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

- Board Approved RFP
- Community Engagement Meetings Start
- Relationship Diagrams
- Developing Concepts
- Architects are selected
- Student Experience & Academic Vision Analyzed
- Teacher Workshops & Benchmark Tours
- Recommendations & Deliverables
PURPOSE

The purposes of the feasibility study were to develop:

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

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

Excellence and Equity: every student, every classroom, every day
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
STREET VIEW LOOKING NORTH
QUESTIONS?