



# MIDDLE SCHOOL/ HIGH SCHOOL

## FEASIBILITY STUDY

*Warrior Run  
High School*










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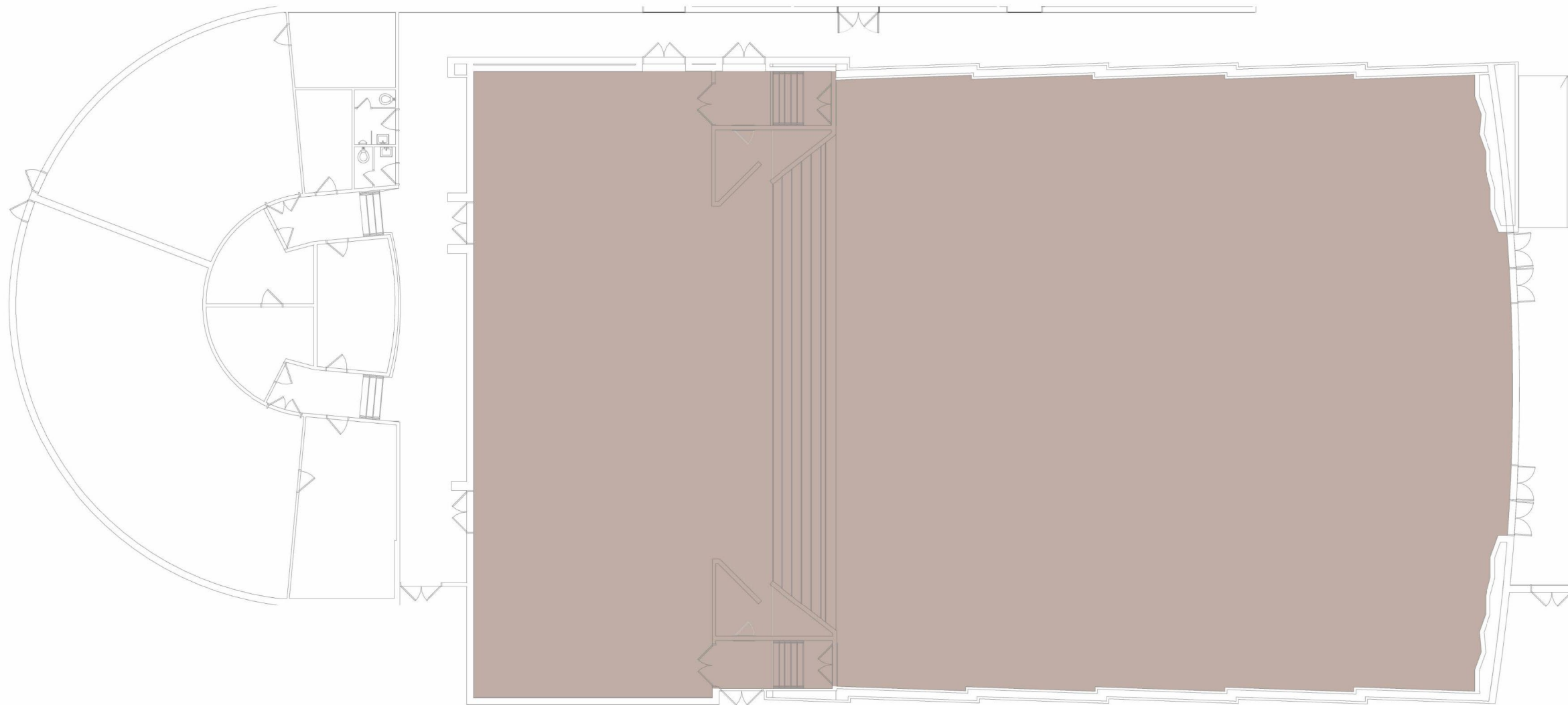
# EXISTING CONDITIONS – ARCHITECTURAL RENOVATION NEEDS

ARCHITECTURAL RENOVATION NEEDS			
	LOCKER ROOMS:	2,675 (II F) + 9,158 (I F) =	11,833 SF
	COURT WALLS:		4,349 SF
	AUDITORIUM:		13,891 SF
	RESTROOMS:	1,372 (II F) + 1,829 (I F) + 577 (G F) =	3,778 SF
	ASBESTOS ABATEMENT:		2,157 SF





