

AGENDA

- DESIGN UPDATE
- RENOVATION ORDER OF MAGNITUDE OPTIONS
 - \$10 MILLION
 - \$20 MILLION
 - \$25 MILLION
 - \$30 MILLION
 - \$38-40 MILLION
 - Option 'A'
 - Option 'B'
 - Option 'C'
- EXISTING GYMNASIUM SEATING
- RECONFIGURING LOCKER ROOMS FOR NEW GYMNASIUM
- EXPANDING LOBBY COLLABORATIVE AREA / LGI
- AUDITORIUM SEATING / BALCONY
- SCHEDULE & WHAT'S NEXT

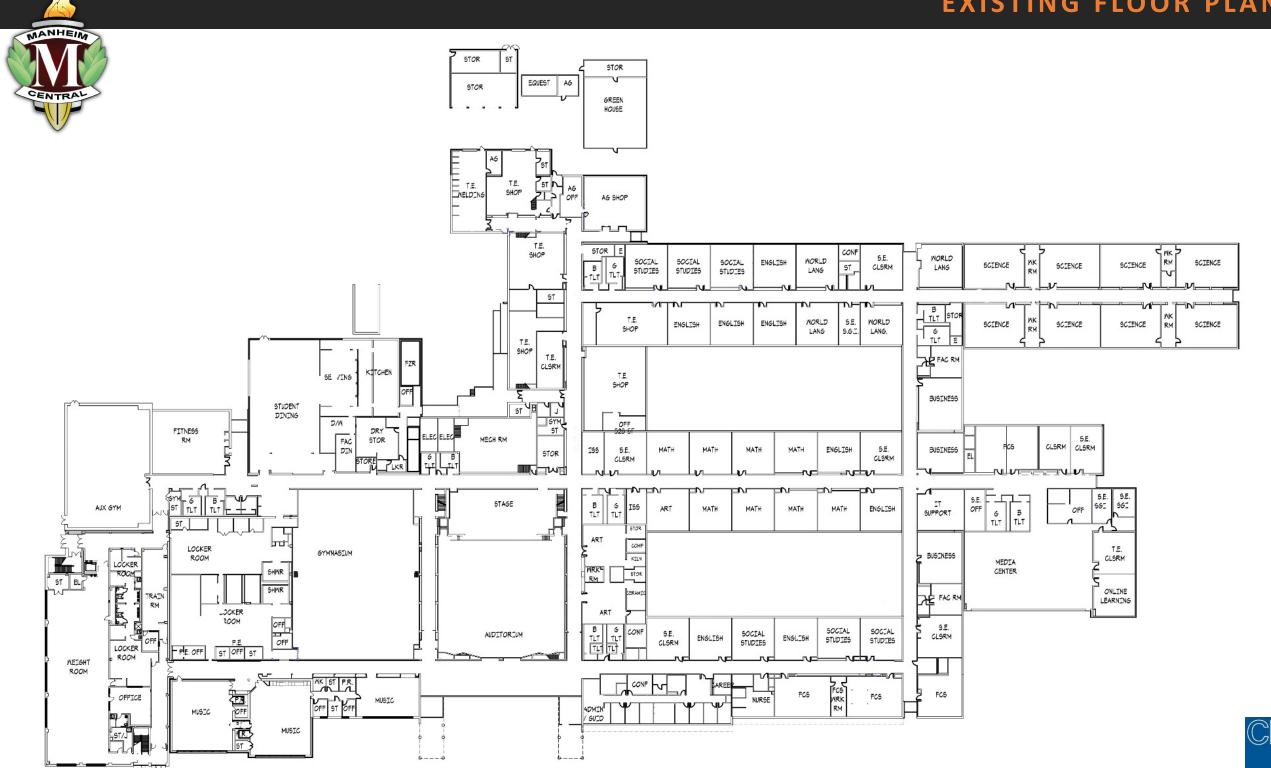




DESIGN UPDATE



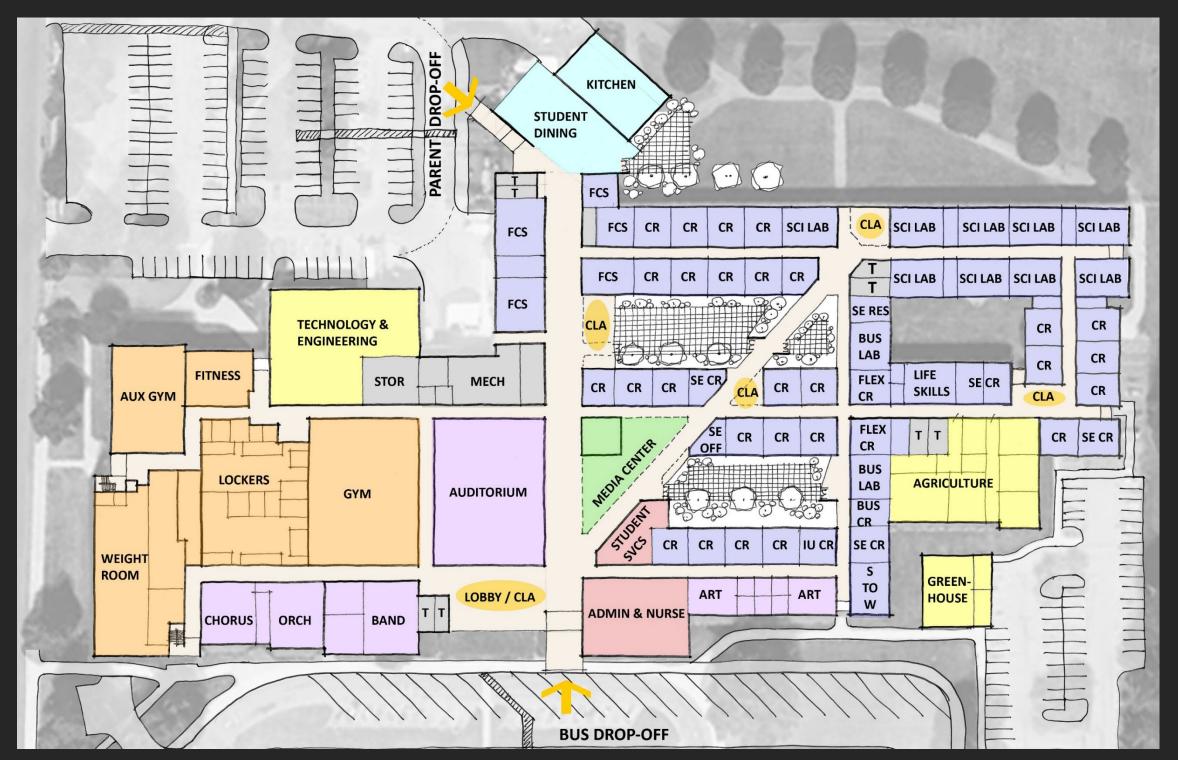














BUILDING DESIGN DEVELOPMENT



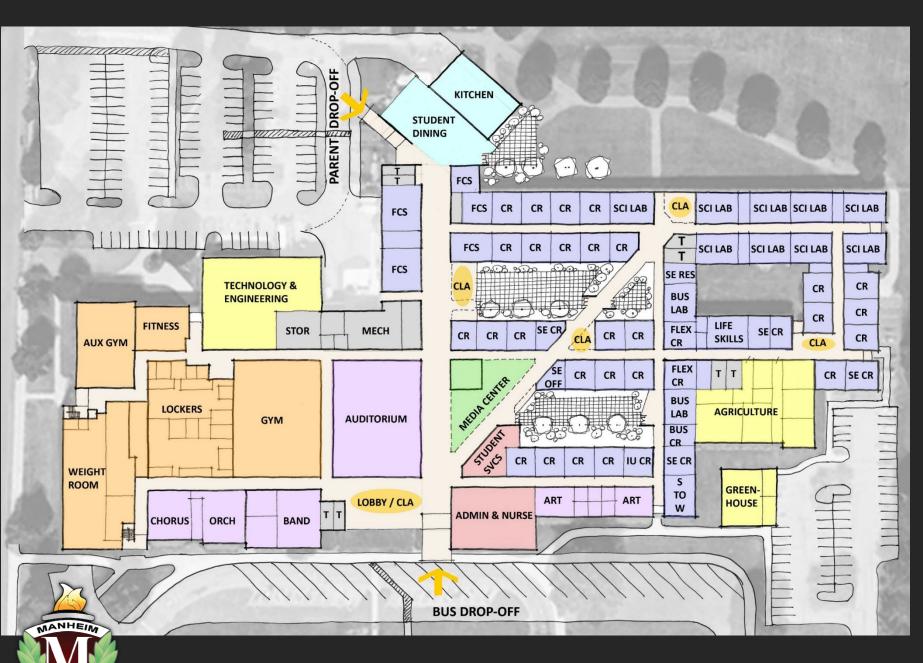


STUDY

SCHEMATIC DESIGN



FACULTY & STAFF MEETINGS



- Faculty & Staff Meetings
 - 4 Rounds of Meetings
 - All Faculty (December)
 - Small-group Teacher's meeting
 - Teacher Drop-Ins
 - Focused meeting for Agriculture & Technical Education
- Progress meetings with Administration every 3 weeks
 - Mid-Fall to today
- Diagonal Corridor
 - Departmental organization disrupted
 - Expensive to implement



WHAT WE HEARD FEBRUARY 7, 2019 PRESENTATION

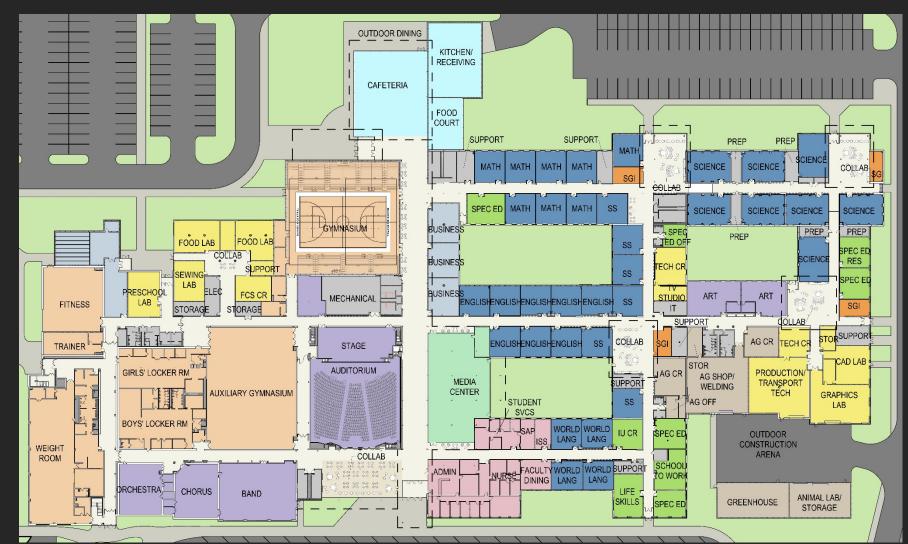


