

JUNE 2023

# CAMPUS MASTER PLAN

DRAFT  
6/13/2023

FOR:



COMPLETED BY:

CSARCH



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HALDANE  
HIGH SCHOOL









# 1. PREFACE

*"Haldane Central School District will prepare all students to succeed in an ever-changing global society."*

**– Haldane Central School District Mission**

To guide the Haldane Central School District and more accurately align its facilities with its mission, the Campus Master Plan serves as a vehicle that will drive future changes to the campus grounds, buildings and infrastructure. These changes will reflect the evolving needs of current and forecasted programs in alignment with the district's 2020 Strategic Coherence Plan.









2.

## EXECUTIVE SUMMARY







# OVERVIEW

## Introduction

The Haldane Central School District serves approximately 788 students in four district buildings in Cold Spring, New York. All district buildings are located on a single campus within the northwest region of Putnam County. There are currently three buildings utilized for student instruction, supported by an additional building for the District Office and transportation operations.

CSArch was retained by the District in April of 2022 to conduct and prepare a Campus Master Plan. A facilities assessment was conducted to identify critical infrastructure and other capital needs of the district facilities. In addition, CSArch completed an educational assessment of each of the schools via engagement with administrators, focus groups and community engagement. This assessment identifies operational and programmatic improvements that may be considered by the Board of Education.

This report is based upon administrative and programming meetings conducted in May – June of 2022, as well as observations made during walk-through surveys conducted by the project team during the summer and fall of 2022. No destructive testing or in-depth investigation has taken place. Other resources used, where available, include original construction documents, hazardous materials reports, and other historical documentation as provided by the district as well as information included in the district's 2015 and 2022 Building Condition Surveys. This report aims to address the physical condition of each building based upon visual observations as well as the programmatic or educational strengths and weaknesses of the building.

Working with the Campus Master Plan Committee and its established leadership team, all of the identified capital needs and improvements were evaluated and prioritized into a recommendation to the Board of Education.

## Scope of Work

This Campus Master Plan is presented in a written narrative to describe the major building and site components as they exist at the time of the surveys, along with recommendation for needed improvements based upon condition, obsolescence, reliability, life-safety, code compliance, programmatic need or other considerations. Recommendations are supported by quantified budget estimates based upon current 2023-dollar values, regionalized for Putnam County. Supporting floor plans and other related documents are also provided for reference. This Campus Master Plan is intended to provide the Haldane Central School District with the detailed information necessary to properly plan and prioritize future capital improvements.

## Project Team

### Architect | Mechanical, Electrical, Plumbing Engineers

CSArch

19 Front Street

Newburgh, NY 12550

[www.csarchpc.com](http://www.csarchpc.com)

### Site / Civil Engineers

Passero Associates

19 Front Street

Newburgh, NY 12550

[www.passero.com](http://www.passero.com)

## Summary of Proposed Improvements

The Campus Master Plan proposes various, significant capital projects to augment the Haldane Central School District campus to align the district's facilities with the long-term academic and extracurricular needs of Haldane's students and staff as outlined in the district's 2020 Strategic Coherence Plan. Additionally, the Campus Master Plan seeks to reflect the community's shared values and priorities.



Focus on Student Impact

In response to the thorough analysis conducted, it was determined that capital improvements should prioritize an investment in providing additional space and modern learning environment that focus on enhancing the student experience.

PROPOSED IMPROVEMENTS TO ENHANCE STUDENT IMPACT

Student Center & Classroom Addition

Construction of a new student center at the east end of the High School is proposed. This 2-story addition includes a student center to serve as a place for High School students to eat lunch, socialize, study and collaborate. Adjacent offices provide access to student support services such as a social worker and counselor to promote student wellness. In addition, four general purpose classrooms are proposed to replace instructional space currently utilized in the Mabel Merritt building. All of these improvements will reduce the frequency of students traveling between buildings.

STEAM Innovation Labs

The above addition includes space for a robust STEAM innovation Lab for High School Students. A separate addition at the Main Building is proposed to support expansion of a STEAM innovation Lab for Elementary and Middle School Students. Both spaces will provide all K-12 students with access to hands-on, experimental learning and innovation opportunities and inspire a passion for learning.

Auditorium Addition

Construction of a new auditorium is proposed at the west end of the High School. The proposed auditorium includes a 350-seat theater with performance stage and backstage support area. A music classroom is also proposed, to support musical and theater arts instruction at the High School. The addition also includes a new lobby with public restroom facilities. This new auditorium will reflect the district’s investment in theater and performing arts, while supporting the community’s rich culture and appreciation for the arts.

Gymnasium Addition

Construction of a new gymnasium and locker rooms is proposed at the west end of the High School. This additional Gymnasium will relieve scheduling conflicts of the Main Building’s Gymatorium and athletic teams will have increased opportunity for practice and competition. This gymnasium addition will also further reduce the frequency of students traveling between buildings.

Student Support Suites

Renovations to provide centralized student support suites are proposed for both school buildings. These areas provide offices for psychologists, social workers, behaviorists, guidance counselors and other professionals, as well as de-escalation and testing space which is currently lacking in both buildings. These proposed improvements aim to create a welcoming place for student counselling and promote student wellness.

Focus on Student Equity

Findings of the equity study conducted by CSArch present Haldane CSD facilities as undersized compared to other comparative school districts. While the average area provided per student is 205 square feet, Haldane CSD’s current facilities offer only 148 square feet per student.

PROPOSED IMPROVEMENTS TO ENHANCE STUDENT EQUITY

Project 1

Proposed improvements include a building addition for a Student Center/STEAM Innovation Lab/Classroom wing at the High School and a small addition for a STEAM Innovation Lab at the Main Building, for a gain of 18,946 SF.

Project 2

Proposed improvements include a building addition for an Auditorium and Music Classroom at the High School and a Fitness and Wellness Center at the Main Building, for a gain of 15,283 SF.

Project 3

Proposed improvements include a building addition for a Gymnasium and Locker Rooms at the High School and expansion of the Art Gallery at the Main Building, for a gain of 13,294 SF.

Total Square Footage Based on Project

Existing	116,570	Total Gross SF - 148 SF per student
Upon Completion of Project 1	135,516	Total Gross SF - 172 SF per student
Upon Completion of Project 2	150,799	Total Gross SF - 191 SF per student
Upon Completion of Project 3	164,093	Total Gross SF - 208 SF per student



## SIGNIFICANT PROPOSED CAPITAL IMPROVEMENTS

- A building addition to the High School to provide a Student Center (Cafeteria and Multi-Use space), STEAM Innovation Lab, Student Support Offices and 4 additional classrooms.
- A building addition to the High School to provide an Auditorium and Music Classroom
- A building addition to the High School to provide a Gymnasium and Locker Rooms
- A building addition to the Main Building for an expanded STEAM Innovation Lab
- A building addition to the Main Building for an expanded Art Gallery
- A building addition to the Main Building for an expanded Fitness and Wellness Center
- Renovations to the Main Building for support of Student Support and Intervention Services
- Renovations to the Main Building for improved Music Classrooms
- Renovations to the Main Building for improved accessibility
- Renovations to both school entry vestibules for improved security
- Renovations to both schools for improved staff support of meeting space and restrooms
- LED lighting upgrades
- Window replacements
- HVAC system replacements
- Air Conditioning improvements
- Reconfiguration of campus roadways and parking lots for improved circulation and safety
- A new multi-purpose synthetic turf field at the Perkins/9D field area
- Replacement of district-wide communications systems including phone, PA and clock systems
- Replacement of district-wide safety and security systems including fire alarm and security cameras

### Proposed improvements have been divided into three recommended projects:

- Project 1 – Approval Timeline: 1 year
- Project 2 – Approval Timeline: 5 years
- Project 3 – Approval Timeline: 10 years

Further information on what scope is proposed for each project can be found in Section 6.0.







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BASKETBALL  
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FOUR**  
Glens Falls 2023

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Glens Falls 2023

BLUE DEVILS  
**33**

Ryan  
#2  
Tesse  
25

Matt

Jul  
Jo  
#2





### 3. ANALYSIS



# EXISTING DOCUMENTATION SUMMARY

## Existing Drawings

Various drawings were made available to the design team and have been scanned for electronic access. No original blueprints have been made available and as such, information on construction of existing building systems is limited.

Drawings provided by the district include:

- Plans from the 2002 Capital Improvement Project
- Base plans (lacking scope-of-work information) from an un-dated Energy Performance Contract
- Various site plans and site surveys from 1986, 1990, 1999, 2002 and 2011

## Existing Reports of Analysis

As a part of the information gathering process to provide background context, CSArch reviewed various reports conducted by third parties in advance of the Campus Master Plan. As provided by district administration. These include:

- Comprehensive Long Range Planning Study – Demographic, Enrollment & Facilities Analysis (2019-2020)
- Strategic Coherence Plan (March 2020)
- Outdoor Education Framework Plan (2019, with updated Executive Summary 2021)
- Building Condition Survey by BBS Architects (2022)
- MS4- Municipal Separate Storm Sewer System Inspection Report by Colliers Engineering (2022)
- Air Conditioning Survey by LynStaar (2022)

## District Mission, Beliefs and Essentials

The Campus Master Plan seeks to support the district's mission and beliefs, as well as the Haldane Essentials.

### District Mission

"The Haldane Central School District will prepare all students to succeed in an ever-changing global society."

### District Beliefs

- Learning and the education of the whole child is a shared, collaborative, community-based responsibility.
- We must be inclusive, provide multiple pathways to success, and strive to meet the needs of all learners.
- Instruction should be authentic, challenging, and rigorous, and elicit the most critical skills and disposition from our students.
- All facilities should be safe, environmentally respectful, and supportive of student learning."

### The Haldane Essentials

- Critical Thinking
- Problem Solving
- Communication
- Growth Mindset
- Emotional Intelligence
- Wellness



# OUTREACH AND ENGAGEMENT

CSArch was retained by the District in April of 2022 to develop a Campus Master Plan. The planning process was conducted with active participation of Haldane Central School District leadership, working in collaboration with a team of architects, planners and engineers.

## Campus Master Plan Committee

- Jeffrey Amato
- Jon Champlin
- Sean Conway
- Yaslyn Daniels
- J. Ralph Falloon
- Judy Farrell
- Leah Horn
- Michael Kero
- Nancy Martinez-Cirelli
- Ryan McConville
- Damian McDonald
- Sean McNall
- Laura O'Connell
- Kent Schacht
- Jennie Sexton
- Lara Shihab Eldin
- Julia Sniffen
- Jeffrey Sniffen
- Amber Stickle
- Paul Tomizawa
- Maggie Valentine
- Tim Walsh

## Campus Master Plan Leadership Team

In addition to the broader Campus Master Plan Committee, a Leadership Committee was established to meet regularly and actively participate in the development of the Campus Master Plan. CSArch met with the Campus Master Plan leadership team on an as-needed basis to support the development of the campus master plan. The committee provided feedback

of conceptualization and future project scope through the master plan design process with a goal to make recommendations to the Board of Education.

The Campus Master Plan Committee includes representatives from various administrative and academic departments, the Haldane CSD Board of Education, parents and community representatives. The leadership group consists of the following members:

- Dr. Philip Benante, Superintendent of Schools
- Damian McDonald, Community resident and active volunteer
- Sean McNall, Board of Trustees
- Julia Sniffen, High School Principal
- Maggie Valentine, Board of Trustees
- Tim Walsh, Director of Facilities

## Focus Groups

The Campus Master Plan leadership team identified a list of focus groups to assist in information gathering and engage in a dialogue to discuss current and desired improvements for the Haldane CSD. CSArch conducted programming meetings with the following groups:

- Staff - Administration Team
- Staff - Curriculum Council
- Students - High School Representatives
- Students- Recent Graduates
- Parents - PTA
- Parents - Haldane School Foundation
- P.E. & Athletics
- Haldane Arts Alliance

Information gathered from each focus group was documented via meeting minutes and distributed to all meeting attendees and the Campus Master Plan leadership team. These meeting minutes have been made publicly available on the district's website.



## Community Outreach

To reach a broader audience of the Haldane CSD community, CSArch and the Campus Master Plan leadership team developed a community survey which was distributed to all district residents in June 2022. Additionally, a community forum event was held on July 13, 2022.

Data collected covered various categories including ranking of important facility areas, assessment of current facilities and desired improvements. Written commentary from survey respondents provided additional insight on existing and desired district facilities.

### SUMMARY OF COMMUNITY SURVEY RESULTS

- 267 Respondents - Over 67% were a parent/guardian, Over 73% were aged 36-55
- Survey results identified areas of importance (refer to graphic below for a complete ranking). The top 3 areas of importance were identified as:
  - 1- Educational Space
  - 2- Safety and Security
  - 3- Support of Student Wellness
- Survey results indicate over 31% of respondents feel the High School lacks sufficient educational space.
- Additional commentary frequently noted a desire for a separate cafeteria for High School students, need for a proper auditorium, improvements to athletic playfields, improvements to support visual arts, air conditioning, modernization for instructional classrooms, STEM program space and more outdoor education integration.

The following graphic provides responses to the question:

“Please rank the following in importance to you regarding Haldane CSD facilities”





## Equity Study

In the Summer of 2022, CSArch conducted an equity study to assess how Haldane CSD compares to other regional schools. With the assistance of Dr. Benante, 11 school districts were identified for comparison. Of this total, 8 were selected as they are also used by the district for comparison in budgetary development- these include Millbrook, North Salem, Pawling, Putnam Valley, Rhinebeck, Spackenkill, Tuckahoe and Valhalla School Districts. While enrollment population varies, these districts pose a comparable low-income population of less than 30% and a combined wealth ratio under 2.25. Two additional districts were included as they pose comparison for athletic competition- these include Rye Neck and Dobbs Ferry School Districts.

Haldane CSD is the smallest school in the equity study, with an enrollment of 788 students. Other districts included in the study range from 834-1,647 students. The average student population included in the study is 1,243

### SUMMARY OF EQUITY STUDY RESULTS

The equity study has identified three points of consideration:

#### Square Footage Per Student Differential

The equity study evaluated the square footage of building area provided per-student. This was determined by dividing the total facility area by student enrollment. While the average of all districts calculated is 205 square feet per student, (largest is 278 square feet), Haldane CSD facilities are considered to be undersized, providing only 148 square feet of building area per student.

#### Lack of an Auditorium

The equity study determined that all other districts provide a proper auditorium facility for visual and performing arts.

#### Athletic Facility Comparison

Haldane CSD appears to be on-par with athletic facilities provided, with the following notations: Only 3 of the 11 schools also utilize an off-campus baseball field (all others host an on-campus field) and all other districts provide a regulation running track.

	Haldane CSD	Millbrook CSD	Rhinebeck CSD	North Salem CSD	Pawling CSD	Tuckahoe UFSD	Valhalla UFSD	Spackenkill UFSD	Dobbs Ferry UFSD	Rye Neck UFSD	Putnam Valley CSD	Red Hook CSD	Average
Total Student Enrollment	788	834	951	1,012	1,093	1,138	1,377	1,474	1,495	1,519	1,582	1,647	1,243
Total No. of Buildings	2	4	3	2	3	2	3	4	3	4	3	3	3
Total Gross Square Footage	116,570	232,000	217,690	269,142	246,570	193,361	241,263	320,240	319,238	197,980	283,257	382,203	251,626
SF per Student	148	278	229	266	226	170	175	217	214	130	179	232	205
<u>Athletics / Playfields</u>													
Baseball Field	○	●	●	●	●	○	●	●	○	●	●	○	
Football Field	●	●	○	○	○	●	●	●	●	●	●	●	
Lacrosse Field	○	○	○	○	●	○	○	●	●	○	○	○	
Outdoor Basketball Court	○	○	○	○	●	○	○	○	○	○	●	●	
Playfields	●	●	●	●	●	●	●	●	●	●	●	●	
Playgrounds	●	●	●	●	●	●	●	●	●	●	●	●	
Soccer Field	●	●	●	●	●	●	●	●	●	●	●	●	
Softball Field	●	●	●	●	●	●	●	●	●	●	●	○	
Tennis Court	●	●	○	○	○	○	●	●	○	●	○	○	
Track & Field	○	●	●	●	●	○	●	●	○	●	●	●	
<u>Building Programs</u>													
Auditorium	○	●	●	●	●	●	●	●	●	●	●	●	
Cafeteria	●	●	●	●	●	●	●	●	●	●	●	●	
Cafetorium	○	○	○	○	●	○	○	○	○	○	○	○	
Gymnasium (Gym+Stage)	●	○	○	○	○	○	●	○	○	○	○	○	
Gymnasium	●	●	●	●	●	●	●	●	●	●	●	●	
Kitchen	●	●	●	●	●	●	●	●	●	●	●	●	
Library Media Center	●	●	●	●	●	●	●	●	●	●	●	●	
Locker Rooms	●	●	●	●	●	●	●	●	●	●	●	●	
Pool	○	○	○	○	○	○	○	○	○	○	○	○	
<u>Symbol Legend</u>													
● Provided on Campus													
○ Not Provided on Campus													
○ Provided, But Not Regulation													



# FACILITIES ASSESSMENT

The assessment team of architects and engineers from CSArch and Passero Associates have visited the Haldane campus and evaluated the existing facilities for infrastructure needs, functionality and programmatic support. The following summarizes noted deficiencies for each category of assessment:

## **SITE**

- Connection between upper and lower campus areas is largely segregated.
- Vehicular and bus traffic share roadways and should be separated for safety.
- Parking capacity for staff should be expanded.
- Parking for students is provided in a gravel lot without markings and should be paved.

## **OUTDOOR ATHLETIC FACILITIES**

- There are insufficient playfields to support multiple sports/levels in both spring and fall.
- The Perkins/9D Field requires improvements for playability. Size, slope and drainage issues should all be addressed.
- The existing running track does not meet standardized requirements for competitive use.
- The track facility lacks high jump and long jump event areas.
- The baseball team utilizes an off-campus facility at Mayor's Park, which requires maintenance improvements.
- There are only 2 tennis courts, which restricts proper competition event use.

## **OUTDOOR EDUCATION FACILITIES**

- While efforts have been made to provide outdoor instructional space via temporary tents, permanent structures should be provided for both instructional classroom use and larger group gatherings.

## **CAMPUS-WIDE SYSTEMS**

- Phone/PA communication systems are outdated and do not connect all buildings.
- The campus lacks a security camera system.

## **MAIN BUILDING**

### Building Envelope

- Windows are in need of replacement throughout the building.
- Several exterior doors are in need of replacement.
- Isolated areas of brick veneer require repointing

### Building Interior

- Student toilet rooms are in need of renovation.
- Staff toilet rooms are in need of renovation and ADA compliance.
- Miscellaneous flooring and ceiling areas are in need of replacement.

### Mechanical, Electrical and Plumbing Systems

- Steam to hot water conversion is recommended.
- Original building HVAC equipment (unit ventilators and air handling equipment) and distribution piping is in need of replacement.
- The Fire Alarm system is in need of replacement.
- Electrical power panelboards are in need of replacement.
- Lighting replacement with LED fixtures is recommended.

### Program Support

- The cafeteria is undersized to support the full K-12 student population.
- The gymnasium does not offer proper auditorium function for theatrical performances- most seating is accommodated with folding chairs, stage equipment and theatrical lighting is in need of replacement and the facility is generally outdated.
- Music classrooms lack proper accessibility, are outdated and undersized.
- The building lacks modern STEM innovation/production space. The existing technology shop is outdated and undersized.
- The main entrance is in need of improvements for building access and security.



## HIGH SCHOOL

### Building Envelope

- Missing exterior soffit panels should be replaced.
- Exposed steel structure in canopy areas should be repainted.

### Building Interior

- Damaged toilet room partitions and counters are in need of replacement.
- Access to the attic should be improved.

### Mechanical, Electrical and Plumbing Systems

- The hot water heater is in need of replacement.
- A generator is recommended for support of power heating and life safety systems.

### Program Support

- The building lacks sufficient support space including a dedicated cafeteria, library and gymnasium, as well as art and music classrooms.
- The building lacks social gathering areas.
- The building lacks modern STEM/innovation facilities.
- The main entrance is in need of improvements for building access and security.

## MABEL MERRITT BUILDING

### Building Envelope

- Water intrusion into the boiler room should be corrected.
- Windows are in need of replacement.

### Interior Building

- Doors, frames and hardware are in need of replacement.
- Miscellaneous flooring and ceiling areas are in need of replacement.

### Mechanical, Electrical and Plumbing Systems

- Lighting replacement with LED fixtures is recommended.
- Electrical system panelboards are in need of replacement.
- The Fire Alarm system is in need of replacement.
- Lightning protection is recommended for grounding and surge protection.

### Miscellaneous

- The building is not ADA-compliant and lacks accessibility in many areas including building entry, corridors and restroom facilities. The entire second floor is non-accessible as the building lacks an elevator.
- Due to its age and visible condition, the building is presumed to have many areas of asbestos-containing materials including flooring and pipe fittings.
- Classrooms are undersized and/or present conflicts with support columns, etc.

## BUS GARAGE/ADMINISTRATION BUILDING

### Building Envelope

- Repair/replace damaged exterior trim and paint building.
- Wood windows at the bus garage are in need of replacement.

### Building Interior

- Doors, frames and hardware are in need of replacement.
- Miscellaneous flooring and ceiling areas are in need of replacement.
- Toilet rooms should be renovated for ADA-compliance.

### Mechanical, Electrical and Plumbing Systems

- Lighting replacement with LED fixtures is recommended.
- The Fire Alarm system is in need of replacement.

### Miscellaneous

- The building lacks ADA-accessibility to the second floor.
- The existing ramp is not ADA-compliant and should be replaced.











4.

## MASTER PLAN GOALS







# MASTER PLAN GOALS

Based on a thorough analysis process that included meetings with district administration, focus groups, community engagement, and facility assessments, 10 goals have been identified for the Campus Master Plan.

## **1. Improve Safety and Security**

- Improve security at both school entrances
- Reduce frequency of foot traffic between buildings
- Improve and integrate building communication systems

## **2. Improve Accessibility**

- Eliminate use of Mabel Merritt building for instructional use
- Improve accessibility at main building music classrooms
- Improve accessibility at main building gymnasium and cafeteria entrance
- Improve accessibility of restroom facilities

## **3. Improve Support of Student Support Services and Student Wellness**

- Provide a centralized suite for student support services in both school buildings

## **4. Improve the Student Experience with Student Focused Program Space**

- Provide cafeteria and social gathering space for high school students
- Provide modern STEM program space at both buildings
- Improve performing and visual arts space
- Increase square foot-per-student area for equity with other districts

## **5. Improve Performing Arts Space**

- Provide a proper auditorium to improve over-use/scheduling conflicts with main building gymnasium and improve spectator experience
- Provide support/storage space for theater program
- Improve and expand music classroom space

## **6. Improve Visual Arts Space**

- Improve gallery space for usability
- Improve kiln/storage space for functionality
- Provide additional display areas

## **7. Improve Physical Education and Athletic Space**

- Improve over-use/scheduling conflicts with main building gymnasium
- Improve playfields for both P.E. and athletic team use on-campus
- Provide a fitness center/weight room
- Expand and improve tennis facilities
- Expand track event facilities

## **8. Improve Campus Circulation**

- Improve connection between lower and upper campus areas
- Separate vehicular and bus traffic
- Improve/expand staff and student parking

## **9. Improve Staff Support Space**

- Provide additional staff restrooms
- Provide conference space in both buildings

## **10. Improve Outdoor Education Integration**

- Provide an Out-a-torium
- Provide permanent outdoor instructional spaces at both school buildings









## 5.

# PROPOSED IMPROVEMENTS

**Proposed improvements included in the Campus Master Plan are divided into 5 categories:**

- Academics and Program (P)
- Safety and Security (S)
- Physical Education and Athletics (A)
- Sitework (SW)
- Facility / Infrastructure Improvements (F)

Scope items are labeled for tracking and organization as follows: CATEGORY-BUILDING-NUMBER

For example, ITEM P-HS-01 refers to scope in the Academics and Program Category, at the High School, and is labeled item 01 in that series.

The following sections provide an overview of proposed improvements included in the Campus Master Plan. Refer to the full scope summary spreadsheet for all proposed scope items and associated cost estimates.



# ACADEMICS AND PROGRAM

## Item P-HS-01

**Provide a building addition for a student center, office suite, steam innovation lab and (4) general purpose classrooms.**

As available space within the current district buildings lacks adequate space for these improvements, new construction of a student center at the east end of the High School is proposed. This 2-story addition includes a student center to act as a place for students to eat lunch, socialize and work, both independently and collaboratively. Adjacent break-out rooms provide space for student collaboration and staff meetings. An adjacent offices suite provides easy access to student support services such as a social worker and counselor. A large STEAM Innovation Lab is proposed to provide a modern facility for hands-on innovation dedicated to High School students. In addition, 4 general-purpose classrooms are proposed, to replace instructional space currently housed in the Mabel Merritt building. Reconfiguration (removal and reconstruction) of existing egress stairs at the east end of the high school will be required. New construction= 17,300 square feet. This proposed scope is based on the following identified needs and goals:

**Identified Need 1:** High School students lack a dedicated place to eat lunch. While the current cafeteria serves lunches for K-12 grade levels, its location requires students to travel between buildings and seating capacity is inadequate. As such, High School students frequently eat lunch in vacant classrooms or hallways. This solution is neither safe nor supportive of critical social development.

Goal: Provide a dedicated place for High School students to eat lunch and gather socially.

Proposed Solution: Provide a Student Center, sized to allow space for all High Students to eat lunch. While a full kitchen is not anticipated, the space should be able to support the sale of prepared food items.

**Identified Need 2:** Students lack space for collaboration and group work, as well as space for independent study. Staff lack space for professional development, meetings and department collaboration.

Goal: Provide space to support both students and staff, that can be signed-out as needed.

Proposed Solution: Adjacent to the proposed Student Center, a series of smaller meeting rooms will provide space for both student collaboration and staff development.

**Identified Need 3:** Dedicated and centralized student support offices are lacking, as these services are currently scattered throughout buildings.

Goal: Provide better access to vital student wellness services. These include a guidance counselor, social worker, de-escalation space and supporting secretarial/ clerical space.

Proposed Solution: Adjacent to the proposed Student Center, a suite of student support offices is proposed. The location of these offices, centralized and adjacent to the student center, will encourage access and promote student wellness.



**Identified Need 4:** There are (4) rooms in the Mabel Merritt building that are regularly used for instructional space. This building is lacking in accessibility compliance and integrated campus communication systems. Additionally, the building is isolated and removed from the main school building activities. Student use of this building requires students to travel between buildings, which is not ideal for safety and security, or a sense of inclusion.

**Goal:** Provide additional instructional space at the High School, minimally 4 classrooms.

**Proposed Solution:** The proposed building addition includes 4 new general purpose classrooms.

**Identified Need 5:** The district lacks modern facilities for STEM/STEAM instruction. The existing technology shop is outdated and undersized, and is located in a remote location of the main building.

**Goal:** Provide a dedicated, modern STEAM space for High School students for hands-on innovation and exposure to future technologies.

**Proposed Solution:** The proposed building addition includes a large STEAM Innovation Lab.





## Item P-HS-02

### Renovate two existing first floor offices to return to staff toilet room function

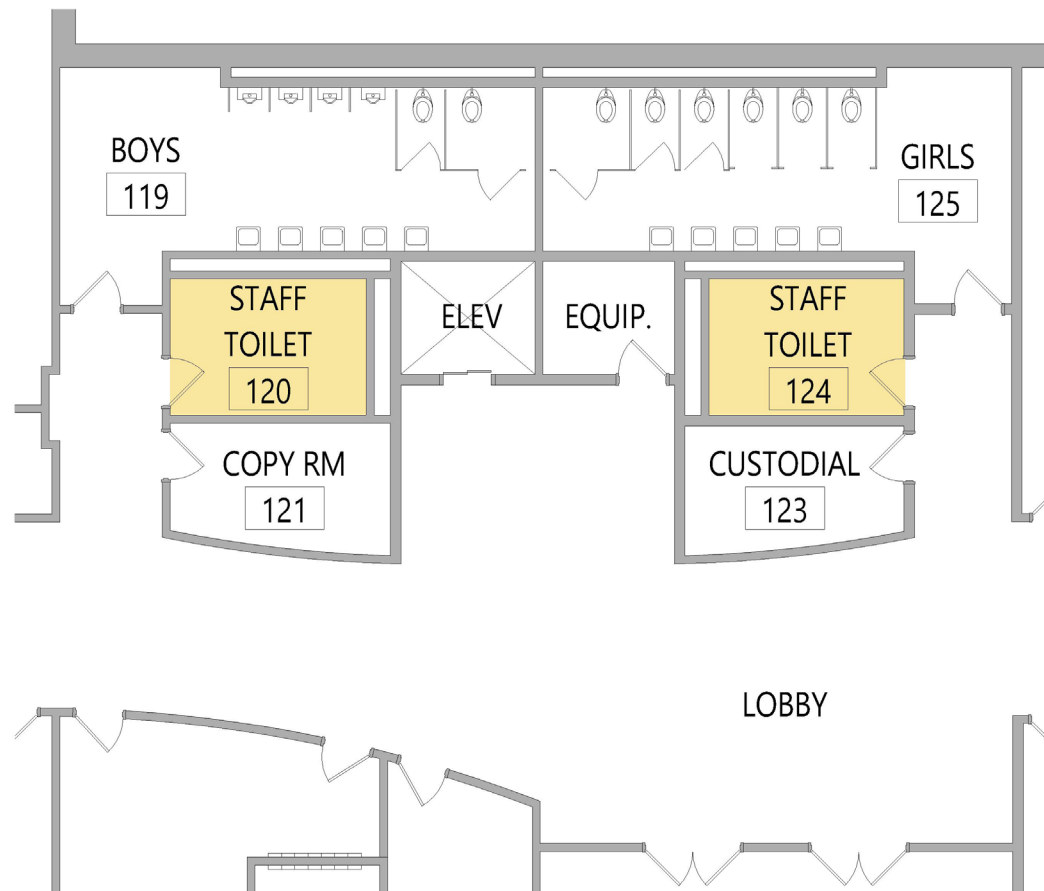
Relocation of two offices will allow for these spaces to return to their original function of staff toilet rooms.