# ARCHITECTURAL RENOVATION NEEDS – FOCUS ON AUDITORIUM



- ASBESTOS ABATEMENT
- NEW FLOORING
- NEW SOUND
- ACOUSTIC TREATMENTS
- NEW HOUSE LIGHTING
- NEW SEATINGS

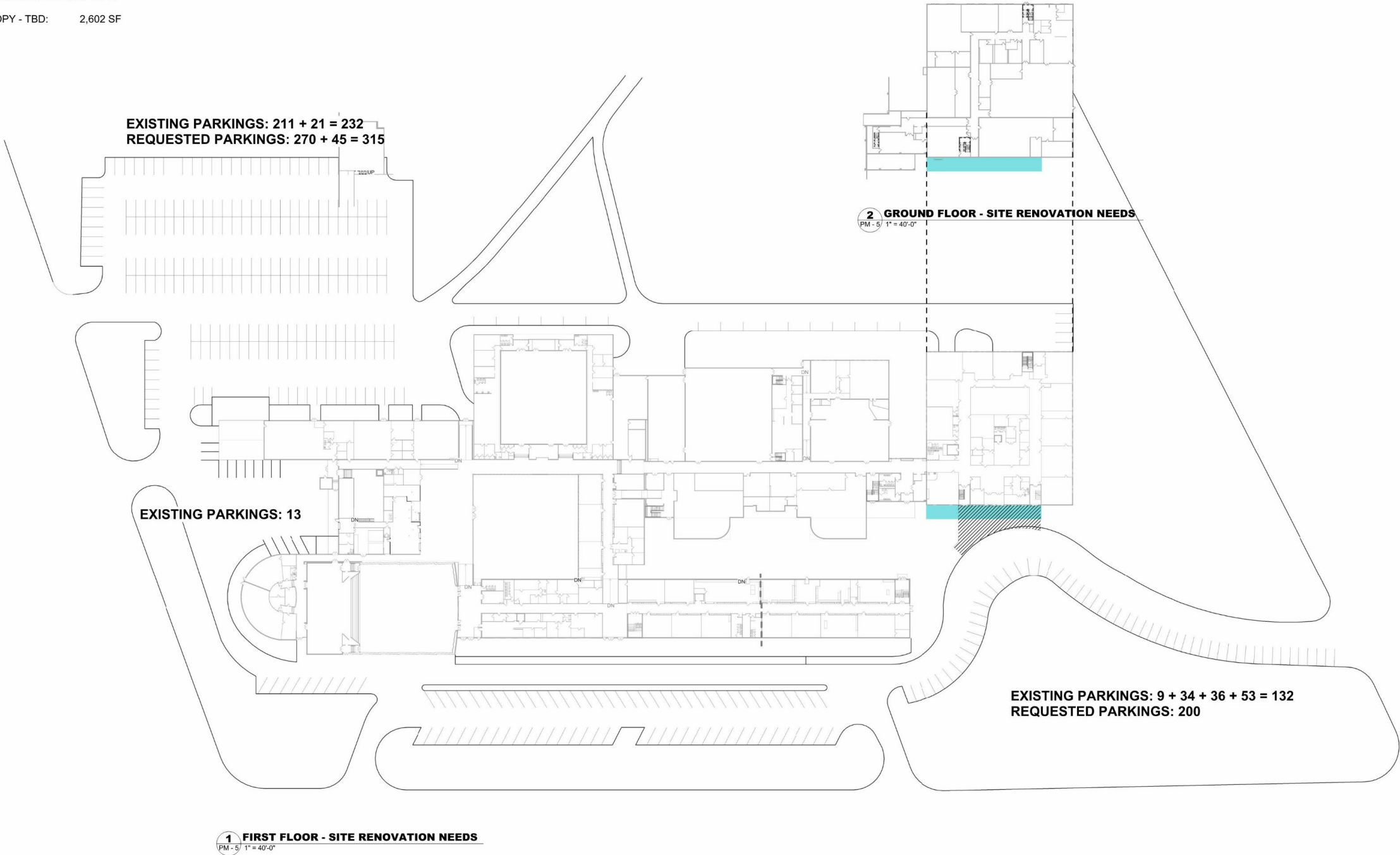




# EXISTING CONDITIONS – SITE RENOVATION NEEDS

## LEGEND

- SITE RENOVATION NEEDS**
- WATER INFILTRATION: 117 LF
  - CANOPY - TBD: 2,602 SF

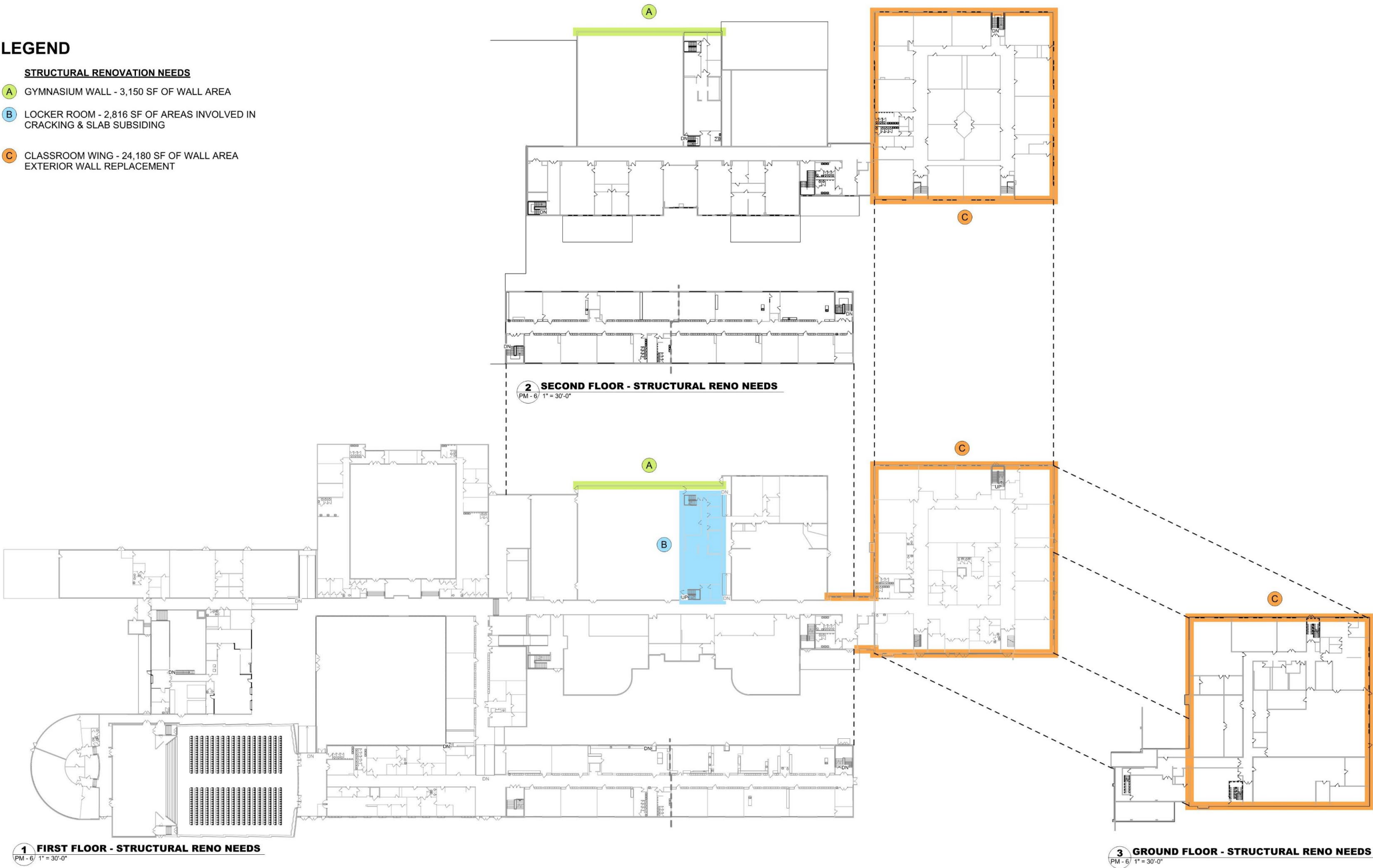




# EXISTING CONDITIONS – STRUCTURAL RENOVATION NEEDS

## LEGEND

- STRUCTURAL RENOVATION NEEDS**
- A** GYMNASIUM WALL - 3,150 SF OF WALL AREA
  - B** LOCKER ROOM - 2,816 SF OF AREAS INVOLVED IN CRACKING & SLAB SUBSIDING
  - C** CLASSROOM WING - 24,180 SF OF WALL AREA EXTERIOR WALL REPLACEMENT