- Relationships between Departments
 - Math & Science
 - English/ Social Studies/
 World Languages
 - Special Education both centralized and interspersed
 - Flexibility of Classrooms
- Bringing Agriculture and all of the Technical Education together
- Proximity of Art to Ag/Tech
- Location of Family Consumer Science
- Proximity of English to Library





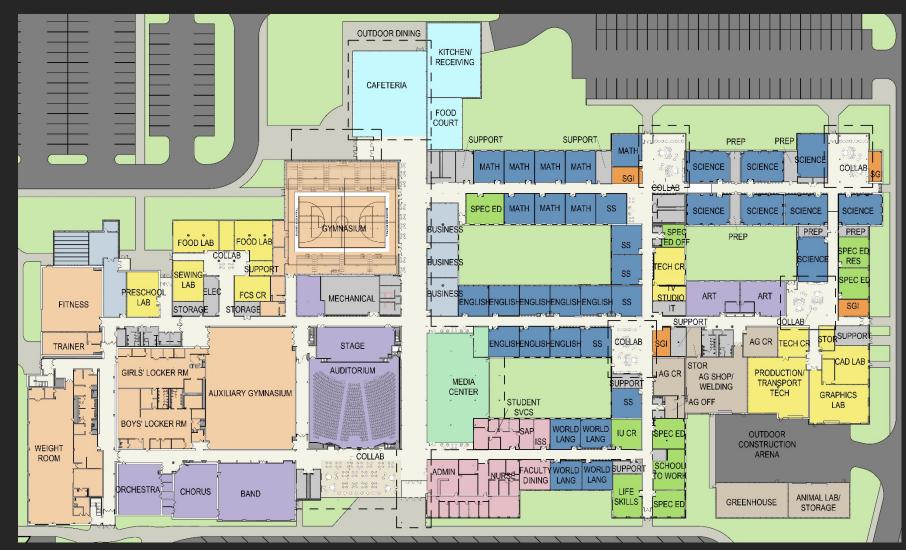
WHAT WE HEARD FEBRUARY 7, 2019 PRESENTATION



- Importance to Maximize Classrooms with Natural Daylight
- Collaboration Areas
 - Foster relationships between departments
 - English/ Social Studies
 - Math Science
 - Art/ Tech. Education
 - Need for Small Group Instruction Rooms (SGI's)
 - Open up Hallways and improve circulation paths
- Concern with Existing Gymnasium
 - Capacity
 - Location in the Building
 - Need for improved Acoustics



WHAT WE HEARD FEBRUARY 7, 2019 PRESENTATION



- Need for improved Storage around building
- Loop Road around Building
- Relationship between
 Administration and Student
 Services





