the best instructional and educational facilities
2. Honor, preserve, and respect the rich heritage of both schools
3. Limit disruption to learning during construction
4. Provide a cost-effective option
5. Achieve the District's sustainability goals

PUBLIC ENGAGEMENT

- Three public meetings per high school
- Community Meetings
 - Over 20 SCC meetings attended for Highland and West feeder schools
 - Over 12 community meetings were held
- Staff Meetings
 - Over 15 meetings with teachers and staff
- Surveys
 - Over 2,000 survey responses for Highland and West

STEERING COMMITTEES

- Members
 - Highland
 - Paul Schulte, Todd Plaga, Dr. Leeson Taylor, Dr. Tiffany Hall, and Jeremy Chatterton
 - West
 - Paul Schulte, Todd Plaga, Dr. Leeson Taylor, Dr. Tiffany Hall, Dr. Jared Wright, and Suzanne Arthur
- Meetings
 - Each school's steering committee met approximately nine times
- Benchmarking Tours

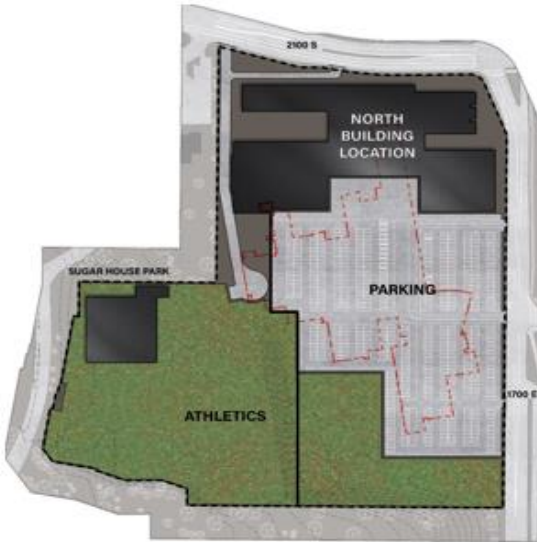
HIGHLAND HIGH



Excellence and Equity: every student, every classroom, every day



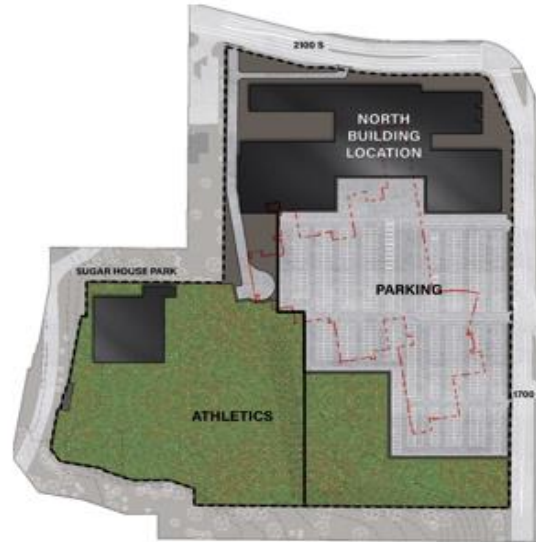
FINDINGS FOR HIGHLAND HIGH SCHOOL LOCATIONS



Option 1- North Location, 2 Phases

Estimated Construction Cost: \$295 - \$310 Million

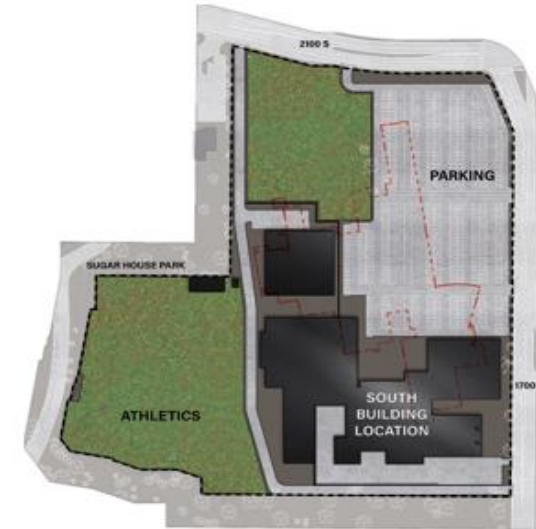
Estimated Construction Timeline: 77 Months