Renovation area= 212 square feet.

Identified Need: There are not any staff toilet rooms on the first floor.

Goal: Provide staff toilets on the first floor.

Proposed Solution: Dependent upon ITEM P-HS-01, relocation of two offices will allow for these spaces to return to their original function of staff toilet rooms on the first floor.



### Item P-HS-03

#### Provide a building addition for an auditorium with a lobby, music classroom and restrooms

As available space within the current district buildings lacks adequate space for these improvements, new construction of an auditorium is proposed at the west end of the High School. The proposed auditorium includes a 350-seat theater with performance stage and backstage support area. A music classroom is also proposed, to support musical and theater arts instruction at the High School. The addition also includes a new lobby with public restroom facilities. Reconfiguration (removal and reconstruction) of existing egress stairs will be required. New construction= 12,680 square feet.

**Identified Need:** The district, and surrounding community, lacks a proper auditorium for performing arts. The current gymnasium in the main building is stressed with scheduling challenges to support the various functions supported in this space including physical education classes, athletic practice/competition, musical/theatrical performances and other district events such as board meetings. Additionally, the level floor area at the lower level, with folding chair seating, limits proper sightlines of on-stage performance and room acoustics are poor. Proper storage space for stage scenery and props, a properly sized control booth and adjacent dressing green room space is also lacking.

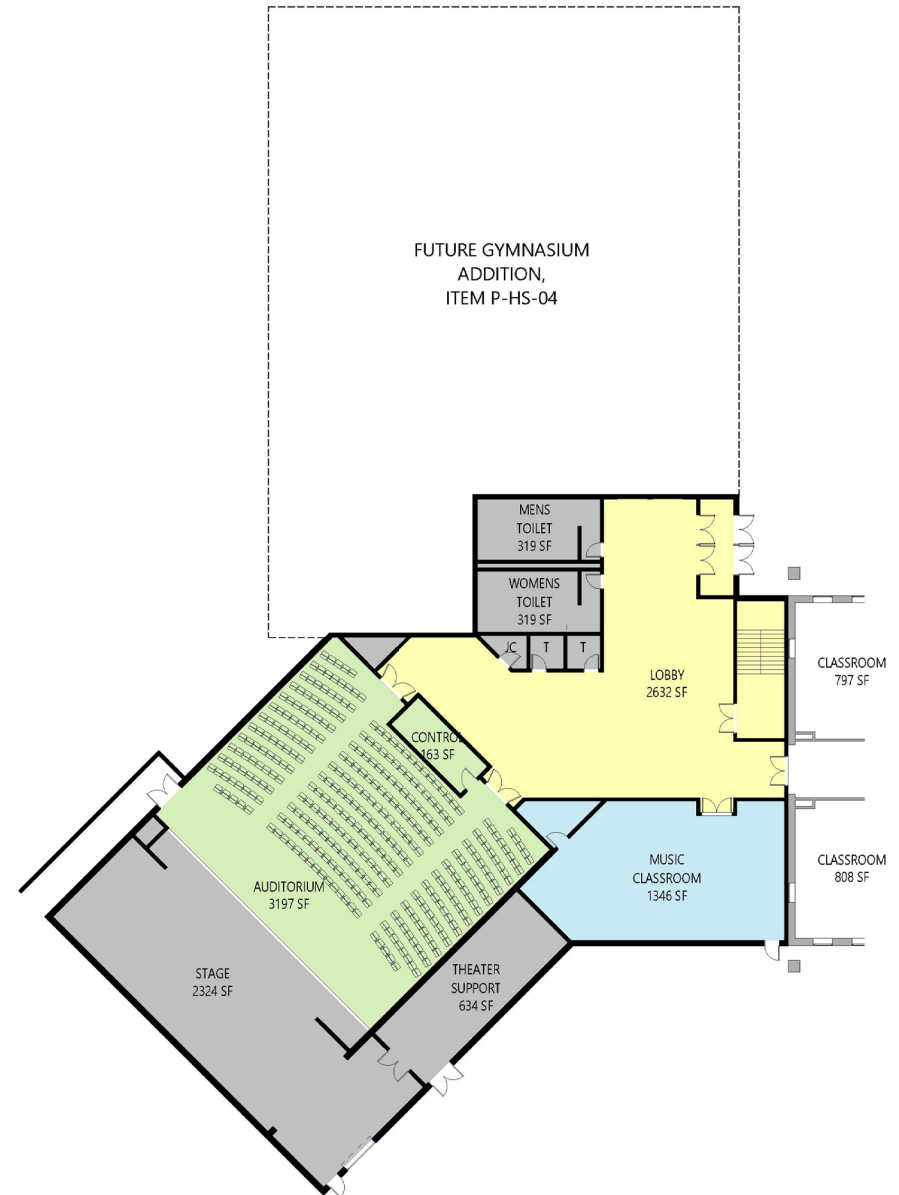
**Goal:** Provide a proper auditorium, with required support spaces.

**Proposed Solution:** The proposed addition includes theater seating for 350 guests, a stage, flanking backstage support spaces and a proper control booth. Public entry is provided via a new lobby, accessed from the rear parking lot.

**Identified Need:** Music instruction space for all K-12 students is insufficient. Some classes are currently held in non-instructional areas and adequate storage is not provided. Additionally, there are accessibility limitations with the current music classrooms, requiring the use of in-room lifts which occupy valuable floor area and are often difficult to access.

**Goal:** Provide additional music classroom space.

**Proposed Solution:** Adjacent to the proposed auditorium, a music classroom is proposed to support High School band, choral and theater instruction.





## Item P-HS-04

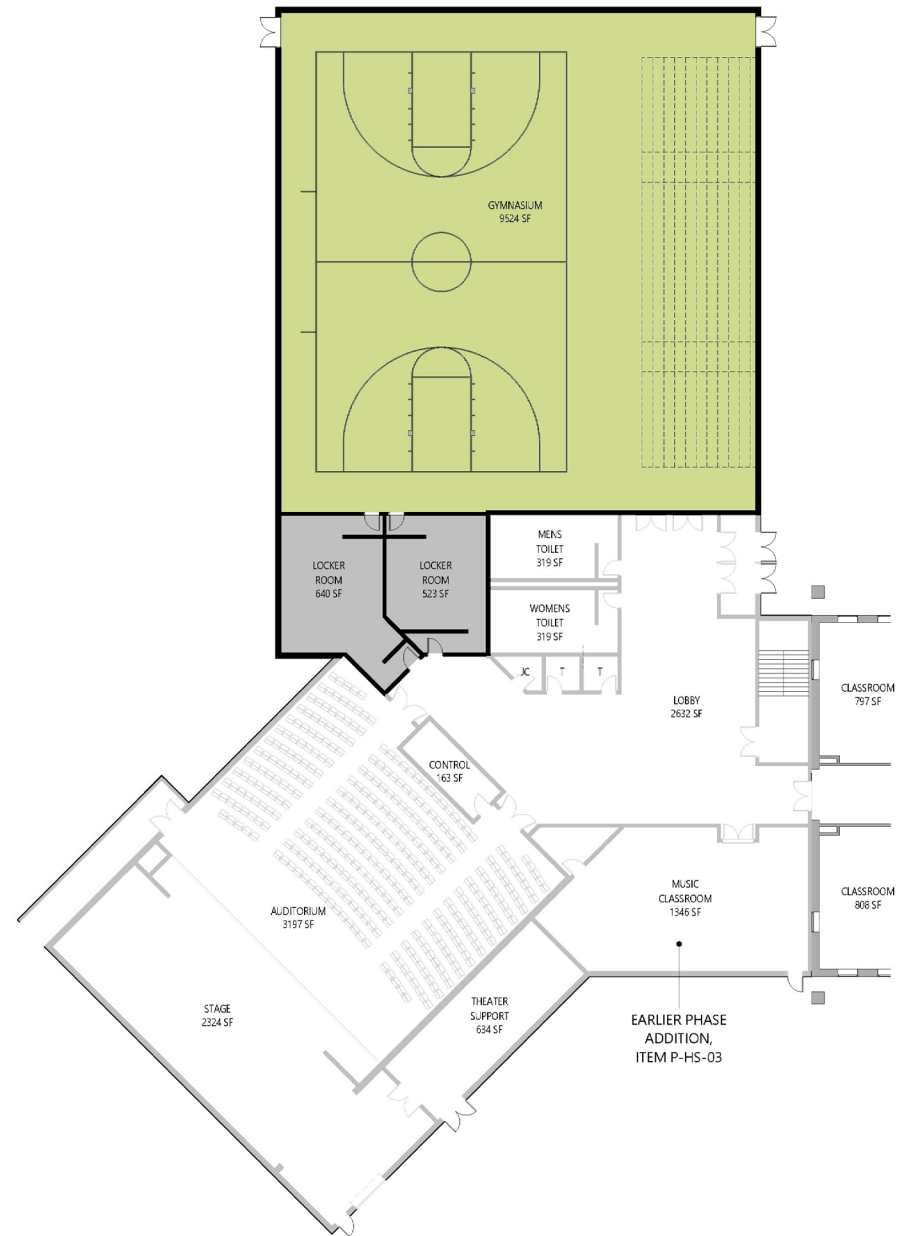
**Provide a building addition for a gymnasium with locker rooms and enlarged lobby.**

As available space within the current district buildings lacks adequate space for these improvements, new construction of gymnasium is proposed at the west end of the High School. The gymnasium would include adjacent locker room facilities and share the new proposed lobby and restrooms with the Auditorium. New construction= 14,620 square feet.

Identified Need: There is not a dedicated gymnasium at the High School building and existing gymnasium spaces in the main building suffer from scheduling conflicts to support physical education, athletic practices and competitions. Additionally, there are ADA accessibility challenges to access both gymnasiums, requiring multiple elevators, use of a wheelchair lift and/or alternate exterior entrances.

Goal: Provide a dedicated gymnasium at the High School.

Proposed Solution: Provide a dedicated gymnasium at the High School, sized to provide a full-size competitive basketball court with retractable bleacher seating. Adjacent locker room facilities would also be provided. An entrance lobby and public restrooms, shared with the proposed auditorium, would be expanded to accommodate entry to the gymnasium.



## Item P-MB-01

### Reconfigure/swap main office and nurse area, including renovation of staff and nurse restrooms, conference room, SRO, student support suite and OT/PT.

In support of a goal to provide improved student support services, renovation of the office and nurse area on the first floor is proposed at the main building. This renovation includes swapping the location of the nurse and main office areas, and expansion of the main office to include adjacent support offices, as well as SRO, de-escalation and in-school suspension/testing rooms. Renovation area= 3,554 square feet.

**Identified Need:** Student support offices such as the social worker, psychologist and behaviorist are scattered throughout the main building and some are not ADA accessible. Offices are accessed by both Elementary, Middle and High School students and require students to travel to alternate grade areas for access.

**Goal:** Provide a centralized location for student support services at the main building.

**Proposed Solution:** Swap location of the nurse and main office areas at the main building and reconfigure to allow for expansion of the main office in a larger area and include adjacent student support offices for social worker, psychologist, behaviorist, ENL and OT/PT services.

**Identified Need:** There is a lack of de-escalation, in-school suspension and testing space.

**Goal:** Provide space for the above functions.

**Proposed Solution:** Proposed renovations include dedicated space for de-escalation, in-school suspension and testing, located adjacent to support offices for supervision.

**Identified Need:** There is a lack of adequate conference space for staff.

**Goal:** Provide a larger conference room.

**Proposed Solution:** Proposed renovations include a large conference room.

**Identified Need:** There is a lack of staff restrooms, and accessibility facilities are not present.

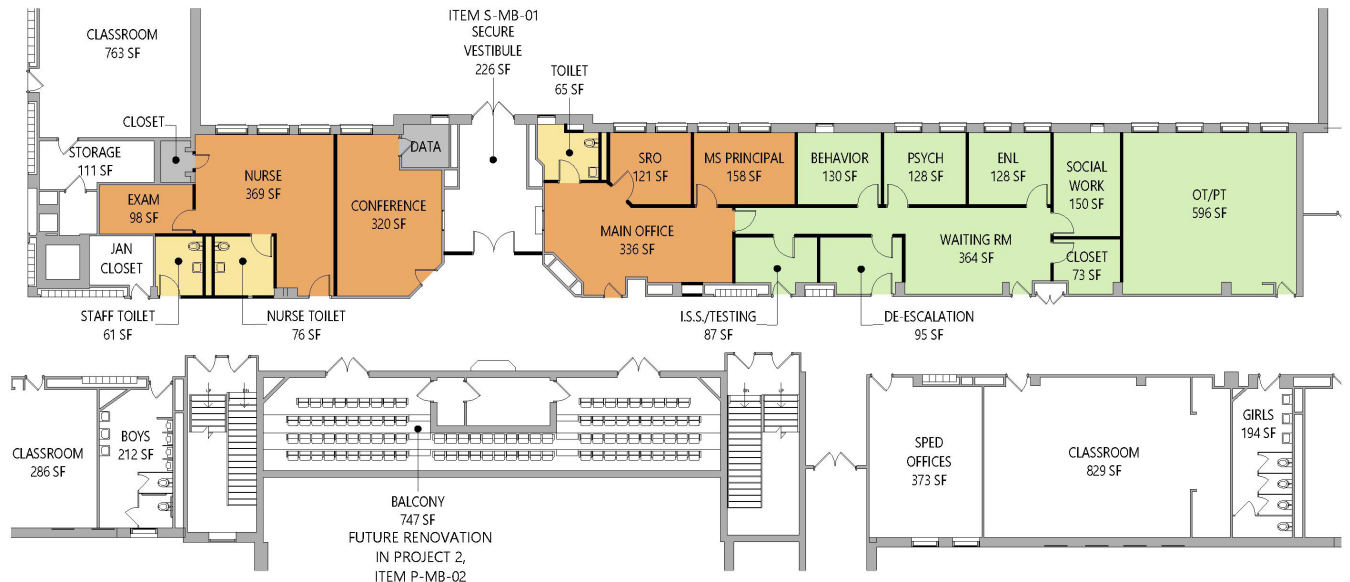
**Goal:** Provide additional, accessible staff restrooms.

**Proposed Solution:** Proposed renovations include (2) accessible staff restrooms (in addition to an accessible restroom within the nurse's office).

**Identified Need:** Existing OT/PT space is undersized.

**Goal:** Provide a larger room for OT/PT services.

**Proposed Solution:** Proposed renovations include renovation of a full-size classroom for use as an OT/PT room.





## Item P-MB-02

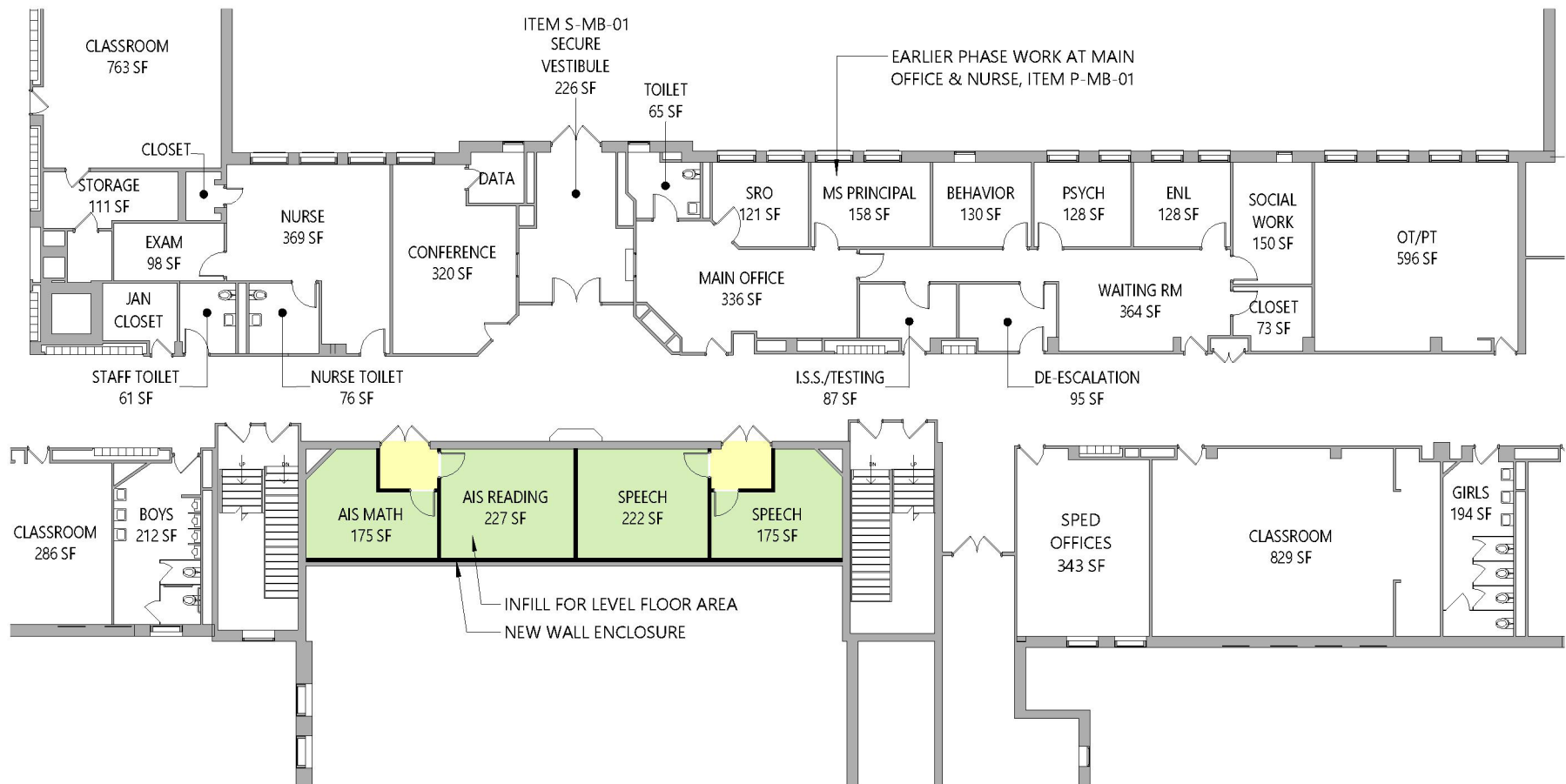
### Renovate balcony for additional student support offices.

Dependent upon acceptance of ITEM P-HS-03 to create a new auditorium, the existing balcony is proposed for renovation to provide additional student support offices in a centralized location. This renovation would provide space for (4) private offices for speech therapists and academic intervention services for math and reading. Renovation includes removal of the control room and leveling the floor flush with the adjacent corridor. Renovation area= 897 square feet.

Identified Need: Student intervention services are currently provided in a shared classroom space and lack privacy. Offices are accessed by both Elementary, Middle and High School students and require a wide range of students to share space.

Goal: Provide private, centralized offices for intervention services.

Proposed Solution: Proposed renovations include 4 private offices for speech therapists and academic intervention services for math and reading in a central location.



### Item P-MB-03

#### Renovate existing ot/pt room for special education office

Dependent upon ITEM P-HS-01 (which relocates and expands the main office, support offices and OT/PT room), the existing OT/PT room is proposed to be renovated for a Special Education office in a centralized location adjacent to other support services. Renovation area= 372 square feet.

Identified Need: Special Education services lack sufficient space in a centralized location.

Goal: Provide an adequately sized room in a central location.

Proposed Solution: Proposed renovations include converting the existing OT/PT room into a large office for Special Education services adjacent to other support services.

### Item P-MB-04

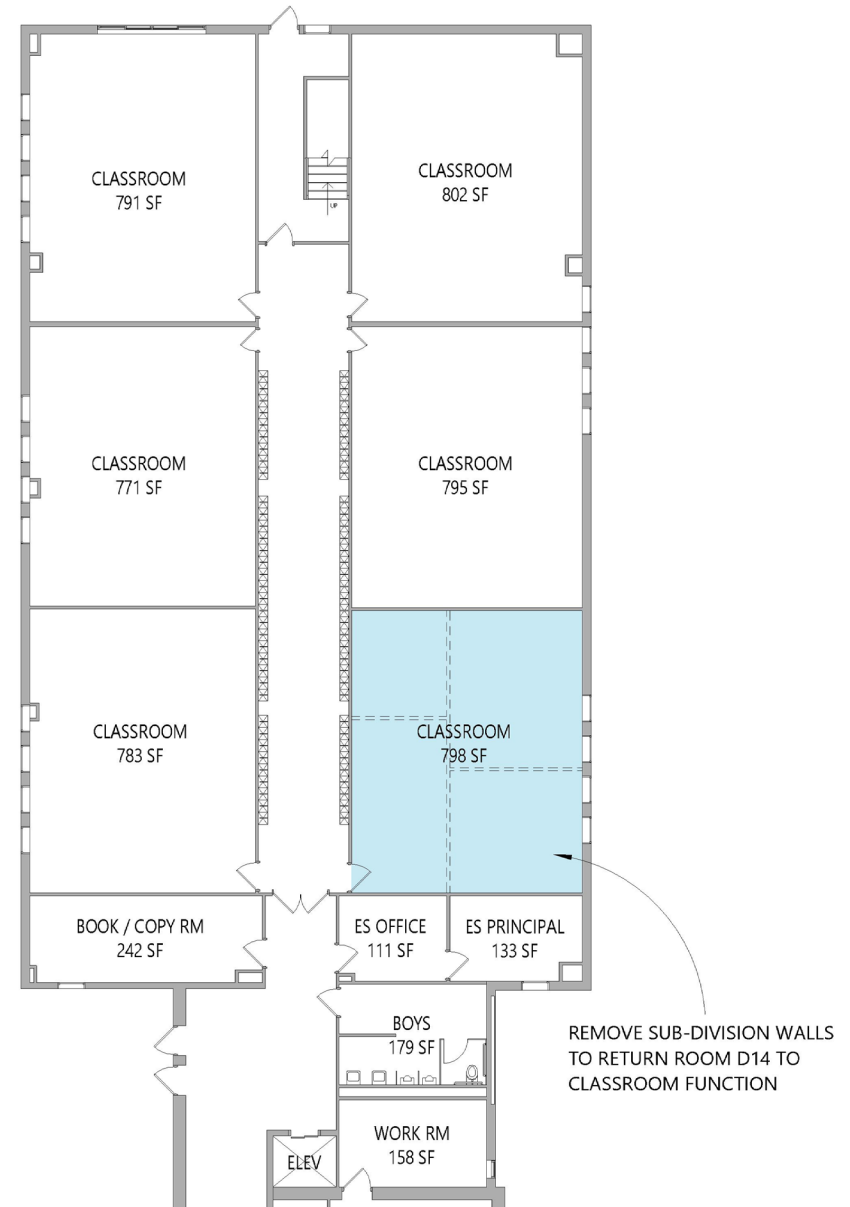
#### Renovate existing room e14 for general classroom use

Dependent upon ITEM P-HS-01 (which provides space for relocated support offices), renovations to room E14 are proposed to return this room to general classroom use. Note, there is not a gain in classroom space as classrooms 116 and 118 are utilized for the main office/support suite expansion. Renovation area= 798 square feet.

Identified Need: N/A (proposed work is in support of relocated room use)

Goal: Return room E14 to general classroom use

Proposed Solution: Proposed renovations include converting the existing support office suite in room E14 to use as a general classroom.





### Item P-MB-05

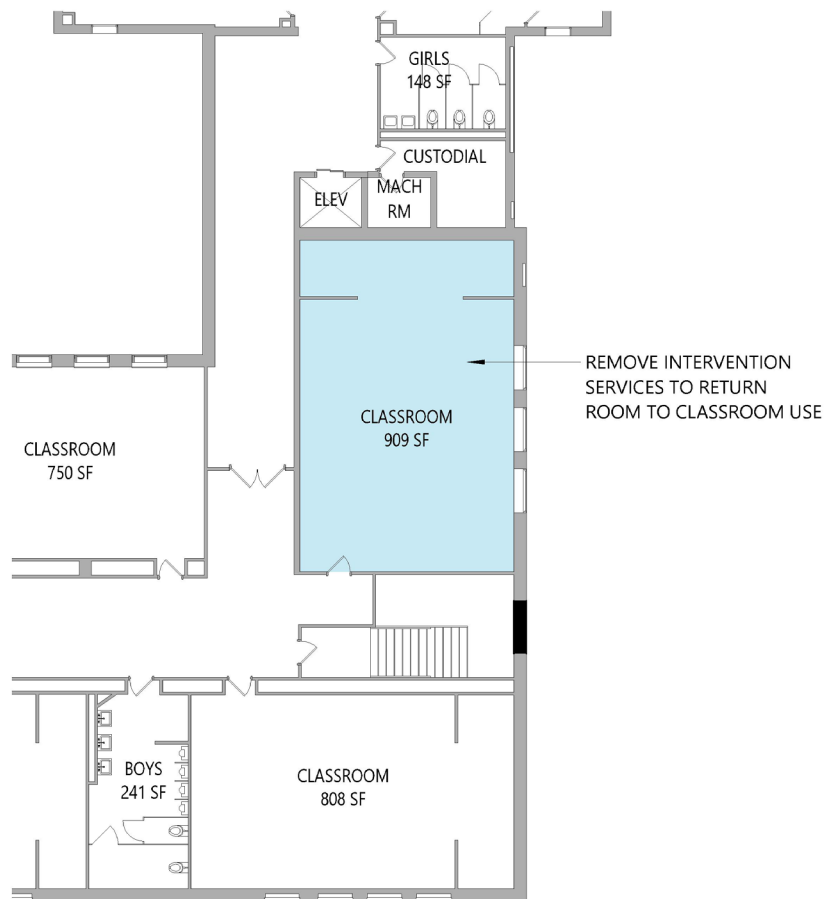
#### Return room 218 support office suite to return to general classroom use

Dependent upon ITEM P-HS-02 (which provides space for relocated intervention offices), Room 218 may return to use as a General Classroom. There is no renovation cost associated with this item.

Identified Need: N/A (proposed work is in support of relocated room use)

Goal: Return room 218 to general classroom use

Proposed Solution: Proposed renovations include converting the existing intervention suite in room 218 to use as a general classroom.



### Item P-MB-06

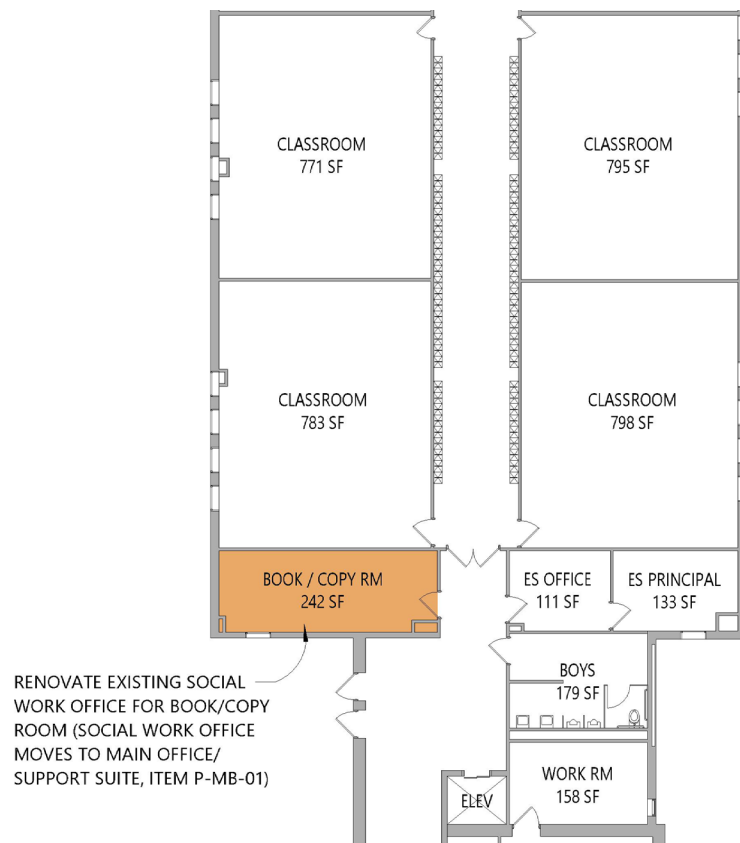
#### Renovate existing book room for staff toilet on second floor, renovate/remove fixtures from data closet and renovate existing social work office on first floor for book room

Dependent upon ITEM P-MB-01 (which provides space for relocated social work office), existing social work office can be renovated for a book/copy room, thus allowing for a new staff toilet and dedicated data closet. Renovation area= 473 square feet.