ENLARGED FLOOR PLAN FEBRUARY 7, 2019 PRESENTATION

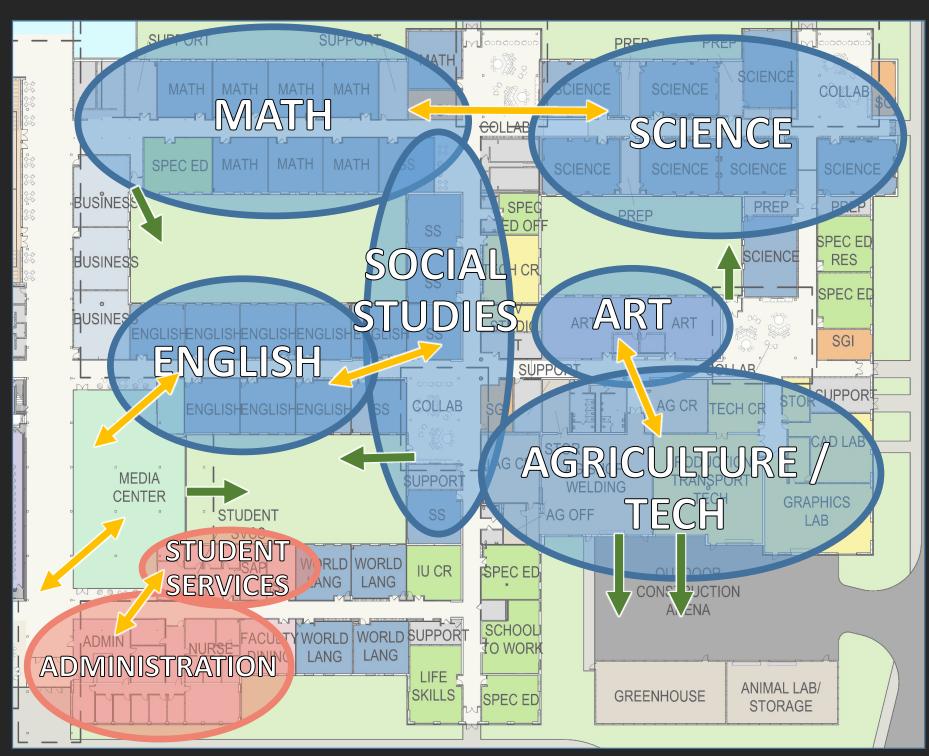


- Core Learning Classrooms
- Agriculture / Tech Ed
- Visual Arts
- Business
- Special Education
- Administration & Student Services
- Media Center





PROGRAM ADJACENCIES FEBRUARY 7, 2019 PRESENTATION

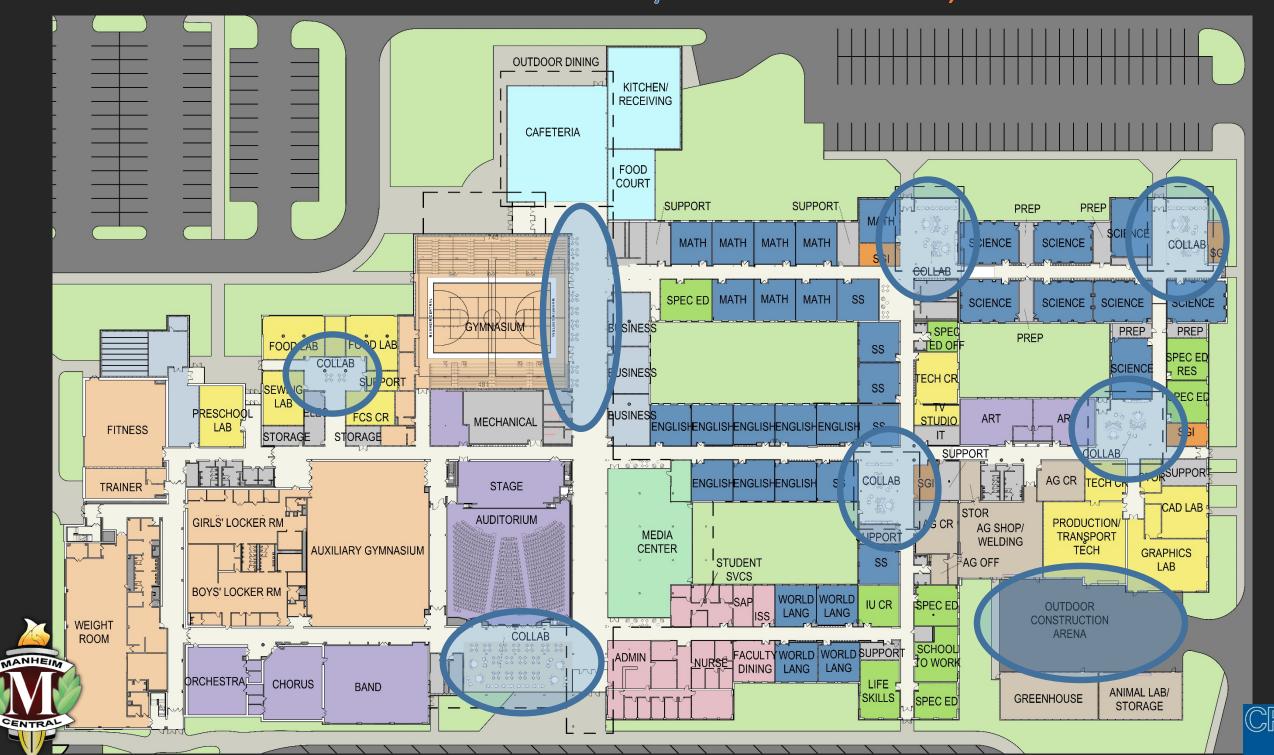


- Math / Science
- Art/Agriculture/Tech
- English / Social Studies
- English / Media Center
- Student Services / Administration