# EXISTING CONDITIONS – STRUCTURAL RENOVATION NEEDS

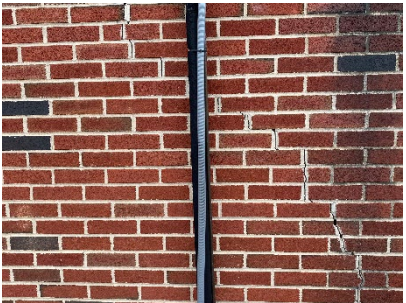
MASONRY VENEER CRACK – EST ELEVATION



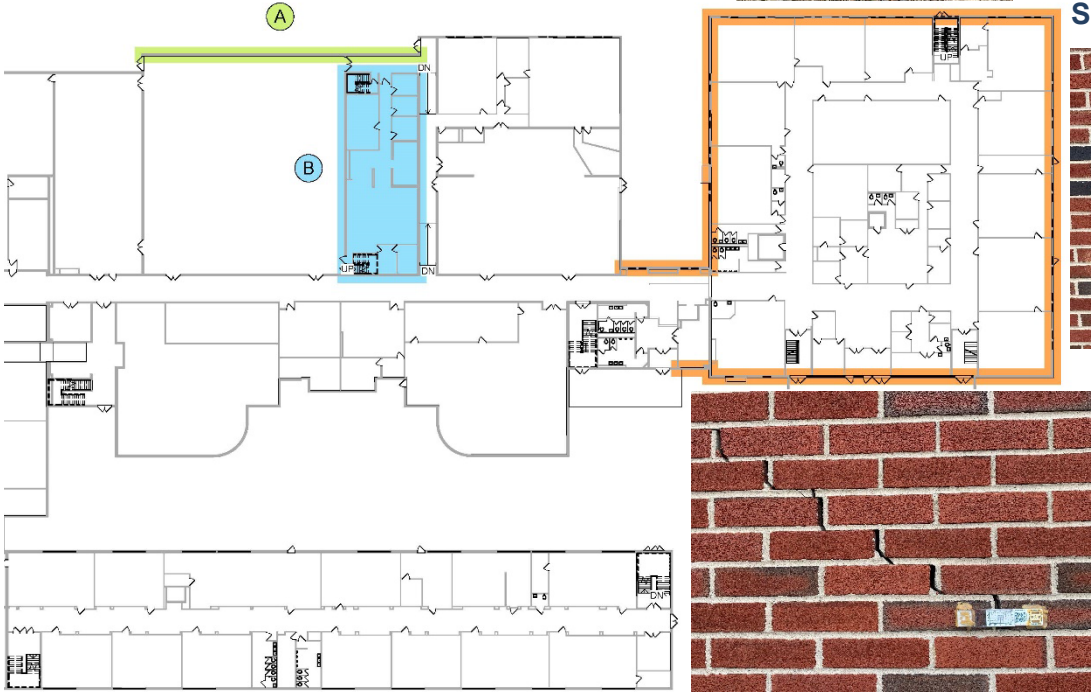
VENEER MOVEMENT AT WINDOW



MASONRY VENEER CRACK – SOUTH ELEVATION



MASONRY VENEER OUT-OF-PLANE MOVEMENT



MASONRY VENEER CRACK – WEST ELEVATION



WELDED JOINT METAL FRAME / STEEL BEAMS

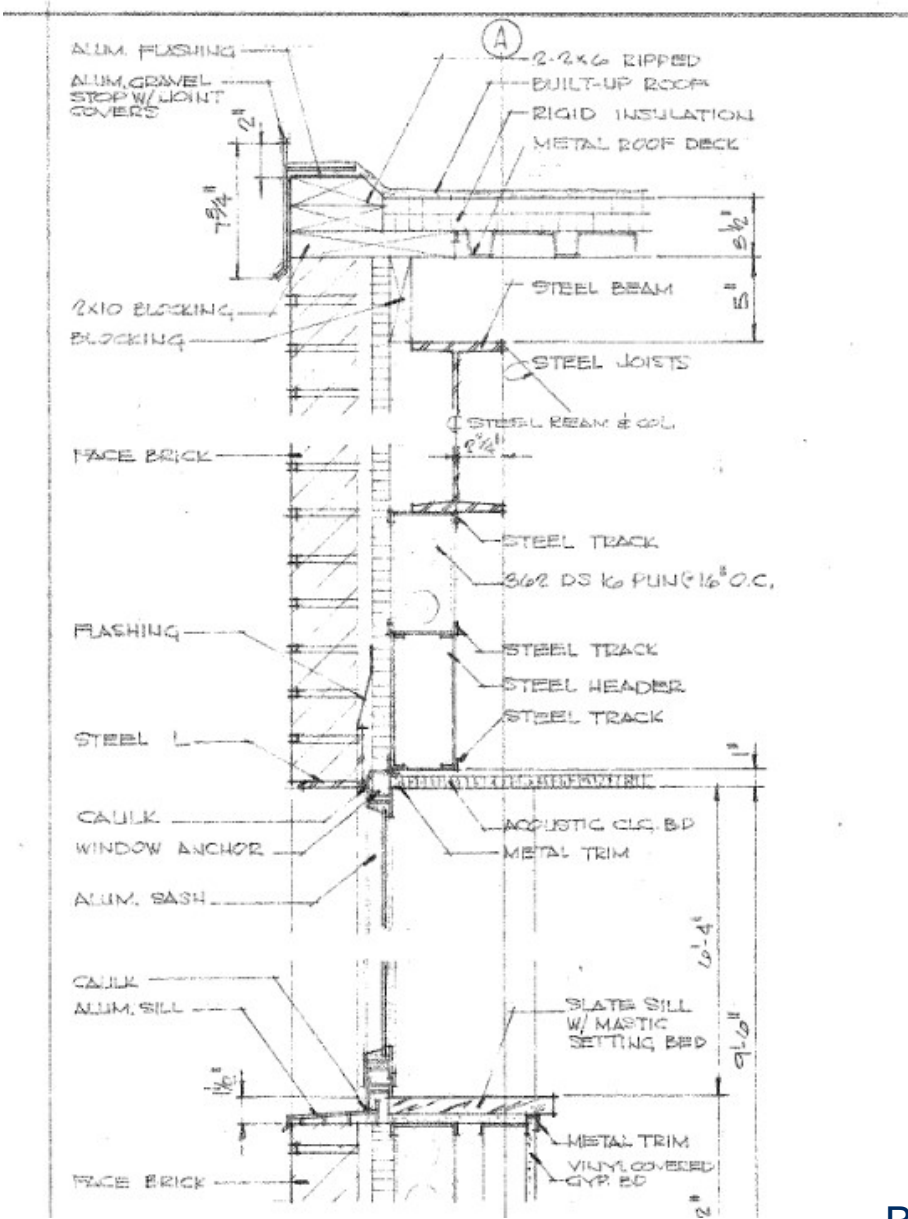
INSUFFICIENTLY STIFF METAL STUD FRAME AND LACK OF INSULATION





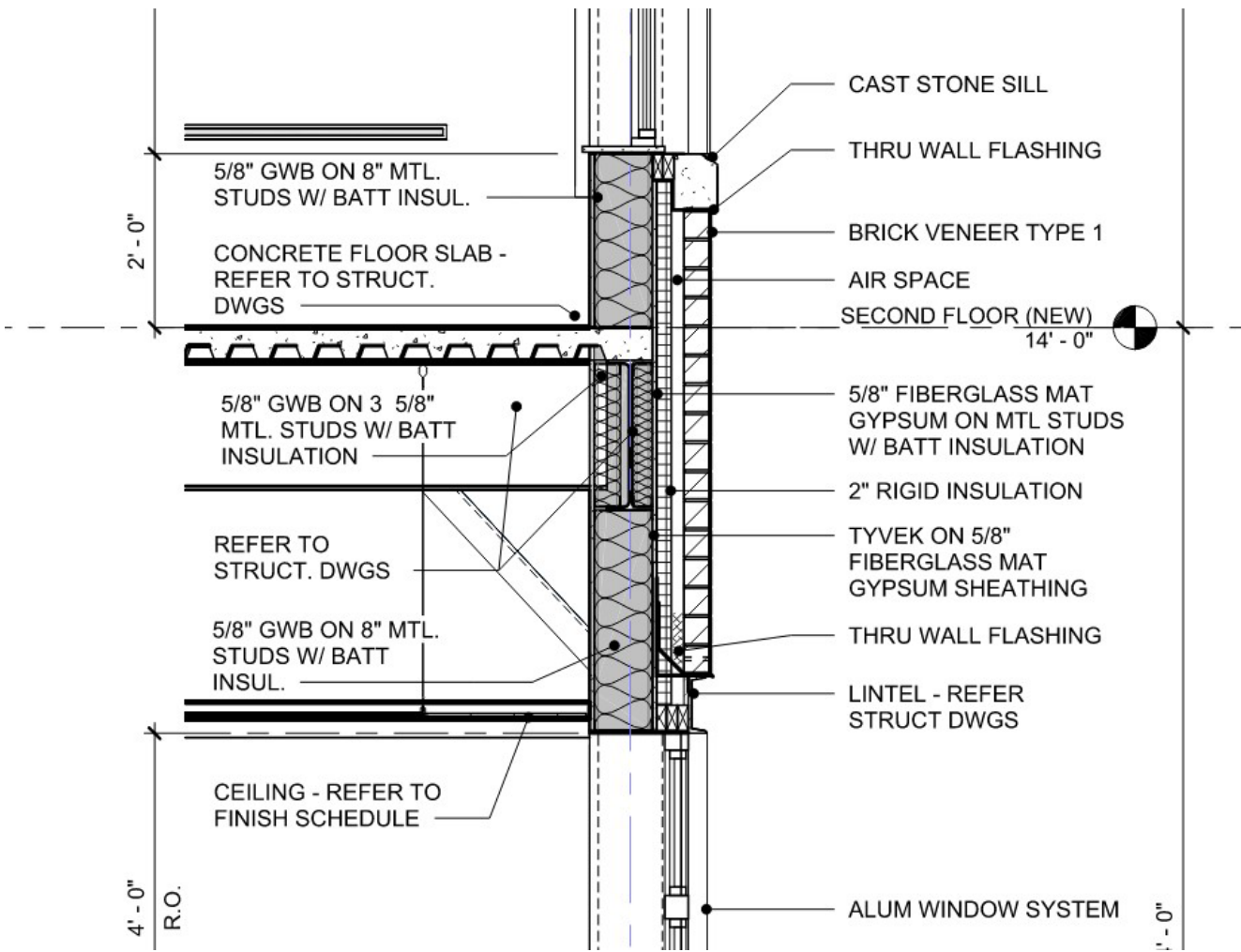
# EXISTING CONDITIONS – STRUCTURAL RENOVATION NEEDS

WALL SECTION FROM SHEET 11 OF SCHOOL'S 1968 DRAWINGS SET



SECTION A-A'

CURRENT CAVITY WALL CONSTRUCTION



SECTION B-B'



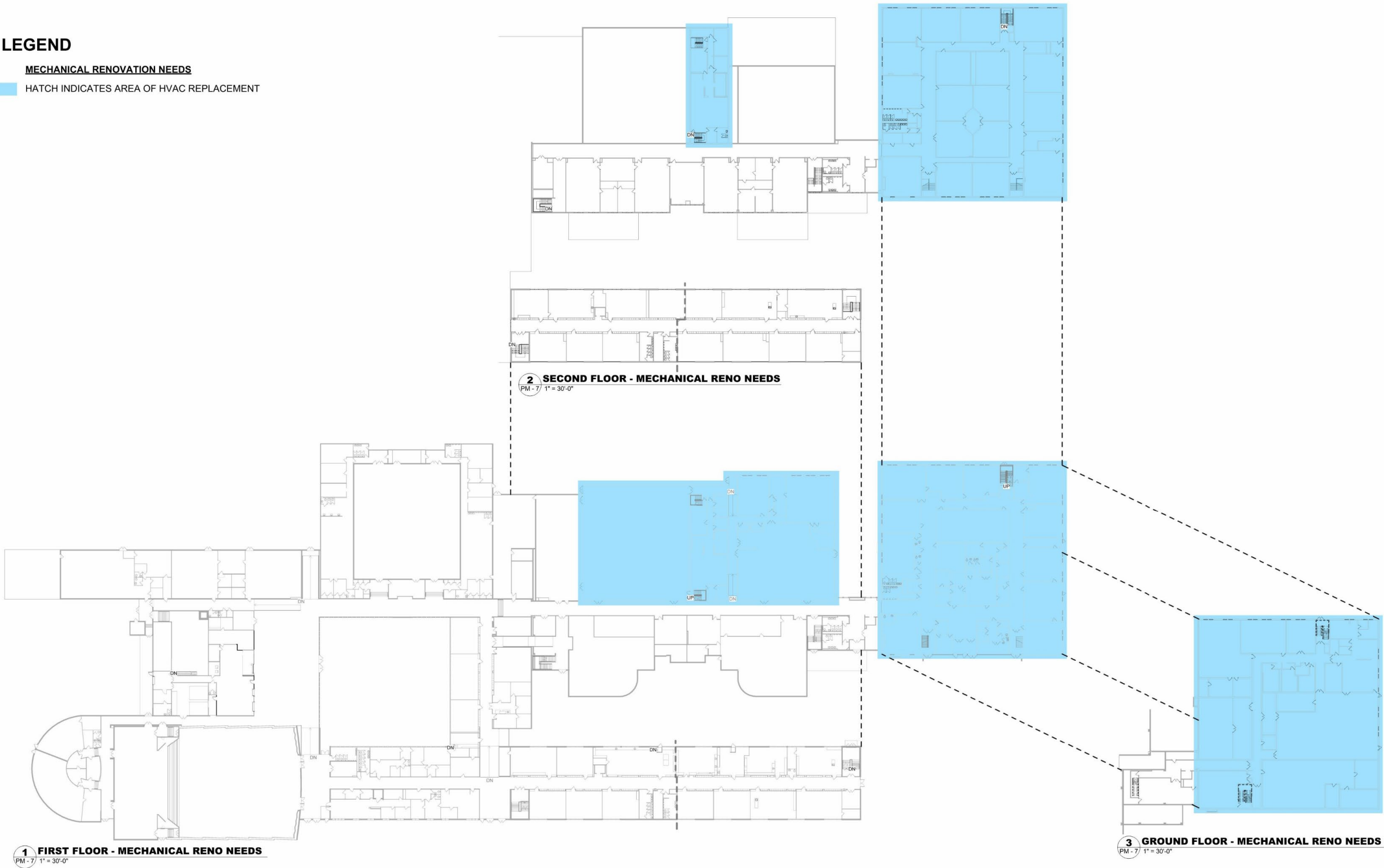


# EXISTING CONDITIONS – MECHANICAL RENOVATION NEEDS

## LEGEND

### MECHANICAL RENOVATION NEEDS

HATCH INDICATES AREA OF HVAC REPLACEMENT