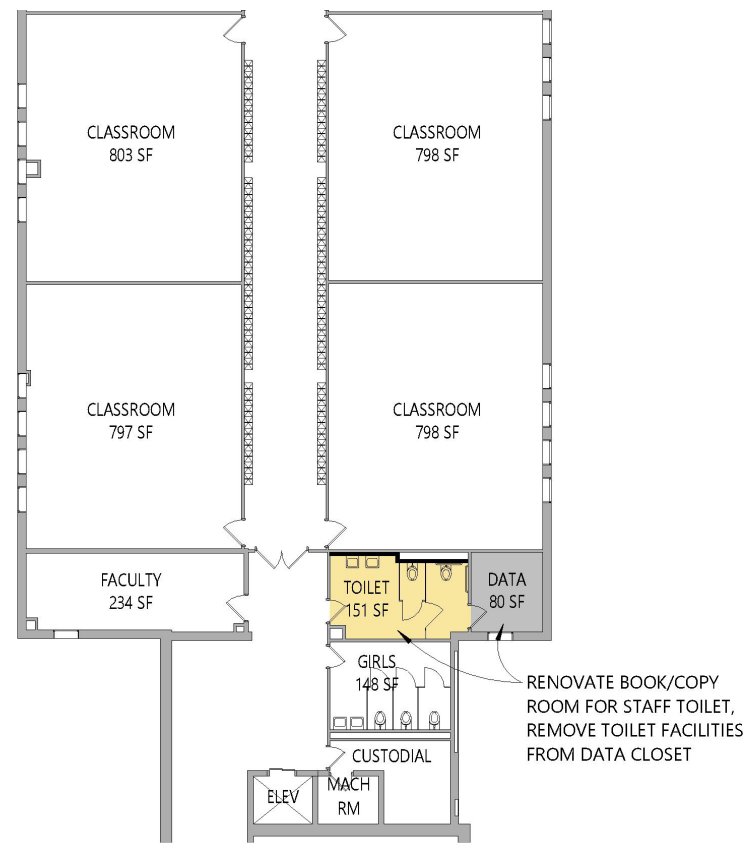
Identified Need: Existing data rack is within staff restroom. Staff restroom is not ADA-compliant

Goal: Separate data rack and staff restroom functions. Provide ADA-compliant staff restroom.

Proposed Solution: Subsequent to main office/support suite renovations in P-MB-01, relocate book room to existing social work office on first floor. Remove restroom function for data room and secure. Renovate existing book room for a larger, ADA-compliant staff toilet room.



FIRST FLOOR



SECOND FLOOR



## Item P-MB-07

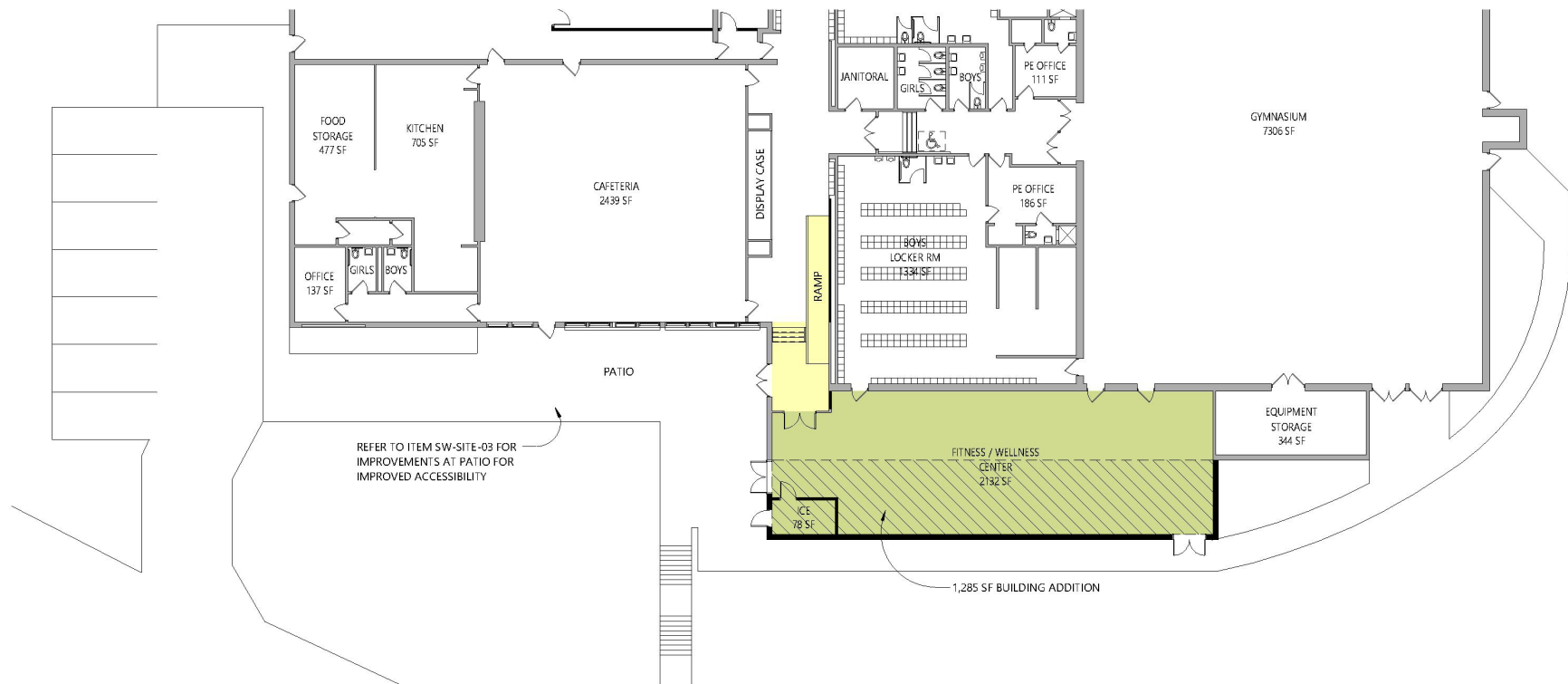
### Provide a fitness/wellness center

Renovations and a building addition are proposed to expand the existing weight room area and provide a larger fitness/wellness center that include space for aerobic and weight-lighting equipment for both P.E. and athletic team use, with potential for community access. Proposed work also includes renovations to the adjacent corridor to include a ramp for accessibility. New construction= 1,285 square feet, Renovation area= 1,318 square feet.

Identified Need: The district lacks a proper fitness center. The existing weight room is outdated and undersized.

Goal: Provide a properly sized, modern fitness/wellness center.

Proposed Solution: Proposed renovations include expansion to the existing area for a larger, modern space fitness/ wellness center with accessibility improvements.



## Item P-MB-08

### Expand art gallery and renovate the kiln/storage area

Renovations are proposed to expand the existing art gallery to provide a larger space for improved display and celebration of student artwork. Renovations also include improved access to an accessible restroom and reconfiguration of the existing kiln and storage rooms for improved use. The proposed gallery addition provides access to the exterior courtyard area to integrate an exterior art garden and further the celebrate the connection between visual arts and the outdoor environment. New construction= 372 square feet, Renovation area= 782 square feet.

Identified Need: The district lacks a sufficient art gallery and access to the area is challenging.

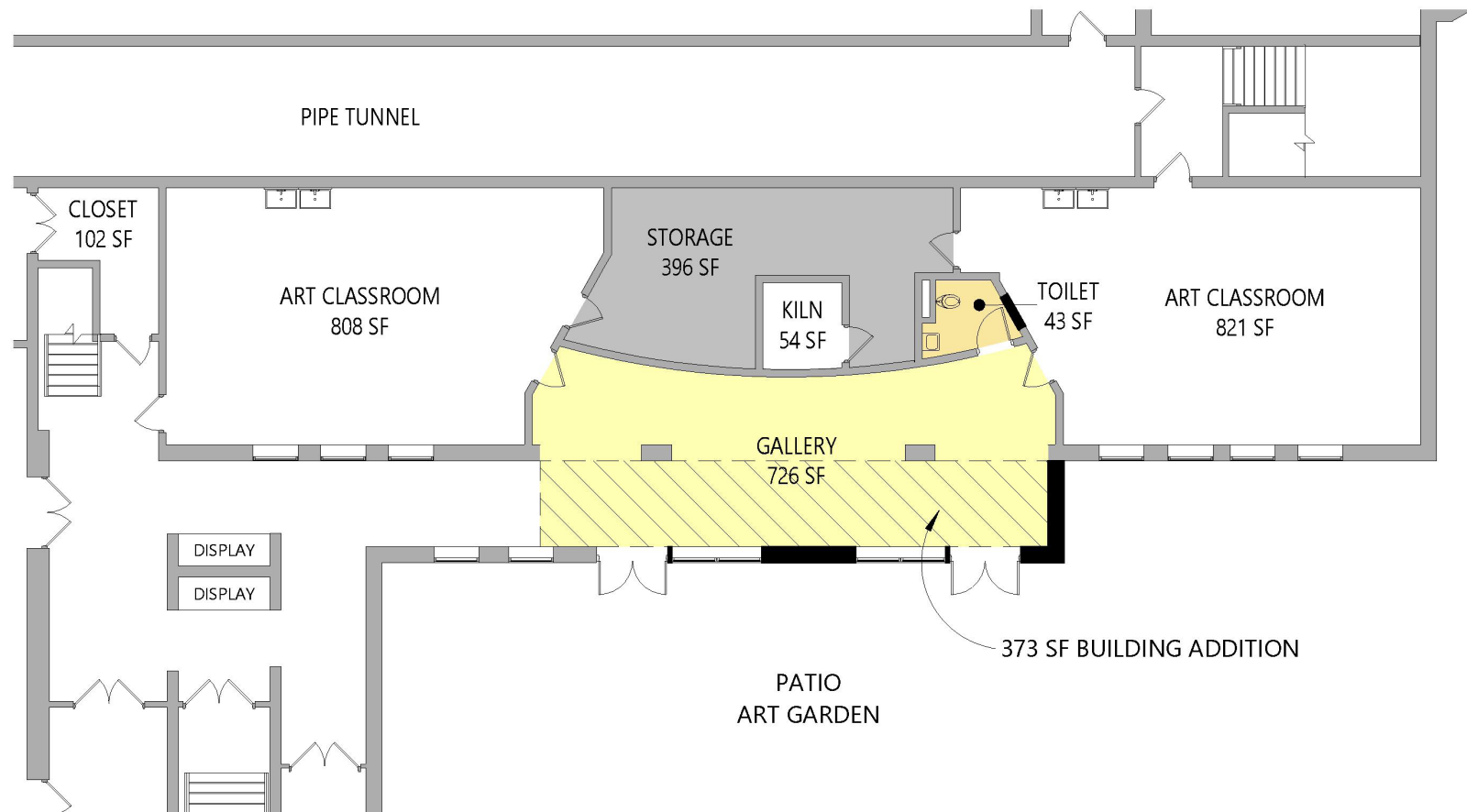
Goal: Expand the art gallery and improve access.

Proposed Solution: Proposed renovations include expansion to the existing art gallery with an improved entry from the adjacent corridor and access to an exterior art garden.

Identified Need: This floor level lacks an accessible restroom for public use (restroom is accessible through art classroom)

Goal: Relocate restroom access door.

Proposed Solution: Proposed renovations include renovations to relocate the restroom door, to support use by occupants at this floor level.





## Item P-MB-09 and Item P-MB-10

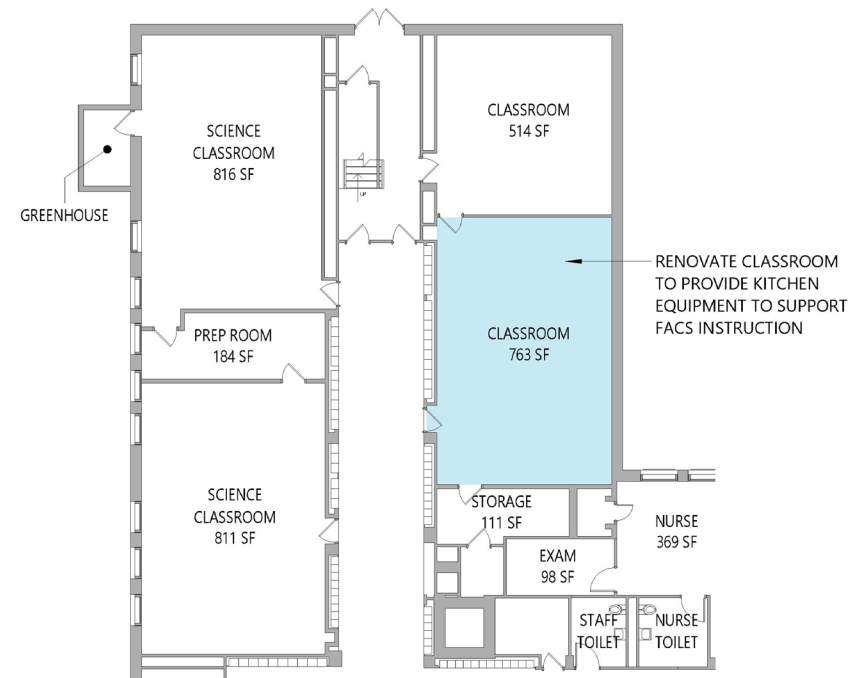
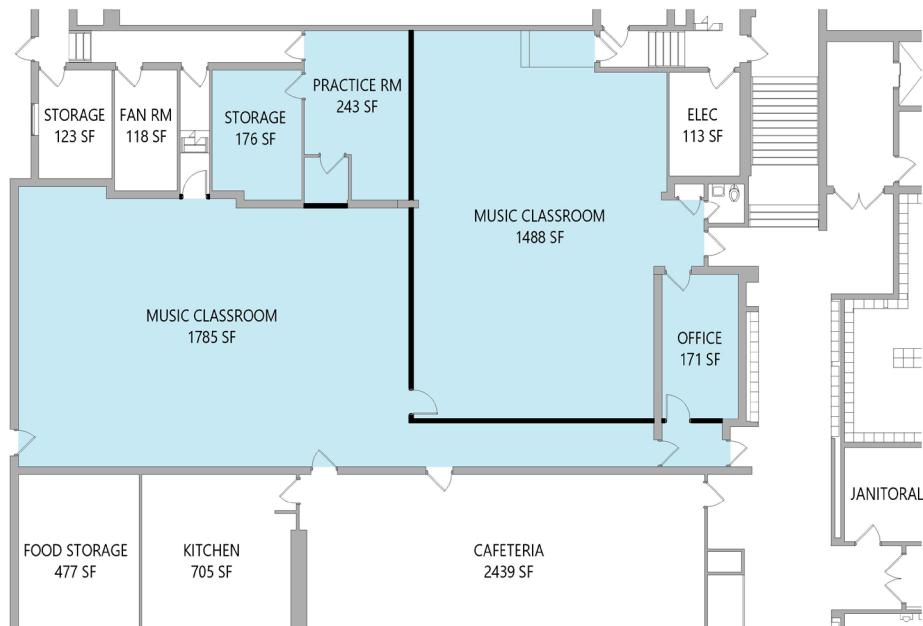
### Renovate and expand music classrooms and relocate facs classroom

Renovations to the music program are on the lower level are proposed to increase the program area and improve accessibility. Renovations include removal of various concrete floor areas to provide a singular, level floor area, flush with the adjacent corridor, and reconfigurations for 2 larger music classrooms and ancillary practice/office spaces. To accommodate these renovations, the existing Family and Consumer Sciences (FACS) classroom functions will be relocated to the first floor. Renovation area= 4,040 square feet.

Identified Need: Music Classrooms are undersized and outdated. Accessibility to both rooms is poor.

Goal: Expand the program area and improve accessibility.

Proposed Solution: Provide a level floor flush with adjacent corridor and reconfigure the area to provide 2 large music classrooms and ancillary practice/office spaces. Proposed renovations include relocation of FACS classroom to the first floor. First floor classroom 104 is proposed for renovations to include casework and equipment to support FACS use.



## Item P-MB-11

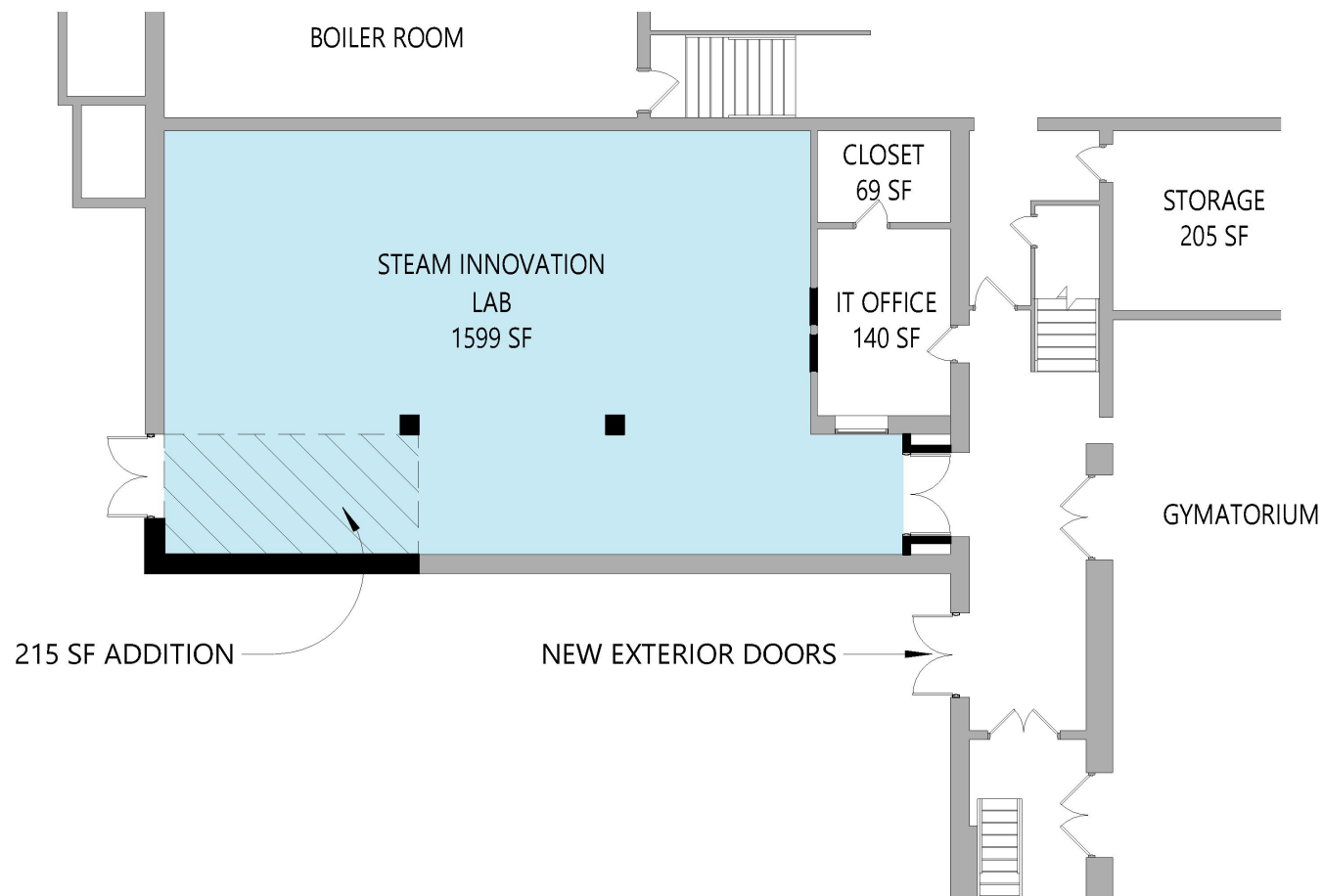
### Renovate and expand existing technology shop for a steam innovation lab

Renovations and an addition to the existing technology shop is proposed to provide a larger, modern STEAM classroom that supports modern technology and innovation at the main building. Note, this proposed room is anticipated to support elementary and middle school students only, as a separate STEAM Innovation Lab is proposed at the Hight School as part of ITEM P-HS-01. New construction= 215 square feet, Renovation area= 1,431 square feet.

Identified Need: The existing Technology Shop is undersized and outdated. A modern STEM/STEAM approach is not well supported.

Goal: Expand the program area and provide a modern STEAM space for Elementary and Middle School students for hands-on innovation. This space can serve as a robust Makerspace.

Proposed Solution: The proposed building addition includes a large STEAM Innovation Lab.





# SAFETY AND SECURITY

## Item S-HS-01

### Provide renovations for a secure vestibule with transaction window at the high school

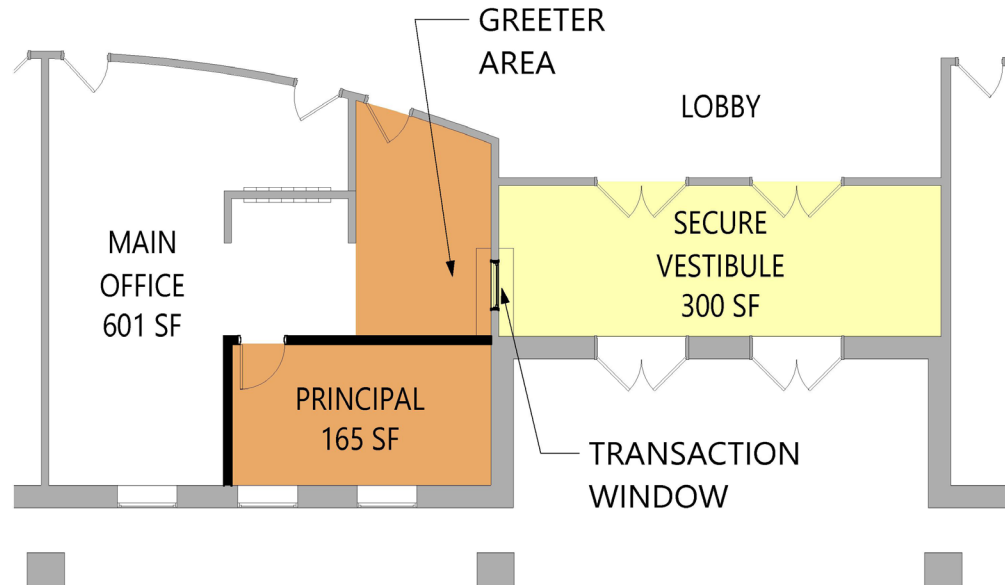
In an effort to improve building security, renovations to the existing vestibule and adjacent main office area are recommended. Proposed renovations require hardware modifications for remote locking/release, a new secure transaction window into the main office and an intercom system. Reconfiguration of the adjacent guidance and principal's offices are required to support transaction window connection to the main office. Impact resistant film is proposed for all glazing at the vestibule. Renovations should include a new visitor management system for identity screening and badging.

Renovation area= 699 square feet.

Identified Need: The High School lacks a secure vestibule for visitors and opening protectives for intrusion. Building greeter is currently at an open desk in the corridor and should be in a secure area.

Goal: Provide a secure vestibule with transaction window, visitor control features and impact resistance to glazing.

Proposed Solution: Proposed improvements provide a secure vestibule for visitors with hardening of surrounding glass and remote door access control.



## Item S-MB-01

### Provide Renovations for a Secure Vestibule with Transaction Window at the Main Building

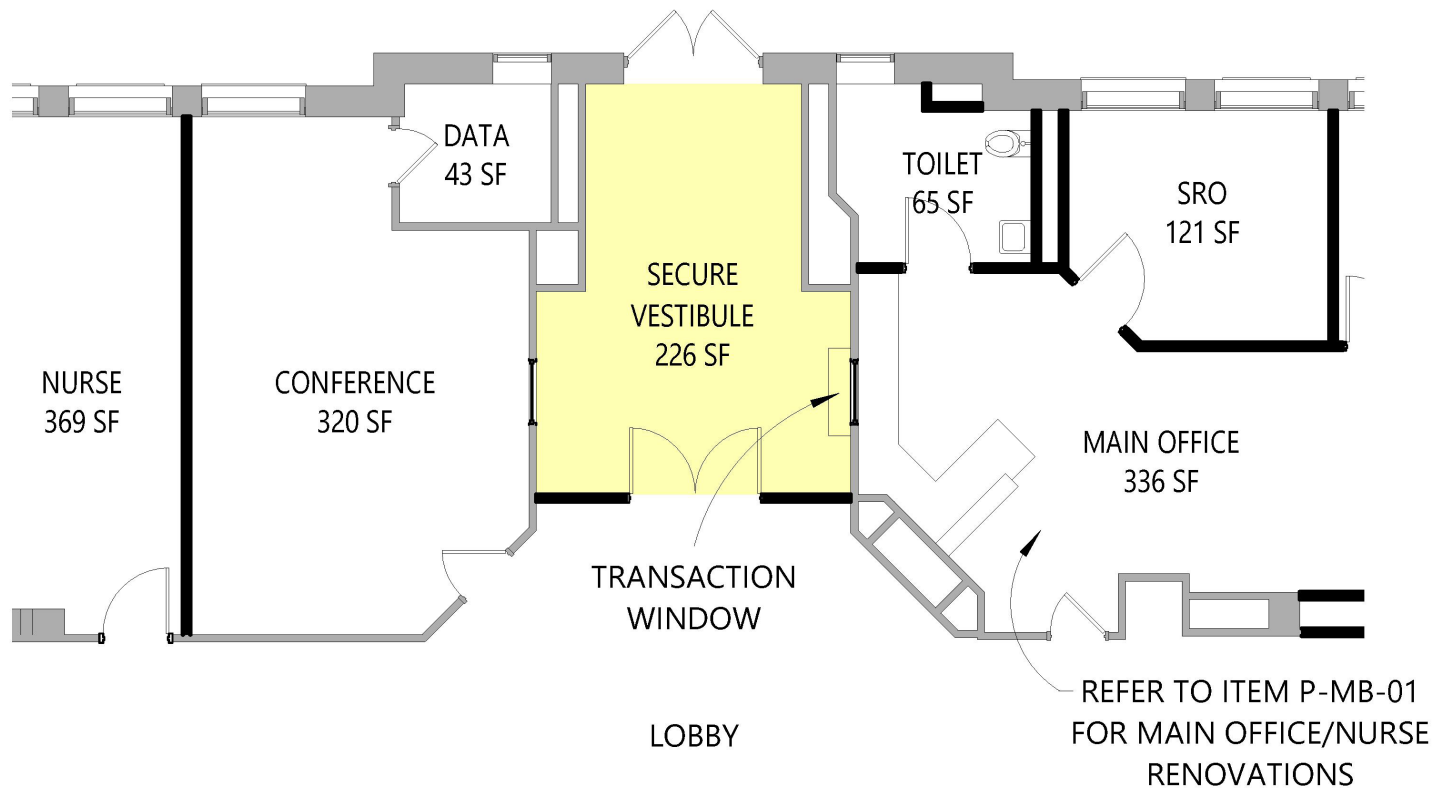
In an effort to improve building security, renovations to the existing vestibule and adjacent main office are recommended. Proposed renovations require hardware modifications for remote locking/release, relocation of the inner vestibule doors, a new secure transaction window into the (relocated) main office and an intercom system. Reconfiguration of the nurse and main office is proposed in ITEM AP-MB-01, which will relocate the main office and allow for direction connection to the proposed transaction window. Impact resistant film is proposed for all glazing at the vestibule. Renovations should include a new visitor management system for identity screening and badging.

Renovation area= 226 square feet.

Identified Need: The Main Building lacks a secure vestibule for visitors and opening protectives for intrusion.

Goal: Provide a secure vestibule with transaction window, visitor control features and impact resistance to glazing.

Proposed Solution: Proposed improvements provide a secure vestibule for visitors with hardening of surrounding glass and remote door access control.





# PHYSICAL EDUCATION AND ATHLETICS





### Item AT-SITE-01

#### Replace synthetic turf at the Main Field

Work includes replacement of the existing synthetic turf field.

Identified Need: Existing Synthetic turf will be in need of replacement.

Goal: Replace turf.

Proposed Solution: Proposed scope includes carpet and infill replacement.

### Item AT-SITE-02

#### Reconstruct the two existing tennis courts

Work includes reconstruction of the existing two tennis courts, including fencing replacement (do not include is the following ITEM AT-SITE-03 is accepted).

Identified Need: Existing tennis courts and surrounding fencing are failing.

Goal: Replace court surfacing and fencing.

Proposed Solution: Proposed scope includes replacement of tennis courts with pickleball game lines and surrounding perimeter fence.

