II. Cora Kelly Master Plan and Technical Data

Scenario 1: Renovation and Addition

Narrative

The first scenario master plan study illustrates a condition where the existing school is kept in place with a full renovation of the existing school building and constructing a **new 28,000 sf addition** to the west of the existing school building.

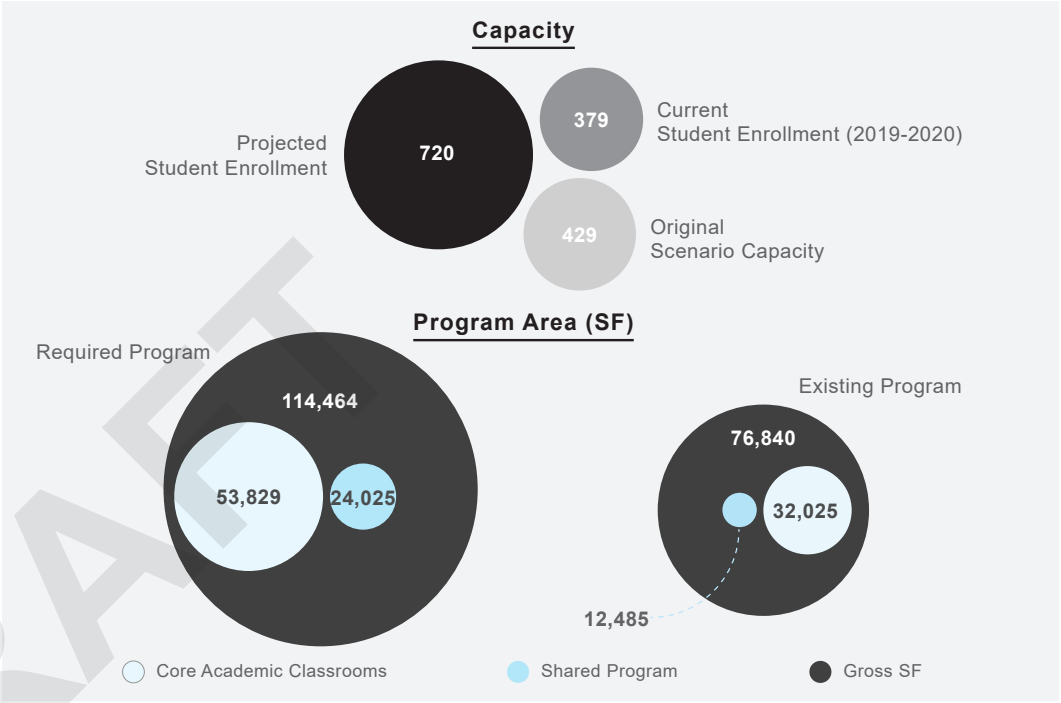
The addition may either be one or two stories but would encroach heavily into the POS at the north, and nears the RPA boundary to the west.

This is an approach that responds to immediate challenges but critically limits expandability and flexibility due to the existing site constraints. It should also be emphasized that if school capacity increases, the capacity of the shared gymnasium and its associated program in the recreation center will also increase and may succumb to over-utilization.

Swing space would need to be allocated in the city since the entire existing school building would need to be entirely shelled to meet MEP system and energy code (LEED and Net Zero) requirements. A renovated MEP system would cost approximately **$2,000,000 more** ($14.8-15.3M total renovated MEP cost) than a completely new MEP system in a new construction scenario.