Option 2- North Location, 1 Phase

Estimated Construction Cost: \$290 - \$305 Million

Estimated Construction Timeline: 69 Months

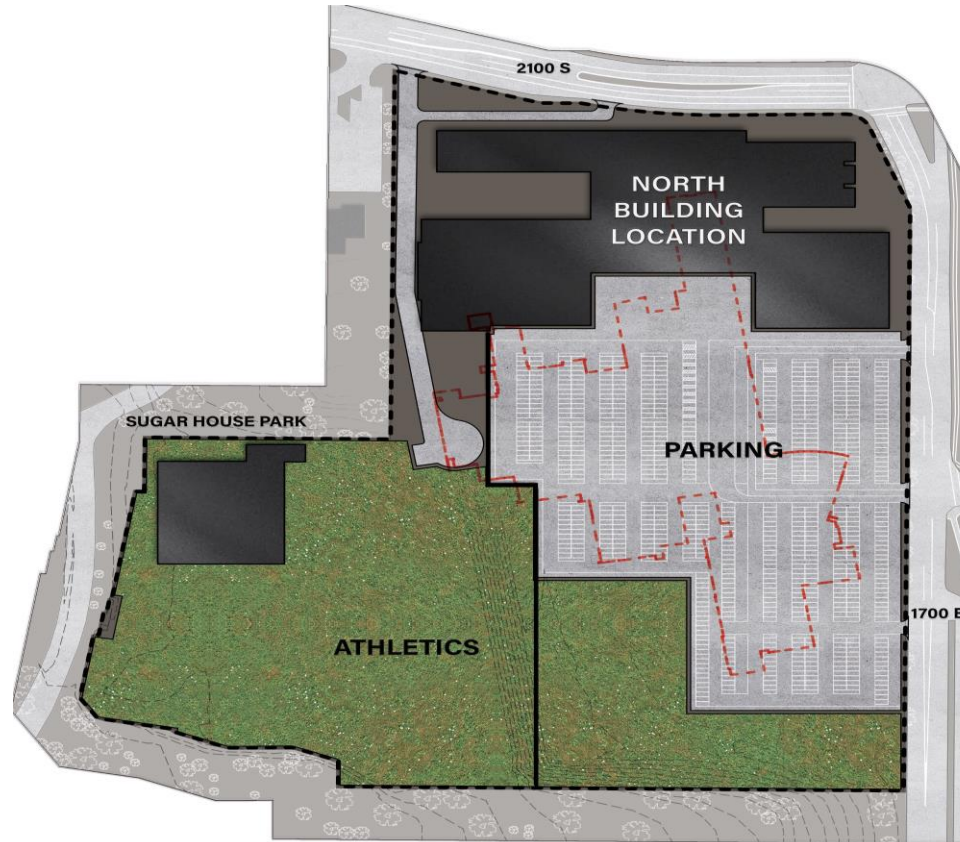


Option 3- South Location, 1 Phase

Estimated Construction Cost: \$305 - \$310 Million

Estimated Construction Timeline: 69 Months

OPTION 1 NORTH BUILDING



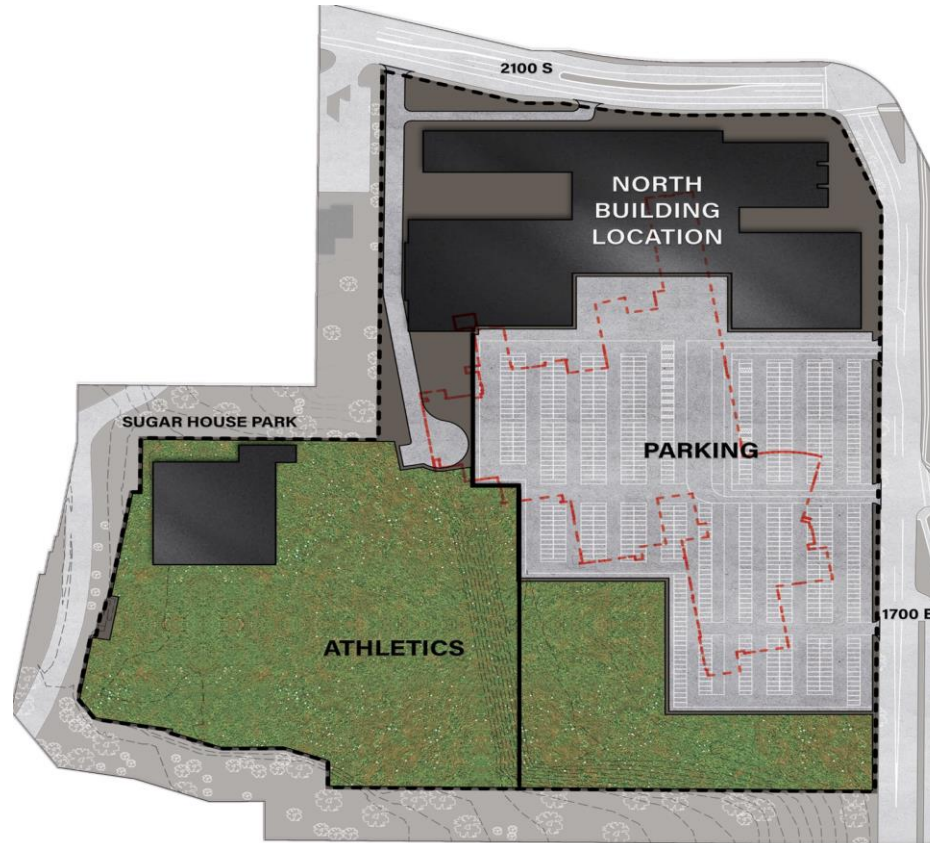
Estimated total construction duration:

- 77 Months **(6.5 years)**
6/2024 - 12/2030
- 4 Phase Construction (School Building in 2 Phases)
- No portables needed for academics
- No loss of parking stalls (may gain 40 stalls)

Estimated Construction Cost:

- **\$295,000,000 - \$310,000,000**

OPTION 2 NORTH BUILDING



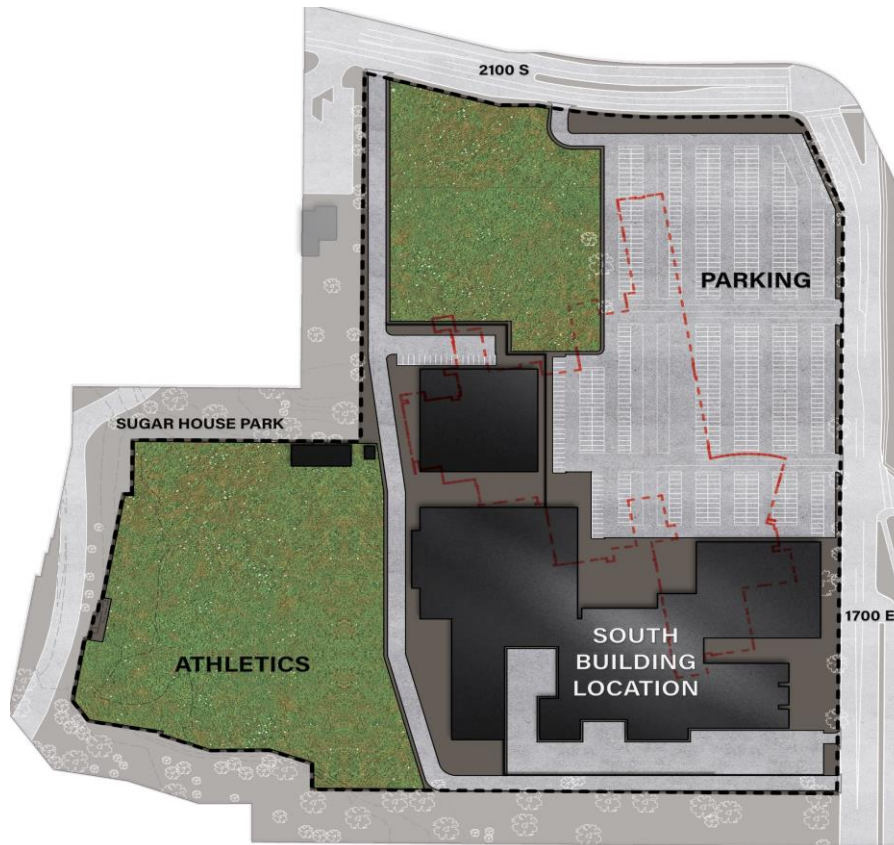
Estimate total construction duration:

- 69 months **(5.75 years)**
6/2024 - 3/2030
- 3 Construction Phases
- Relocation of 18 classrooms during construction
- No loss of parking stalls (may gain 40 stalls)

Estimated Construction Cost:

- **\$290,000,000 - \$305,000,000**

OPTION 3 SOUTH BUILDING



Estimated total construction duration:

- 69 months **(5.75 years)**
6/2024 - 3/2030
- 3 Construction Phases
- Relocation of band, choir, CTE, fine arts, and photography
- Loss of 40 parking stalls during construction
- Loss of multiple athletic facilities during construction
- Loss of driving range during construction