### Item AT-SITE-03

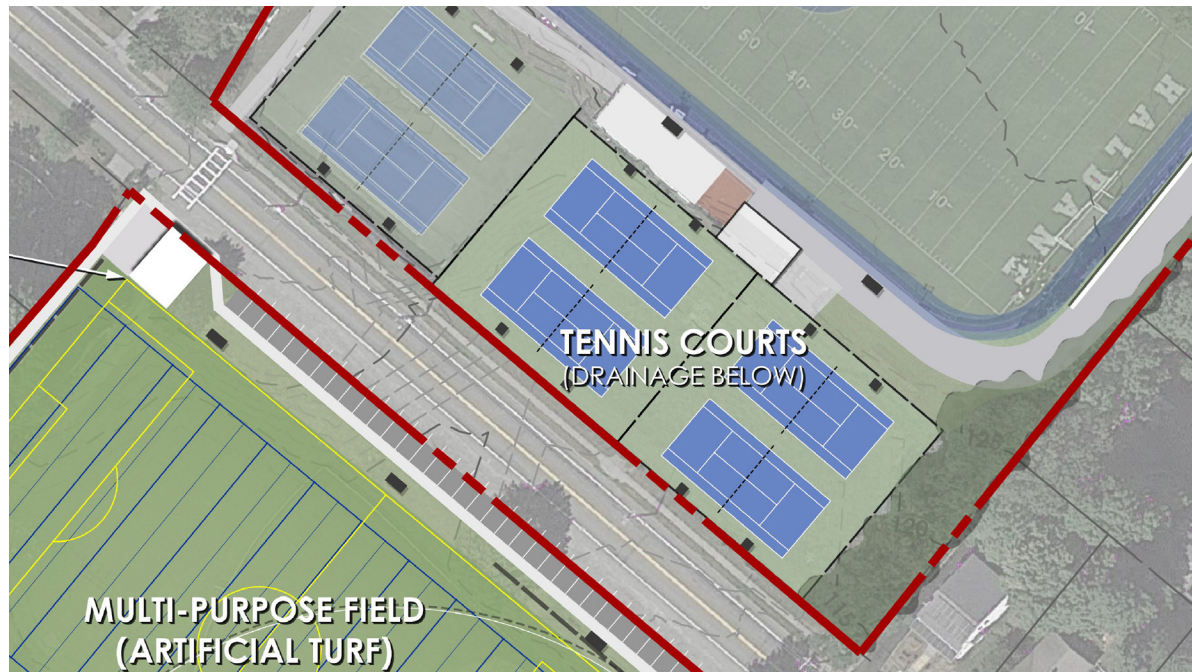
#### Reconstruct the existing tennis courts complex and add additional courts for six total courts

Work includes reconstruction of the existing two tennis courts, and the addition of four new courts for a total complex of six tennis courts, with pickleball game lines, fencing replacement and associated stormwater management work.

Identified Need: There are currently only 2 tennis courts, which need improvement, and hosting of competitive events is challenging.

Goal: Improve the 2 existing tennis courts and provide 4 additional tennis courts.

Proposed Solution: Proposed work includes reconstruction of the 2 existing tennis courts and construction of 4 additional tennis courts, with pickleball game lines and new fencing. Stormwater management will be addressed with underground improvements.





## Item AT-SITE-04

### Provide a multi-purpose synthetic turf field at Perkins/9D Field

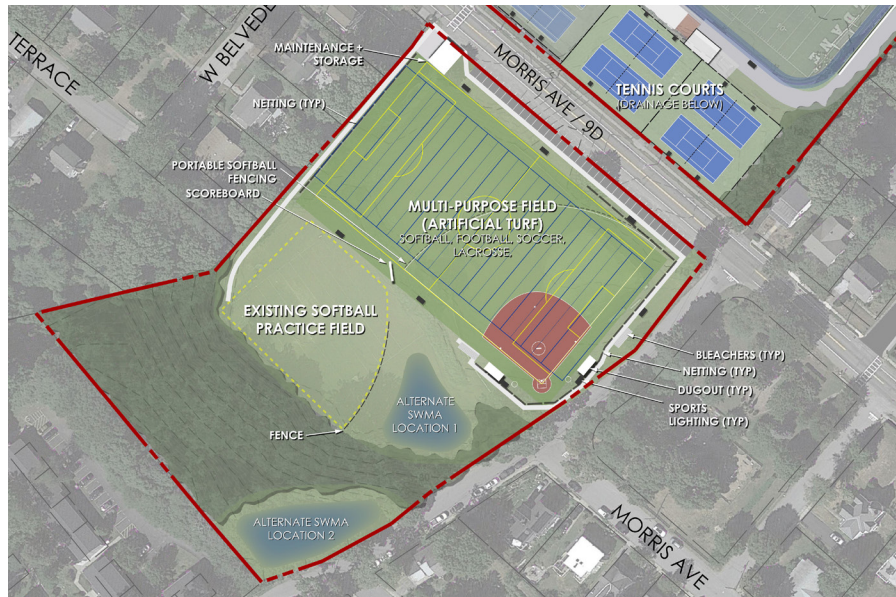
Proposed work includes a new multi-purpose field at the Perkins/9D field area, with associated amenities including dugouts, bleachers, netting, fencing and equipment storage. Site re-grading and stormwater management will be required.

Identified Need: There is a lack of sufficient playfield areas to support practice and competition use for fall and spring sports. Existing playfields are not adequately sized and current conditions at the 9D/Perkins Field are problematic including restrictive site slopes, lack of dugouts, scoreboard, spectator seating and equipment storage. Additionally, the field lacks accessibility.

Goal: Increase playfield area and existing field conditions at the 9D/Perkins Field for multiple sports including softball, football, soccer and lacrosse.

Proposed Solution: Provide re-grading at the 9D/Perkins Field to provide a multi-purpose synthetic turf playfield. The field would support a softball field as well as overlapping playfield area with games lines for football, soccer and lacrosse. Proposed facility amenities in the complex area include accessible sidewalk access, bleacher spectator seating and dugouts, fencing and netting. A small equipment storage shed is included and accessibility paths will be provided for ADA access.

Note, restrooms are not included but may be considered for inclusion.



## Item AT-SITE-05

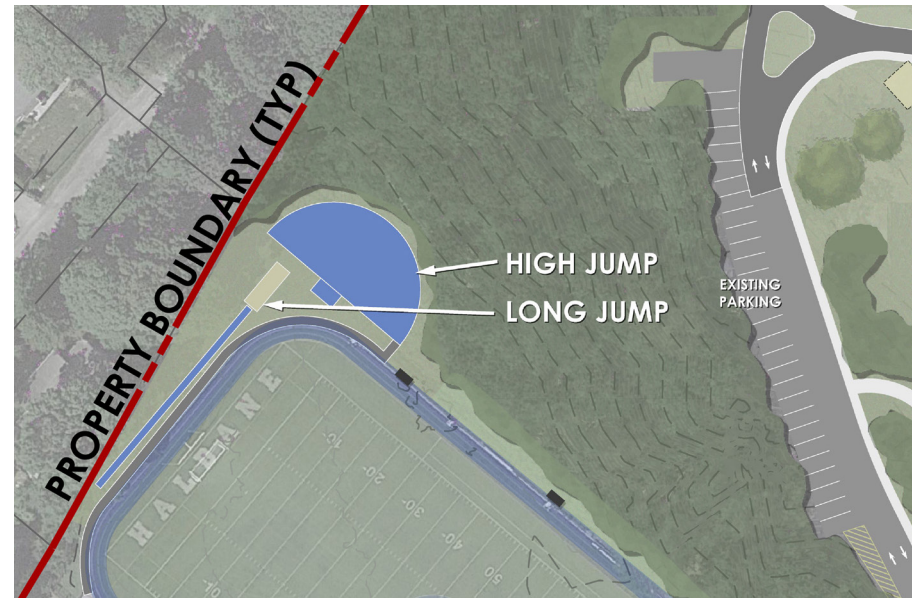
### Provide high jump and long jump track events

Proposed work includes new high jump and long jump events adjacent to the running track, with associated stormwater management work.

Identified Need: The current track complex lacks a high and long jump event.

Goal: Provide a high and long jump event area.

Proposed Solution: A new high and long jump event area is proposed to be constructed off the northeast corner of the existing running track.



### **Item AT-SITE-06**

#### **Reconstruct existing baseball/softball infields with backstops, dugouts and fencing**

As an alternate solution in lieu of a new synthetic turf, proposed work includes improvements to the existing grass and dirt playfields at the Perkins/9D Field area. (Do not include if ITEM AT-SITE-04 is accepted)

Identified Need: Current conditions at the 9D/Perkins Field are problematic including restrictive site slopes, lack of dugouts and bleachers. Additionally, the field lacks accessibility.

Goal: Improve the existing field conditions at the 9D/Perkins Field and provide accessibility.

Proposed Solution: Provide maintenance improvements to the existing grass and dirt field areas, replace backstops, private dugouts and fencing. Accessibility paths will be provided for ADA access.

### **Item AT-SITE-07**

#### **Provide irrigation at baseball/softball fields**

As an alternate solution in lieu of a new synthetic turf, proposed work includes irrigation at the existing grass playfields at the Perkins/9D Field area. (Do not include if ITEM AT-SITE-04 is accepted)

Identified Need: Current 9D/Perkins Field lacks an irrigation system.

Goal: Provide irrigation.

Proposed Solution: Provide an irrigation system. Note, work must be provided in conjunction with ITEM AT-SITE-06 which accounts for the associated sitework.

### **Item AT-SITE-08**

#### **Replace scoreboard**

Replace the digital scoreboard at the main track and field complex.

Identified Need: Existing scoreboard is in need of replacement.

Goal: Replace scoreboard.

Proposed Solution: Remove and replace the digital scoreboard at the main track & field complex.

### **Item AT-SITE-09**

#### **Provide electrical receptacles for use at softball field area**

Supplemental to other proposed improvements at the Perkins/9D playfield, support for electrical receptacles at this field are proposed.

Identified Need: Existing playfield area lacks electrical support.

Goal: Provide electrical support for general use of powered equipment.

Proposed Solution: Extend power supply from main campus and provide electrical support for general use of powered equipment.

### **Item AT-SITE-10**

#### **Provide Field Lighting at Multi-Purpose Field**

Supplemental to other proposed improvements at the Perkins/9D playfield, field lighting is proposed.

Identified Need: Existing area lacks field lighting.

Goal: Provide field lighting.

Proposed Solution: Provide field lighting to support the proposed new multi-purpose field area.

### **Miscellaneous Physical Education and Athletics Commentary**

#### **Baseball Field**

The district currently hosts baseball events at the village-owned, off-campus Mayor's Park field. While poor field conditions and remote access to the field was noted, it was determined that there is not a practical solution to provide a new baseball field on-campus. As such, it is recommended that the district enter an agreement with the village for improvement, maintenance and use of the existing Mayor's Park field.

#### **Running Track**

While the district's current running track is not able to host sectional competition events, it was determined that there is not a practical solution to provide a new regulation track. Substantial land area and tree clearing would be required to accommodate a regulation sized running track. Previous efforts to develop the north-western district property area have failed and community support is insufficient to warrant repeated attempts for this land development.

Some track and field events that are lacking, however, such as the high and triple jump, are proposed to be added for student practice, refer to ITEM AT-SITE-05.



# SITEWORK

## Item SW-SITE-01

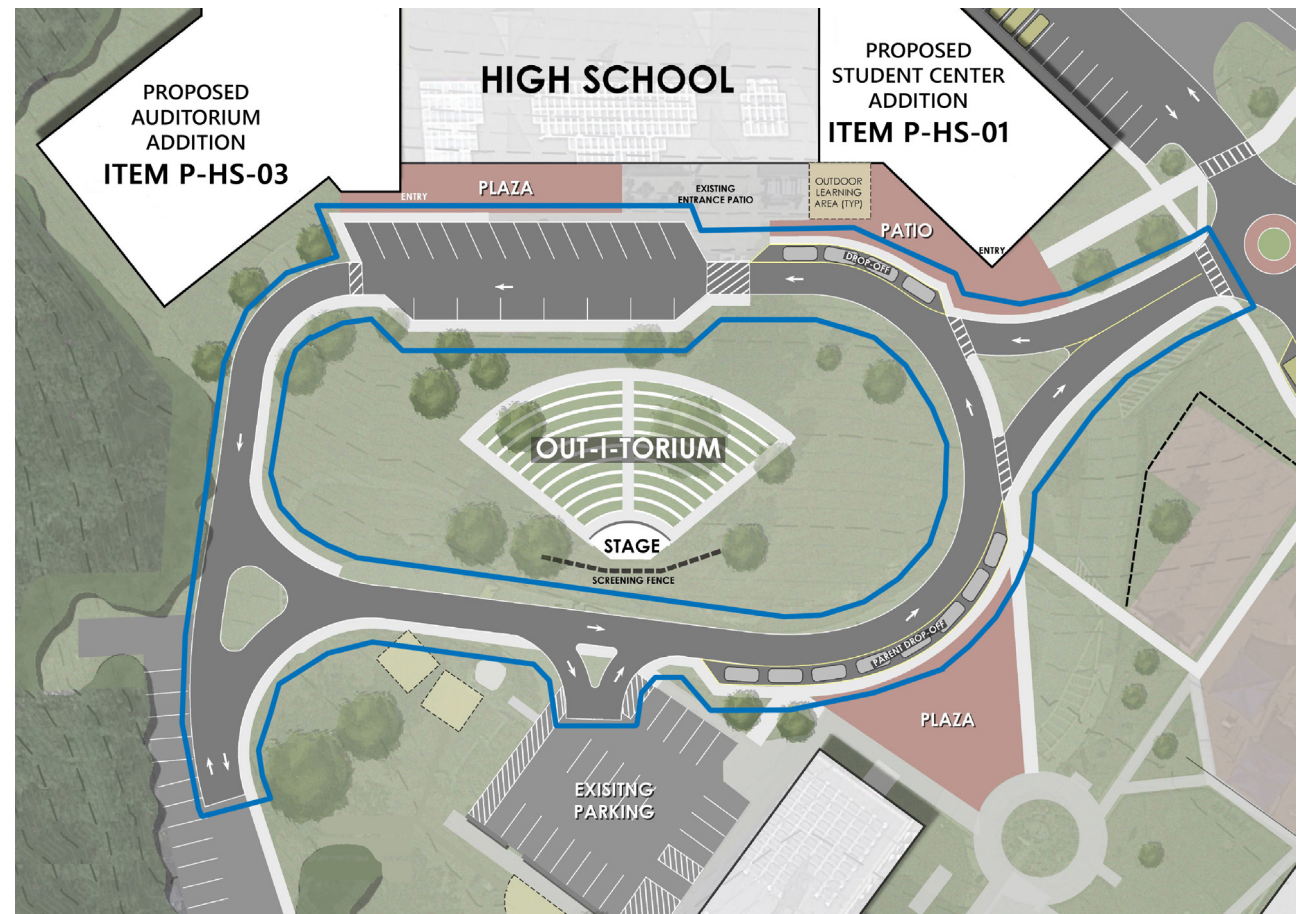
**Provide reconstruction of site circulation loop including drop-off zones at both school buildings (southern portion of major circulation area)**

In an effort to improve safety and separate vehicular and bus traffic, significant reconfiguration and replacement of various asphalt roadway areas is proposed. This item addressed the southern portion of the campus, which includes the central loop and bus drop-off/loading zones at both school buildings.

Identified Need: Circulation connection between northern and southern campus areas is limited and wayfinding is challenging. Bus and vehicular traffic share roadways, which should be separated for safety.

Goal: Reconfigure and clarify traffic patterns and separate vehicular and bus traffic.

Proposed Solution: Proposed sitework reconfiguration provides separate roadways and designated drop-off zones for bus traffic, separate from parent drop-off.



## Item SW-SITE-02

**Provide reconstruction of site circulation, upper roadways, parking lots and new roundabout (northern portion of major circulation area)**

In an effort to improve safety and separate vehicular and bus traffic, significant reconfiguration and replacement of various asphalt roadway areas is proposed. This item addressed the northern portion of the campus, which includes a new roundabout, upper roadways and upper parking lots. If ITEM P-HS-02 and/or P-HS-03 are accepted, the northern parking lot is proposed to include a drop-off lane and connection to new lobby entry.

Identified Need: Circulation connection between northern and southern campus areas is limited and wayfinding is challenging. Bus and vehicular traffic share roadways, which should be separated for safety. Parking capacity is limited. Student parking is provided in a gravel lot and is problematic for organization and safety.

Goal: Provide a roundabout to connect northern and southern campus circulation. Expand parking capacity in asphalt paved parking lots.

Proposed Solution: Proposed sitework reconfiguration includes a roundabout to connect northern and southern roadways, and includes reconfiguration and expansion of the northern parking lot for both staff and student parking. Expansion of bus parking capacity is also accommodated and circulation around the bus garage is improved.

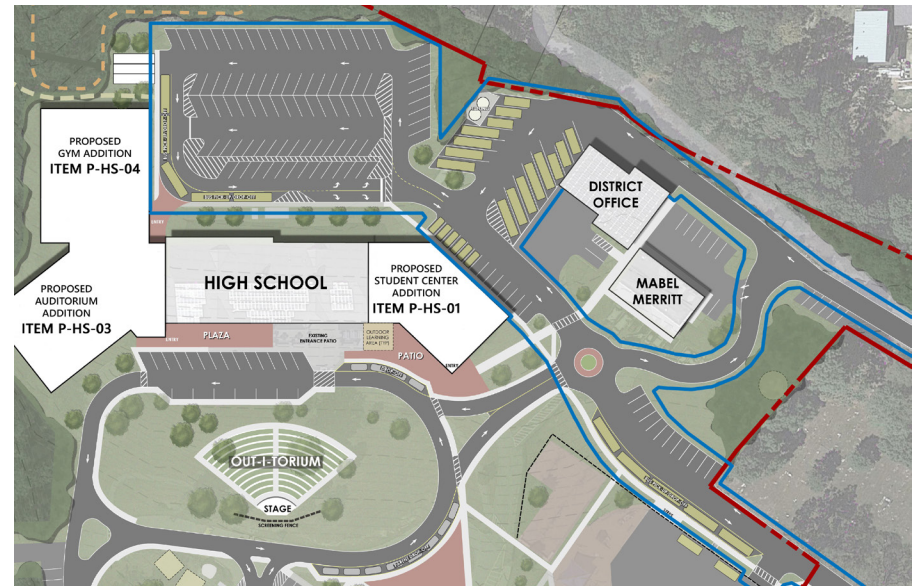
### Parking Capacity Summary:

#### Existing

- 145 existing paved parking (staff)
- 25 existing gravel parking spaces (students)
- 170 total existing

#### Proposed

- Add 59 paved spaces
- Eliminate +/- 25 gravel spaces
- 209 total proposed
- 34 total additional spaces





### Item SW-SITE-03

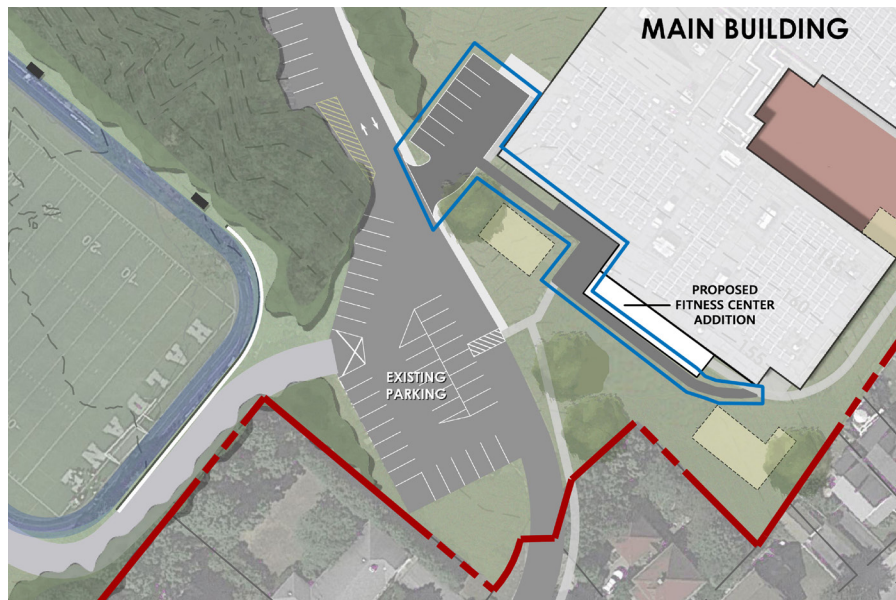
**Provide reconstruction of parking lot and exterior concrete patio near the Main Building Cafeteria area and provide an accessible entry to Cafeteria and Gymnasium.**

In an effort to provide adjacent parking and accessibility to the cafeteria and gymnasium, as well as the proposed fitness center, renovations to the parking lot and exterior patio area are proposed.

Identified Need: Accessibility to the cafeteria and gymnasium is challenging and adjacent parking is in need of replacement.

Goal: Replace the existing parking lot and improve accessibility to the adjacent areas.

Proposed Solution: Proposed work includes minor reconfiguration of the existing small parking lot and exterior patio replacement to slope to meet exterior doors without the need for stairs.



### Item SW-SITE-04

**Replace full-depth asphalt at driveway and Main Building parking lots**

In lieu of a larger site reconfiguration approach, asphalt pavement at the main driveway and main building parking lots is in need of replacement.

Identified Need: Miscellaneous areas of asphalt pavement in driveway and parking lots are in need or replacement.

Goal: Replace asphalt pavement in these areas.

Proposed Solution: Proposed work includes full-depth asphalt pavement at the Main Building driveway and parking lot areas. Further assess conditions and locations for scope reduction if ITEM SW-SITE-01 is accepted.

### Item SW-SITE-05

**Replace full-depth asphalt at High School driveway and northern parking lot**

In lieu of a larger site reconfiguration approach, asphalt pavement at the High School driveway and northern parking lot is in need of replacement.

Identified Need: Areas of asphalt pavement in driveway and northern parking lots are in need or replacement.

Goal: Replace asphalt pavement in these areas.

Proposed Solution: Proposed work includes full-depth asphalt pavement at the High School driveway and northern parking lot. Do not include if ITEM SW-SITE-01/02 is accepted.

### Item SW-SITE-06

**Replace/repair asphalt around bus garage/bus parking area**

In lieu of a larger site reconfiguration approach, asphalt pavement around the bus garage and surrounding parking spaces is in need of replacement.

Identified Need: Areas of asphalt around the bus garage and surrounding parking spaces are in need or replacement.

Goal: Replace asphalt pavement in these areas.

Proposed Solution: Proposed work includes full-depth asphalt pavement around the bus garage and surrounding parking area. Do not include if ITEM SW-SITE-01/02 is accepted.

### **Item SW-SITE-07**

#### **Provide asphalt pavement at current gravel student parking lot**

In lieu of a larger site reconfiguration approach, proposed work includes replacement of the existing gravel lot with asphalt pavement.

Identified Need: Student parking is provided in a gravel lot and is problematic for organization and safety.

Goal: Replace gravel lot with asphalt pavement in this areas.

Proposed Solution: Proposed work includes removal of the existing gravel lot and replacement with full-depth asphalt pavement for student parking. Do not include if ITEM SW-SITE-02 is accepted.

### **Item SW-SITE-08**

#### **Replace five catch basins for improved drainage**

Proposed work includes replacement of five catch basins for improved drainage, including asphalt repair near the pressbox area.

Identified Need: Five catch basins were identified to be in need of replacement, as well as minimal asphalt repair near the pressbox.

Goal: Replace catch basins and repair asphalt pavement in this area.

Proposed Solution: Proposed work includes replacement of five catch basins for improved drainage, including asphalt repair near the pressbox area.

### **Item SW-SITE-09**

#### **Renovate concrete sidewalks around Main Building**

Proposed work includes replacement of deteriorated/settled concrete sidewalks and control joints in need of re-caulking. Failing asphalt walkways should also be replaced and protruding footings removed.

Identified Need: Existing sidewalk areas and control joints are in need of replacement

Goal: Replace poor condition sidewalks in this area.

Proposed Solution: Proposed work includes replacement of deteriorated/settled concrete sidewalks and control joints in need of re-caulking, as well as replacement of asphalt walkway and removal of protruding footings. Further assess conditions and locations for scope reduction if ITEM SW-SITE-01 is accepted.

### **Item SW-SITE-10**

#### **Renovate concrete and asphalt sidewalks around High School**

Proposed work includes replacement of deteriorated and settled concrete sidewalks, as well as replacement of failing asphalt sidewalk areas.

Identified Need: Existing sidewalk areas are in need of replacement

Goal: Replace poor condition sidewalks and address settlement issues in this area.

Proposed Solution: Proposed work includes replacement of deteriorated and settled concrete sidewalks, as well as replacement of failing asphalt sidewalk areas. Further assess conditions and locations for scope reduction if ITEM SW-SITE-02 is accepted.

### **Item SW-SITE-11**

#### **Replace ramp and provide railings at exterior platform**

Near the exterior walk-in cooler, the existing ramp and associated railing are proposed for replacement.

Identified Need: The existing ramp and associated railings are in poor condition.

Goal: Replace the ramp and railings in this area.

Proposed Solution: Proposed work includes replacement of the exterior ramp and associated metal railings.



## Item SW-SITE-12

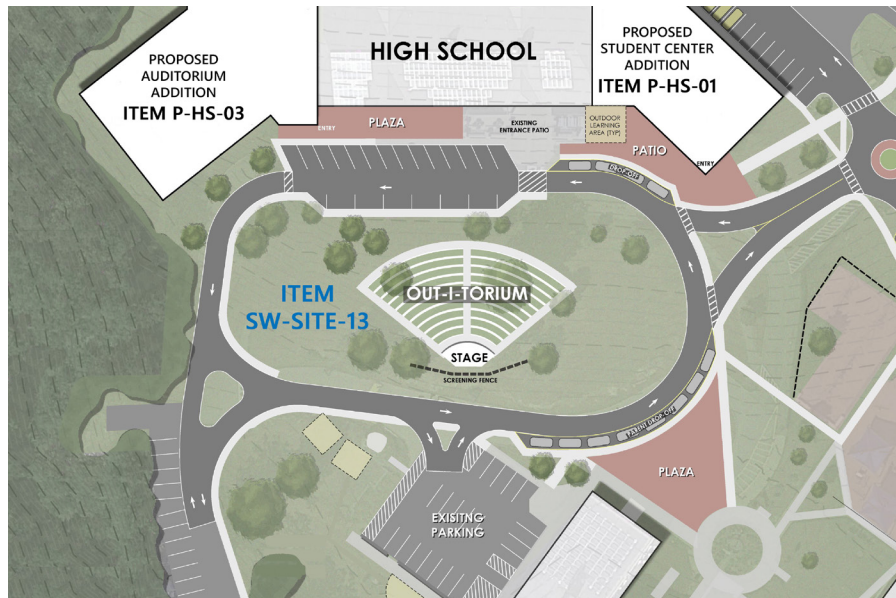
### Provide an Out-i-Torium at Central Lawn Area

In support of the Haldane Outdoor Education Framework Plan, an Out-i-Torium is proposed to be provided to the sloping central lawn area of campus, to support the connection between education and the outdoor environment.

Identified Need: An outdoor gathering and performance space is desired on campus.

Goal: Provide an Out-i-Torium on campus.

Proposed Solution: In the central sloping lawn areas, an Out-i-Torium is proposed to be built into the sloping landscape. Construction is presumed to include natural materials including wood timber and/or natural stone.



## Item SW-SITE-13

### Provide Structure for one Outdoor Classroom Pavilion at High School

In support of the Haldane Outdoor Education Framework Plan, and to provide a more permanent solution to outdoor classroom space (in lieu of current temporary tent-pole canopies), an open-air frame with metal roof structure over a concrete slab area is proposed.

Identified Need: There is a lack of permanent, dedicated outdoor classroom space at the High School.

Goal: Provide a permanent structure to replace temporary tent-pole canopies.

Proposed Solution: Proposed work includes an open-air frame with metal roof structure over a concrete slab/paver area. Location is to-be-determined.

## Item SW-SITE-14

### Provide Permanent Structure for two Outdoor Classroom Pavilions at the Main Building

In support of the Haldane Outdoor Education Framework Plan, and to provide a more permanent solution to outdoor classroom space (in lieu of current temporary tent-pole canopies), two open-air frames with metal roof structure over a concrete slab area are proposed.

Identified Need: There is a lack of permanent, dedicated outdoor classroom space at the Main Building.

Goal: Provide two permanent structures to replace temporary tent-pole canopies.

Proposed Solution: Proposed work includes two open-air frames with metal roof structure over a concrete slab/paver area. Locations are to-be-determined.

# FACILITY AND INFRASTRUCTURE IMPROVEMENTS

Due to the nature of facility and infrastructure scope items, graphics and details commentary are not provided. Refer to the full scope spreadsheet for all recommended improvements.