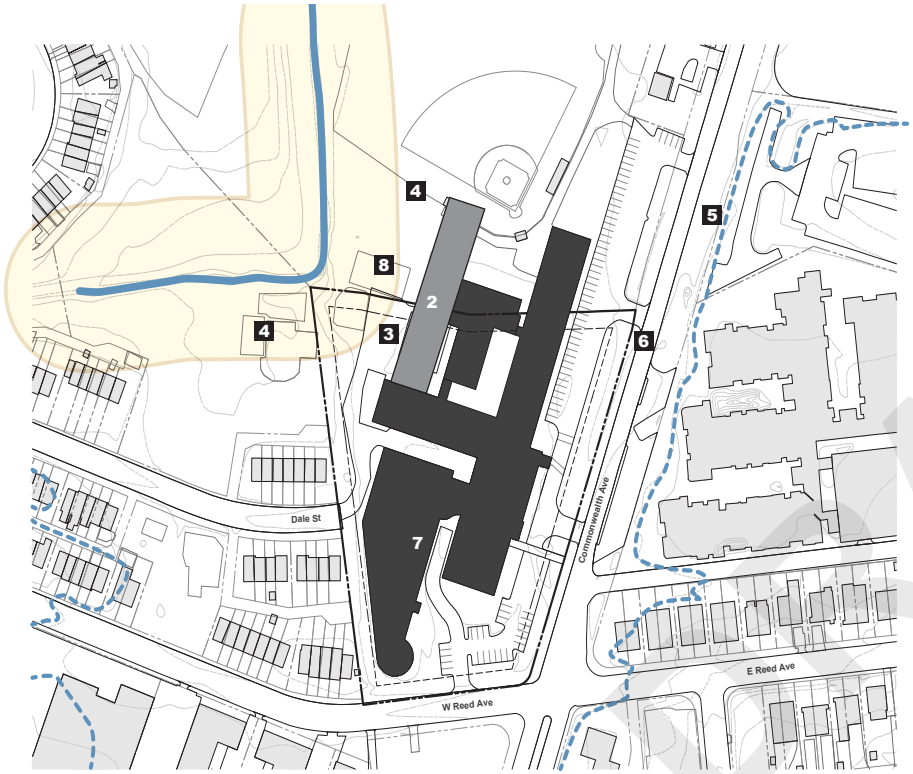
Conceptual Cost

Concept Cost Renovation School:	$48M
New Building MEP:	$12.5-13.5M
Annual Savings:	$100,000
Renovated MEP:	$14.8-15.3M
Annual Savings:	$90,000



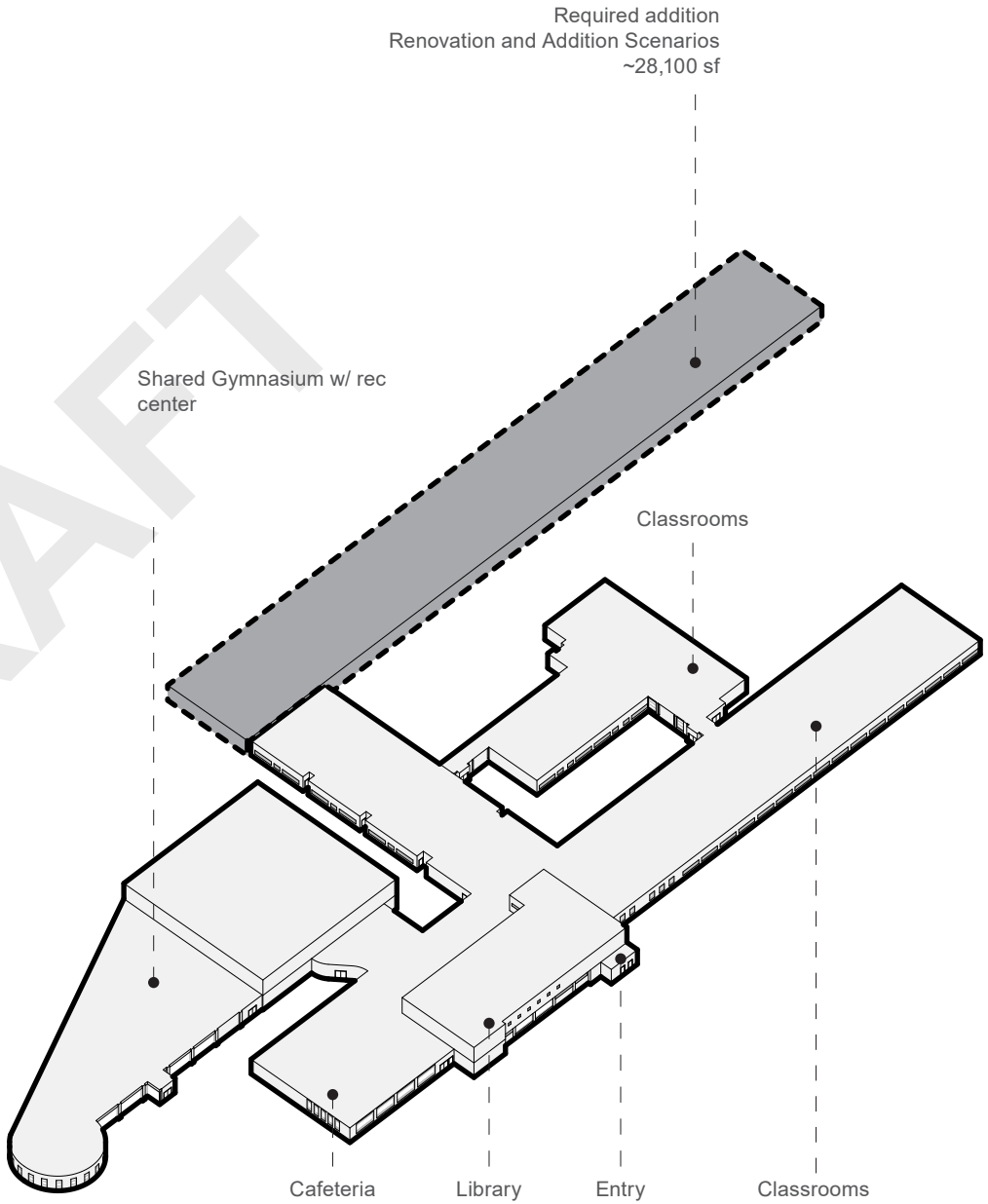
II. Cora Kelly Master Plan and Technical Data