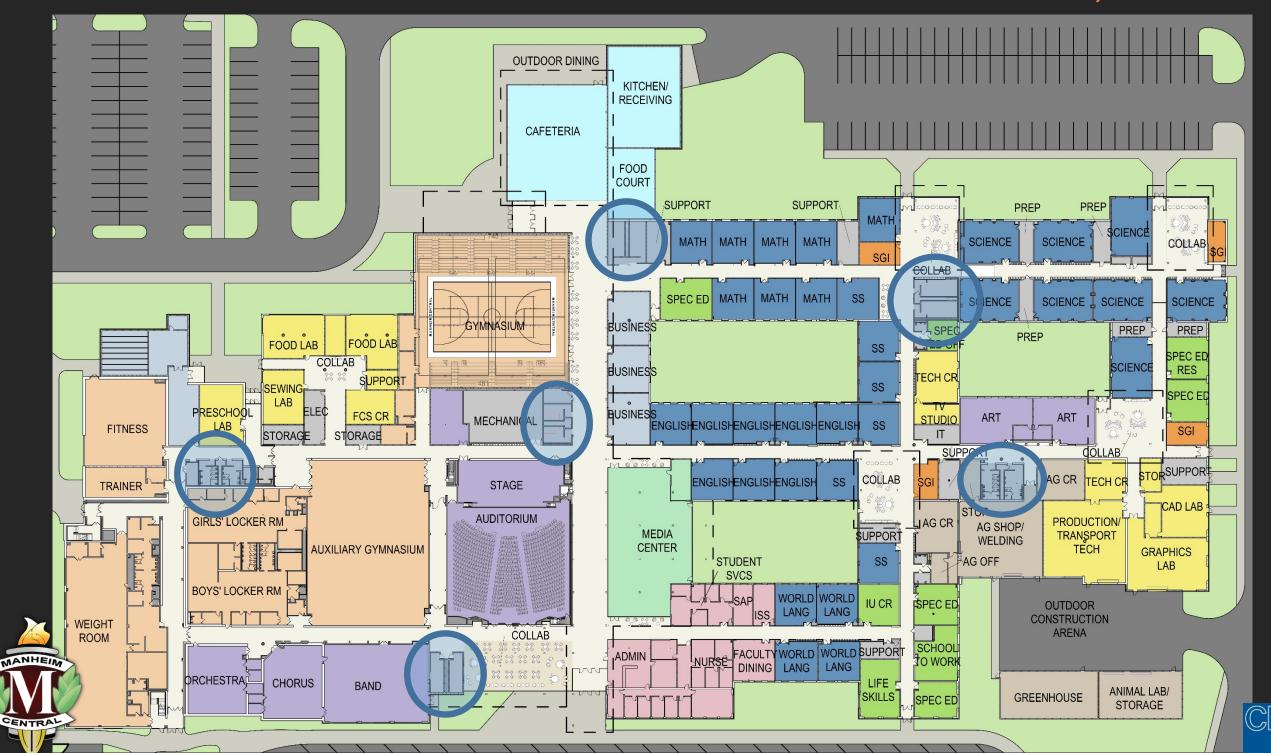




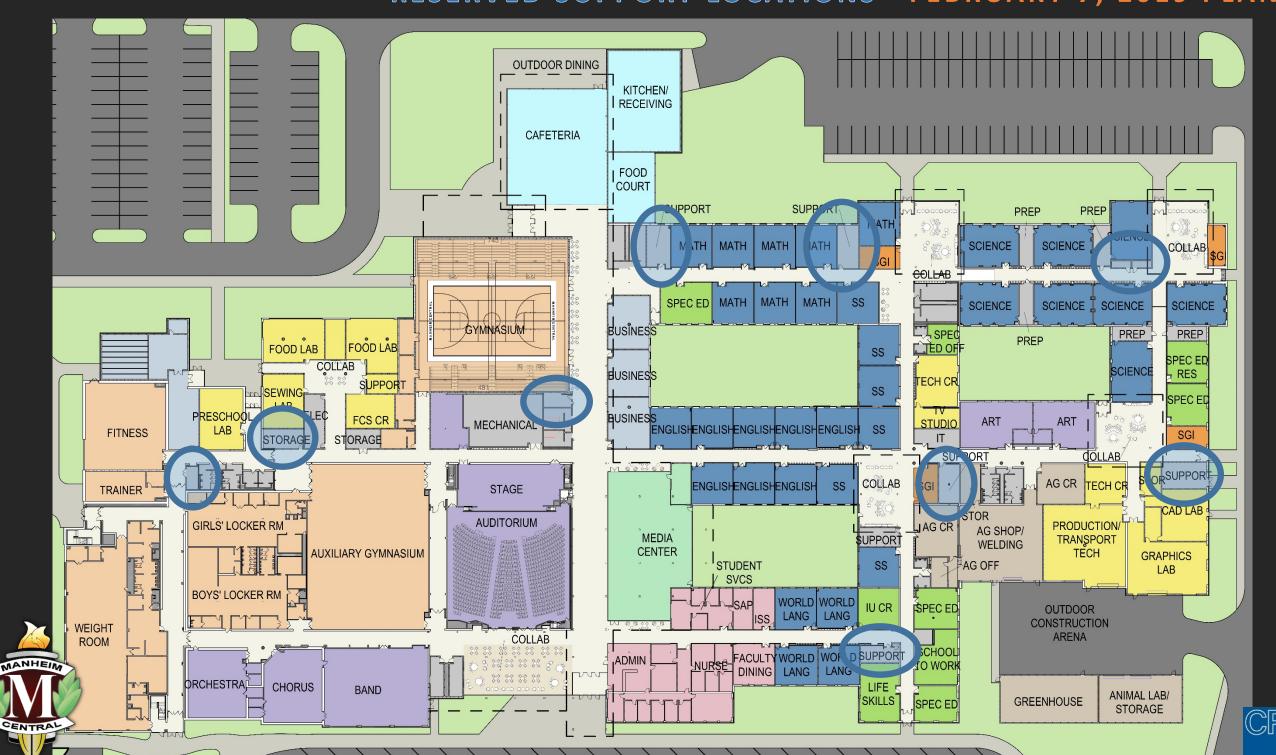
COLLABORATIVE AREAS / LGI FEBRUARY 7, 2019 PRESENTATION



RESERVED RESTROOM LOCATIONS FEBRUARY 7, 2019 PLAN

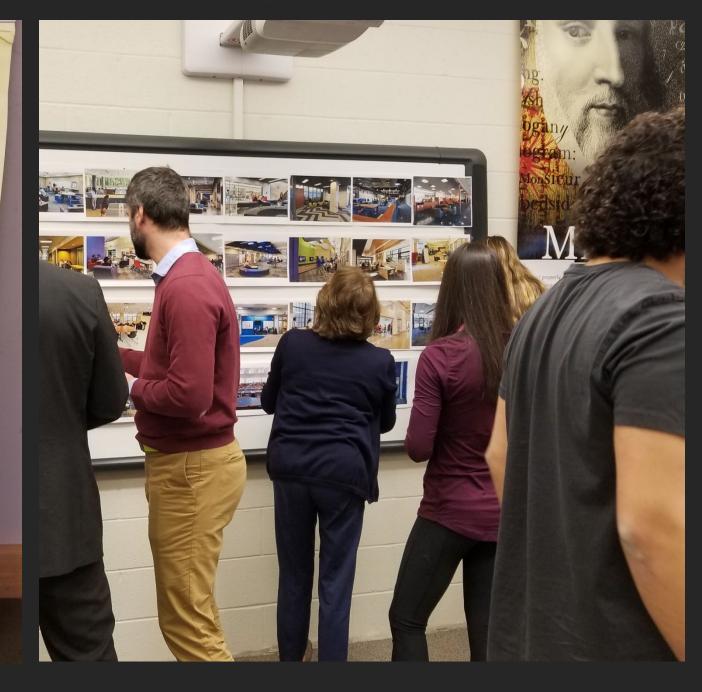


RESERVED SUPPORT LOCATIONS FEBRUARY 7, 2019 PLAN



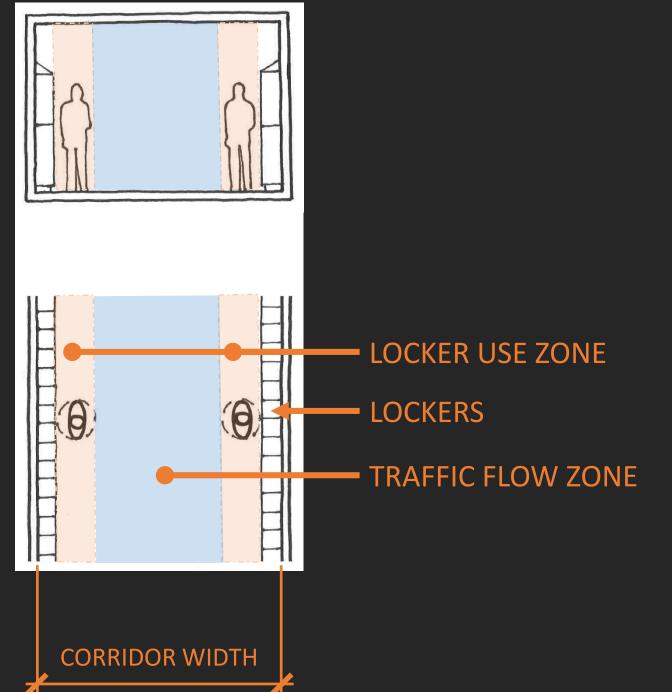
WHAT WE HEARD MARCH 28, 2018 'VISUAL LISTENING'