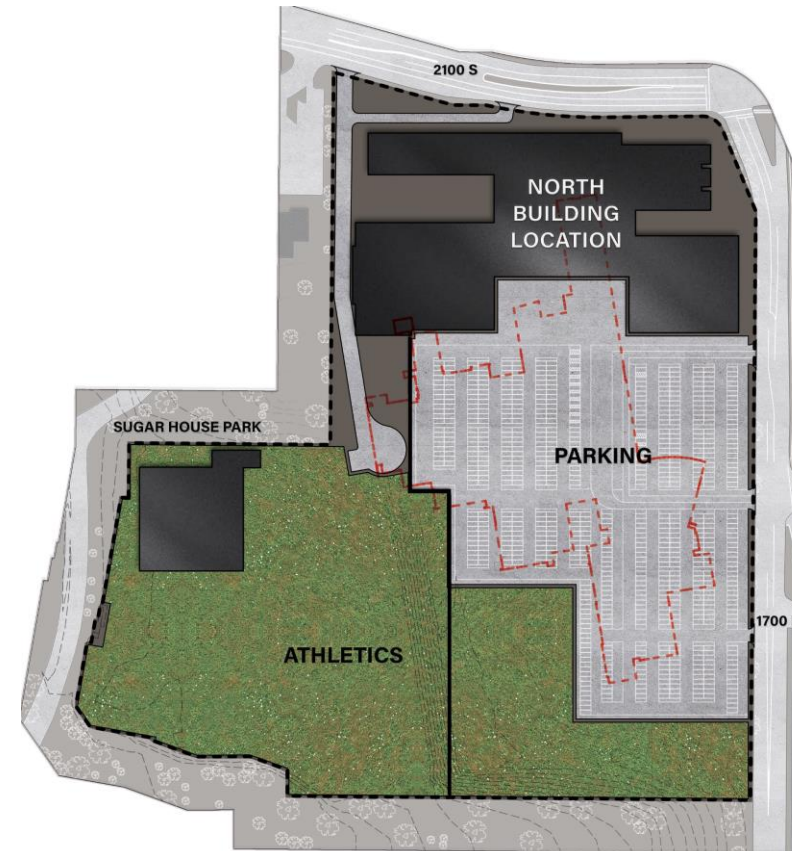
Estimated Construction Cost:

- **\$305,000,000 - \$310,000,000**

PREFERRED OPTION

Option 1

- No loss of occupied building space during construction
- No loss of parking stalls during construction (potentially gaining 40 stalls)
- No loss of sports (soccer will play on football field)
- Cost of \$295,000,000 - \$310,000,000 with a start date in 2024 (approximately 4-5% increase for every year after)
- Building is optimally orientated for achieving sustainability goals



2100 S LOOKING EAST



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AERIAL LOOKING SOUTHWEST



Excellence and Equity: every student, every classroom, every day

WEST HIGH



Excellence and Equity: every student, every classroom, every day



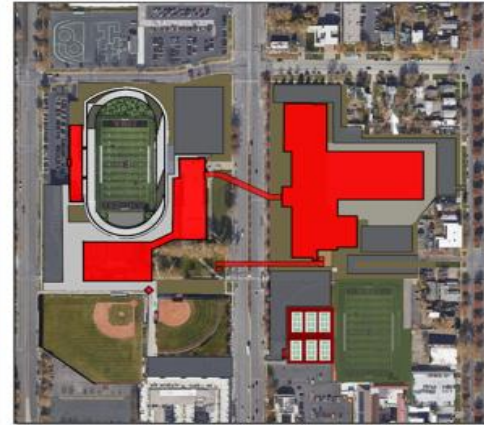
SITE CONFIGURATION OPTIONS FOR WEST HIGH SCHOOL



Option 1 - Replace in-place with Full Preservation of 1921 Building, with all other buildings demolished and replaced



Option 2 – Preserve the facade of the 1921 building, demolish and re-build west of the façade, with all other buildings demolished and replaced