Scenario 1: Renovation and Addition



Site Plan

1. Existing renovated school
2. 28,000 sf addition
3. Limited exterior play space.
4. Encroachment into POS.
5. Existing car drop-off
6. 72 Existing parking space.
7. Existing rec center limits siting of new construction or renovation.
8. RPA Line



II. Cora Kelly Master Plan and Technical Data

Scenario 2: Replacement School and Recreation Center (no swing space required)

Narrative

The second scenario master plan study illustrates a condition where the existing school is replaced and relocated to the northern end of the POS lot. The collegiate-sized baseball field shift slightly southeast further away from the RPA line; additional open field space is provided between the baseball field and a new recreation center with additional parking. This is an approach that responds to long-term goals and supports expandability and flexibility for future capacity changes.

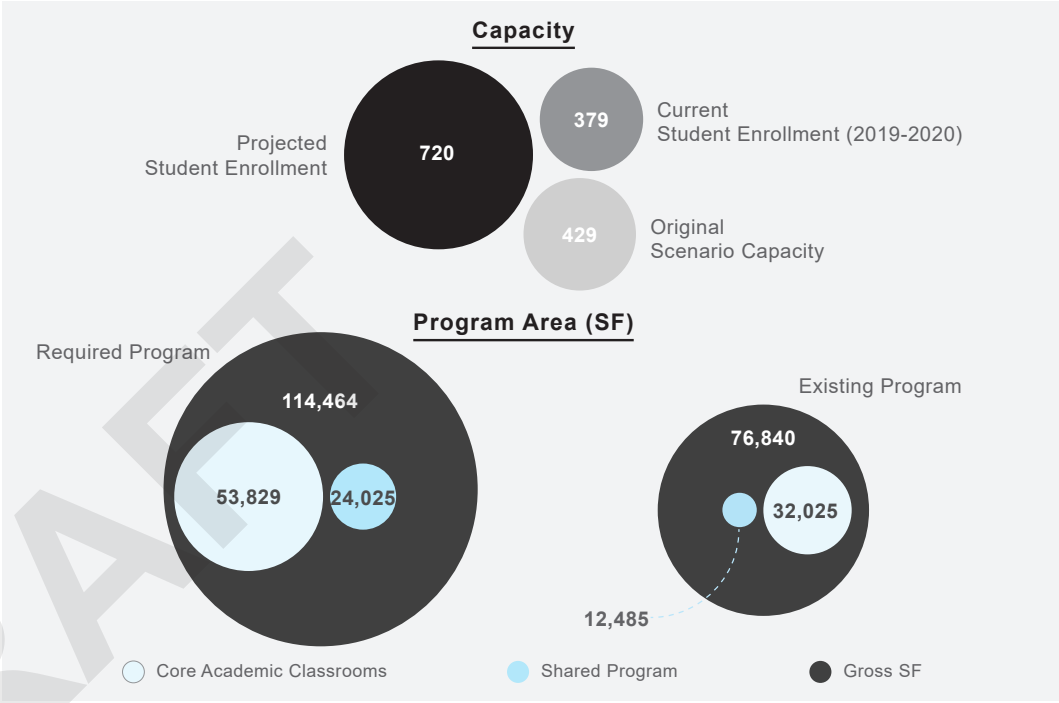
This master plan scenario allows for a dedicated entry, drop-off, and parking sequence for the school and completely separates any traffic (vehicular and pedestrian) between recreation center visitors and students. The recreation center and fields receive their dedicated parking.

Locating the school north and closer to the water (but respecting the RPA line), reinforces the STEM identity by celebrating the natural context and allowing students to explore the flora and fauna discovered along the creek and park, but within the immediate boundaries of the school. This scenario will need to account for the Four Mile Run AlexRenew Pump Station needs to accommodate the existing facilities.

Replacing and relocating the school would eliminate the need for swing space which would be a crucial cost and time savings. MEP system would cost approximately **$2,000,000 less** ($12.5-13.5M total New MEP cost) than a completely renovated MEP system in a renovation and addition scenario.