- SIMILAR CLASSROOMS CLOSE TOGETHER
- CIRCULATION AROUND GYM SHOULD BE MORE EFFICIENT
- DREARY HALLWAYS, TOO SMALL
- AUXILIARY GYM/INDOOR SPORTS IMPROVED
- INTERSECTIONS CAFETERIA
- AUDITORIUM ACOUSTICS/CAPACITY
- COLLABORATIVE SPACE
 - MUSIC PRACTICE MODULES TOO SMALL
- EASIER ACCESS TO AUDITORIUM FROM MUSIC
- -CLASSROOMS
- COURTYARD USE EXTERIOR SPACES
- SPORTS FACILITIES





WHAT WE HEARD OPTIMAL CORRIDOR WIDTH



- Average Class Size in the 1960's was 200-215 students
- This year's freshman class is approx. 280 students
- Hallway sizes have not changed despite 33% increase in population
- Recommended minimum corridor size (lockers both sides) is 14 feet
 - Relieves congestion
 - Reduces bullying
 - Improves safety



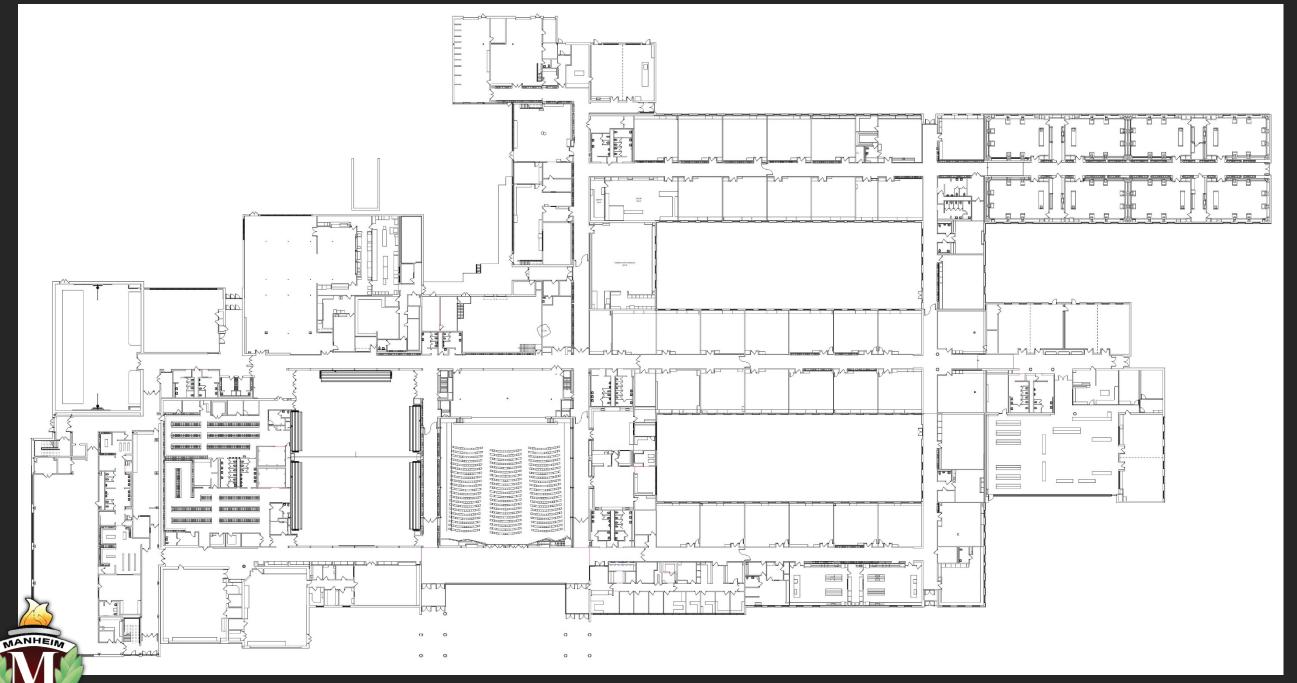


ORDER OF MAGNITUDE OPTIONS





LIMITED IMPROVEMENTS TO EXISTING BUILDING - \$10 MILLION





LIMITED IMPROVEMENTS TO EXISTING BUILDING - \$10 MILLION

Paving Repairs (limited)	\$500,000
Interior Flooring	\$450,000
ADA Compliance	\$250,000
Auditorium Seating	\$300,000
Miscellaneous Auditorium	\$200,000
Gymnasium Flooring, Bleachers	\$350,000
Locker Room Lockers	\$175,000
Corridor Lockers	\$350,000
Classroom Casework (limited)	\$300,000
Hardware Replacement	\$300,000
Exterior EIFS	\$600,000
Roofing Replacement	\$2,000,000
Kitchen Upgrades & Equipment	\$1,400,000
HVAC Replace AC Units	\$500,000
Replace Dust Collection	\$60,000
Replace Main Water Heater	\$25,000
Replace flush values/faucets	\$50,000
Fire Alarm System	\$385,000

- Items which are beyond their life cycle or code related
- Repair / Replacement
- Multiple projects do not capture economy of scale
- Does not include any additional space for the educational program or support spaces (Cafeteria)
- Does not include air conditioning