HALDANE CENTRAL SCHOOL

MAIN BUILDING  
MAIN ENTRANCE

HALDANE SOCCER

SECTION 1 CROSS COUNTRY  
1854  
Valley Accurate Timing



## 6. PROPOSED PROJECTS



# SUMMARY OF PROPOSED PROJECTS

As a long-term plan, proposed improvements in the Campus Master Plan have been divided into three projects, spanning a 10-15 year timeframe.

- Project 1 – Approval Timeline: 1 year
- Project 2 – Approval Timeline: 5 years
- Project 3 – Approval Timeline: 10 years

## **Project 1**

*Approval Timeline: 1 Year*

Project 1 includes capital improvements that have been prioritized for the greatest student impact, are classified as safety and security, or are in greatest immediate need for replacement. Project 1 also includes proposed improvements for district-wide system replacement, such as Phone and Fire Alarm systems, Boiler conversions and major electrical upgrades, which are best provided at the same time, or in advance of, any other large capital improvements.

**Total:** \$35,731,676

Refer to the attached Project 1 Summary of Proposed Work

## **Project 2**

*Approval Timeline 5 Years*

Project 2 includes capital improvements that have a secondary level of prioritization for student impact compared to those in Project 1 or are otherwise most appropriate for replacement in a 5-year timeframe.

**Total:** \$41,866,839

Refer to the attached Project 2 Summary of Proposed Work

## **Project 3**

*Approval Timeline 10 Years*

Project 3 includes capital improvements that have a lower prioritization for student impact compared to those in Project 1 and 2 or are most appropriate for replacement in a 10-15-year timeframe. Deferment should also be considered as some items may be better suited for an intermediate Capital Outlay project, alternate funding source or can be addressed as a maintenance item.

Some items such as providing ADA accessibility to the second floors of the Bus Garage/Administration and Mabel Merritt building are not a priority as those areas are unoccupied and a high-cost capital investment in their improvement may not be practical.

Lastly, the proposed Gymnasium addition at the High School has been placed in Project 3 to allow for an assessment of need upon completion of the Auditorium proposed in Project 2, which may alleviate scheduling and over-use of the existing gym facilities, which is a driving factor for the proposed gymnasium addition.

**Total:** \$30,394,451

Refer to the attached Project 3 Summary of Proposed Work





# PROJECT 1 SUMMARY

## Project 1

Number	Category	Description
S-HS-01	SAFETY	Provide renovations for a secure entry vestibule, with transaction window. Include new visitor management system. (Includes 399 SF Main Office Renovation + 300 SF vestibule area)
S-MB-01	SAFETY	Provide renovations for a secure entry vestibule, with transaction window and interior door relocation. Include new visitor management system.
S-MB-02	SAFETY	Provide required CO detectors in kitchen
S-SITE-01	SAFETY	Renovate pressbox area for ADA-compliance including doors and concrete walkway
P-HS-01	PROGRAM	Provide building addition for Student Center, Office Suite, STEAM innovation Lab and (4) general classrooms (17,300 SF total area, 8,650 footprint)
P-HS-02	PROGRAM	Renovate (2) existing 1st floor offices to return to staff toilet function (include only if P-HS-01 is accepted)
P-MB-01	PROGRAM	Reconfigure/Swap Main Office & Nurse area. Includes renovations of staff & nurse toilet faculties, conference room, SRO, Student Support Suite, OT/PT,etc.
P-MB-03	PROGRAM	Renovate existing OT/PT room for Special Education Office
P-MB-04	PROGRAM	Renovate existing Room E14 support office suite to return to classroom use (include if P-MB-01 is accepted)
P-MB-11	PROGRAM	Renovate/Expand Tech Shop for STEAM Innovation Lab (Exist rooms B1 & B2)- Option 'A'- including expansion into existing corridor (1431 Reno + 215 SF Add)
P-MB-06	PROGRAM	Renovate existing Book Room for Staff Toilet on 2nd floor (151 SF), renovate/ remove fixtures from data closet (80 SF) and renovate existing social wk office on 1st floor for book room (242 SF). (Include only if P-MB-01 is accepted)
SW-SITE-01	SITEWORK	Provide reconstruction of site circulation loop including drop-off zones at both school buildings (southern portion of major circulation area)
SW-SITE-02	SITEWORK	Provide reconstruction of site circulation upper roadways, parking lots and new roundabout (northern portion of major circulation area)
SW-SITE-04	SITEWORK	Replace full-depth asphalt at driveway and main bldg parking lots (evaluate for reduction if SW-SITE-01 is accepted)
SW-SITE-09	SITEWORK	Renovate sidewalks around Main Bldg area- Replace deteriorated/settled concrete sidewalks, approx. 1,000SF. Caulk control joints. Replace asphalt walkway and remove protruding footings. (evaluate for reduction if SW-SITE-01 is accepted)
SW-SITE-10	SITEWORK	Renovate sidewalks around HS Bldg area- Replace deteriorated/settled concrete sidewalks, Replace failing asphalt areas (evaluate for reduction if SW-SITE-02 is accepted)

SW-SITE-13	SITEWORK	Provide Structure for (1) Outdoor Classroom Pavilion at High School	F-BGA-12	FACILITY	Camera System - Provide CCTV security camera system connected to centralized campus security office. Assume (12) - camera system. (5) - exterior, (7) - interior.
SW-SITE-14	SITEWORK	Provide Structure for (2) Outdoor Classroom Pavilions at Main Bldg	F-BGA-13	FACILITY	Renovate toilet rooms to provide ADA-compliance
F-HS-05	FACILITY	Complete fire rating at partition/penetration gaps and provide a rated access panel at mechanical room	F-MM-28	FACILITY	Fire Alarm Upgrades - Remove existing fire alarm system in its entirety. Provide a building-wide, addressable, campus networked, with Emergency Communications/Mass Notification Capability fire alarm system including (6) additional hardwired CO detectors.
F-HS-06	FACILITY	Provide minor renovations at gang toilet rooms- replace damaged toilet partitions and sink counters	F-MM-27	FACILITY	Renovate toilet rooms to provide ADA-compliance/improvement
F-HS-11	FACILITY	Replace domestic water heater	F-SITE-01	FACILITY	PA/ Intercom Sysetm - Upgrade PA/Intercom system to VoIP, tied into new PA/Intercom switch, all bldgs
F-MB-01	FACILITY	Renovate (4) gang toilet rooms on 1st and 2nd floor original building	F-SITE-02	FACILITY	Camera System - Provide CCTV security camera system for softball (Perkins/9D) field area.
F-MB-09	FACILITY	Replace exterior doors/frames- 4 locations			
F-MB-12	FACILITY	Repair isolated roof leaks (allowance)			
F-MB-13	FACILITY	Repair cracking in corridor walls at lockers, MEP, openings, rooms B3A/B, main office closet, above-ceiling at café corridor, etc. and complete missing fire/smoke seal			
F-MB-14	FACILITY	Replace damaged/non-rated wall construction at MS boiler room. Replace wood framed storage partition with wire mesh enclosure at kitchen & locker rooms			
F-MB-33	FACILITY	Replace door closer hardware			
F-MB-37	FACILITY	Provide proper wall rating at theatre storage room under stairs			
F-MB-41	FACILITY	Electrical power upgrades - Provide 100 amp 3 phase underground electric service to softball/baseball fields. Replace (8) - existing building electrical panelboards (3 - 100 amp and 5 - 225 amp). Provide (6) - additional electrical panelboards (all 225 amp 3 phase).			
F-MB-44	FACILITY	Generator - Partial-building generator to power heating and life safety systems. - Assume 300 kw 3 phase diesel generator with skid tank and sound attenuated housing. Include (1) - 225 amp and (1) - 600 amp 3 pole automatic transfer switches with interconnection to existing electric service equipment.			
F-MB-45	FACILITY	Fire Alarm Upgrades - Remove existing fire alarm system in its entirety. Provide a building-wide, addressable, campus networked, with Emergency Communications/Mass Notification Capability fire alarm system including (12) additional hardwired CO detectors.			
F-MB-46	FACILITY	Clock Upgrades - Remove & replace existing wired clock system in its entirety. Provide building wide wireless clock system.			
F-MB-48	FACILITY	Original Building HVAC - Replace original building (existing unit ventilators) and 1979 addition (roof top air handling unit and perimeter finned tube) HVAC equipment. Add air conditioning.			
F-MB-49	FACILITY	Steam to hot water boiler conversion. Includes an entire rework of the boiler room in addition to all remaining steam piping (located throughout the original building) being replaced with hydronic piping in the original portion of the building.			
F-MB-50	FACILITY	Decommission Pump Room - Remove HW distribution pumps, heat exchangers, condensate pumps, condensate receiver and power distribution. Remove steam piping back to boiler room. Provide new distribution pumps, (heat exchanger if steam to hot water conversion does not occur), hydronic piping back to room for tie-ins and (1) additional 225 amp 3 phase panelboard in Boiler Room to supply pumps. Upgrade existing Boiler Room emergency power shutoff system (2 - EPO pushbuttons and power shunt trip).			
F-BGA-02	FACILITY	Replace deteriorated wood entry doors and frames			
F-BGA-03	FACILITY	Replace non-ADA-compliant wood ramp			
F-BGA-11	FACILITY	Fire Alarm Upgrades - Remove existing fire alarm system in its entirety. Provide a building-wide, addressable, campus networked, with Emergency Communications/Mass Notification Capability fire alarm system including (8) additional hardwired CO detectors.			



# PROJECT 2 SUMMARY

## Project 2

Number	Category	Description
P-HS-03	PROGRAM	Provide building addition for Auditorium w/ Lobby, Music Classroom and Restrooms
P-MB-02	PROGRAM	Renovate existing balcony for student support offices
P-MB-05	PROGRAM	Renovate existing Room 218 support office suite to return to classroom use (include if P-MB-02 is accepted) No cost, just re-purpose room.
P-MB-07	PROGRAM	Provide Fitness/Wellness Center- 1048 SF Renovation + 1285 SF Addition + 270 SF ramp/corridor renovation )
P-MB-09	PROGRAM	Renovate Music Classrooms- includes leveling of concrete slab, relocation of FACS classroom to expand Music program space (if accepted, Include P-MB-10 also)
P-MB-10	PROGRAM	Renovate Classroom 104 to include FACS kitchen space (include if P-MB-9 is also accepted)
AT-SITE-03	ATHLETICS	Reconstruct tennis courts complex and add additional courts- (6) total courts, with stormwater management (do not include, if AT-SITE-02 is accepted)
AT-SITE-04	ATHLETICS	Provide a multi-purpose synthetic turf field at Perkins/9D field area, with stormwater management
AT-SITE-08	ATHLETICS	Replace scoreboard
AT-SITE-09	ATHLETICS	Provide electrical receptacles for use at softball field area
AT-SITE-10	ATHLETICS	Provide Field Lighting at Multi-Purpose Field (only include if AT-SITE-04 is accepted)
SW-SITE-03	SITEWORK	Provide reconstruction of parking lot and exterior concrete patio near Main Bldg Cafeteria area. Provide accessible entry to Cafeteria and Gymnasium.
SW-SITE-08	SITEWORK	Replace (5) catch basins for improved drainage, inc. asphalt repair near pressbox
SW-SITE-11	SITEWORK	Replace ramp and provide railings at exterior platform (near exterior walk-ins)
SW-SITE-12	SITEWORK	Provide an Out-i-Torium at Central Lawn Area
F-HS-03	FACILITY	Repair exposed foundation drain system
F-HS-04	FACILITY	Replace missing exterior soffit panels
F-HS-07	FACILITY	Replace stained/damaged ceiling tiles (allowance)
F-HS-18	FACILITY	Lighting Upgrades - Remove existing lighting & controls including exit and emergency egress lighting fixtures. Provide LED lighting and controls. Generator - Provide Partial-building generator to power heating and life safety systems.
F-HS-21	FACILITY	Assume 200 kw 3 phase diesel generator with skid tank and sound attenuated housing. Include (1) - 150 amp and (1) - 400 amp 3 pole automatic transfer switches with interconnection to existing electric service equipment.
F-HS-22	FACILITY	Air Conditioning - Provide air conditioning throughout the existing building and associated electrical upgrades.

F-MB-02	FACILITY	Replace below ground 10,000 gal. fuel oil tank with signage for overfill alarm
F-MB-04	FACILITY	Investigate & repair leak at music room
F-MB-05	FACILITY	Repair water intrusion at exterior wall in Boiler Room
F-MB-06	FACILITY	Repair moisture damage at exterior wall/corner in Classrooms B1 & B5
F-MB-10	FACILITY	Replace exterior windows at Middle School, including greenhouse
F-MB-11	FACILITY	Replace non-rated wood corridor windows at B2 & B3, replace with HM frame and rated glazing
F-MB-19	FACILITY	Replace resilient tile flooring (uneven, leveling required), Science Classroom 103
F-MB-32	FACILITY	Replace wood doors at original corridor openings
F-MB-52	FACILITY	Gymnasium HVAC - Remove (2) exposed, ceiling hung AHUs and associated ductwork and piping. Provide (1) 25 ton packaged roof top unit and associated ductwork, ducted hot water heating coil and piping and electrical connections.
F-MB-53	FACILITY	Gymnasium HVAC - Remove (2) exposed, ceiling hung AHUs and associated ductwork and piping. Provide (1) 40 ton packaged roof top unit and associated ductwork, ducted hot water heating coil and piping and electrical connections.
F-MB-54	FACILITY	Cafeteria/Kitchen HVAC - Remove (2) AHUs above ceiling. Provide (1) 15 ton roof mounted energy recovery unit with packaged cooling and associated ductwork, ducted hot water heating coil and piping and electrical connections.
F-MB-55	FACILITY	Replace Domestic water piping where feasible.
F-MM-01	FACILITY	Investigate and correct decay at perimeter wood framing/posts
F-MM-07	FACILITY	Replace carpet in Room 104
F-SITE-16	FACILITY	Electric buses - additional programming required: system equipment type and quantity and possible upgrade to existing building electric service equipment.



# PROJECT 3 SUMMARY

## Project 3

Number	Category	Description
P-HS-04	PROGRAM	Provide building addition for Gymnasium w/ Locker Rooms (increase SF for lobby space if P-HS-04 is not constructed first)
P-MB-08	PROGRAM	Expand Art Gallery and Renovate Kiln/Storage Area- Option 'D'- Includes shared storage, expanded gallery and exterior improvements (782 SF Renovation + 372 SF Addition )
AT-SITE-01	ATHLETICS	Replace synthetic turf at main field
AT-SITE-05	ATHLETICS	Provide high jump and long jump track events, with stormwater management
F-HS-02	FACILITY	Paint exposed steel structure at rear overhang and entry canopies
F-HS-08	FACILITY	Provide improved access to attic
F-HS-09	FACILITY	Paint metal handrails
F-MB-07	FACILITY	Provide miscellaneous brick re-pointing (allowance)
F-MB-08	FACILITY	Provide mortar repair (loose mortar below coping, caulk at coping & stone joints)
F-MB-15	FACILITY	Remove/abate VAT flooring in Classroom 210, replace with resilient flooring
F-MB-16	FACILITY	Remove/abate VAT flooring in Classroom 202 and Storage 202A, replace with resilient flooring
F-MB-18	FACILITY	Replace resilient tile flooring, Classroom 215
F-MB-20	FACILITY	Replace resilient tile flooring, first floor ramp corridor
F-MB-24	FACILITY	Replace stained/damaged 1x1 Ceiling System in Rooms 101, 101A, 103, 105, 107, 202, 208, 213, 215
F-MB-25	FACILITY	Replace stained/damaged 2x4 Ceiling System in Rooms 205D, 212, B5
F-MB-27	FACILITY	Replace stained/damaged 2x4 Ceiling System in Rooms E21, E23, E25, E26, E27, E28
F-MB-29	FACILITY	Replace wood cubbies in original building classrooms with new casework
F-MB-30	FACILITY	Replace open wood cubbies in Elementary School corridors, replace with metal lockers
F-MB-31	FACILITY	Continue corridor locker replacement, allowance
F-MB-34	FACILITY	Replace non-rated glass/plastic infill at doors
F-MB-39	FACILITY	Replace/abate ACM fittings in Mechanical Room near Music rooms
F-MB-40	FACILITY	Lightning Protection - Provide UL 96 listed, labeled & tested Rooftop lightning protection system, upgraded electric service grounding/bonding and new electric service surge protection (suppression) device.

F-MB-42	FACILITY	Lighting upgrades - Remove existing lighting & controls including exit and emergency egress lighting fixtures. Provide LED lighting and controls.
F-MB-43	FACILITY	Theatrical Lighting - Remove existing stage theatrical lighting and dimming system including exit and emergency egress lighting fixtures. Provide LED DMX controlled system. Include exit and emergency egress lighting fixtures. (may not be desired if P-HS-03 is accepted)
F-BGA-01	FACILITY	Repair/replace damaged exterior trim and paint building
F-BGA-04	FACILITY	Replace wood windows at bus garage
F-BGA-05	FACILITY	Repair cracks in concrete slab at bus garage
F-BGA-06	FACILITY	Replace stained/damaged/missing ceiling tiles/GWB ceilings areas (allowance)
F-BGA-07	FACILITY	Provide permanent access ladder to garage attic, with access hatch
F-BGA-10	FACILITY	Lighting Upgrades - Remove existing lighting & controls including exit and emergency egress lighting fixtures. Provide LED lighting and controls.
F-BGA-14	FACILITY	Provide ADA accessibility to second floor
F-BGA-15	FACILITY	Office Air Conditioning - Provide a VRF system for air conditioning the office area including a 100 amp 3 phase electrical panelboard.
F-MM-02	FACILITY	Correct water intrusion at exterior wall in boiler room
F-MM-03	FACILITY	Replace wood door frames/arches, infill at upper & lower level
F-MM-04	FACILITY	Paint fire escape structure
F-MM-05	FACILITY	Replace widow system/infill at arched openings
F-MM-06	FACILITY	Address damaged wall issues in mechanical room
F-MM-08	FACILITY	Replace resilient tile flooring, rooms 101, 102, 105, girl's toilet
F-MM-09	FACILITY	Remove/abate VAT flooring in Closet 202A, replace with resilient flooring
F-MM-10	FACILITY	Repair damaged/cracked concrete slab at lower level
F-MM-11	FACILITY	Replace stained/damaged ceiling tiles (allowance)
F-MM-13	FACILITY	Replace knob hardware with ADA-compliant lever sets
F-MM-14	FACILITY	Replace non-rated door/frame at mechanical room
F-MM-15	FACILITY	Replace guardrails/handrails with ADA-compliant, including missing extensions
F-MM-16	FACILITY	Provide ADA accessibility to second floor
F-MM-21	FACILITY	Lightning Protection - Provide UL 96 listed, labeled & tested Rooftop lightning protection system, upgraded electric service grounding/bonding and new electric service surge protection (suppression) device.
F-MM-22	FACILITY	Electrical power upgrades - Add (1) - panelboard (3 phase 100 amp) in First Floor Office Area.
F-MM-23	FACILITY	Lighting upgrades - Remove existing lighting & controls including exit and emergency egress lighting fixtures. Provide LED lighting and controls.









7.

## FULL SCOPE SUMMARY



# OVERALL PROJECT SCOPE SUMMARY

## BUDGET BY CATEGORY - BUILDING

CATEGORY		TOTAL		BUILDING				
				MAIN BLDG	HS	MABEL	BG/ADMIN	SITE
SAFETY		\$ 473,142		\$ 118,796	\$ 342,951	\$ -	\$ -	\$ 11,395
PROGRAM		\$ 49,265,109		\$ 9,166,962	\$ 40,098,147	\$ -	\$ -	\$ -
ATHLETICS		\$ 10,835,387		\$ -	\$ -	\$ -	\$ -	\$ 10,835,387
FACILITY		\$ 25,448,792		\$ 17,970,917	\$ 4,863,967	\$ 582,952	\$ 1,398,676	\$ 632,281
SITework		\$ 4,718,317		\$ -	\$ -	\$ -	\$ -	\$ 4,718,317
		<b>\$ 90,740,747</b>		<b>\$ 27,256,675</b>	<b>\$ 45,305,065</b>	<b>\$ 582,952</b>	<b>\$ 1,398,676</b>	<b>\$ 16,197,380</b>

## BUDGET BY BUILDING - PROJECT

BUILDING		TOTAL		PROJECT		
				1	2	3
MAIN BLDG		\$ 27,256,675		\$ 14,484,711	\$ 8,601,917	\$ 4,105,275
HS		\$ 45,305,065		\$ 16,984,198	\$ 16,773,475	\$ 11,547,392
MABEL		\$ 582,952		\$ 103,745	\$ 6,416	\$ 472,791
BG/ADMIN		\$ 1,398,676		\$ 903,710	\$ -	\$ 494,966
SITE		\$ 16,197,380		\$ 3,255,312	\$ 7,928,304	\$ 2,641,176
		<b>\$ 90,740,747</b>		<b>\$ 35,731,676</b>	<b>\$ 33,310,113</b>	<b>\$ 19,261,600</b>

Additional Escalation      \$                -      \$      8,556,726      \$      11,132,851

Total      \$      35,731,676      \$      41,866,839      \$      30,394,451

## Haldane CSD - Campus Master Plan Scope Summary

Number	Building	Category	Project	Description					10%	9%	10%		20%	
					Qty.	Unit	Cost	Subtotal	Estimate Contingency	Escalation	Construction Contingency	Total Construction	Incidentals	Total Project
S-MB-01	MAIN BLDG	SAFETY	1	Provide renovations for a secure entry vestibule, with transaction window and interior door relocation. Include new visitor management system.	226	SF	\$ 310.00	\$ 70,060	\$ 7,006	\$ 6,936	\$ 8,400	\$ 92,402	\$ 18,480	\$ 110,883
S-MB-02	MAIN BLDG	SAFETY	1	Provide required CO detectors in kitchen	1	LS	\$ 5,000.00	\$ 5,000	\$ 500	\$ 495	\$ 600	\$ 6,595	\$ 1,319	\$ 7,913
S-HS-01	HS	SAFETY	1	Provide renovations for a secure entry vestibule, with transaction window. Include new visitor management system. (Includes 399 SF Main Office Renovation + 300 SF vestibule area)	699	SF	\$ 310.00	\$ 216,690	\$ 21,669	\$ 21,452	\$ 25,981	\$ 285,792	\$ 57,158	\$ 342,951
S-SITE-01	SITE	SAFETY	1	Renovate pressbox area for ADA-compliance including doors and concrete walkway	600	SF	\$ 12.00	\$ 7,200	\$ 720	\$ 713	\$ 863	\$ 9,496	\$ 1,899	\$ 11,395
P-MB-01	MAIN BLDG	PROGRAM	1	Reconfigure/Swap Main Office & Nurse area. Includes renovations of staff & nurse toilet facilities, conference room, SRO, Student Support Suite, OT/PT,etc.	3554	SF	\$ 150.00	\$ 533,100	\$ 53,310	\$ 52,777	\$ 63,919	\$ 703,106	\$ 140,621	\$ 843,727
P-MB-02	MAIN BLDG	PROGRAM	2	Renovate existing balcony for student support offices	897	SF	\$ 400.00	\$ 358,800	\$ 35,880	\$ 35,521	\$ 43,020	\$ 473,221	\$ 94,644	\$ 567,866
P-MB-03	MAIN BLDG	PROGRAM	1	Renovate existing OT/PT room for Special Education Office	372	SF	\$ 150.00	\$ 55,800	\$ 5,580	\$ 5,524	\$ 6,690	\$ 73,595	\$ 14,719	\$ 88,314
P-MB-04	MAIN BLDG	PROGRAM	1	Renovate existing Room E14 support office suite to return to classroom use (include if P-MB-01 is accepted)	798	SF	\$ 150.00	\$ 119,700	\$ 11,970	\$ 11,850	\$ 14,352	\$ 157,872	\$ 31,574	\$ 189,447
P-MB-05	MAIN BLDG	PROGRAM	2	Renovate existing Room 218 support office suite to return to classroom use (include if P-MB-02 is accepted) No cost, just re-purpose room.	909	SF	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
P-MB-06	MAIN BLDG	PROGRAM	1	Renovate existing Book Room for Staff Toilet on 2nd floor (151 SF), renovate/ remove fixtures from data closet (80 SF) and renovate existing social wk office on 1st floor for book room (242 SF). (Include only if P-MB-01 is accepted)	473	SF	\$ 250.00	\$ 118,250	\$ 11,825	\$ 11,707	\$ 14,178	\$ 155,960	\$ 31,192	\$ 187,152
P-MB-07	MAIN BLDG	PROGRAM	2	Provide Fitness/Wellness Center- 1048 SF Renovation + 1285 SF Addition + 270 SF ramp/corridor renovation )	2603	SF	\$ 600.00	\$ 1,561,800	\$ 156,180	\$ 154,618	\$ 187,260	\$ 2,059,858	\$ 411,972	\$ 2,471,830
P-MB-08	MAIN BLDG	PROGRAM	3	Expand Art Gallery and Renovate Kiln/Storage Area- Option 'D'- Includes shared storage, expanded gallery and exterior improvements (782 SF Renovation + 372 SF Addition )	1154	SF	\$ 600.00	\$ 692,400	\$ 69,240	\$ 68,548	\$ 83,019	\$ 913,206	\$ 182,641	\$ 1,095,848
P-MB-09	MAIN BLDG	PROGRAM	2	Renovate Music Classrooms- includes leveling of concrete slab, relocation of FACS classroom to expand Music program space (if accepted, Include P-MB-10 also)	4040	SF	\$ 300.00	\$ 1,212,000	\$ 121,200	\$ 119,988	\$ 145,319	\$ 1,598,507	\$ 319,701	\$ 1,918,208
P-MB-10	MAIN BLDG	PROGRAM	2	Renovate Classroom 104 to include FACS kitchen space (include if P-MB-9 is also accepted)	763	SF	\$ 200.00	\$ 152,600	\$ 15,260	\$ 15,107	\$ 18,297	\$ 201,264	\$ 40,253	\$ 241,517
P-MB-11	MAIN BLDG	PROGRAM	1	Renovate/Expand Tech Shop for STEAM Innovation Lab (Exist rooms B1 & B2)- Option 'A'- including expansion into existing corridor (1431 Reno + 215 SF Add)	1646	SF	\$ 600.00	\$ 987,600	\$ 98,760	\$ 97,772	\$ 118,413	\$ 1,302,546	\$ 260,509	\$ 1,563,055
P-HS-01	HS	PROGRAM	1	Provide building addition for Student Center, Office Suite, STEAM innovation Lab and (4) general classrooms (17,300 SF total area, 8,650 footprint)	17300	SF	\$ 600.00	\$ 10,380,000	\$ 1,038,000	\$ 1,027,620	\$ 1,244,562	\$ 13,690,182	\$ 2,738,036	\$ 16,428,218
P-HS-02	HS	PROGRAM	1	Renovate (2) existing 1st floor offices to return to staff toilet function (include only if P-HS-01 is accepted)	212	SF	\$ 300.00	\$ 63,600	\$ 6,360	\$ 6,296	\$ 7,626	\$ 83,882	\$ 16,776	\$ 100,658
P-HS-03	HS	PROGRAM	2	Provide building addition for Auditorium w/ Lobby, Music Classroom and Restrooms	12,680	SF	\$ 600.00	\$ 7,608,000	\$ 760,800	\$ 753,192	\$ 912,199	\$ 10,034,191	\$ 2,006,838	\$ 12,041,029
P-HS-04	HS	PROGRAM	3	Provide building addition for Gymnasium w/ Locker Rooms (increase SF for lobby space if P-HS-04 is not constructed first)	12,140	SF	\$ 600.00	\$ 7,284,000	\$ 728,400	\$ 721,116	\$ 873,352	\$ 9,606,868	\$ 1,921,374	\$ 11,528,241
AT-SITE-01	SITE	ATHLETICS	3	Replace synthetic turf at main field	78,450	SF	\$ 20.00	\$ 1,569,000	\$ 156,900	\$ 155,331	\$ 188,123	\$ 2,069,354	\$ 413,871	\$ 2,483,225
AT-SITE-02	SITE	ATHLETICS	0	Reconstruct existing (2) tennis courts, w/ fencing replacement (do not include, if AT-SITE-03 is accepted)	1	LS	\$ 262,260.00	\$ 262,260	\$ 26,226	\$ 25,964	\$ 31,445	\$ 345,895	\$ 69,179	\$ 415,074
AT-SITE-03	SITE	ATHLETICS	2	Reconstruct tennis courts complex and add additional courts- (6) total courts, with stormwater management (do not include, if AT-SITE-02 is accepted)	1	LS	\$ 511,507.00	\$ 511,507	\$ 51,151	\$ 50,639	\$ 61,330	\$ 674,627	\$ 134,925	\$ 809,552
AT-SITE-04	SITE	ATHLETICS	2	Provide a multi-purpose synthetic turf field at Perkins/9D field area, with stormwater management	78,340	SF	\$ 35.00	\$ 2,741,900	\$ 274,190	\$ 271,448	\$ 328,754	\$ 3,616,292	\$ 723,258	\$ 4,339,550
AT-SITE-05	SITE	ATHLETICS	3	Provide high jump and long jump track events, with stormwater management	1	LS	\$ 99,800.00	\$ 99,800	\$ 9,980	\$ 9,880	\$ 11,966	\$ 131,626	\$ 26,325	\$ 157,951
AT-SITE-06	SITE	ATHLETICS	0	Reconstruct existing baseball/softball infields with backstops, dugouts and fencing (do not include if AT-SITE-04 is accepted)	1	LS	\$ 759,510.00	\$ 759,510	\$ 75,951	\$ 75,191	\$ 91,065	\$ 1,001,718	\$ 200,344	\$ 1,202,061
AT-SITE-07	SITE	ATHLETICS	0	Provide irrigation at baseball/softball fields (do not include if AT-SITE-04 is accepted)	15,000	SF	\$ 1.75	\$ 26,250	\$ 2,625	\$ 2,599	\$ 3,147	\$ 34,621	\$ 6,924	\$ 41,545
AT-SITE-08	SITE	ATHLETICS	2	Replace scoreboard	1	EA	\$ 77,800.00	\$ 77,800	\$ 7,780	\$ 7,702	\$ 9,328	\$ 102,610	\$ 20,522	\$ 123,133