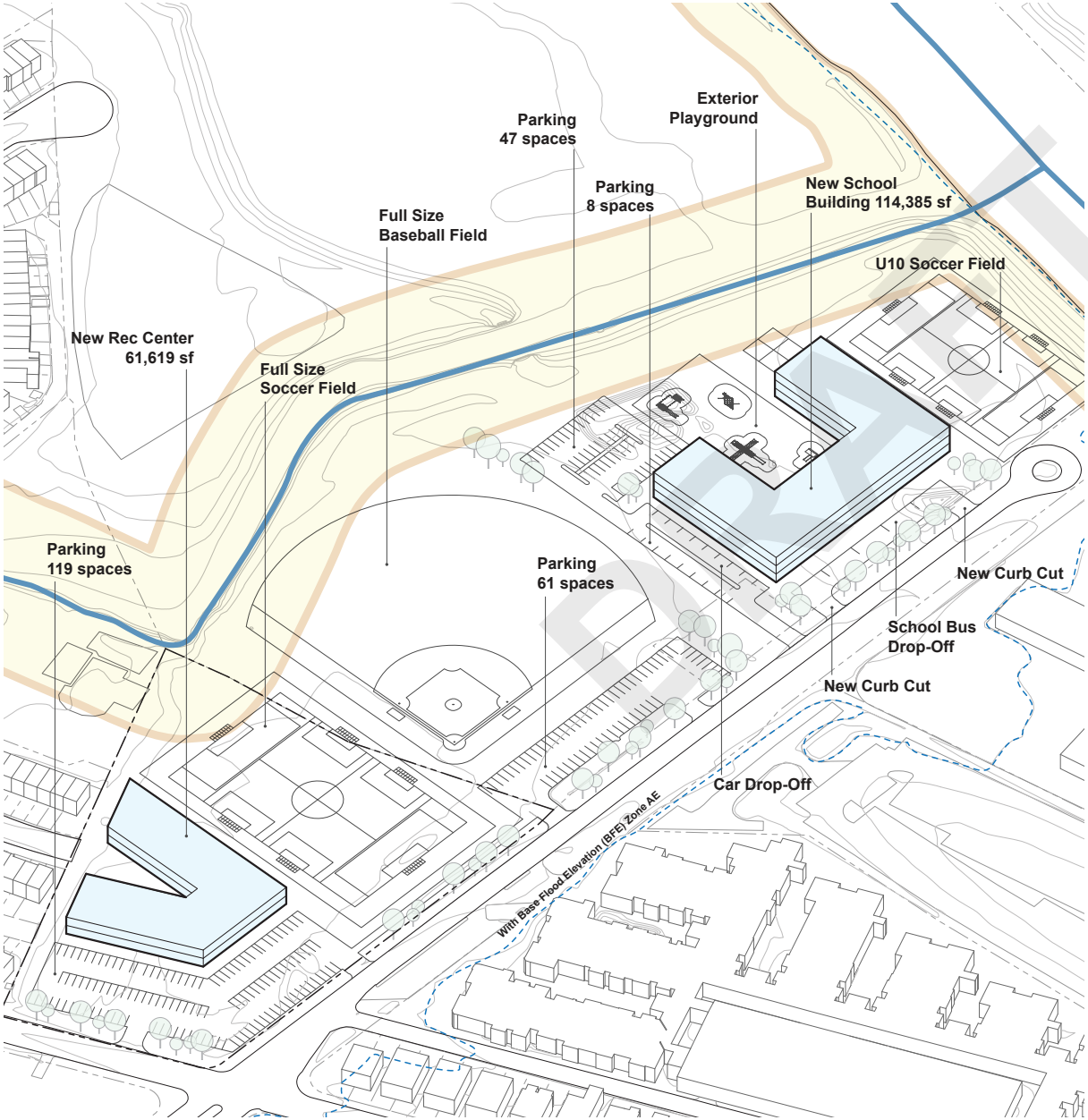
Conceptual Cost

Concept Cost New School:	$68M
New Recreation Center:	$33M
New Building MEP:	$12.5-13.5M
Annual Savings:	$100,000
New Recreation Center MEP:	$14.8-15.3M
Annual Savings:	$90,000