# OPTION #1 – PROPOSED LAYOUT



- LEGEND**
- ADMINISTRATION
  - CAFETERIA AND FOOD SERVICES
  - GENERAL CLASSROOM
  - LABORATORIES
  - LIBRARIES
  - PERFORMING ARTS
  - PHYSICAL EDUCATION
  - SPECIAL EDUCATION CLASSROOM
  - TECHNICAL EDUCATION







# OPTION #1 – RENOVATIONS / ADDITIONS

## LEGEND

### RENOVATIONS

ADMINISTRATION: 2,977 + 1,806 =	4,783 SF +
AGRICULTURE:	2,224 SF +
ASBESTOS ABATEMENT:	2,157 SF +
AUDITORIUM:	13,891 SF +
GENERAL CLASSROOMS:	1,457 SF +
RESTROOMS: 1,372 + 1,829 + 577 =	3,778 SF +
SPECIAL ED RESTROOM:	181 SF +
SPECIAL ED/LCS WITH KITCHEN:	846 SF +
MS LOCKER ROOMS: 2,519 + 3,345 =	5,864 SF +
NEW ACTIVITY ENTRY:	992 SF +
GENERAL RENOVATION G FLOOR: 20,232 SF +	
GENERAL RENOVATION I FLOOR: 22,585 SF +	
GENERAL RENOVATION II FLOOR: 22,830 SF =	
<b>TOTAL</b>	<b>101,820 SF</b>