\$8.5 M Construction Only

+ Soft Costs

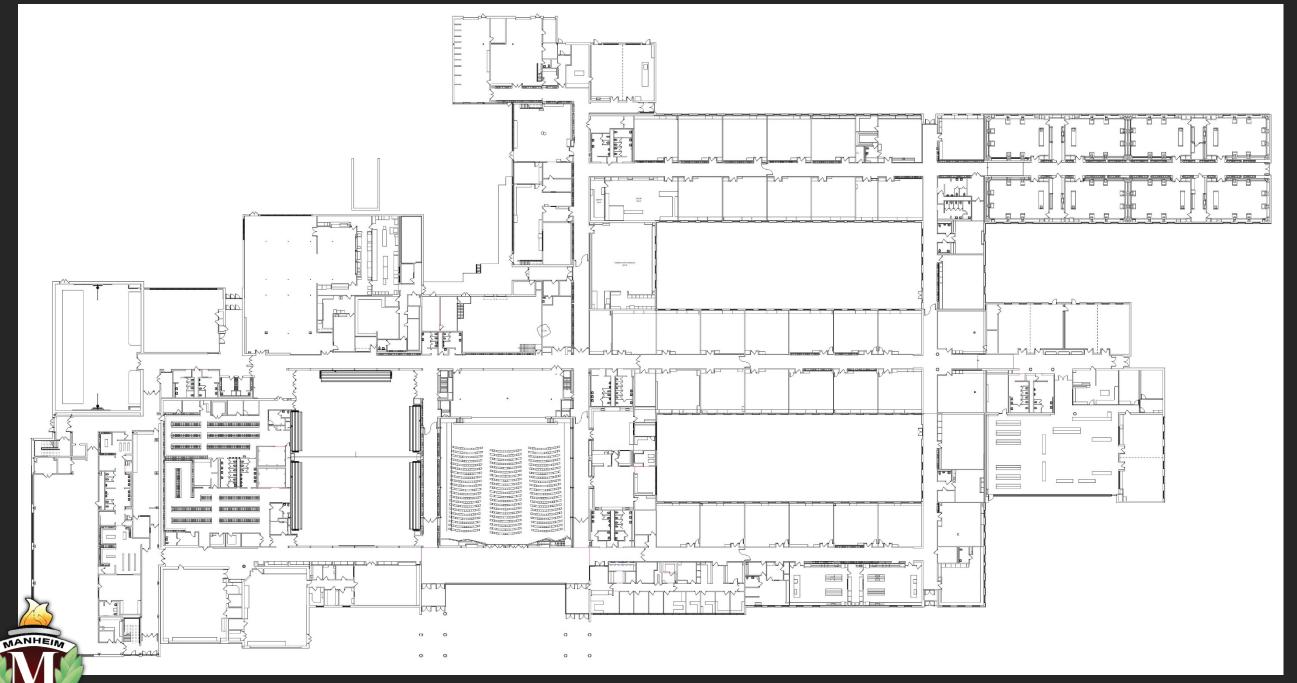
\$9.5 M Total Project Cost



Based off of Current Needs identified at May 14, 2018 presentation to Facilities Committee



LIMITED IMPROVEMENTS WITH AIR CONDITIONING - \$20 MILLION





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Paving Repairs (limited)	\$500,000
Interior Flooring	\$450,000
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Fire Alarm System	\$385,000

 Code Requirements for Fresh Air Intake result in new ductwork installations requiring ceiling work and other miscellaneous architectural modifications