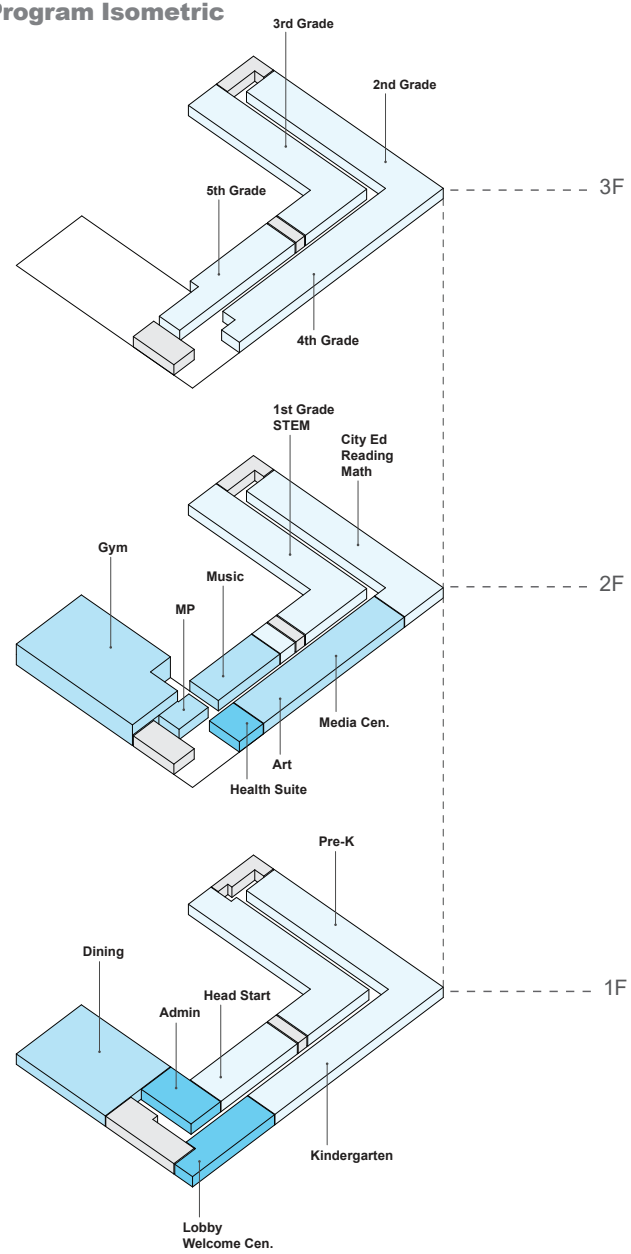


II. Cora Kelly Master Plan and Technical Data

Scenario 2: Replacement School and Recreation Center (no swing space required)



Program Isometric



II. Cora Kelly Master Plan and Technical Data

Scenario 3: Replacement School (in-place) and Existing Recreation Center

Narrative

The third scenario master plan study illustrates a condition where the existing school is replaced in place. This is an approach that responds to a long-term goal and supports expandability and flexibility for future capacity changes. However, off-site swing space would be required.

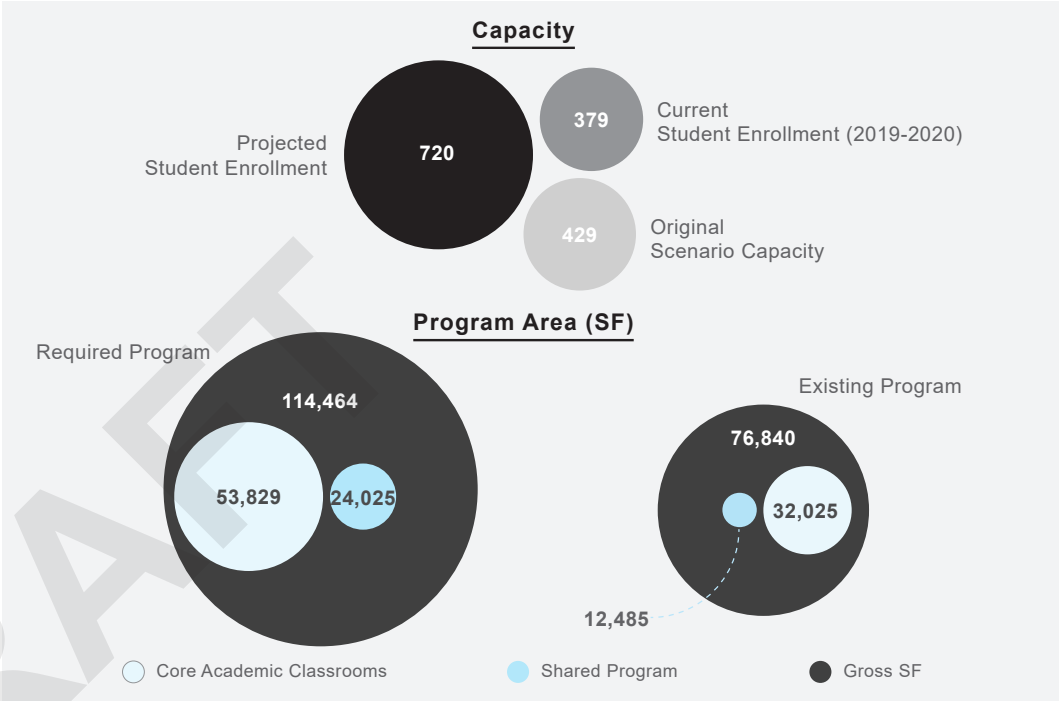
This master plan scenario allows for a dedicated entry, drop-off, and parking sequence for the school and completely separates any traffic (vehicular and pedestrian) between recreation center visitors and students. The recreation center and fields receive their dedicated parking. The recreation center would not be shared since this scenario considers a separate gymnasium within the school.

The courtyard configuration creates a private outdoor play area for the students, increases natural daylight into all occupiable rooms, and establishes a dialogue with the Four Mile Run Park and creek.