AT-SITE-09	SITE	ATHLETICS	2	Provide electrical receptacles for use at softball field area	4	EA	\$ 3,850.00	\$ 15,400	\$ 1,540	\$ 1,525	\$ 1,846	\$ 20,311	\$ 4,062	\$ 24,373
AT-SITE-10	SITE	ATHLETICS	2	Provide Field Lighting at Multi-Purpose Field (only include if AT-SITE-04 is accepted)	8	EA	\$ 97,850.00	\$ 782,800	\$ 78,280	\$ 77,497	\$ 93,858	\$ 1,032,435	\$ 206,487	\$ 1,238,922
F-MB-01	MAIN BLDG	FACILITY	1	Renovate (4) gang toilet rooms on 1st and 2nd floor original building	824	SF	\$ 150.00	\$ 123,600	\$ 12,360	\$ 12,236	\$ 14,820	\$ 163,016	\$ 32,603	\$ 195,619
F-MB-02	MAIN BLDG	FACILITY	2	Replace below ground 10,000 gal. fuel oil tank with signage for overfill alarm	1	LS	\$ 25,000.00	\$ 25,000	\$ 2,500	\$ 2,475	\$ 2,998	\$ 32,973	\$ 6,595	\$ 39,567
F-MB-04	MAIN BLDG	FACILITY	2	Investigate & repair leak at music room	1	LS	\$ 2,500.00	\$ 2,500	\$ 250	\$ 248	\$ 300	\$ 3,297	\$ 659	\$ 3,957
F-MB-05	MAIN BLDG	FACILITY	2	Repair water intrusion at exterior wall in Boiler Room	1	LS	\$ 10,000.00	\$ 10,000	\$ 1,000	\$ 990	\$ 1,199	\$ 13,189	\$ 2,638	\$ 15,827
F-MB-06	MAIN BLDG	FACILITY	2	Repair moisture damage at exterior wall/corner in Classrooms B1 & B5	1	LS	\$ 10,000.00	\$ 10,000	\$ 1,000	\$ 990	\$ 1,199	\$ 13,189	\$ 2,638	\$ 15,827
F-MB-07	MAIN BLDG	FACILITY	3	Provide miscellaneous brick re-pointing (allowance)	1	LS	\$ 20.00	\$ 20	\$ 2	\$ 2	\$ 2	\$ 26	\$ 5	\$ 32
F-MB-08	MAIN BLDG	FACILITY	3	Provide mortar repair (loose mortar below coping, caulk at coping & stone joints)	1	LS	\$ 8.00	\$ 8	\$ 1	\$ 1	\$ 1	\$ 11	\$ 2	\$ 13
F-MB-09	MAIN BLDG	FACILITY	1	Replace exterior doors/frames- 4 locations	4	EA	\$ 10,000.00	\$ 40,000	\$ 4,000	\$ 3,960	\$ 4,796	\$ 52,756	\$ 10,551	\$ 63,307
F-MB-10	MAIN BLDG	FACILITY	2	Replace exterior windows at Middle School, including greenhouse	1	LS	\$ 950,000.00	\$ 950,000	\$ 95,000	\$ 94,050	\$ 113,905	\$ 1,252,955	\$ 250,591	\$ 1,503,546
F-MB-11	MAIN BLDG	FACILITY	2	Replace non-rated wood corridor windows at B2 & B3, replace with HM frame and rated glazing	50	SF	\$ 250.00	\$ 12,500	\$ 1,250	\$ 1,238	\$ 1,499	\$ 16,486	\$ 3,297	\$ 19,784
F-MB-12	MAIN BLDG	FACILITY	1	Repair isolated roof leaks (allowance)	1	LS	\$ 5,000.00	\$ 5,000	\$ 500	\$ 495	\$ 600	\$ 6,595	\$ 1,319	\$ 7,913
F-MB-13	MAIN BLDG	FACILITY	1	Repair cracking in corridor walls at lockers, MEP, openings, rooms B3A/B, main office closet, above-ceiling at café corridor, etc. and complete missing fire/smoke seal	1	LS	\$ 5,000.00	\$ 5,000	\$ 500	\$ 495	\$ 600	\$ 6,595	\$ 1,319	\$ 7,913
F-MB-14	MAIN BLDG	FACILITY	1	Replace damaged/non-rated wall construction at MS boiler room. Replace wood framed storage partition with wire mesh enclosure at kitchen & locker rooms	1	LS	\$ 1,000.00	\$ 1,000	\$ 100	\$ 99	\$ 120	\$ 1,319	\$ 264	\$ 1,583
F-MB-15	MAIN BLDG	FACILITY	3	Remove/abate VAT flooring in Classroom 210, replace with resilient flooring	707	SF	\$ 20.00	\$ 14,140	\$ 1,414	\$ 1,400	\$ 1,695	\$ 18,649	\$ 3,730	\$ 22,379
F-MB-16	MAIN BLDG	FACILITY	3	Remove/abate VAT flooring in Classroom 202 and Storage 202A, replace with resilient flooring	699	SF	\$ 20.00	\$ 13,980	\$ 1,398	\$ 1,384	\$ 1,676	\$ 18,438	\$ 3,688	\$ 22,126
F-MB-17	MAIN BLDG	FACILITY	0	Remove/abate VAT flooring in Conference Rm 108 and Passage 108B (do not include if P-MAIN-01 is accepted)	189	SF	\$ 20.00	\$ 3,780	\$ 378	\$ 374	\$ 453	\$ 4,985	\$ 997	\$ 5,983
F-MB-18	MAIN BLDG	FACILITY	3	Replace resilient tile flooring, Classroom 215	789	SF	\$ 4.50	\$ 3,551	\$ 355	\$ 351	\$ 426	\$ 4,683	\$ 937	\$ 5,619
F-MB-19	MAIN BLDG	FACILITY	2	Replace resilient tile flooring (uneven, leveling required), Science Classroom 103	811	SF	\$ 7.50	\$ 6,083	\$ 608	\$ 602	\$ 729	\$ 8,022	\$ 1,604	\$ 9,627
F-MB-20	MAIN BLDG	FACILITY	3	Replace resilient tile flooring, first floor ramp corridor	687	SF	\$ 4.50	\$ 3,092	\$ 309	\$ 306	\$ 371	\$ 4,077	\$ 815	\$ 4,893
F-MB-21	MAIN BLDG	FACILITY	0	Replace damaged plaster ceiling, Conference Rm 108 and Passage 108B (do not include if P-MAIN-01 is accepted)	189	SF	\$ 15.00	\$ 2,835	\$ 284	\$ 281	\$ 340	\$ 3,739	\$ 748	\$ 4,487
F-MB-22	MAIN BLDG	FACILITY	0	Replace stained/damaged 1x1 Ceiling System in STEAM Classrooms B1 and B2 (do not include if P-MB-11 is accepted)	1338	SF	\$ 5.95	\$ 7,961	\$ 796	\$ 788	\$ 955	\$ 10,500	\$ 2,100	\$ 12,600
F-MB-23	MAIN BLDG	FACILITY	0	Replace stained/damaged 1x1 Ceiling System in Nurse 112 and Nurse Toilet 112A (do not include if P-MB-01 is accepted)	602	SF	\$ 5.95	\$ 3,582	\$ 358	\$ 355	\$ 429	\$ 4,724	\$ 945	\$ 5,669
F-MB-24	MAIN BLDG	FACILITY	3	Replace stained/damaged 1x1 Ceiling System in Rooms 101, 101A, 103, 105, 107, 202, 208, 213, 215	4863	SF	\$ 5.95	\$ 28,935	\$ 2,893	\$ 2,865	\$ 3,469	\$ 38,162	\$ 7,632	\$ 45,795
F-MB-25	MAIN BLDG	FACILITY	3	Replace stained/damaged 2x4 Ceiling System in Rooms 205D, 212, B5	1714	SF	\$ 4.65	\$ 7,970	\$ 797	\$ 789	\$ 956	\$ 10,512	\$ 2,102	\$ 12,614
F-MB-26	MAIN BLDG	FACILITY	0	Replace stained/damaged 2x4 Ceiling System in Gallery (do not include if P-MB-08 is accepted)	300	SF	\$ 4.65	\$ 1,395	\$ 140	\$ 138	\$ 167	\$ 1,840	\$ 368	\$ 2,208
F-MB-27	MAIN BLDG	FACILITY	3	Replace stained/damaged 2x4 Ceiling System in Rooms E21, E23, E25, E26, E27, E28	4226	SF	\$ 4.65	\$ 19,651	\$ 1,965	\$ 1,945	\$ 2,356	\$ 25,918	\$ 5,184	\$ 31,101
F-MB-28	MAIN BLDG	FACILITY	0	Replace stained/damaged 2x4 Ceiling System in Toilet Room E20 (do not include if P-MB-06 is accepted)	80	SF	\$ 4.65	\$ 372	\$ 37	\$ 37	\$ 45	\$ 491	\$ 98	\$ 589
F-MB-29	MAIN BLDG	FACILITY	3	Replace wood cubbies in original building classrooms with new casework	216	EA	\$ 300.00	\$ 64,800	\$ 6,480	\$ 6,415	\$ 7,770	\$ 85,465	\$ 17,093	\$ 102,558
F-MB-30	MAIN BLDG	FACILITY	3	Replace open wood cubbies in Elementary School corridors, replace with metal lockers	288	EA	\$ 300.00	\$ 86,400	\$ 8,640	\$ 8,554	\$ 10,359	\$ 113,953	\$ 22,791	\$ 136,744
F-MB-31	MAIN BLDG	FACILITY	3	Continue corridor locker replacement, allowance	200	EA	\$ 350.00	\$ 70,000	\$ 7,000	\$ 6,930	\$ 8,393	\$ 92,323	\$ 18,465	\$ 110,788
F-MB-32	MAIN BLDG	FACILITY	2	Replace wood doors at original corridor openings	50	EA	\$ 675.00	\$ 33,750	\$ 3,375	\$ 3,341	\$ 4,047	\$ 44,513	\$ 8,903	\$ 53,415
F-MB-33	MAIN BLDG	FACILITY	1	Replace door closer hardware	25	EA	\$ 525.00	\$ 13,125	\$ 1,313	\$ 1,299	\$ 1,574	\$ 17,311	\$ 3,462	\$ 20,773
F-MB-34	MAIN BLDG	FACILITY	3	Replace non-rated glass/plastic infill at doors	40	EA	\$ 100.00	\$ 4,000	\$ 400	\$ 396	\$ 480	\$ 5,276	\$ 1,055	\$ 6,331
F-MB-36	MAIN BLDG	FACILITY	0	Provide guardrails at balcony (do not include if P-MB-02 is accepted)	1	LS	\$ 1,000.00	\$ 1,000	\$ 100	\$ 99	\$ 120	\$ 1,319	\$ 264	\$ 1,583
F-MB-37	MAIN BLDG	FACILITY	1	Provide proper wall rating at theatre storage room under stairs	1	LS	\$ 1,000.00	\$ 1,000	\$ 100	\$ 99	\$ 120	\$ 1,319	\$ 264	\$ 1,583
F-MB-38	MAIN BLDG	FACILITY	0	Properly support stage rigging with pipe battens/cables and replace curtains/tracks (do not include if P-HS-03 is accepted)	1	LS	\$ 20,000.00	\$ 20,000	\$ 2,000	\$ 1,980	\$ 2,398	\$ 26,378	\$ 5,276	\$ 31,654
F-MB-39	MAIN BLDG	FACILITY	3	Replace/abate ACM fittings in Mechanical Room near Music rooms	1	LS	\$ 10,000.00	\$ 10,000	\$ 1,000	\$ 990	\$ 1,199	\$ 13,189	\$ 2,638	\$ 15,827
F-MB-40	MAIN BLDG	FACILITY	3	Lightning Protection - Provide UL 96 listed, labeled & tested Rooftop lightning protection system, upgraded electric service grounding/bonding and new electric service surge protection (suppression) device.	1	LS	\$ 17,500.00	\$ 17,500	\$ 1,750	\$ 1,733	\$ 2,098	\$ 23,081	\$ 4,616	\$ 27,697

F-MB-41	MAIN BLDG	FACILITY	1	Electrical power upgrades - Provide 100 amp 3 phase underground electric service to softball/baseball fields. Replace (8) - existing building electrical panelboards (3 - 100 amp and 5 - 225 amp). Provide (6) - additional electrical panelboards (all 225 amp 3 phase).	1	LS	\$1,438,390.00	\$ 1,438,390	\$ 143,839	\$ 142,401	\$ 172,463	\$ 1,897,093	\$ 379,419	\$ 2,276,511
F-MB-42	MAIN BLDG	FACILITY	3	Lighting upgrades - Remove existing lighting & controls including exit and emergency egress lighting fixtures. Provide LED lighting and controls.	1	LS	\$1,262,430.00	\$ 1,262,430	\$ 126,243	\$ 124,981	\$ 151,365	\$ 1,665,019	\$ 333,004	\$ 1,998,023
F-MB-43	MAIN BLDG	FACILITY	3	Theatrical Lighting - Remove existing stage theatrical lighting and dimming system including exit and emergency egress lighting fixtures. Provide LED DMX controlled system. Include exit and emergency egress lighting fixtures. (may not be desired if P-HS-03 is accepted)	1	LS	\$ 295,000.00	\$ 295,000	\$ 29,500	\$ 29,205	\$ 35,371	\$ 389,076	\$ 77,815	\$ 466,891
F-MB-44	MAIN BLDG	FACILITY	1	Generator - Partial-building generator to power heating and life safety systems. - Assume 300 kw 3 phase diesel generator with skid tank and sound attenuated housing. Include (1) - 225 amp and (1) - 600 amp 3 pole automatic transfer switches with interconnection to existing electric service equipment.	1	LS	\$ 235,750.00	\$ 235,750	\$ 23,575	\$ 23,339	\$ 28,266	\$ 310,931	\$ 62,186	\$ 373,117
F-MB-45	MAIN BLDG	FACILITY	1	Fire Alarm Upgrades - Remove existing fire alarm system in its entirety. Provide a building-wide, addressable, campus networked, with Emergency Communications/Mass Notification Capability fire alarm system including (12) additional hardwired CO detectors.	1	LS	\$ 574,640.00	\$ 574,640	\$ 57,464	\$ 56,889	\$ 68,899	\$ 757,893	\$ 151,579	\$ 909,471
F-MB-46	MAIN BLDG	FACILITY	1	Clock Upgrades - Remove & replace existing wired clock system in its entirety. Provide building wide wireless clock system.	1	LS	\$ 35,000.00	\$ 35,000	\$ 3,500	\$ 3,465	\$ 4,197	\$ 46,162	\$ 9,232	\$ 55,394
F-MB-48	MAIN BLDG	FACILITY	1	Original Building HVAC - Replace original building (existing unit ventilators) and 1979 addition (roof top air handling unit and perimeter finned tube) HVAC equipment. Add air conditioning.	75000	SF	\$ 60.00	\$ 4,500,000	\$ 450,000	\$ 445,500	\$ 539,550	\$ 5,935,050	\$ 1,187,010	\$ 7,122,060
F-MB-49	MAIN BLDG	FACILITY	1	Steam to hot water boiler conversion. Includes an entire rework of the boiler room in addition to all remaining steam piping (located throughout the original building) being replaced with hydronic piping in the original portion of the building.	1	LS	\$ 100,000.00	\$ 100,000	\$ 10,000	\$ 9,900	\$ 11,990	\$ 131,890	\$ 26,378	\$ 158,268
F-MB-50	MAIN BLDG	FACILITY	1	Decommission Pump Room - Remove HW distribution pumps, heat exchangers, condensate pumps, condensate receiver and power distribution. Remove steam piping back to boiler room. Provide new distribution pumps, (heat exchanger if steam to hot water conversion does not occur), hydronic piping back to room for tie-ins and (1) additional 225 amp 3 phase panelboard in Boiler Room to supply pumps. Upgrade existing Boiler Room emergency power shutoff system (2 - EPO pushbuttons and power shunt trip).	1	LS	\$ 190,000.00	\$ 190,000	\$ 19,000	\$ 18,810	\$ 22,781	\$ 250,591	\$ 50,118	\$ 300,709
F-MB-52	MAIN BLDG	FACILITY	2	Gymnasium HVAC - Remove (2) exposed, ceiling hung AHUs and associated ductwork and piping. Provide (1) 25 ton packaged roof top unit and associated ductwork, ducted hot water heating coil and piping and electrical connections.	1	LS	\$ 200,000.00	\$ 200,000	\$ 20,000	\$ 19,800	\$ 23,980	\$ 263,780	\$ 52,756	\$ 316,536
F-MB-53	MAIN BLDG	FACILITY	2	Gymnasium HVAC - Remove (2) exposed, ceiling hung AHUs and associated ductwork and piping. Provide (1) 40 ton packaged roof top unit and associated ductwork, ducted hot water heating coil and piping and electrical connections.	1	LS	\$ 250,000.00	\$ 250,000	\$ 25,000	\$ 24,750	\$ 29,975	\$ 329,725	\$ 65,945	\$ 395,670
F-MB-54	MAIN BLDG	FACILITY	2	Cafeteria/Kitchen HVAC - Remove (2) AHUs above ceiling. Provide (1) 15 ton roof mounted energy recovery unit with packaged cooling and associated ductwork, ducted hot water heating coil and piping and electrical connections.	1	LS	\$ 150,000.00	\$ 150,000	\$ 15,000	\$ 14,850	\$ 17,985	\$ 197,835	\$ 39,567	\$ 237,402
F-MB-55	MAIN BLDG	FACILITY	2	Replace Domestic water piping where feasible.	1	AL	\$ 500,000.00	\$ 500,000	\$ 50,000	\$ 49,500	\$ 59,950	\$ 659,450	\$ 131,890	\$ 791,340
F-HS-02	HS	FACILITY	3	Paint exposed steel structure at rear overhang and entry canopies	1620	SF	\$ 5.00	\$ 8,100	\$ 810	\$ 802	\$ 971	\$ 10,683	\$ 2,137	\$ 12,820
F-HS-03	HS	FACILITY	2	Repair exposed foundation drain system	1	LS	\$ 3,875.00	\$ 3,875	\$ 388	\$ 384	\$ 465	\$ 5,111	\$ 1,022	\$ 6,133
F-HS-04	HS	FACILITY	2	Replace missing exterior soffit panels	1	LS	\$ 5,000.00	\$ 5,000	\$ 500	\$ 495	\$ 600	\$ 6,595	\$ 1,319	\$ 7,913
F-HS-05	HS	FACILITY	1	Complete fire rating at partition/penetration gaps and provide a rated access panel at mechanical room	1	LS	\$ 1,000.00	\$ 1,000	\$ 100	\$ 99	\$ 120	\$ 1,319	\$ 264	\$ 1,583
F-HS-06	HS	FACILITY	1	Provide minor renovations at gang toilet rooms- replace damaged toilet partitions and sink counters	1	LS	\$ 20,000.00	\$ 20,000	\$ 2,000	\$ 1,980	\$ 2,398	\$ 26,378	\$ 5,276	\$ 31,654
F-HS-07	HS	FACILITY	2	Replace stained/damaged ceiling tiles (allowance)	1	LS	\$ 2,500.00	\$ 2,500	\$ 250	\$ 248	\$ 300	\$ 3,297	\$ 659	\$ 3,957
F-HS-08	HS	FACILITY	3	Provide improved access to attic	1	LS	\$ 1,500.00	\$ 1,500	\$ 150	\$ 149	\$ 180	\$ 1,978	\$ 396	\$ 2,374
F-HS-09	HS	FACILITY	3	Paint metal handrails	1	LS	\$ 2,500.00	\$ 2,500	\$ 250	\$ 248	\$ 300	\$ 3,297	\$ 659	\$ 3,957
F-HS-10	HS	FACILITY	0	Not Used										
F-HS-11	HS	FACILITY	1	Replace domestic water heater	1	LS	\$ 50,000.00	\$ 50,000	\$ 5,000	\$ 4,950	\$ 5,995	\$ 65,945	\$ 13,189	\$ 79,134
F-HS-18	HS	FACILITY	2	Lighting Upgrades - Remove existing lighting & controls including exit and emergency egress lighting fixtures. Provide LED lighting and controls.	1	LS	\$ 943,020.00	\$ 943,020	\$ 94,302	\$ 93,359	\$ 113,068	\$ 1,243,749	\$ 248,750	\$ 1,492,499



F-HS-21	HS	FACILITY	2	Generator - Provide Partial-building generator to power heating and life safety systems. Assume 200 kw 3 phase diesel generator with skid tank and sound attenuated housing. Include (1) - 150 amp and (1) - 400 amp 3 pole automatic transfer switches with interconnection to existing electric service equipment.	1	LS	\$ 235,752.00	\$ 235,752	\$ 23,575	\$ 23,339	\$ 28,267	\$ 310,933	\$ 62,187	\$ 373,120
F-HS-22	HS	FACILITY	2	Air Conditioning - Provide air conditioning throughout the existing building and associated electrical upgrades.	1	LS	\$1,800,000.00	\$ 1,800,000	\$ 180,000	\$ 178,200	\$ 215,820	\$ 2,374,020	\$ 474,804	\$ 2,848,824
F-MM-01	MABEL	FACILITY	2	Investigate and correct decay at perimeter wood framing/posts	1	LS	\$ 2,500.00	\$ 2,500	\$ 250	\$ 248	\$ 300	\$ 3,297	\$ 659	\$ 3,957
F-MM-02	MABEL	FACILITY	3	Correct water intrusion at exterior wall in boiler room	1	LS	\$ 10,000.00	\$ 10,000	\$ 1,000	\$ 990	\$ 1,199	\$ 13,189	\$ 2,638	\$ 15,827
F-MM-03	MABEL	FACILITY	3	Replace wood door frames/arches, infill at upper & lower level	7	EA	\$ 3,000.00	\$ 21,000	\$ 2,100	\$ 2,079	\$ 2,518	\$ 27,697	\$ 5,539	\$ 33,236
F-MM-04	MABEL	FACILITY	3	Paint fire escape structure	1	LS	\$ 2,500.00	\$ 2,500	\$ 250	\$ 248	\$ 300	\$ 3,297	\$ 659	\$ 3,957
F-MM-05	MABEL	FACILITY	3	Replace widow system/infill at arched openings	1	LS	\$ 3,000.00	\$ 3,000	\$ 300	\$ 297	\$ 360	\$ 3,957	\$ 791	\$ 4,748
F-MM-06	MABEL	FACILITY	3	Address damaged wall issues in mechanical room	1	LS	\$ 10,000.00	\$ 10,000	\$ 1,000	\$ 990	\$ 1,199	\$ 13,189	\$ 2,638	\$ 15,827
F-MM-07	MABEL	FACILITY	2	Replace carpet in Room 104	222	SF	\$ 7.00	\$ 1,554	\$ 155	\$ 154	\$ 186	\$ 2,050	\$ 410	\$ 2,459
F-MM-08	MABEL	FACILITY	3	Replace resilient tile flooring, rooms 101, 102, 105, girl's toilet	1597	SF	\$ 6.00	\$ 9,582	\$ 958	\$ 949	\$ 1,149	\$ 12,638	\$ 2,528	\$ 15,165
F-MM-09	MABEL	FACILITY	3	Remove/abate VAT flooring in Closet 202A, replace with resilient flooring	49	SF	\$ 20.00	\$ 980	\$ 98	\$ 97	\$ 118	\$ 1,293	\$ 259	\$ 1,551
F-MM-10	MABEL	FACILITY	3	Repair damaged/cracked concrete slab at lower level	1	LS	\$ 2,500.00	\$ 2,500	\$ 250	\$ 248	\$ 300	\$ 3,297	\$ 659	\$ 3,957
F-MM-11	MABEL	FACILITY	3	Replace stained/damaged ceiling tiles (allowance)	1	LS	\$ 2,500.00	\$ 2,500	\$ 250	\$ 248	\$ 300	\$ 3,297	\$ 659	\$ 3,957
F-MM-13	MABEL	FACILITY	3	Replace knob hardware with ADA-compliant lever sets	15	EA	\$ 450.00	\$ 6,750	\$ 675	\$ 668	\$ 809	\$ 8,903	\$ 1,781	\$ 10,683
F-MM-14	MABEL	FACILITY	3	Replace non-rated door/frame at mechanical room	1	LS	\$ 2,500.00	\$ 2,500	\$ 250	\$ 248	\$ 300	\$ 3,297	\$ 659	\$ 3,957
F-MM-15	MABEL	FACILITY	3	Replace guardrails/handrails with ADA-compliant, including missing extensions	1	LS	\$ 1,500.00	\$ 1,500	\$ 150	\$ 149	\$ 180	\$ 1,978	\$ 396	\$ 2,374
F-MM-16	MABEL	FACILITY	3	Provide ADA accessibility to second floor	1	LS	\$ 100,000.00	\$ 100,000	\$ 10,000	\$ 9,900	\$ 11,990	\$ 131,890	\$ 26,378	\$ 158,268
F-MM-21	MABEL	FACILITY	3	Lightning Protection - Provide UL 96 listed, labeled & tested Rooftop lightning protection system, upgraded electric service grounding/bonding and new electric service surge protection (suppression) device.	1	LS	\$ 15,000.00	\$ 15,000	\$ 1,500	\$ 1,485	\$ 1,799	\$ 19,784	\$ 3,957	\$ 23,740
F-MM-22	MABEL	FACILITY	3	Electrical power upgrades - Add (1) - panelboard (3 phase 100 amp) in First Floor Office Area.	1	LS	\$ 18,950.00	\$ 18,950	\$ 1,895	\$ 1,876	\$ 2,272	\$ 24,993	\$ 4,999	\$ 29,992
F-MM-23	MABEL	FACILITY	3	Lighting upgrades - Remove existing lighting & controls including exit and emergency egress lighting fixtures. Provide LED lighting and controls.	1	LS	\$ 91,966.00	\$ 91,966	\$ 9,197	\$ 9,105	\$ 11,027	\$ 121,294	\$ 24,259	\$ 145,553
F-MM-27	MABEL	FACILITY	1	Renovate toilet rooms to provide ADA-compliance/improvement	137	SF	\$ 150.00	\$ 20,550	\$ 2,055	\$ 2,034	\$ 2,464	\$ 27,103	\$ 5,421	\$ 32,524
F-MM-28	MABEL	FACILITY	1	Fire Alarm Upgrades - Remove existing fire alarm system in its entirety. Provide a building-wide, addressable, campus networked, with Emergency Communications/Mass Notification Capability fire alarm system including (6) additional hardwired CO detectors.	1	LS	\$ 45,000.00	\$ 45,000	\$ 4,500	\$ 4,455	\$ 5,396	\$ 59,351	\$ 11,870	\$ 71,221
F-BGA-01	BG/ADMIN	FACILITY	3	Repair/replace damaged exterior trim and paint building	1	LS	\$ 35,000.00	\$ 35,000	\$ 3,500	\$ 3,465	\$ 4,197	\$ 46,162	\$ 9,232	\$ 55,394
F-BGA-02	BG/ADMIN	FACILITY	1	Replace deteriorated wood entry doors and frames	1	LS	\$ 18,000.00	\$ 18,000	\$ 1,800	\$ 1,782	\$ 2,158	\$ 23,740	\$ 4,748	\$ 28,488
F-BGA-03	BG/ADMIN	FACILITY	1	Replace non-ADA-compliant wood ramp	1	LS	\$ 15,000.00	\$ 15,000	\$ 1,500	\$ 1,485	\$ 1,799	\$ 19,784	\$ 3,957	\$ 23,740
F-BGA-04	BG/ADMIN	FACILITY	3	Replace wood windows at bus garage	1	LS	\$ 25,000.00	\$ 25,000	\$ 2,500	\$ 2,475	\$ 2,998	\$ 32,973	\$ 6,595	\$ 39,567
F-BGA-05	BG/ADMIN	FACILITY	3	Repair cracks in concrete slab at bus garage	1	LS	\$ 2,500.00	\$ 2,500	\$ 250	\$ 248	\$ 300	\$ 3,297	\$ 659	\$ 3,957
F-BGA-06	BG/ADMIN	FACILITY	3	Replace stained/damaged/missing ceiling tiles/GWB ceilings areas (allowance)	1	LS	\$ 2,500.00	\$ 2,500	\$ 250	\$ 248	\$ 300	\$ 3,297	\$ 659	\$ 3,957
F-BGA-07	BG/ADMIN	FACILITY	3	Provide permanent access ladder to garage attic, with access hatch	1	LS	\$ 7,500.00	\$ 7,500	\$ 750	\$ 743	\$ 899	\$ 9,892	\$ 1,978	\$ 11,870
F-BGA-10	BG/ADMIN	FACILITY	3	Lighting Upgrades - Remove existing lighting & controls including exit and emergency egress lighting fixtures. Provide LED lighting and controls.	1	LS	\$ 125,000.00	\$ 125,000	\$ 12,500	\$ 12,375	\$ 14,988	\$ 164,863	\$ 32,973	\$ 197,835
F-BGA-11	BG/ADMIN	FACILITY	1	Fire Alarm Upgrades - Remove existing fire alarm system in its entirety. Provide a building-wide, addressable, campus networked, with Emergency Communications/Mass Notification Capability fire alarm system including (8) additional hardwired CO detectors.	1	LS	\$ 435,750.00	\$ 435,750	\$ 43,575	\$ 43,139	\$ 52,246	\$ 574,711	\$ 114,942	\$ 689,653
F-BGA-12	BG/ADMIN	FACILITY	1	Camera System - Provide CCTV security camera system connected to centralized campus security office. Assume (12) - camera system. (5) - exterior, (7) - interior.	1	LS	\$ 85,000.00	\$ 85,000	\$ 8,500	\$ 8,415	\$ 10,192	\$ 112,107	\$ 22,421	\$ 134,528
F-BGA-13	BG/ADMIN	FACILITY	1	Renovate toilet rooms to provide ADA-compliance	115	SF	\$ 150.00	\$ 17,250	\$ 1,725	\$ 1,708	\$ 2,068	\$ 22,751	\$ 4,550	\$ 27,301
F-BGA-14	BG/ADMIN	FACILITY	3	Provide ADA accessibility to second floor	1	LS	\$ 100,000.00	\$ 100,000	\$ 10,000	\$ 9,900	\$ 11,990	\$ 131,890	\$ 26,378	\$ 158,268
F-BGA-15	BG/ADMIN	FACILITY	3	Office Air Conditioning - Provide a VRF system for air conditioning the office area including a 100 amp 3 phase electrical panelboard.	7	Offices	\$ 2,177.00	\$ 15,239	\$ 1,524	\$ 1,509	\$ 1,827	\$ 20,099	\$ 4,020	\$ 24,118
F-SITE-01	SITE	FACILITY	1	PA/ Intercom Sysetm - Upgrade PA/Intercom system to VoIP, tied into new PA/Intercom switch, all bldgs	1	LS	\$ 65,000.00	\$ 65,000	\$ 6,500	\$ 6,435	\$ 7,794	\$ 85,729	\$ 17,146	\$ 102,874
F-SITE-02	SITE	FACILITY	1	Camera System - Provide CCTV security camera system for softball (Perkins/9D) field area.	1	LS	\$ 9,500.00	\$ 9,500	\$ 950	\$ 941	\$ 1,139	\$ 12,530	\$ 2,506	\$ 15,035
F-SITE-16	SITE	FACILITY	2	Electric buses - additional programming required: system equipment type and quantity and possible upgrade to existing building electric service equipment.	1	LS	\$ 325,000.00	\$ 325,000	\$ 32,500	\$ 32,175	\$ 38,968	\$ 428,643	\$ 85,729	\$ 514,371
SW-SITE-01	SITE	SITWORK	1	Provide reconstruction of site circulation loop including drop-off zones at both school buildings (southern portion of major circulation area)	1	LS	\$ 220,000.00	\$ 220,000	\$ 22,000	\$ 21,780	\$ 26,378	\$ 290,158	\$ 58,032	\$ 348,190