\$8.5 M Construction Only

+ \$9.2 M A/C related work

+ Soft Costs

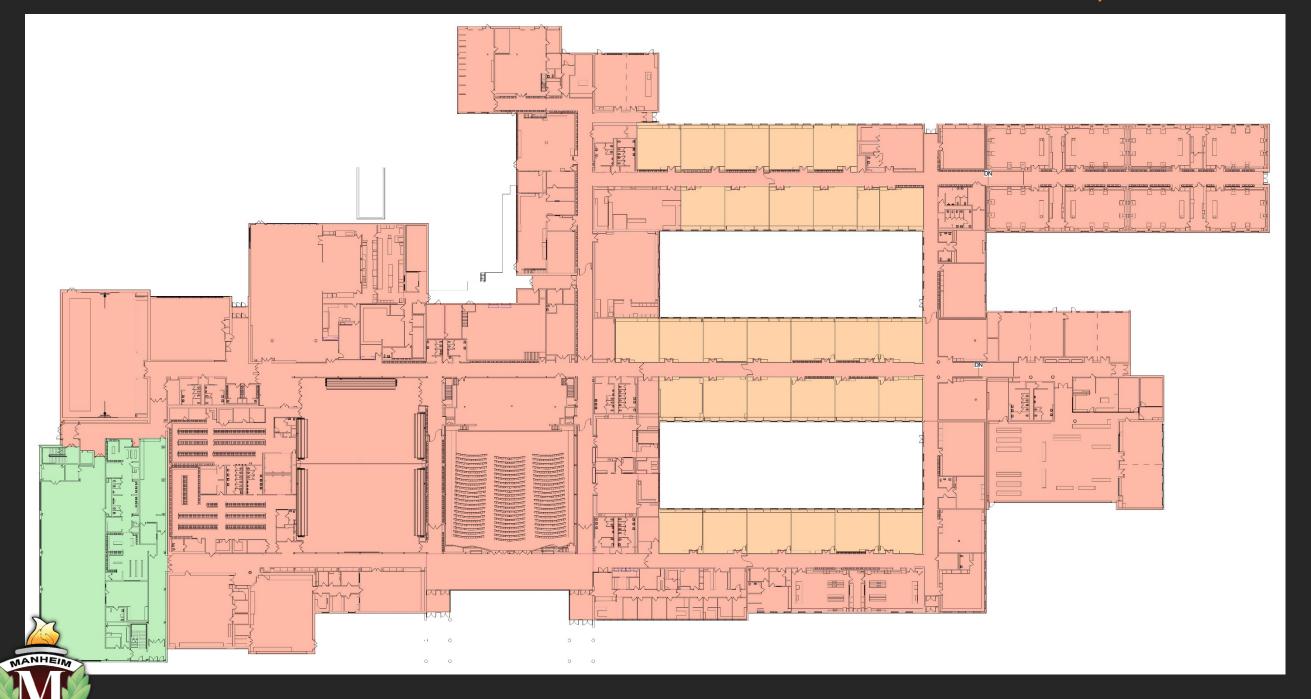
\$20.5 M Total Project Cost

HVAC Work \$28/SF Electrical Work \$10/SF Ceilings \$5/SF



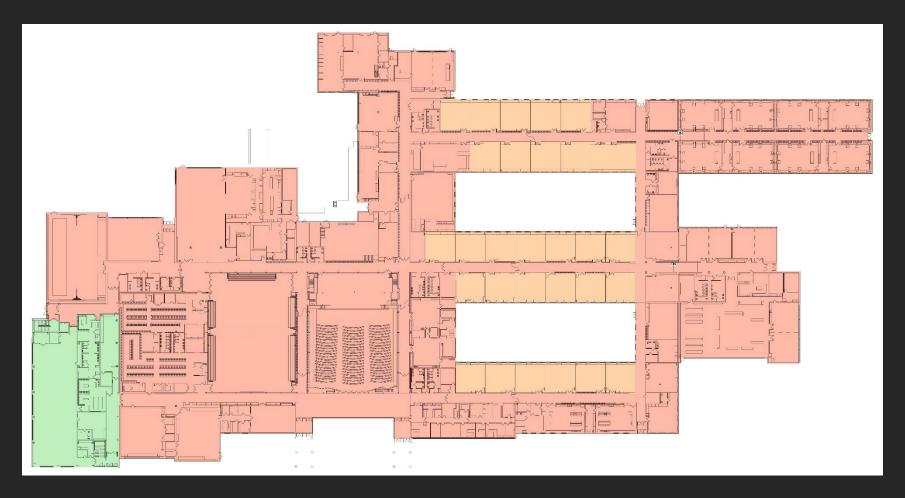


EXISTING BUILDING RENOVATION ONLY - \$25 MILLION





EXISTING BUILDING RENOVATION ONLY - \$25 MILLION

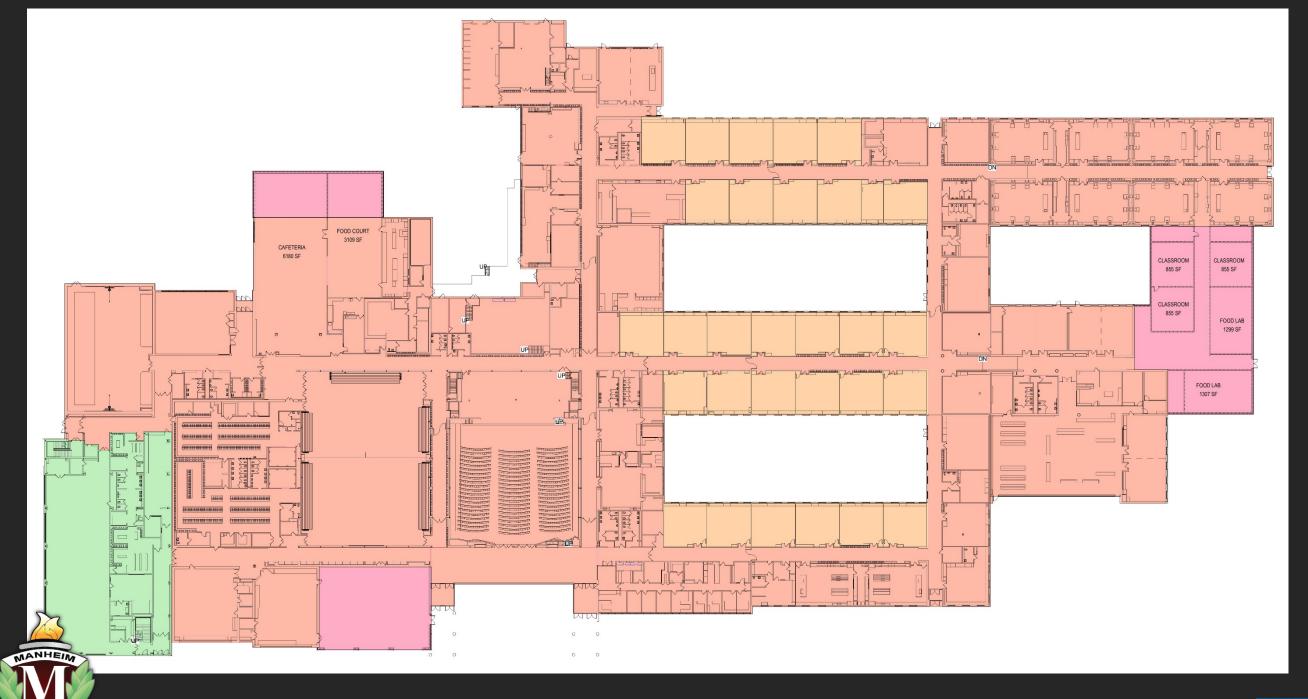


\$25.2 Million to \$26.8 Million



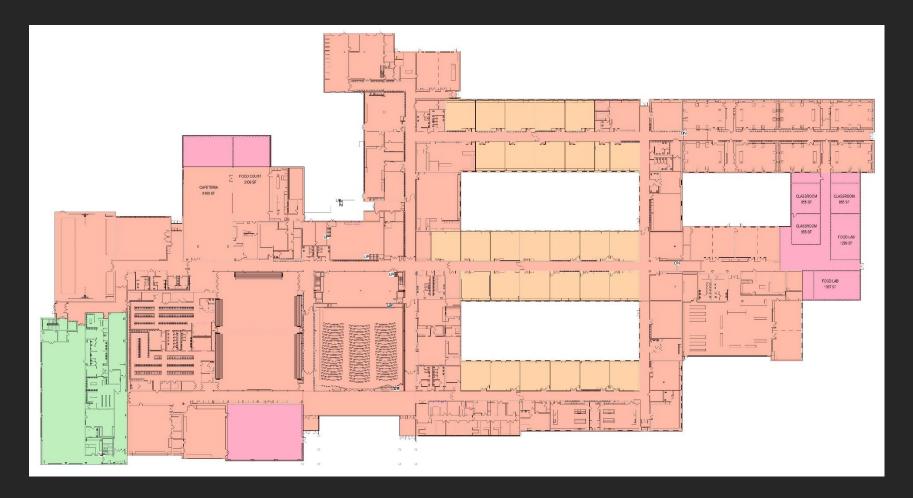
- Air Conditioning
- Moderate Renovation at most classrooms
 - Ceilings, Floors
- Extensive Renovation in most other existing areas
 - Ceilings, floors, walls
 - Casework
 - Lighting, Electrical
- Minimal work at Weight Room area
- Limited Site Work
- Does not include any additional space for the educational program or support spaces

EXISTING BUILDING RENOVATION WITH SELECTIVE ADDITIONS - \$30 MILLION





EXISTING BUILDING RENOVATION WITH SELECTIVE ADDITIONS - \$30 MILLION



\$29.2 Million to \$31.0 Million



- Air Conditioning
- Selective additions
 - Cafeteria
 - Band Room
 - FCS labs and Classrooms
- Moderate Renovation at most classrooms
 - Ceilings, Floors
- Extensive Renovation in most other existing areas
 - Ceilings, floors, walls
 - Casework
 - Lighting, Electrical
- Minimal work at Weight Room area
- Moderate Site Work



EXISTING BUILDING RENOVATION WITH INCREASED ADDITIONS - \$38-40 MILLION



OPTION 'A' - \$37.6 Million to \$39.8 Million

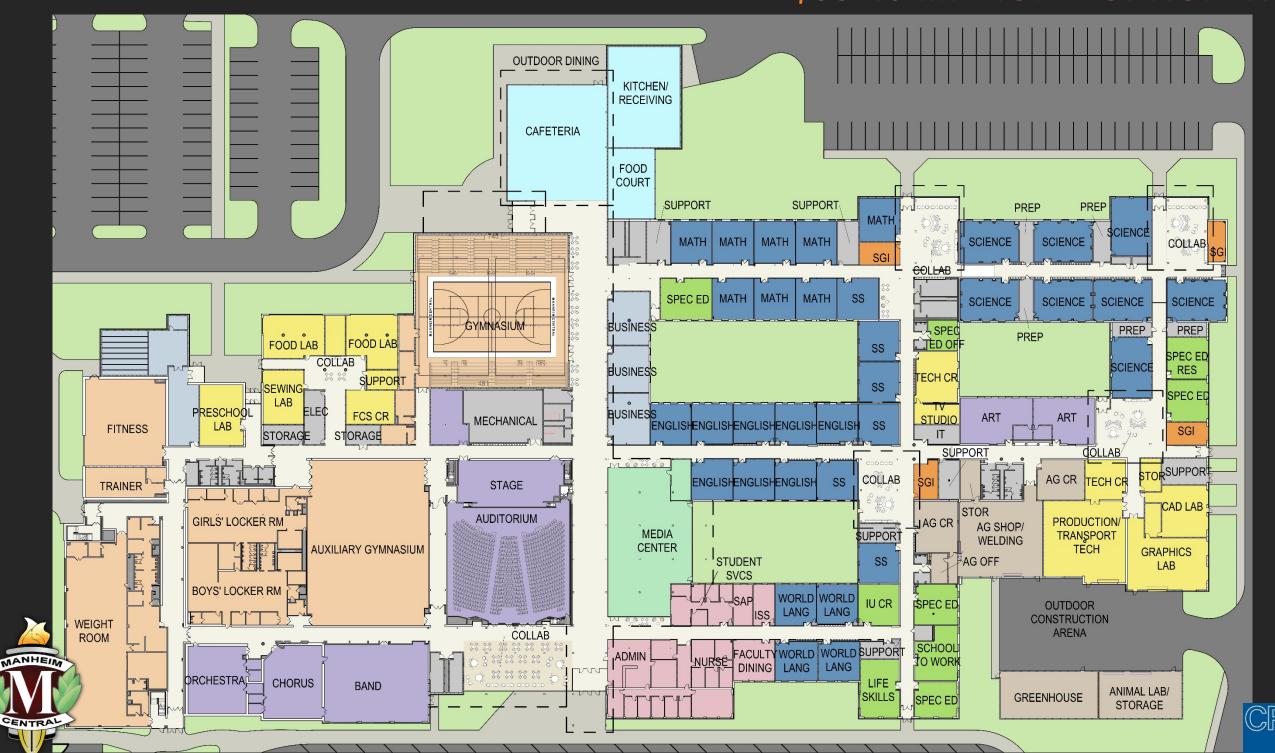
(after \$2 Million grant)