Replacing the school in place would require swing space. MEP system would cost approximately **$2,000,000 less** ($12.5-13.5M total New MEP cost) than a completely renovated MEP system in a renovation and addition scenario.

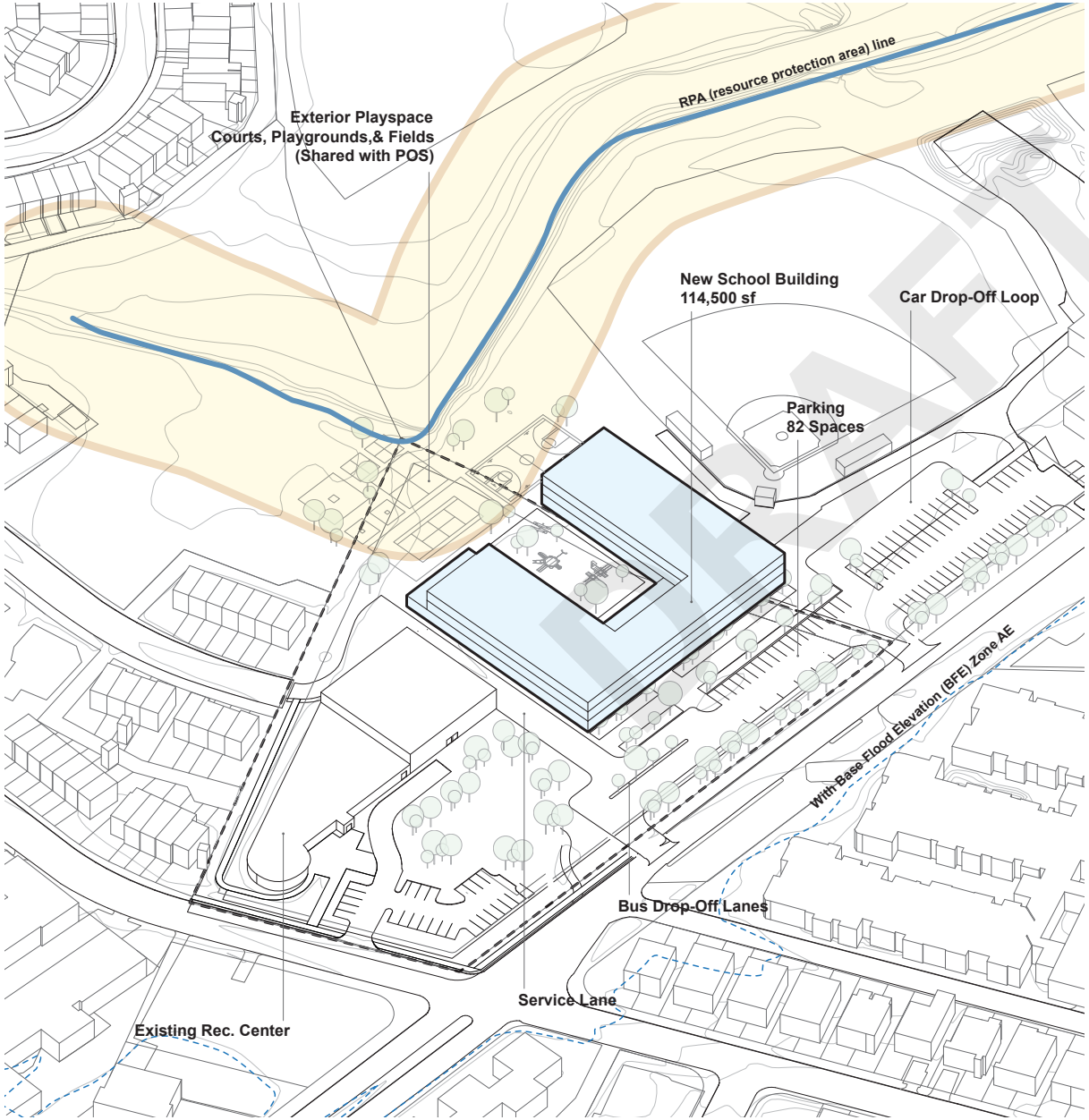
Conceptual Cost

Concept Cost New School:	$68M
New Building MEP:	$12.5-13.5M
Annual Savings:	$100,000
Renovated MEP:	$14.8-15.3M
Annual Savings:	$90,000