### ADDITIONS

NEW ACTIVITY ENTRY: 1,969 SF +	
CANOPY: 1,233 SF =	
<b>TOTAL</b>	<b>3,202 SF</b>

### ALTERNATE RENOVATIONS

HVAC - HS GYM: 8,335 SF +	
HVAC - LOCKERS: 2,675 + 2,939 = 5,614 SF +	
HVAC - SMALL AUDITORIUM: 8,978 SF +	
LIBRARY: 5,226 SF =	
<b>TOTAL</b>	<b>28,153 SF</b>

COURT WALL:	4,349 SF
GLAZED BRICKS	12,286 SF



**1 FIRST FLOOR RENOVATIONS/ADDITIONS OPT #1**  
PM - 9 1" = 30'-0"

**3 GROUND FLOOR RENOVATIONS/ADDITIONS OPT #1**  
PM - 9 1" = 30'-0"






# OPTION #1 – PHASING

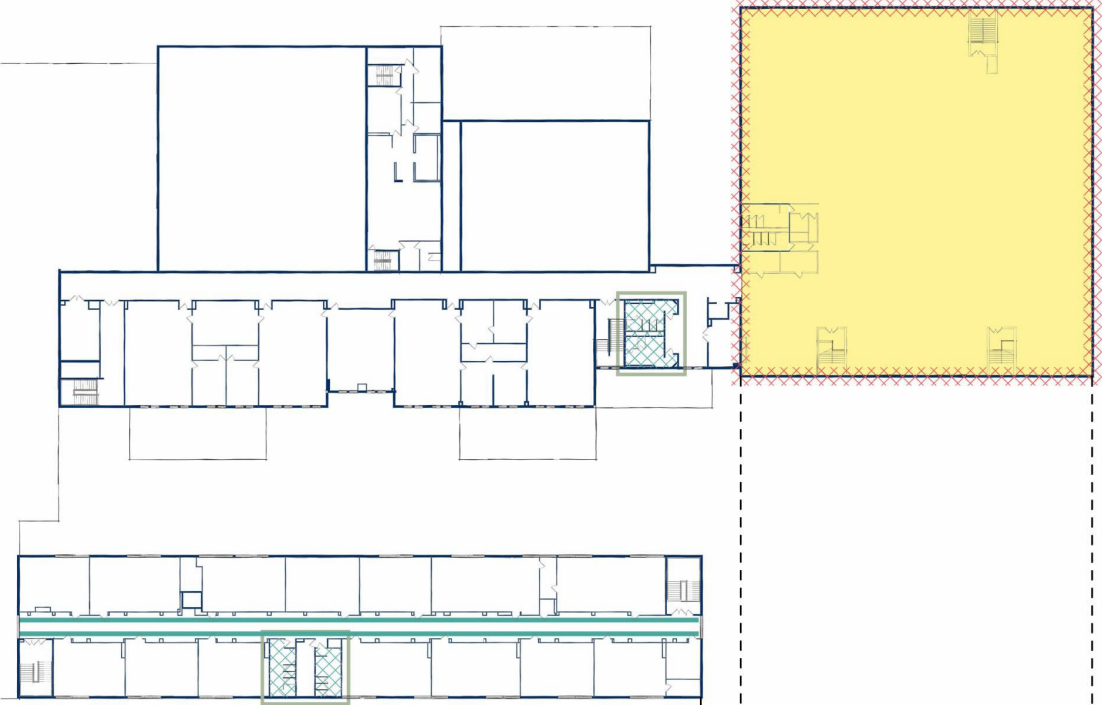
## LEGEND

### PROJECT #2

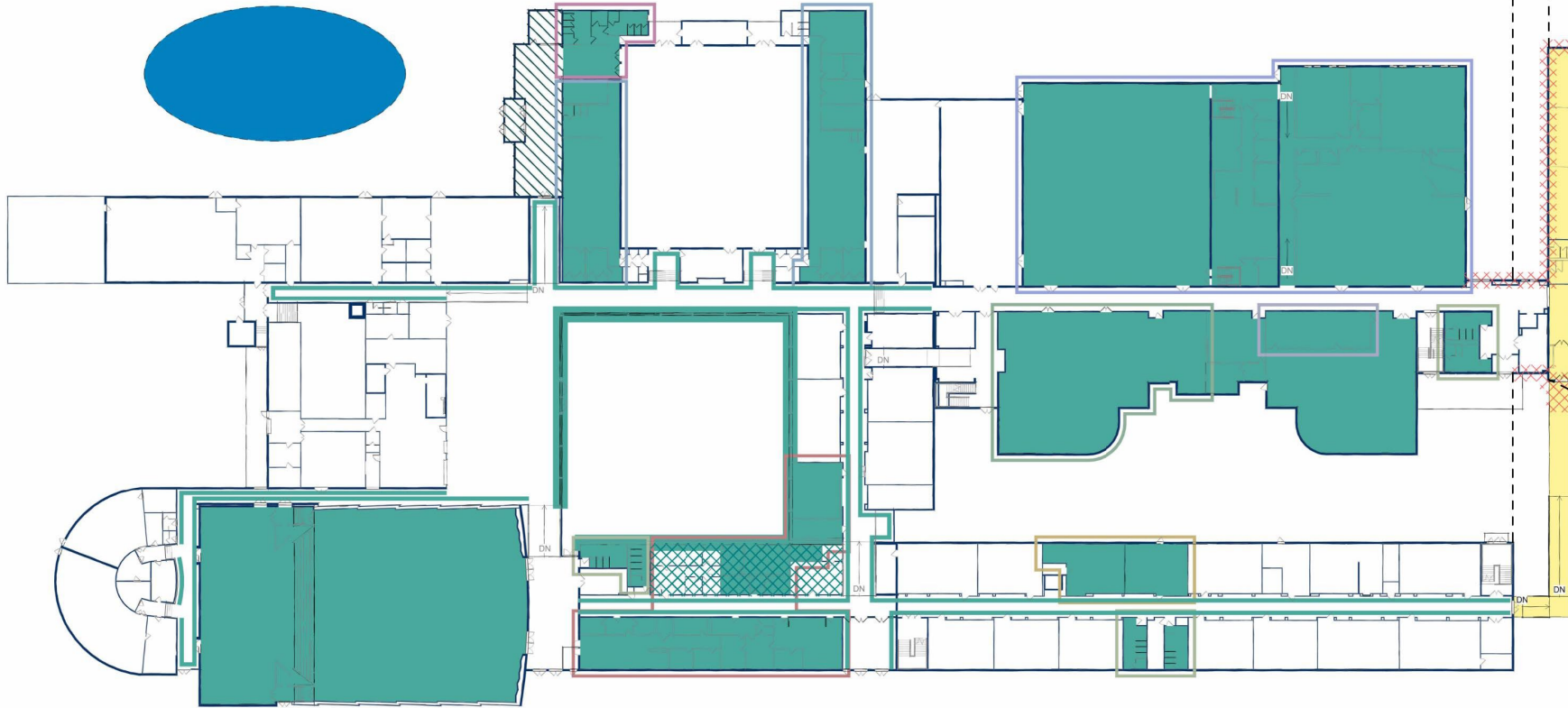
-  SUMMER 2024 & SUMMER 2025:
- ADMINISTRATION RENOVATION
  - ASBESTOS ABATEMENT 
  - AUDITORIUM RENOVATION
  - CLASSROOMS RENOVATIONS
  - GLAZED BRICKS PAINTING
  - HVAC REPLACEMENT
  - LIBRARIES RENOVATION
  - LOCKER ROOMS RENOVATION
  - NEW COURT WALLS
  - RESTROOMS RENOVATION
-  SUMMER 2024/FALL 2024:
- NEW ENTRY ADDITION