SW-SITE-02	SITE	SITEWORK	1	Provide reconstruction of site circulation upper roadways, parking lots and new roundabout (northern portion of major circulation area)	1	LS	\$ 773,750.00	\$ 773,750	\$ 77,375	\$ 76,601	\$ 92,773	\$ 1,020,499	\$ 204,100	\$ 1,224,599
SW-SITE-03	SITE	SITEWORK	2	Provide reconstruction of parking lot and exterior concrete patio near Main Bldg Cafeteria area. Provide accessible entry to Cafeteria and Gymnasium.	1	LS	\$ 30,000.00	\$ 30,000	\$ 3,000	\$ 2,970	\$ 3,597	\$ 39,567	\$ 7,913	\$ 47,480
SW-SITE-04	SITE	SITEWORK	1	Replace full-depth asphalt at driveway and main bldg parking lots (evaluate for reduction if SW-SITE-01 is accepted)	37800	SF	\$ 7.00	\$ 264,600	\$ 26,460	\$ 26,195	\$ 31,726	\$ 348,981	\$ 69,796	\$ 418,777
SW-SITE-05	SITE	SITEWORK	0	Replace full-depth asphalt at HS driveway and northern parking lots (do not include if SW-SITE-01/02 is accepted)	21400	SF	\$ 7.00	\$ 149,800	\$ 14,980	\$ 14,830	\$ 17,961	\$ 197,571	\$ 39,514	\$ 237,085
SW-SITE-06	SITE	SITEWORK	0	Replace/repair asphalt around bus garage/bus parking area (do not include if SW-SITE-02 is accepted)	38000	SF	\$ 7.00	\$ 266,000	\$ 26,600	\$ 26,334	\$ 31,893	\$ 350,827	\$ 70,165	\$ 420,993
SW-SITE-07	SITE	SITEWORK	0	Provide asphalt pavement at current gravel student parking lot (do not include if SW-SITE-02 is accepted)	8500	SF	\$ 4.15	\$ 35,275	\$ 3,528	\$ 3,492	\$ 4,229	\$ 46,524	\$ 9,305	\$ 55,829
SW-SITE-08	SITE	SITEWORK	2	Replace (5) catch basins for improved drainage, inc. asphalt repair near pressbox	1	LS	\$ 5,000.00	\$ 5,000	\$ 500	\$ 495	\$ 600	\$ 6,595	\$ 1,319	\$ 7,913
SW-SITE-09	SITE	SITEWORK	1	Renovate sidewalks around Main Bldg area- Replace deteriorated/settled concrete sidewalks, approx. 1,000SF. Caulk control joints. Replace asphalt walkway and remove protruding footings. (evaluate for reduction if SW-SITE-01 is accepted)	1	LS	\$ 70,100.00	\$ 70,100	\$ 7,010	\$ 6,940	\$ 8,405	\$ 92,455	\$ 18,491	\$ 110,946
SW-SITE-10	SITE	SITEWORK	1	Renovate sidewalks around HS Bldg area- Replace deteriorated/settled concrete sidewalks, Replace failing asphalt areas (evaluate for reduction if SW-SITE-02 is accepted)	1	LS	\$ 46,685.00	\$ 46,685	\$ 4,669	\$ 4,622	\$ 5,598	\$ 61,573	\$ 12,315	\$ 73,887
SW-SITE-11	SITE	SITEWORK	2	Replace ramp and provide railings at exterior platform (near exterior walk-ins)	230	SF	\$ 87.00	\$ 20,010	\$ 2,001	\$ 1,981	\$ 2,399	\$ 26,391	\$ 5,278	\$ 31,669
SW-SITE-12	SITE	SITEWORK	2	Provide an Out-i-Torium at Central Lawn Area	1	LS	\$ 500,000.00	\$ 500,000	\$ 50,000	\$ 49,500	\$ 59,950	\$ 659,450	\$ 131,890	\$ 791,340
SW-SITE-13	SITE	SITEWORK	1	Provide Structure for (1) Outdoor Classroom Pavilion at High School	1	LS	\$ 200,000.00	\$ 200,000	\$ 20,000	\$ 19,800	\$ 23,980	\$ 263,780	\$ 52,756	\$ 316,536
SW-SITE-14	SITE	SITEWORK	1	Provide Structure for (2) Outdoor Classroom Pavilions at Main Bldg	2	LS	\$ 200,000.00	\$ 400,000	\$ 40,000	\$ 39,600	\$ 47,960	\$ 527,560	\$ 105,512	\$ 633,072
								\$ 57,333,603	\$ 5,733,360	\$ 5,676,027	\$ 6,874,299	\$ 75,617,289	\$ 15,123,458	\$ 90,740,747







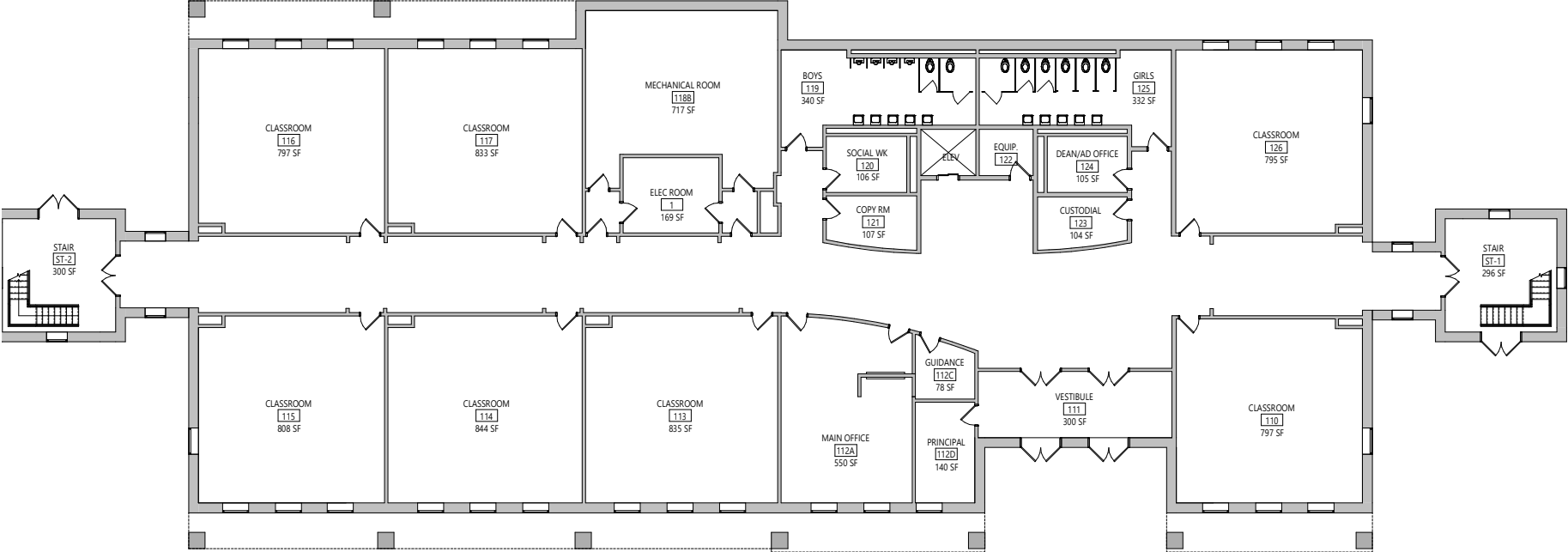


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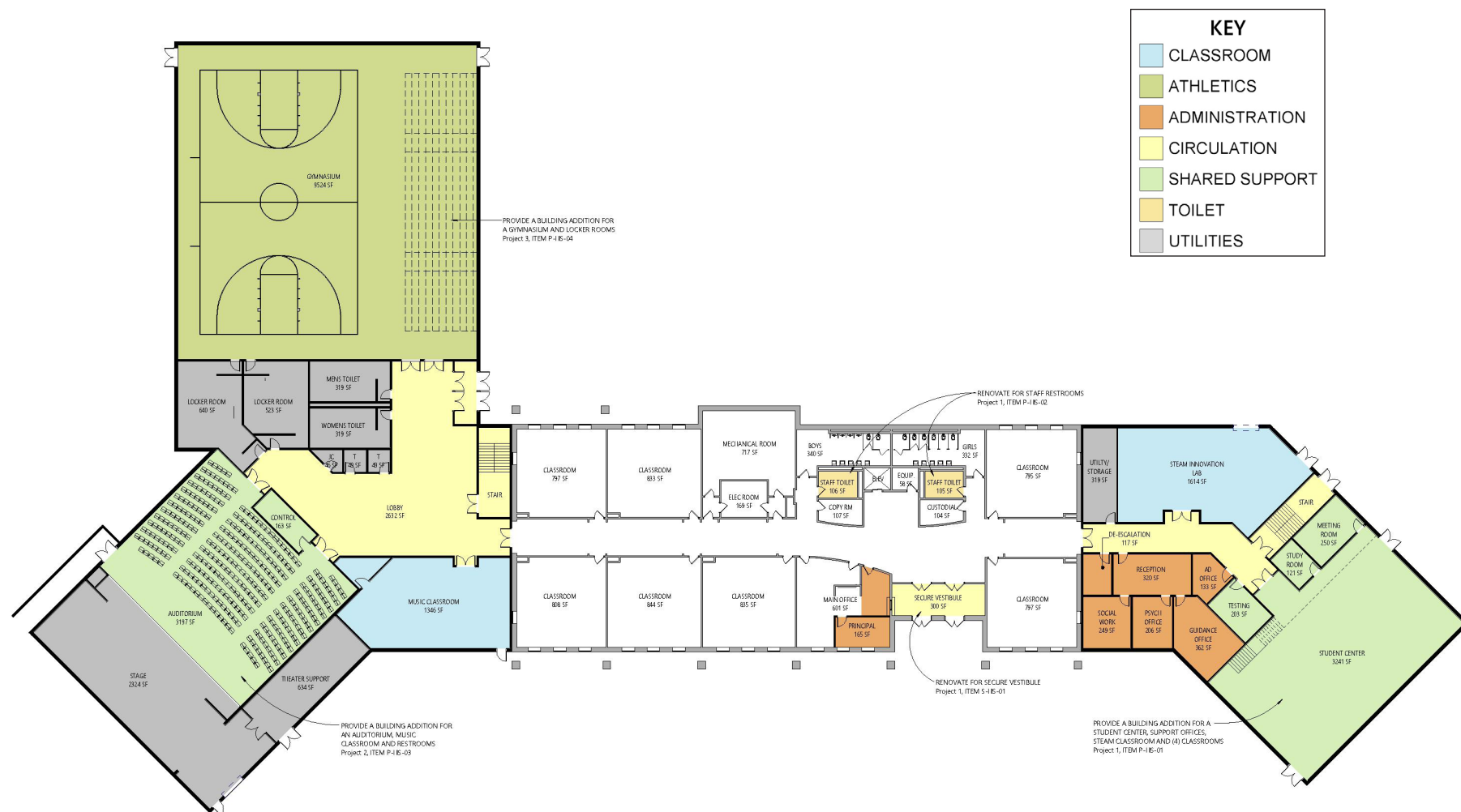
## BUILDING FLOOR PLANS



# HIGH SCHOOL

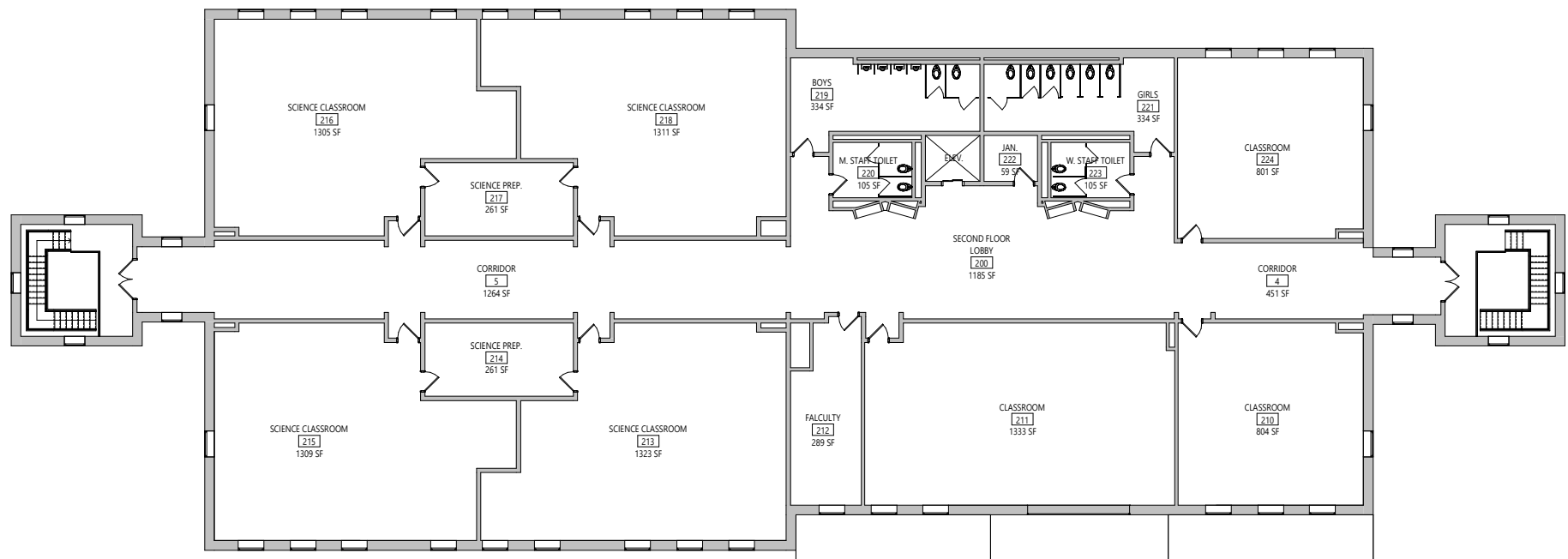


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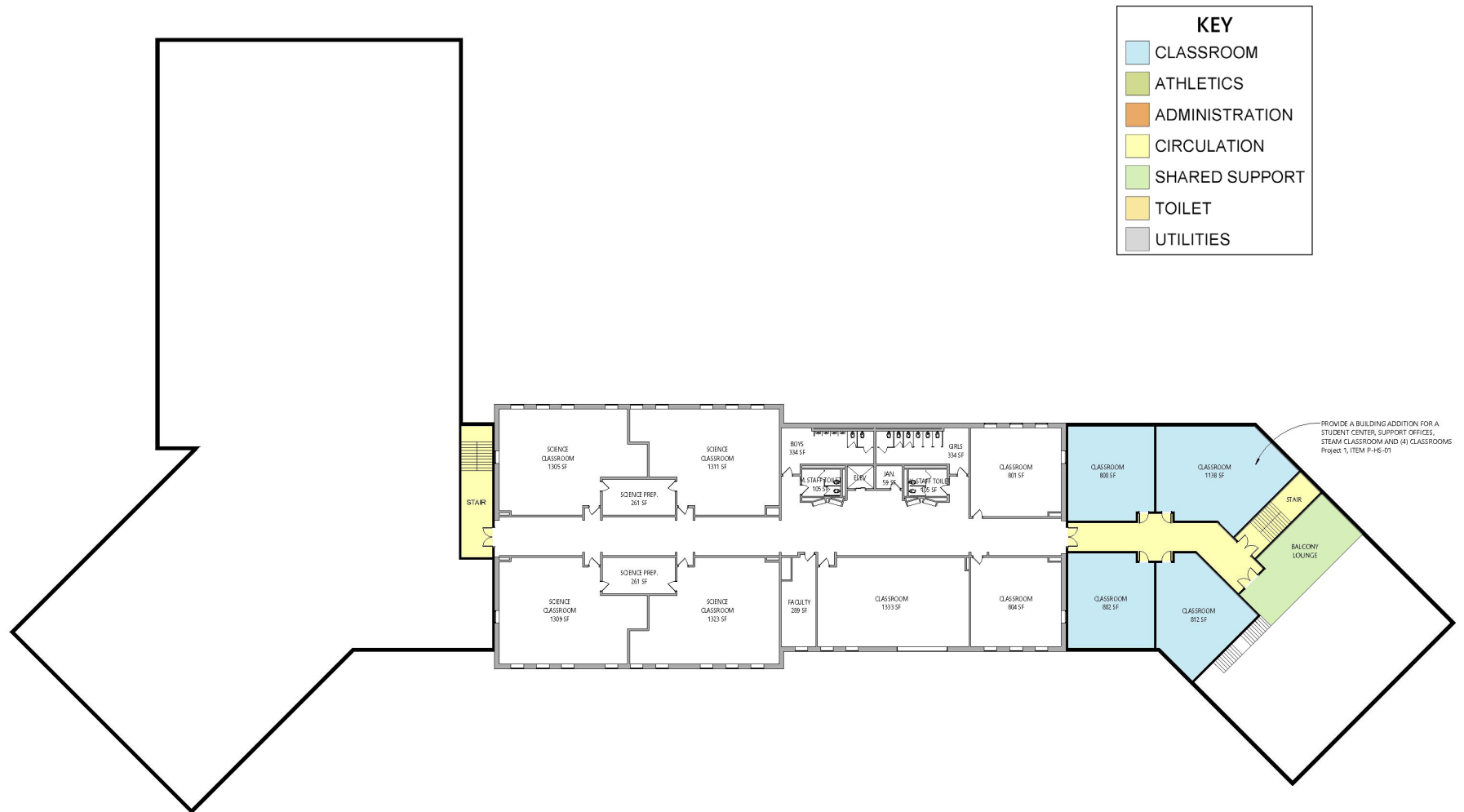


PROPOSED FIRST FLOOR PLAN





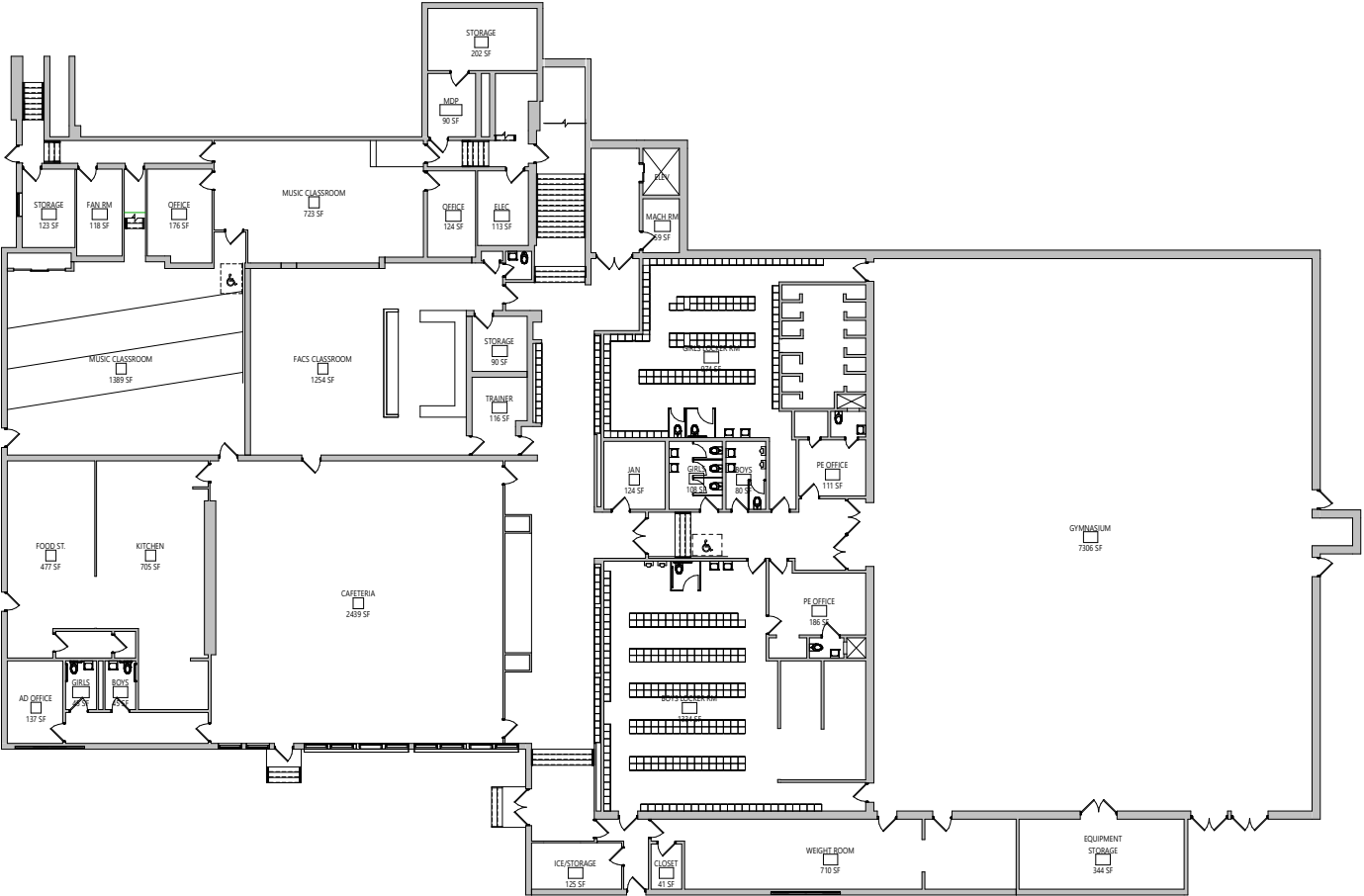
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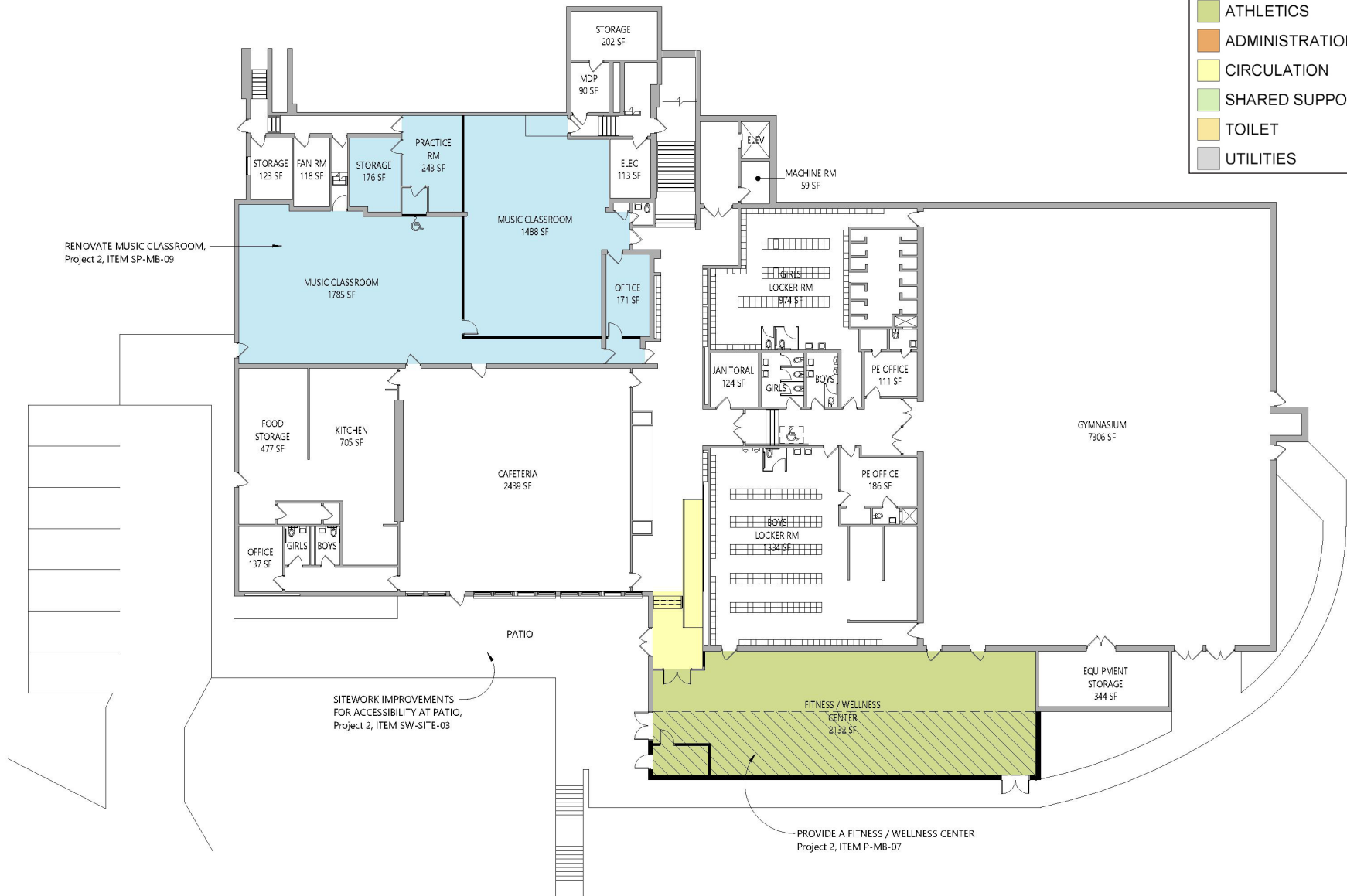
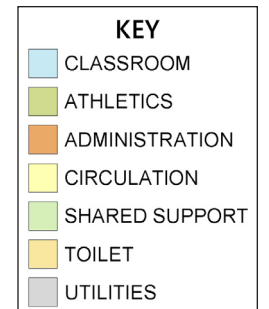
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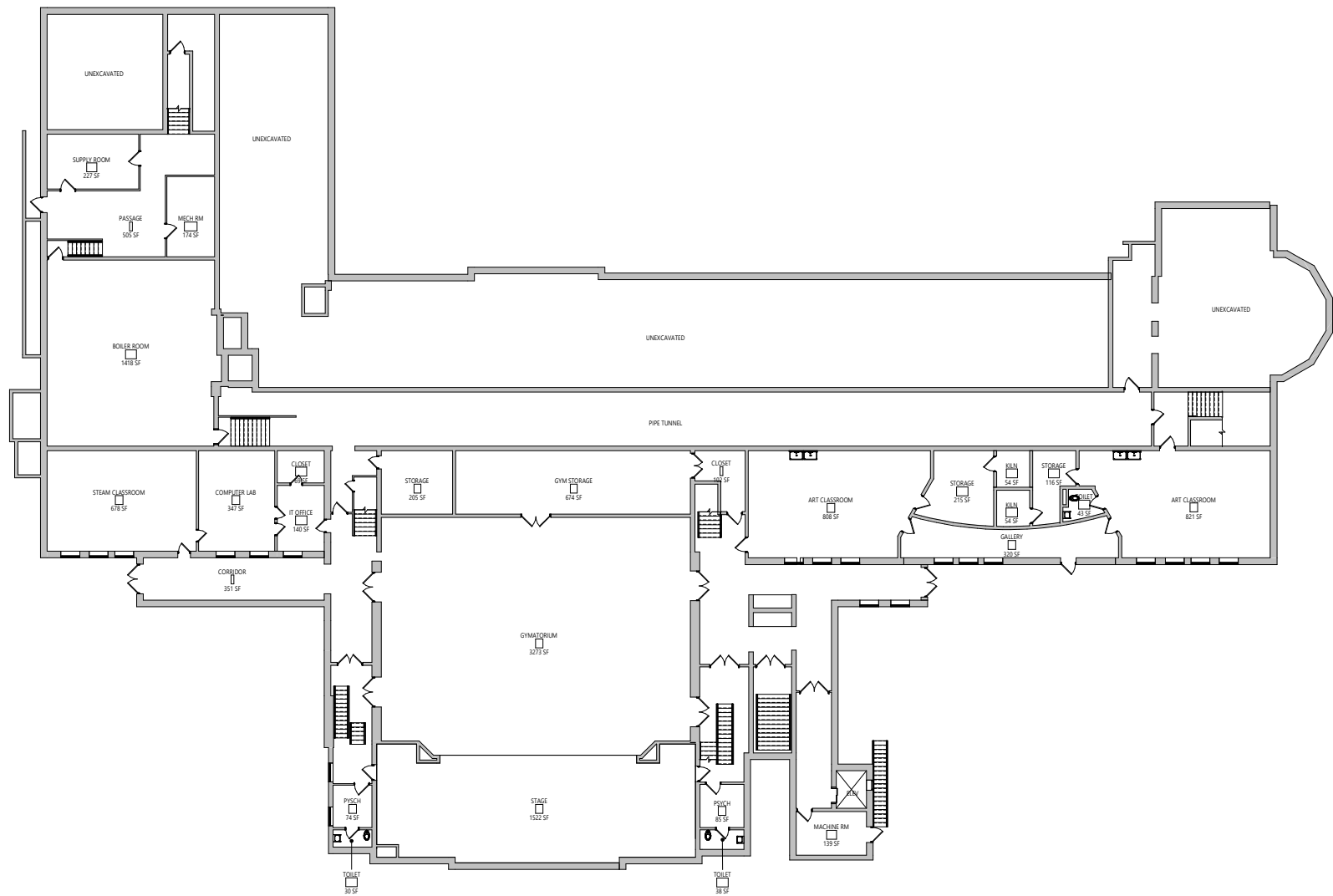