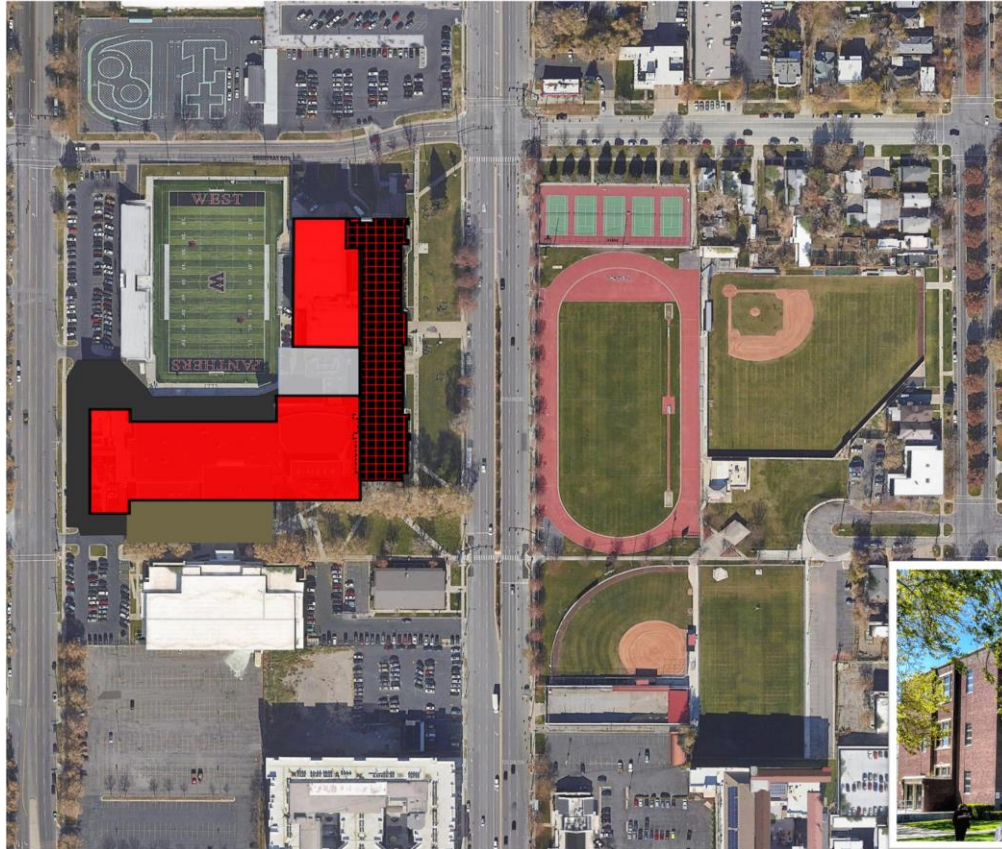


Option 3 – Preserve the Main Entry of the 1921 Facade. Build a new school east of 300 West, demolish existing West High School buildings west of 300 West



Option 4 – Build a new school south of the current West High School, demolish existing West High School buildings as replacement occurs

OPTION 1 – PRESERVE ORIGINAL 1920s BUILDING



Estimated total construction duration:

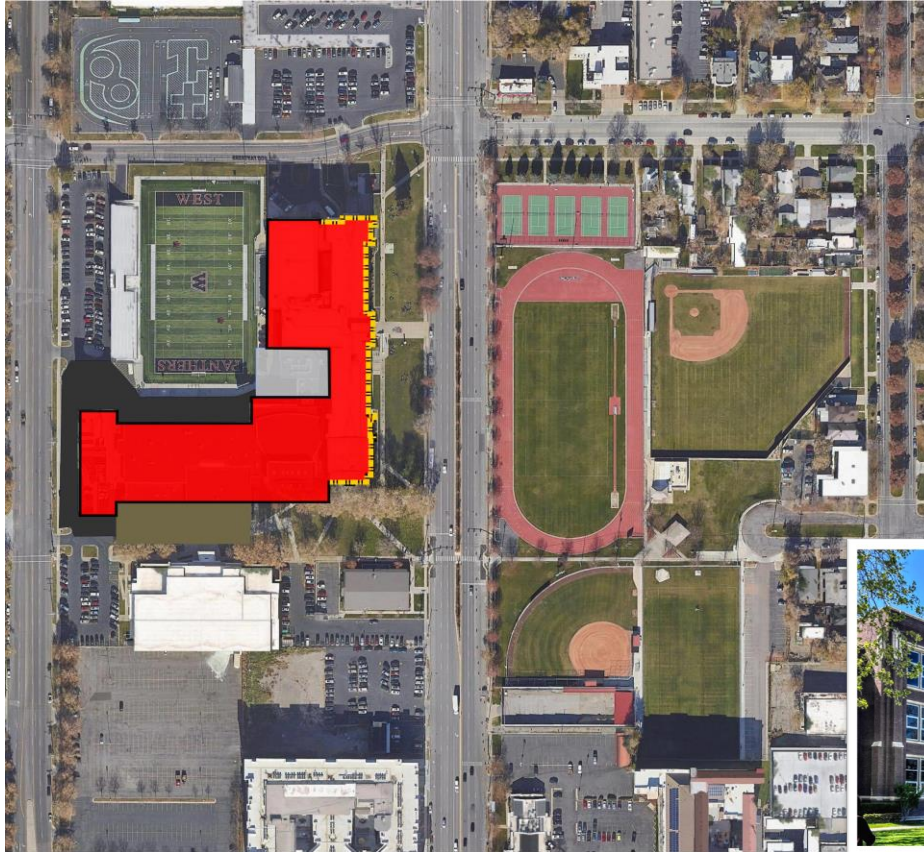
- 102 months. (8.5 years) 6/2024 - 12/2032
- 7 Construction Phases
- Students in Portables on the East side of 300 West for 7 years

Estimated Construction Cost:

- Approximately \$412,203,000



OPTION 2 – PRESERVE ORIGINAL 1920s FACADE



Estimated total construction duration:

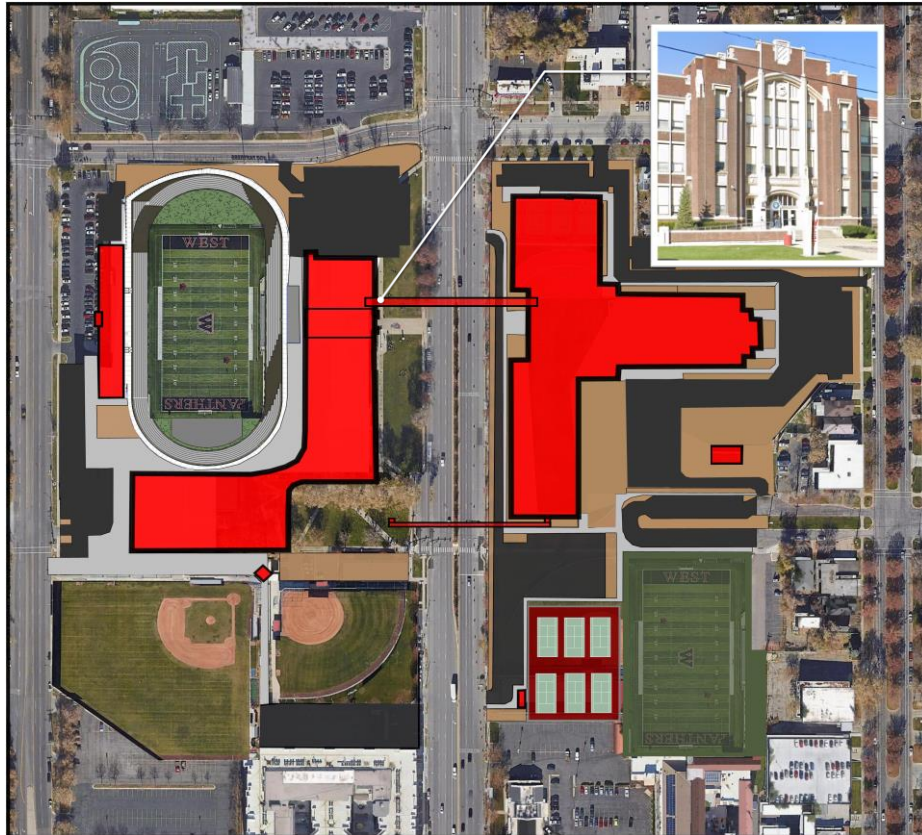
- 102 months. (8.5 years) 6/2024 - 12/2032
- 7 Construction Phases
- Students in Portables on the East Side of 300 West for 5 Years

Estimated Construction Cost:

- Approximately \$415,329,000



OPTION 3 – BUILD ON EAST SIDE OF 300 WEST, PRESERVE ORIGINAL ENTRY



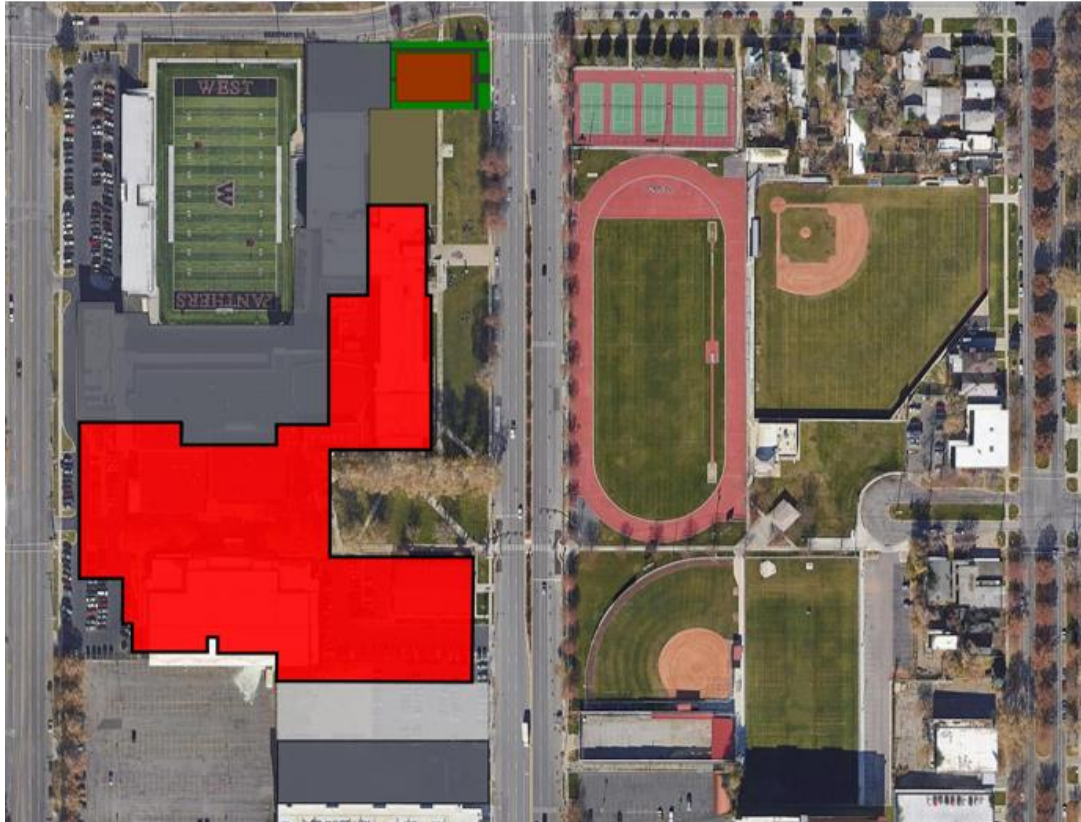
Estimated total construction duration:

- 86 months (7 years) 12/2023 - 2/2031
- 5 Construction Phases
- No Portables Needed for Academics
- Main School Construction complete in 3 Years,
4 years for Auxiliary Buildings

Estimated Construction Cost:

- Approximately \$304,265,000

OPTION 4 – NEW BUILD TO SOUTH, NO PRESERVATION



Estimated total construction duration:

- 122 months. **(10 years)** 6/2024 - 8/2034
- 9 Construction Phases
- No Portables Needed for Academics
- **Academic Tower done in 3 Years**, 7 years for Auxiliary Buildings
- Significant Disruption to Athletics Facilities

Estimated Construction Cost:

- **Approximately \$386,470,000**

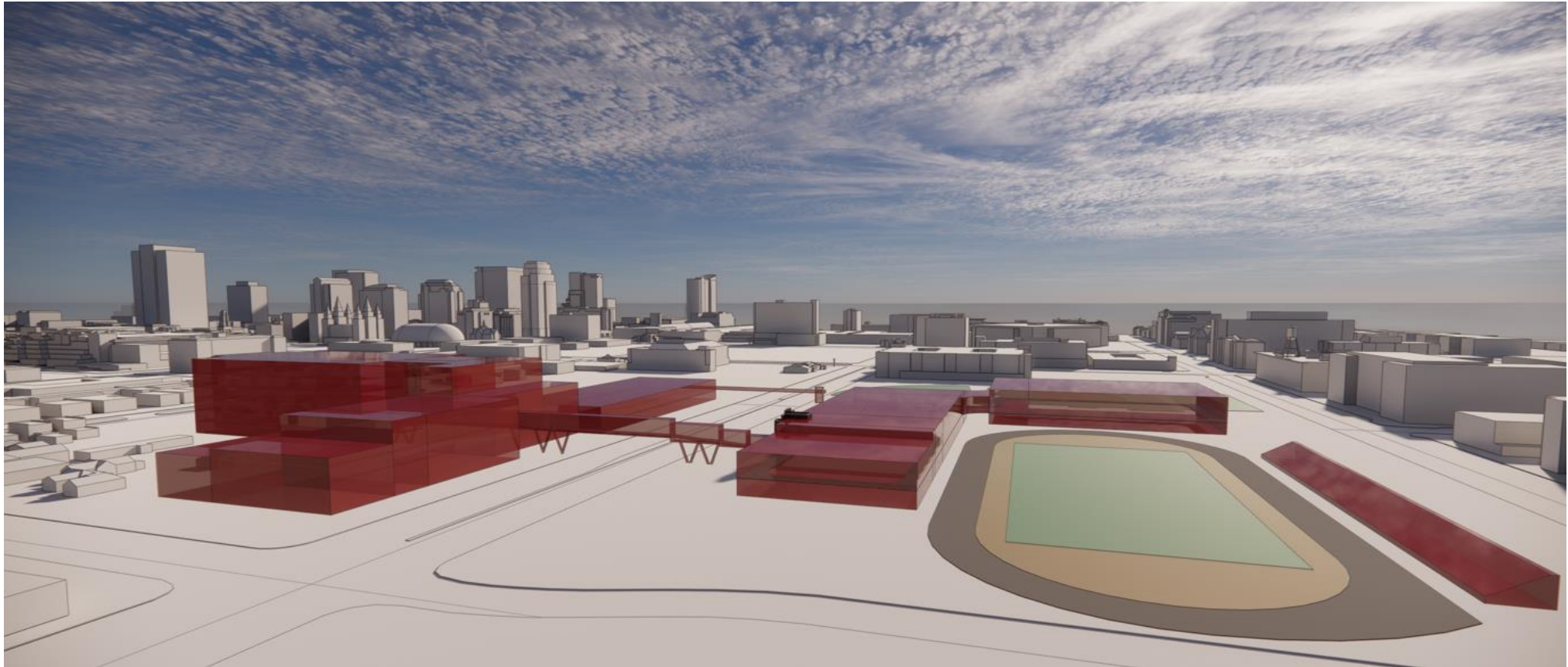
PREFERRED OPTION

Option 3

- Preserves the historic main entry