### PROJECT #3 - HIGH SCHOOL

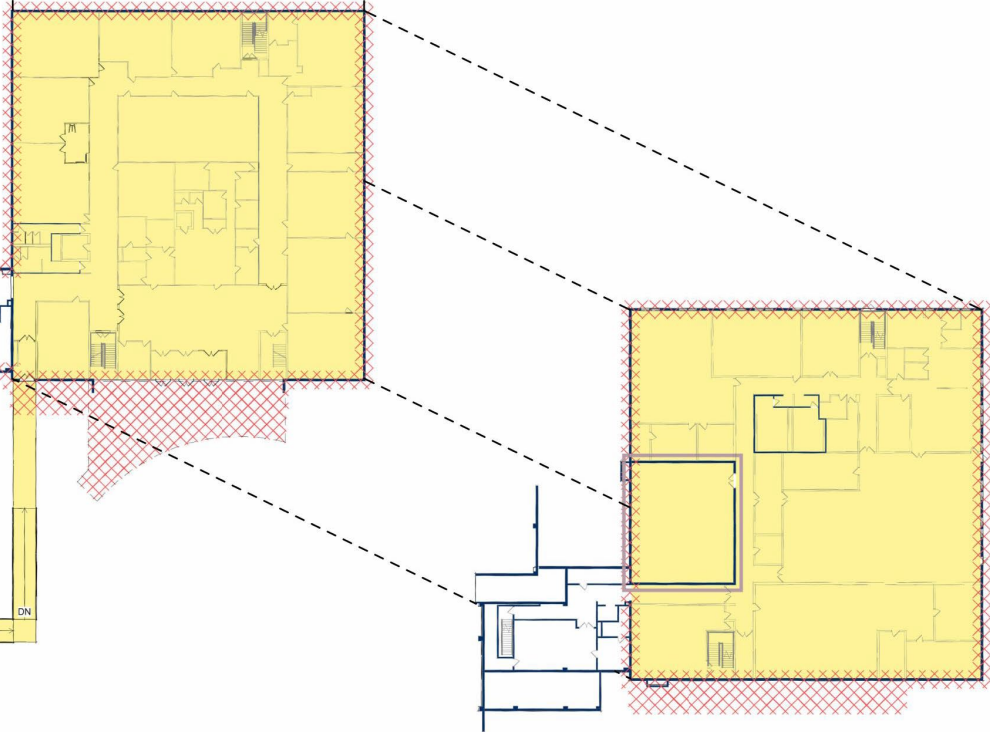
-  Ph I - SUMMER 2025:
- INSTALLATION OF MODULAR CLASSROOMS
-  Ph II - SUMMER 2025 / WINTER 2026:
- HS EXTERIOR WALL RESTORATION
  - WATER INFILTRATION INTERVENTION
-  Ph III - WINTER 2026 / SUMMER 2026:
- GENERAL RENOVATION
  - CONNECTION WITH WEST WING



**2 SECOND FLOOR PHASING OPT #1**  
PM - 10' 1" = 30'-0"



**1 FIRST FLOOR PHASING OPT#1**  
PM - 10' 1" = 30'-0"



**3 GROUND FLOOR PHASING OPT #1**  
PM - 10' 1" = 30'-0"

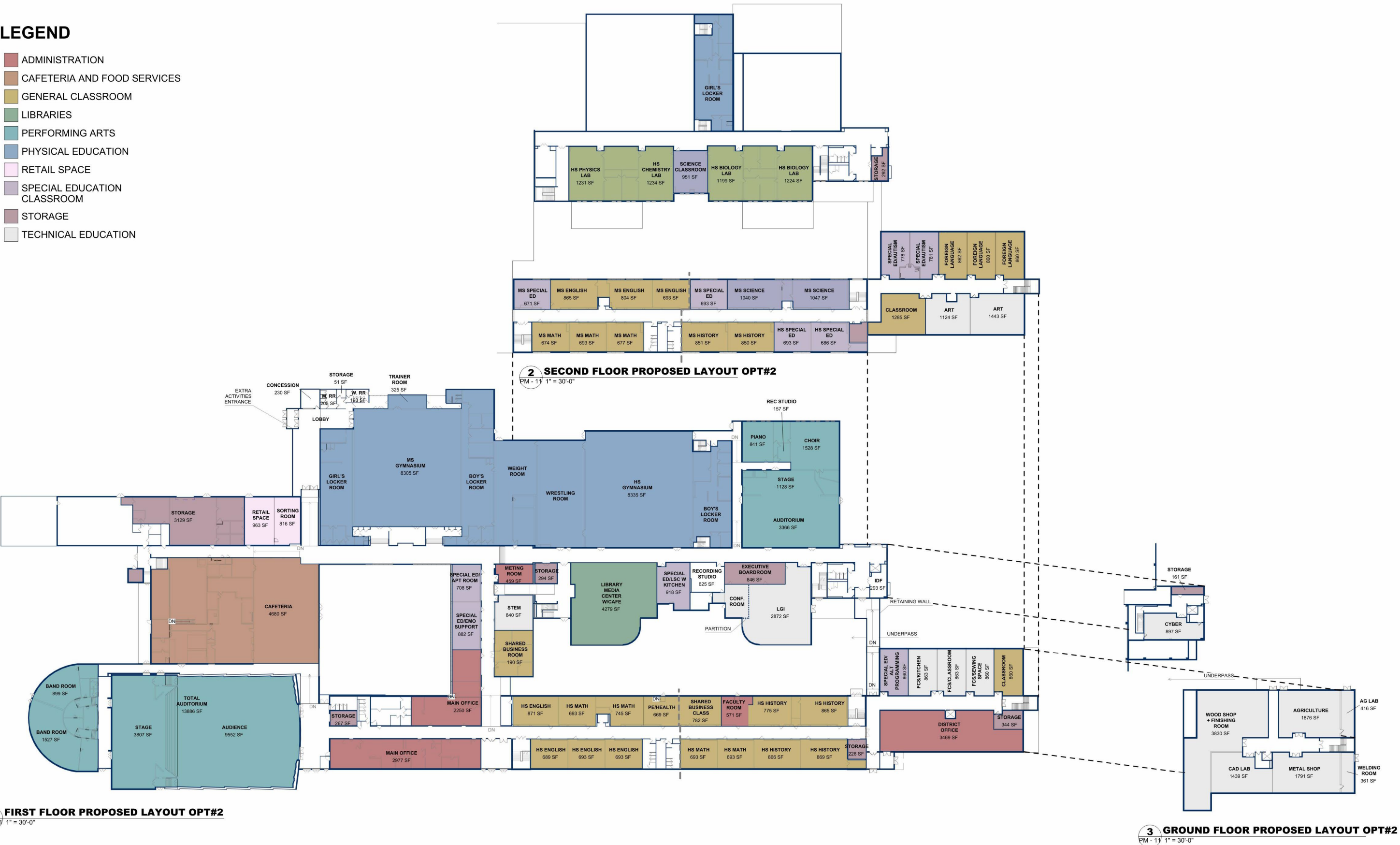




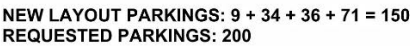
# OPTION #2 – PROPOSED LAYOUT

## LEGEND

- ADMINISTRATION
- CAFETERIA AND FOOD SERVICES
- GENERAL CLASSROOM
- LIBRARIES
- PERFORMING ARTS
- PHYSICAL EDUCATION
- RETAIL SPACE
- SPECIAL EDUCATION CLASSROOM
- STORAGE
- TECHNICAL EDUCATION