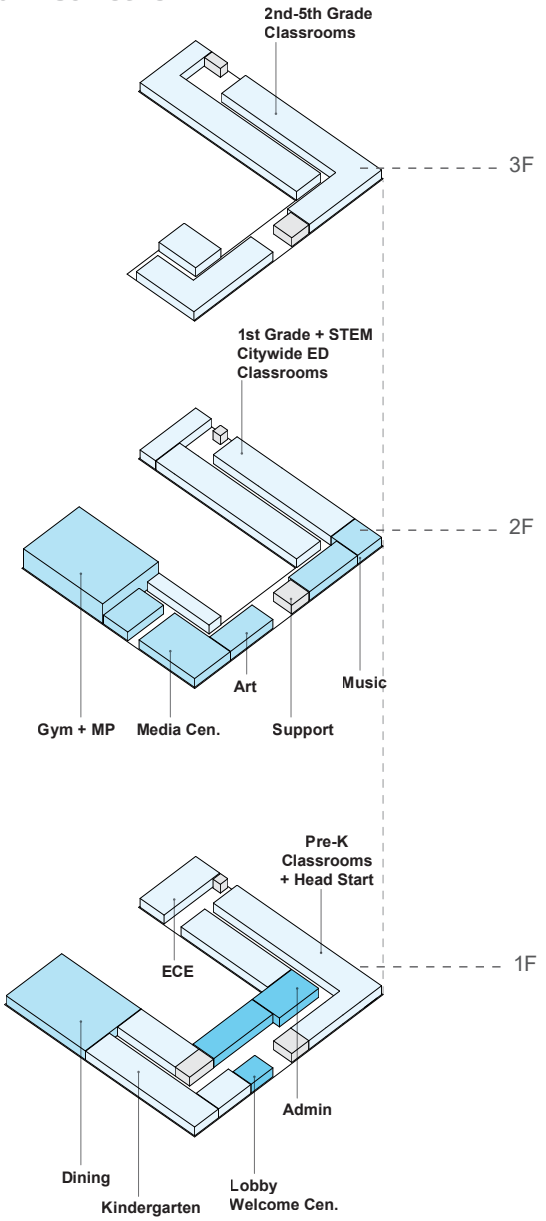


II. Cora Kelly Master Plan and Technical Data

Scenario 3: Replacement School (in-place) and Existing Recreation Center



Program Isometric



II. Cora Kelly Master Plan and Technical Data

Scenario 4: Replacement School (in-place) and Existing Recreation Center

Narrative

The fourth scenario master plan study illustrates a condition where the existing school is replaced in place and shares the existing gymnasium in the recreation center. This is an approach that responds to a long-term goal and supports expandability and flexibility for future capacity changes. However, this scenario would require off-site swing space.

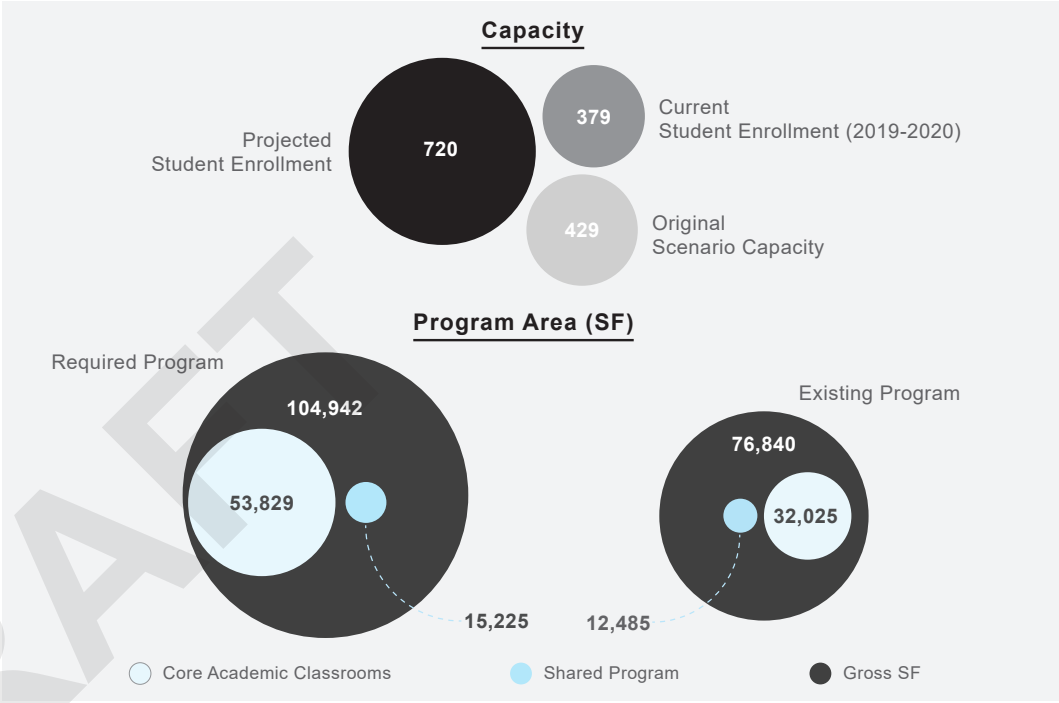
This master plan scenario allows for a dedicated entry, drop-off, and parking sequence for the school and completely separates any traffic (vehicular and pedestrian) between recreation center visitors and students. The recreation center and fields receive their dedicated parking. Although the recreation center is shared, the school is oriented on the site to allow for future expansion if the school decided to construct a dedicated gymnasium.