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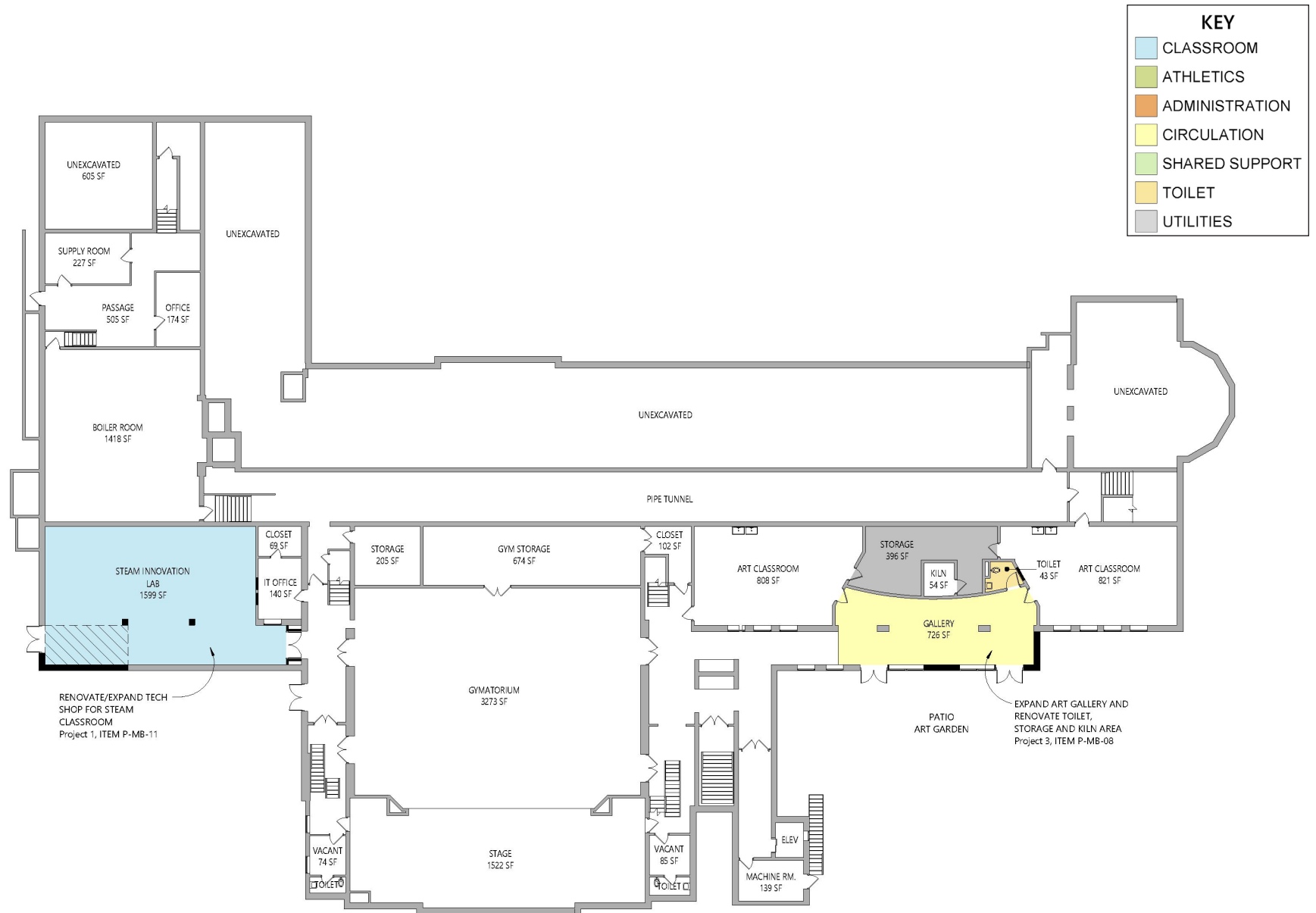


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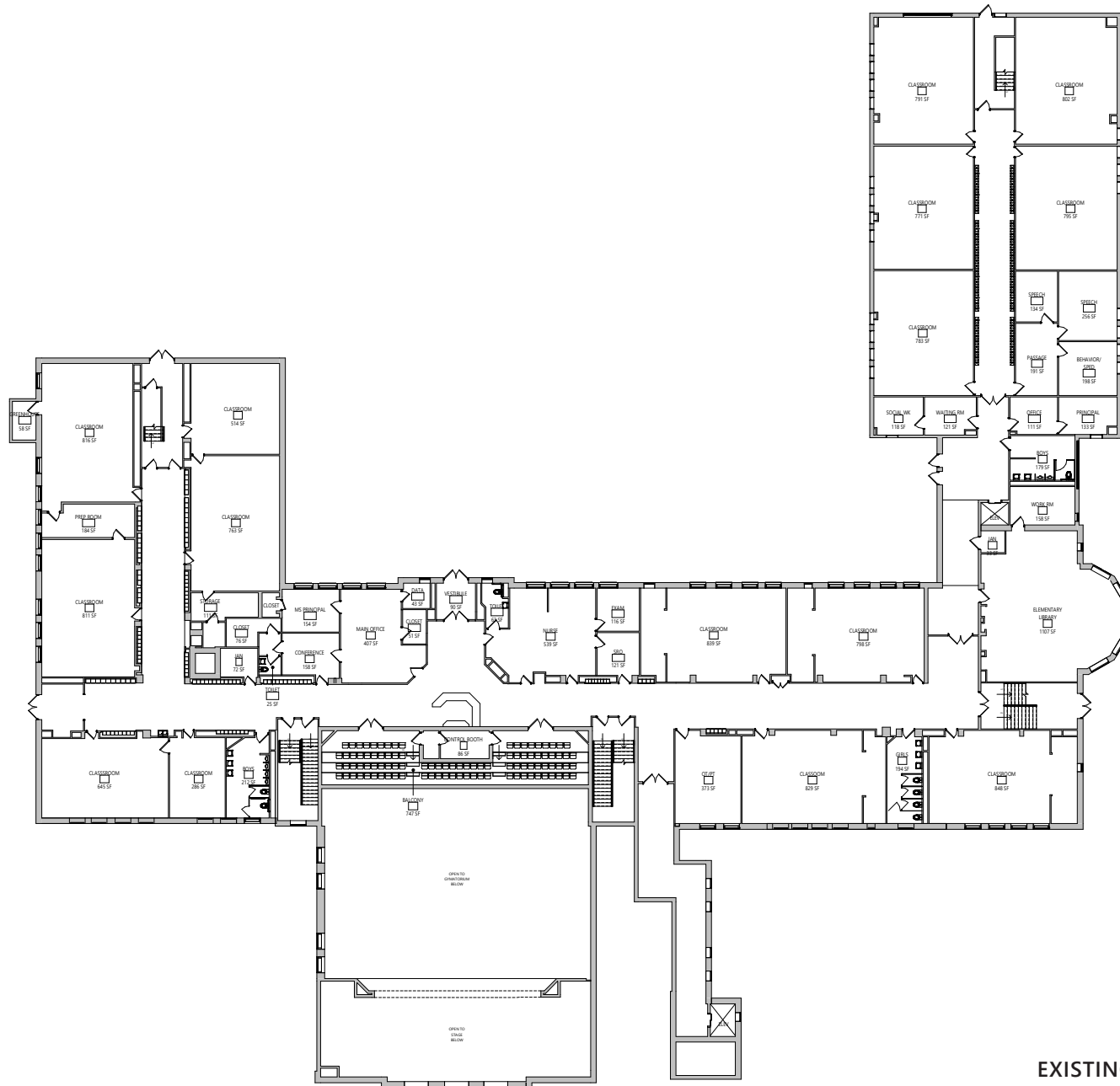




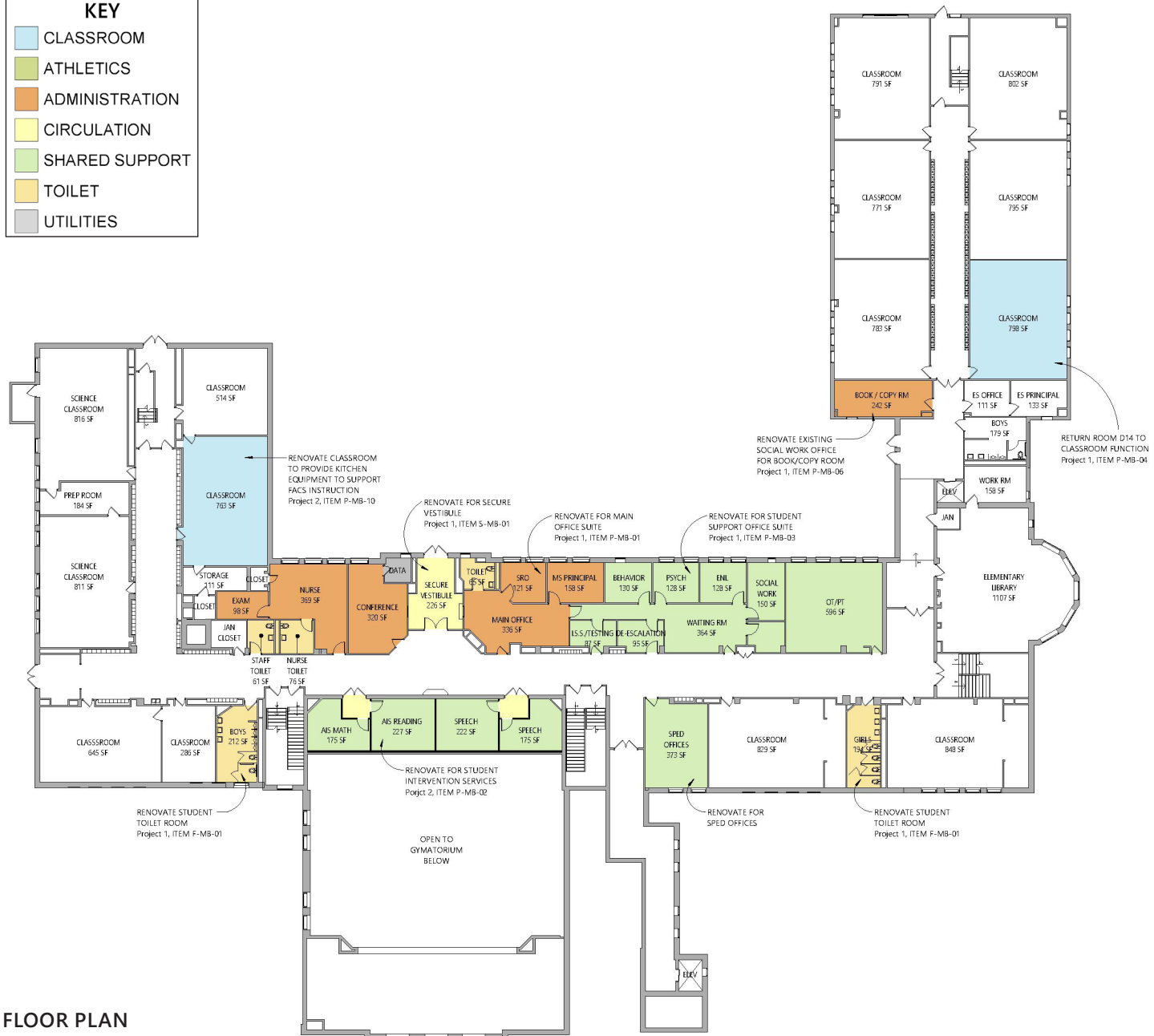
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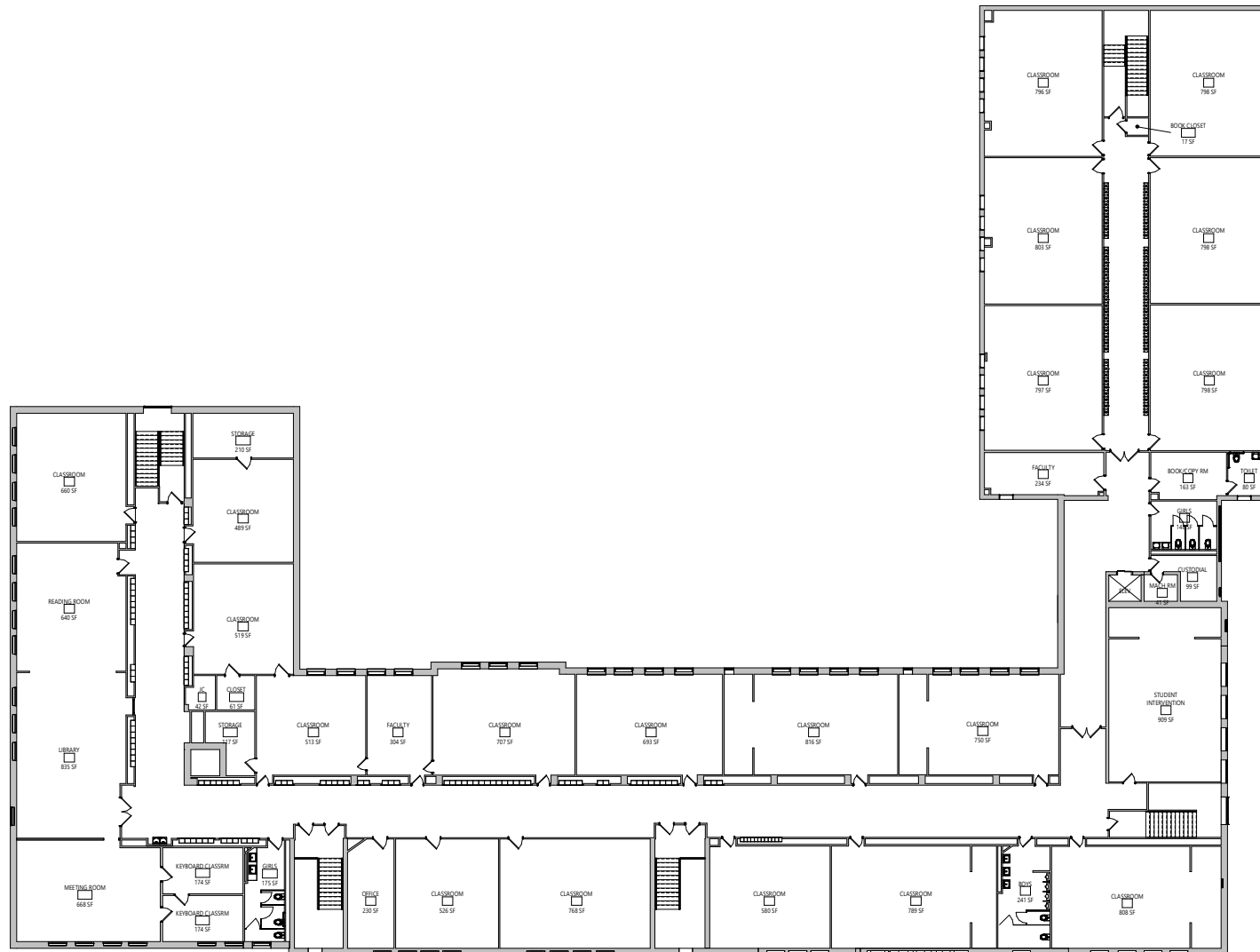
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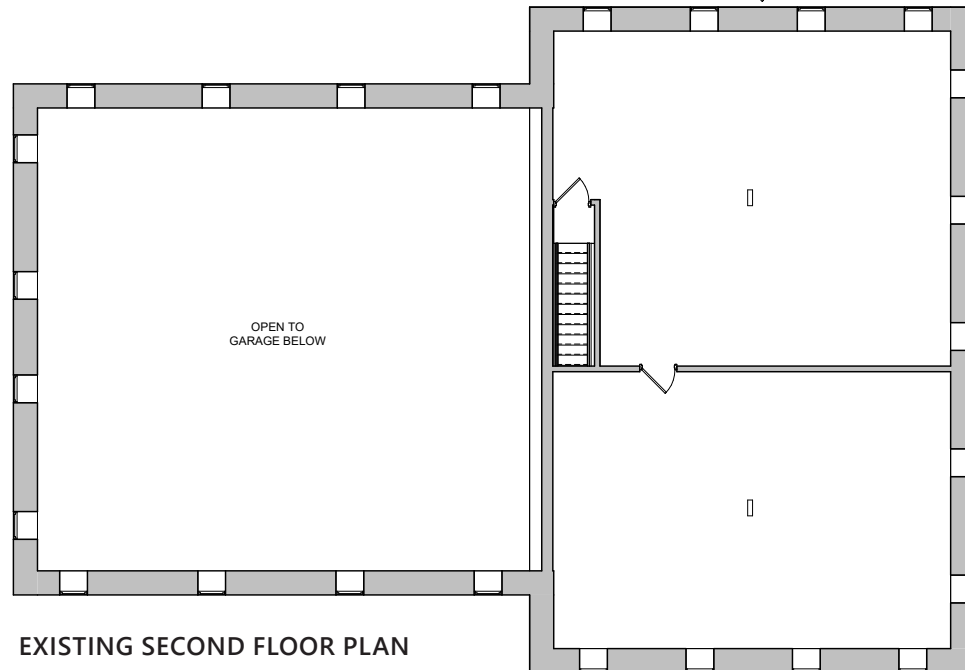
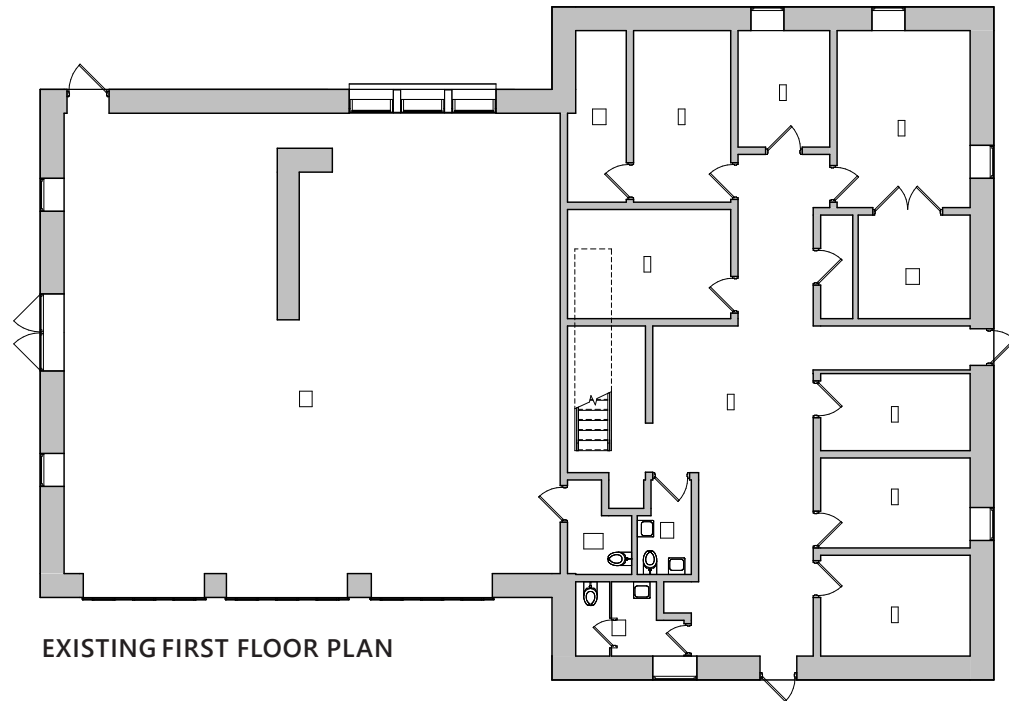
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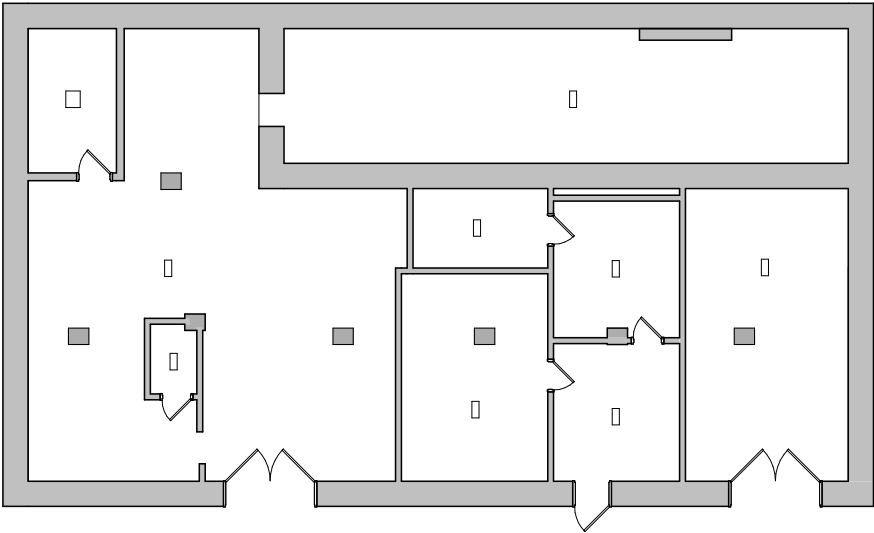




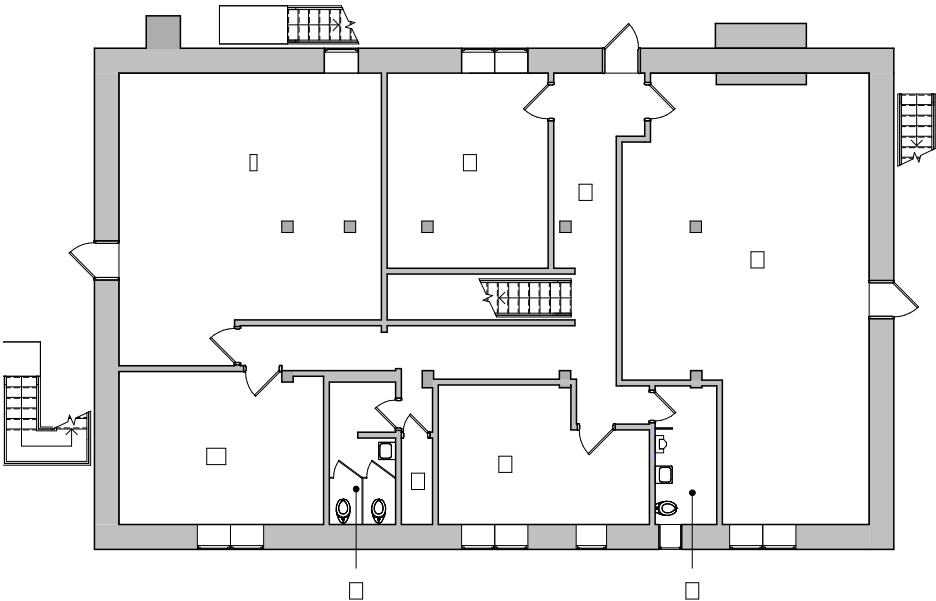
# BUS GARAGE & ADMIN BUILDING



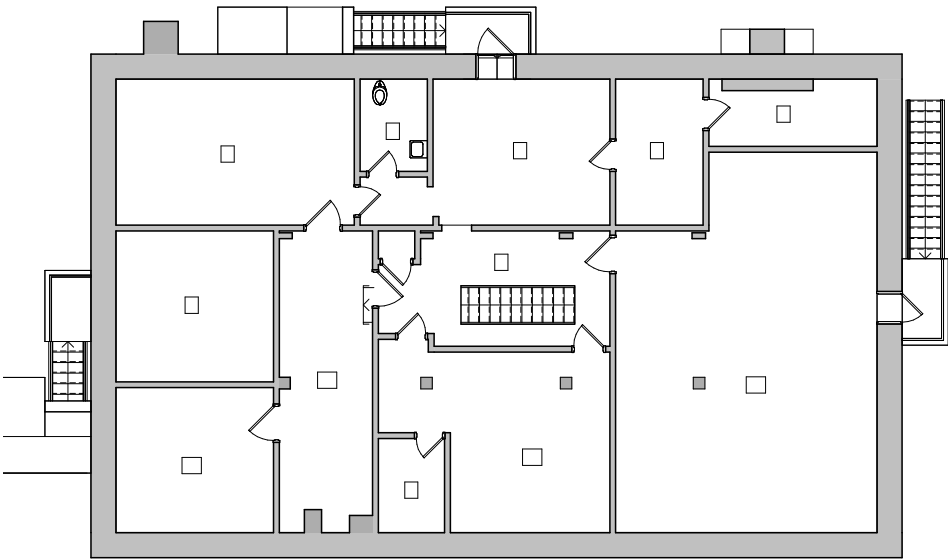
# MABEL MERRIT BUILDING



EXISTING BASEMENT FLOOR PLAN



EXISTING FIRST FLOOR PLAN



EXISTING SECOND FLOOR PLAN