# OPTION #2 – DEMOLITIONS / RENOVATIONS / ADDITIONS

## LEGEND

### DEMOLITIONS

II FLOOR:	23,860 SF +
I FLOOR:	23,860 SF +
G FLOOR:	23,915 SF =
<b>TOT DEMO</b>	<b>71,635 SF</b>

### RENOVATIONS - BASE SCOPE

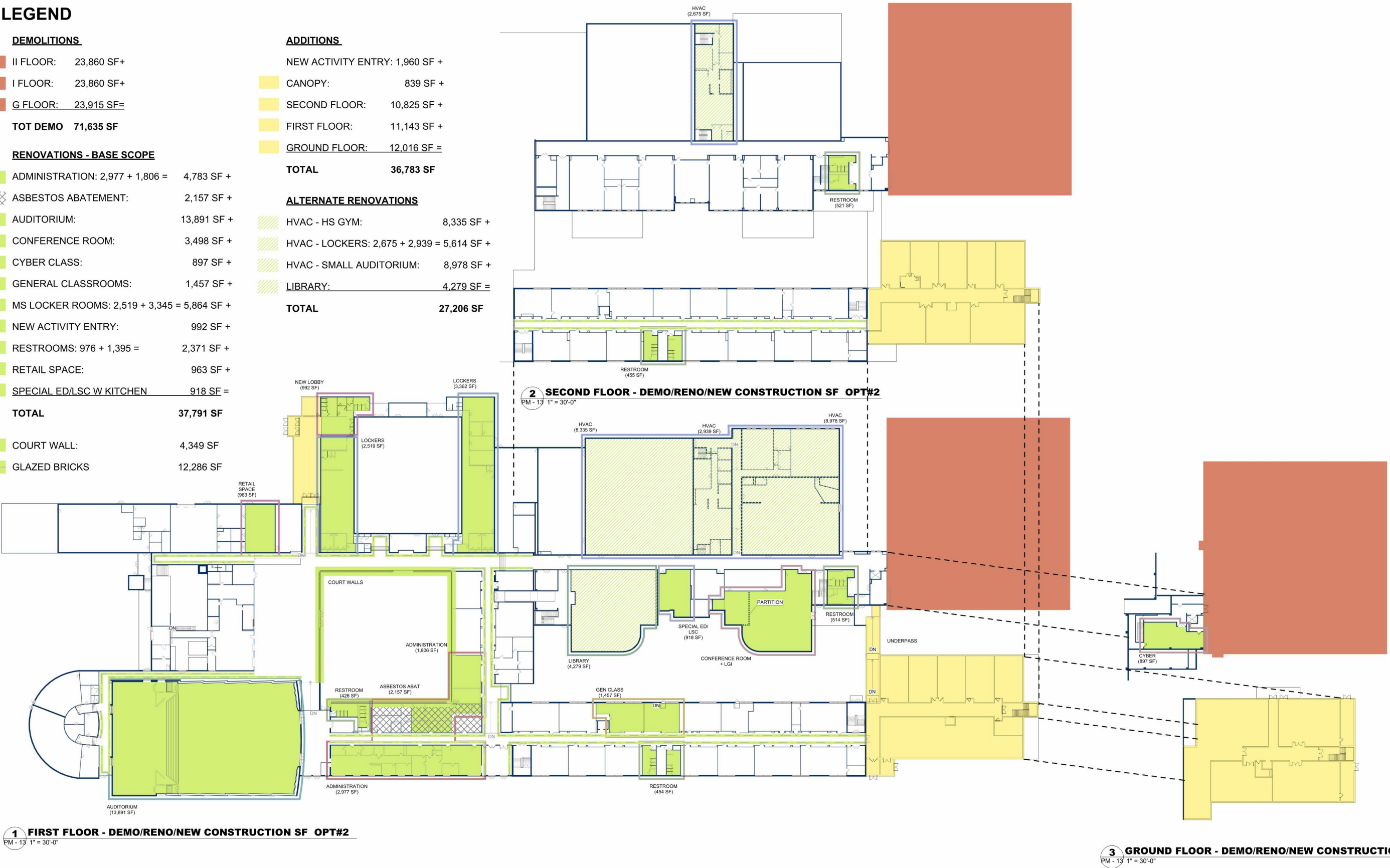
ADMINISTRATION:	2,977 + 1,806 =	4,783 SF +
ASBESTOS ABATEMENT:		2,157 SF +
AUDITORIUM:		13,891 SF +
CONFERENCE ROOM:		3,498 SF +
CYBER CLASS:		897 SF +
GENERAL CLASSROOMS:		1,457 SF +
MS LOCKER ROOMS:	2,519 + 3,345 =	5,864 SF +
NEW ACTIVITY ENTRY:		992 SF +
RESTROOMS:	976 + 1,395 =	2,371 SF +
RETAIL SPACE:		963 SF +
SPECIAL ED/LSC W KITCHEN		918 SF =
<b>TOTAL</b>		<b>37,791 SF</b>
COURT WALL:		4,349 SF
GLAZED BRICKS		12,286 SF

### ADDITIONS

NEW ACTIVITY ENTRY:	1,960 SF +
CANOPY:	839 SF +
SECOND FLOOR:	10,825 SF +
FIRST FLOOR:	11,143 SF +
GROUND FLOOR:	12,016 SF =
<b>TOTAL</b>	<b>36,783 SF</b>

### ALTERNATE RENOVATIONS

HVAC - HS GYM:	8,335 SF +
HVAC - LOCKERS:	2,675 + 2,939 = 5,614 SF +
HVAC - SMALL AUDITORIUM:	8,978 SF +
LIBRARY:	4,279 SF =
<b>TOTAL</b>	<b>27,206 SF</b>