- Most economical construction costs
 - \$111,000,000 less than Option 2
- Fastest schedule – 3 years for main building
- Smallest impact on students – no portables
- Cost of \$304,265,000 with a start date in 2024 (approximately 4-5% increase for every year after)

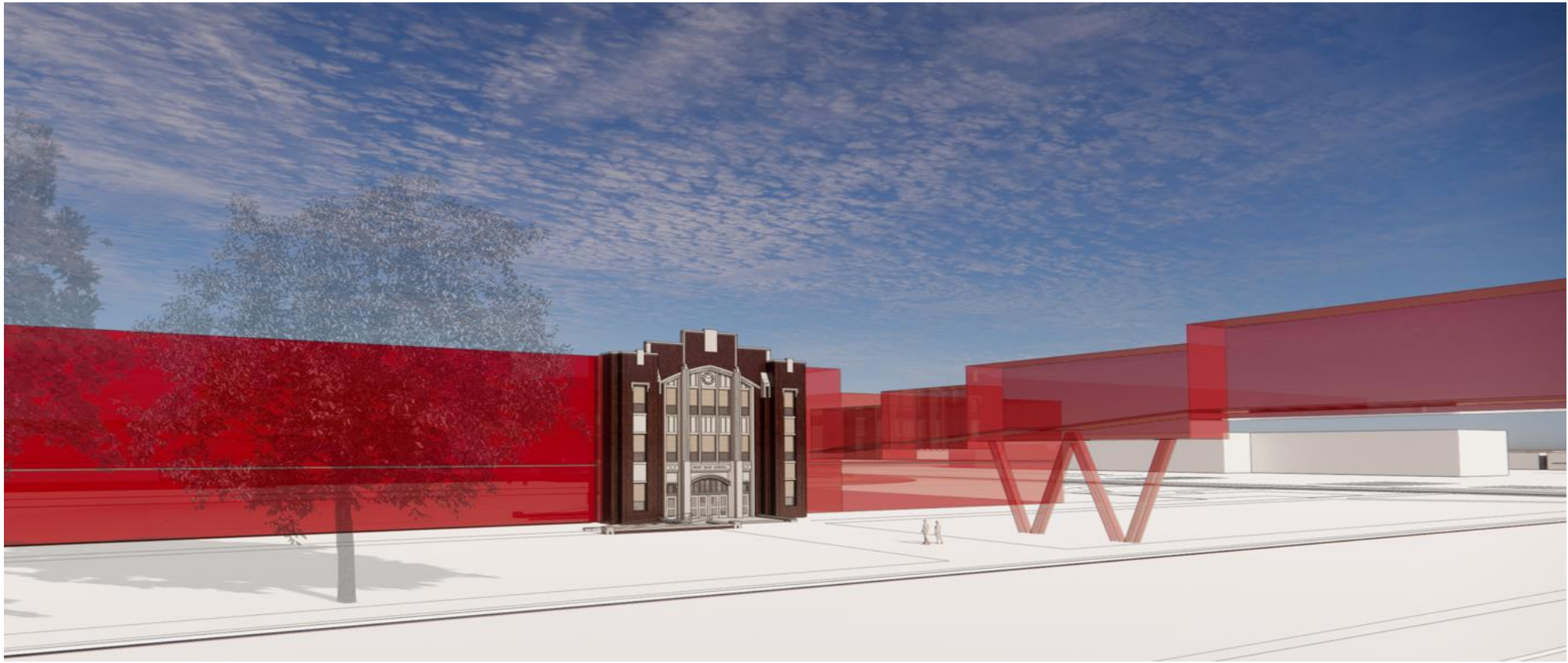


BIRDS EYE VIEW LOOKING SOUTH-SOUTHEAST



Excellence and Equity: every student, every classroom, every day

STREET VIEW LOOKING NORTH



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QUESTIONS?

Excellence and Equity: every student, every classroom, every day



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SCHOOL DISTRICT
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