The courtyard configuration creates a private outdoor play area for the students, increases natural daylight into all occupiable rooms, and establishes a dialogue with the Four Mile Run Park and creek.

Replacing the school in place would require swing space. MEP system would cost approximately **$2,000,000 less** ($12.5-13.5M total New MEP cost) than a completely renovated MEP system in a renovation and addition scenario.

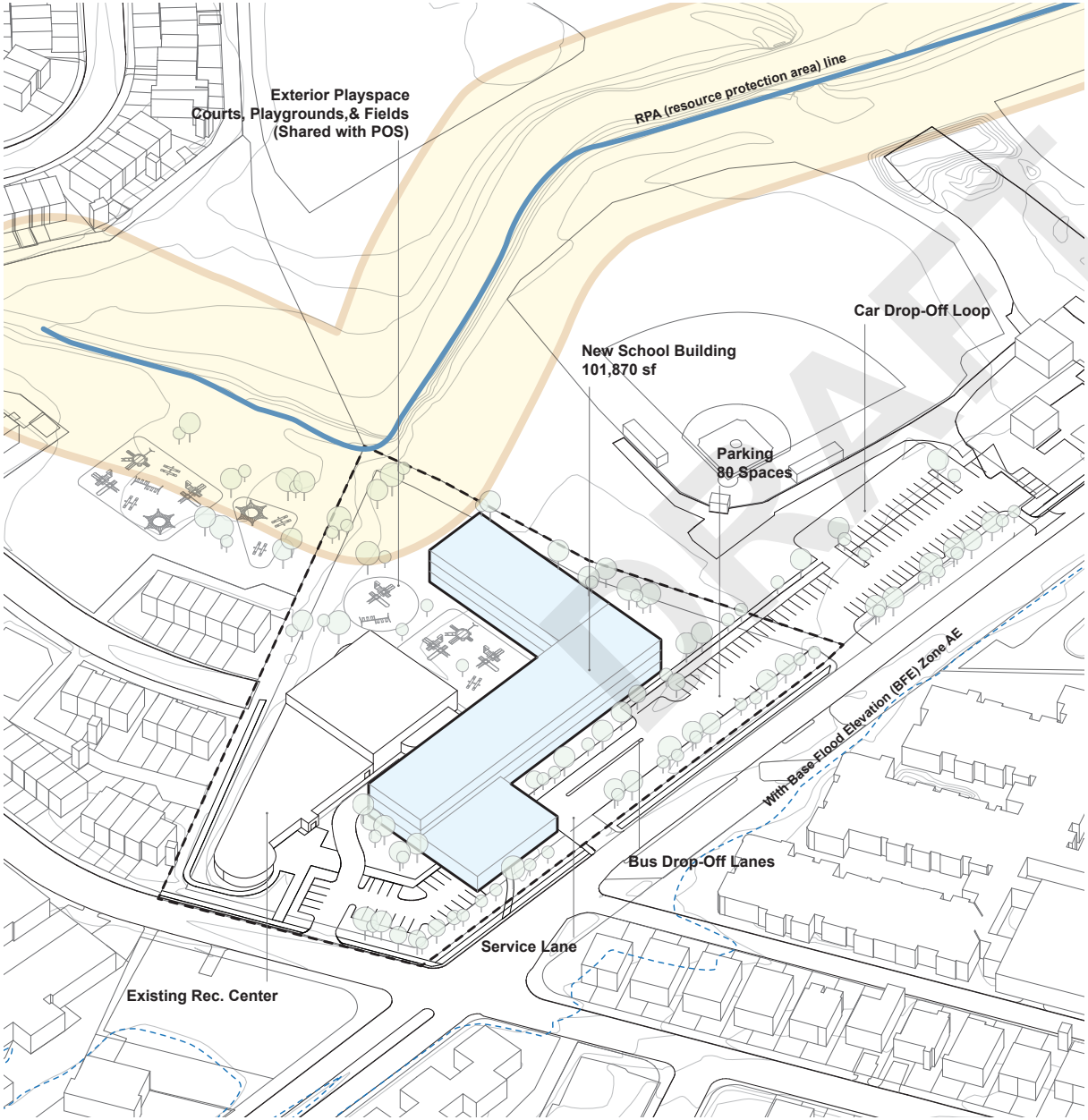
Conceptual Cost

Concept Cost New School:	$68M
New Building MEP:	$12.5-13.5M
Annual Savings:	$100,000
Renovated MEP:	$14.8-15.3M
Annual Savings:	$90,000



II. Cora Kelly Master Plan and Technical Data

Scenario 4: Replacement School (in-place) and Existing Recreation Center



Program Isometric