# OPTION #2 – PHASING

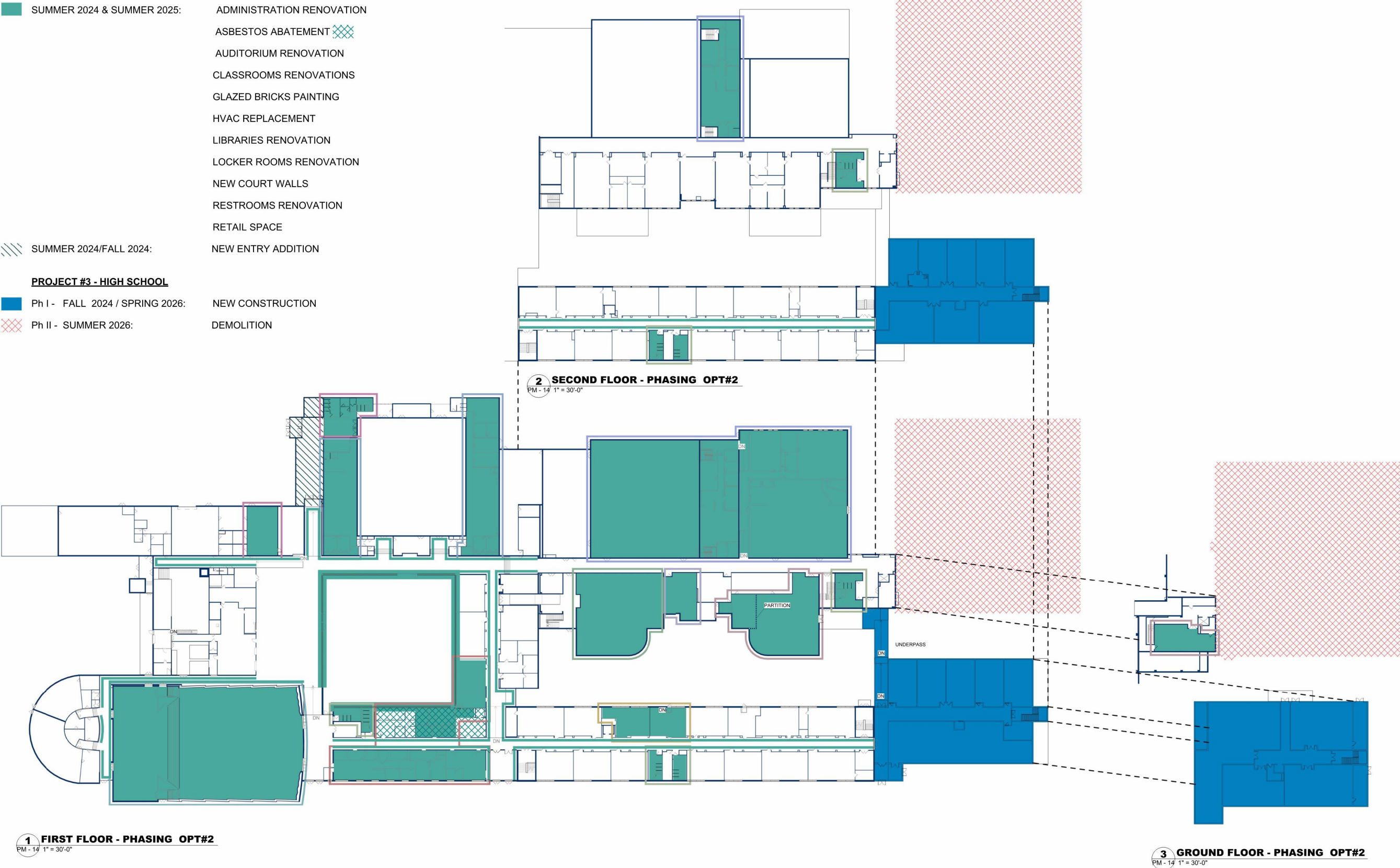
## LEGEND

### PROJECT #2

- SUMMER 2024 & SUMMER 2025:
- ADMINISTRATION RENOVATION
- ASBESTOS ABATEMENT
- AUDITORIUM RENOVATION
- CLASSROOMS RENOVATIONS
- GLAZED BRICKS PAINTING
- HVAC REPLACEMENT
- LIBRARIES RENOVATION
- LOCKER ROOMS RENOVATION
- NEW COURT WALLS
- RESTROOMS RENOVATION
- RETAIL SPACE
- SUMMER 2024/FALL 2024:
- NEW ENTRY ADDITION

### PROJECT #3 - HIGH SCHOOL

- Ph I - FALL 2024 / SPRING 2026:
- NEW CONSTRUCTION
- Ph II - SUMMER 2026:
- DEMOLITION





# OOPCs COMPARISON



SUMMARY OPTION 1			
PROJECT #2			
Auditorium, Courtyard, Gym Addition, Locker Rooms			
Scope	Construction Cost		Project Cost
Auditorium Renovations	\$ 1,346,723.94	\$	1,575,219.79
Courtyard Wall Replacements	\$ 839,085.19	\$	1,044,661.06
Rooms Around Courtyard	\$ 170,876.48	\$	212,741.21
Gym Addition	\$ 620,235.00	\$	778,239.87
Locker Rooms (MS gym)	\$ 2,005,425.45	\$	2,496,754.69
Asbestos abatement & flooring replacement in nurse area	\$ 15,766.75	\$	15,766.75
Glazed block painting	\$ 27,089.65	\$	27,089.65
Total	\$ 5,025,202.46	\$	6,150,473.02
PROJECT #3			
HS Building Renovation, Balance of Renovations			
Scope	Construction Cost		Project Cost
Modular classes rent	\$ 882,000.00	\$	970,200.00
Renovation for structural problems	\$ 6,793,567.07	\$	6,984,216.97
General renovation	\$ 13,410,429.64	\$	16,695,984.90
Connection between areas	\$ 312,713.41	\$	373,692.52
Balance of renovations	\$ 3,538,060.65	\$	5,837,424.26
Total	\$ 24,936,770.76	\$	30,861,518.64
Additional Scope Options			
Scope	Construction Cost		Project Cost
Library	\$ 862,290.00	\$	1,073,551.05
HVAC replacements - HS Gym, HS Auditorium, HS Lockers	\$ 1,513,182.00	\$	1,808,252.49
HS Locker Room Renovations	\$ 694,155.00	\$	864,222.98
Total	\$ 3,069,627.00	\$	3,746,026.52

SUMMARY OPTION 2			
PROJECT #2			
Auditorium, Courtyard, Gym Addition, Locker Rooms			
Scope	Construction Cost		Project Cost
Auditorium Renovations	\$ 1,346,723.94	\$	1,575,219.79
Courtyard Wall Replacements	\$ 839,085.19	\$	1,044,661.06
Rooms Around Courtyard	\$ 170,876.48	\$	212,741.21
Gym Addition	\$ 620,235.00	\$	778,239.87
Locker Rooms (MS gym)	\$ 2,005,425.45	\$	2,496,754.69
Asbestos abatement & flooring replacement in nurse area	\$ 15,766.75	\$	15,766.75
Glazed block painting	\$ 27,089.65	\$	27,089.65
Total	\$ 5,025,202.46	\$	6,150,473.02
PROJECT #3			
HS Classroom Addition, Balance of Renovations			
Scope	Construction Cost		Project Cost
Demolition of Existing Building	\$ 987,219.84	\$	1,179,727.71
Construction of New (3) Story Addition	\$ 13,023,090.28	\$	17,861,649.78
Balance of Renovations	\$ 3,689,967.34	\$	2,897,816.09
Total	\$ 17,700,277.47	\$	21,939,193.58
Additional Scope Options			
Scope	Construction Cost		Project Cost
Library	\$ 706,035.00	\$	879,013.58
HVAC replacements - HS Gym, HS Auditorium, HS Locker	\$ 1,513,182.00	\$	1,808,252.49
HS Locker Room Renovations	\$ 694,155.00	\$	864,222.98
Parking	\$ 677,600.00	\$	809,732.00
Total	\$ 3,590,972.00	\$	4,361,221.04



# QUESTIONS / DISCUSSION