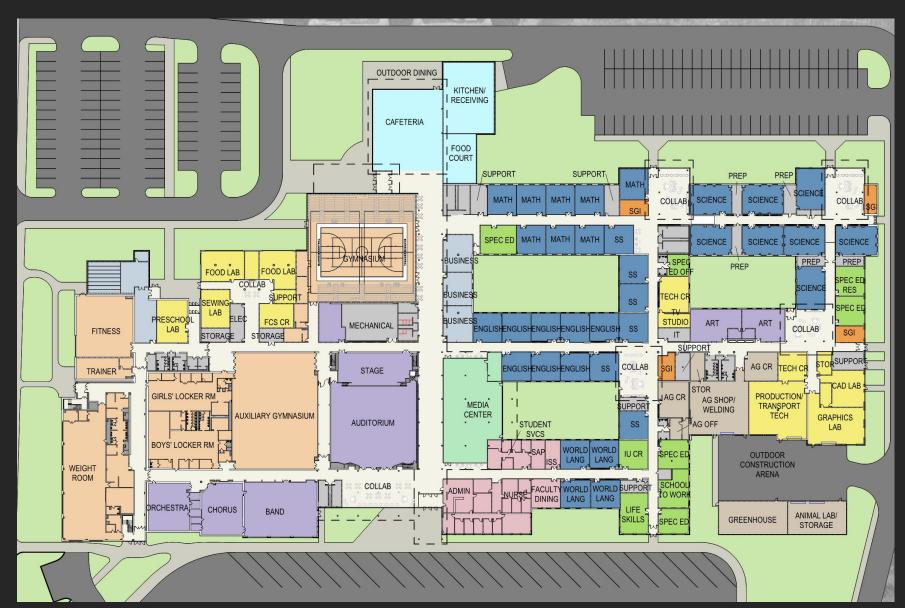
- Air Conditioning
- Significant additions and "Main Street" modifications
- Collaborative Areas
- Circulation Improvements
- Moderate Renovation at most classrooms
 - Ceilings, Floors
- Extensive Renovation in most other existing areas
 - Ceilings, floors, walls
 - Casework
 - Lighting, Electrical
- Minimal work at Weight Room area
- Increased Site Work



\$38-40 MILLION - OPTION 'A'



\$38-40 MILLION - OPTION 'A'

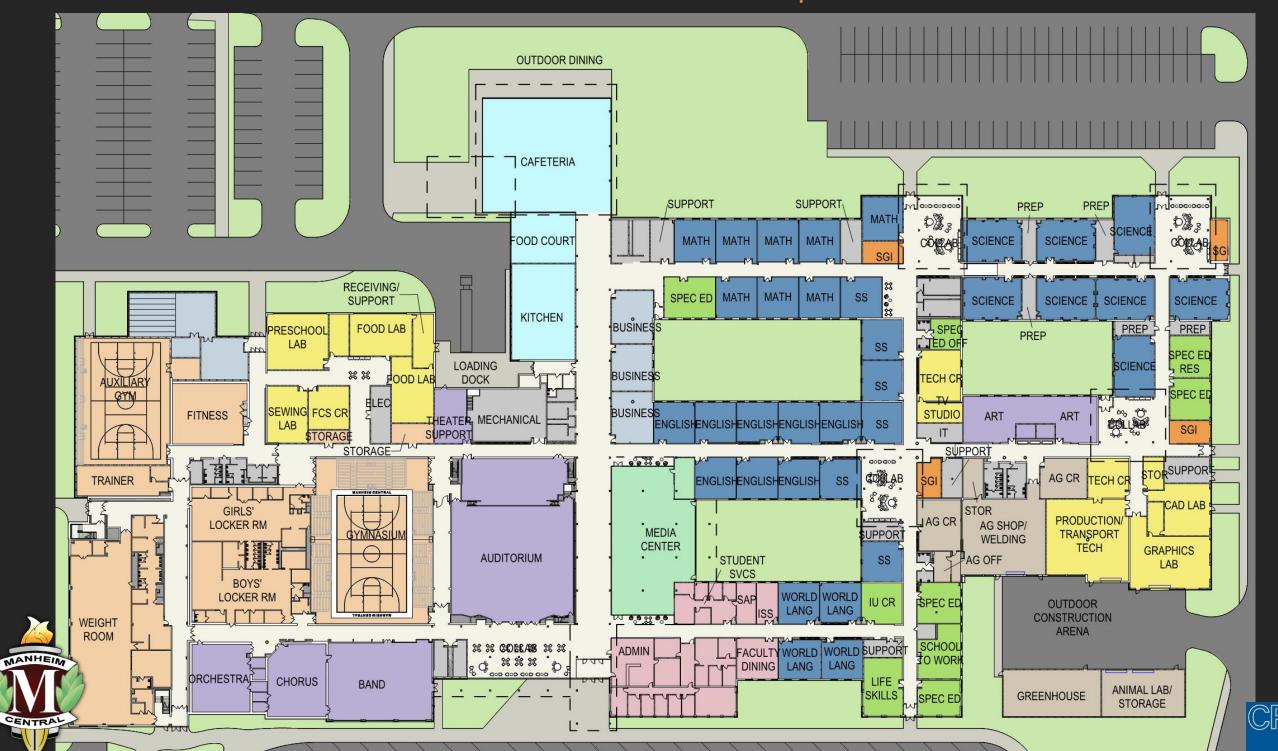


- New enlarged Main Street
- New Gymnasium off of Main Street (1,200 seats)
- New Main Entrance at Cafeteria & Gymnasium
- Current gymnasium becomes auxiliary gym
- Current auxiliary gym becomes fitness/trainer
- Current cafeteria becomes
 FCS suite





\$38-40 MILLION - OPTION 'B'



\$38-40 MILLION - OPTION 'B'

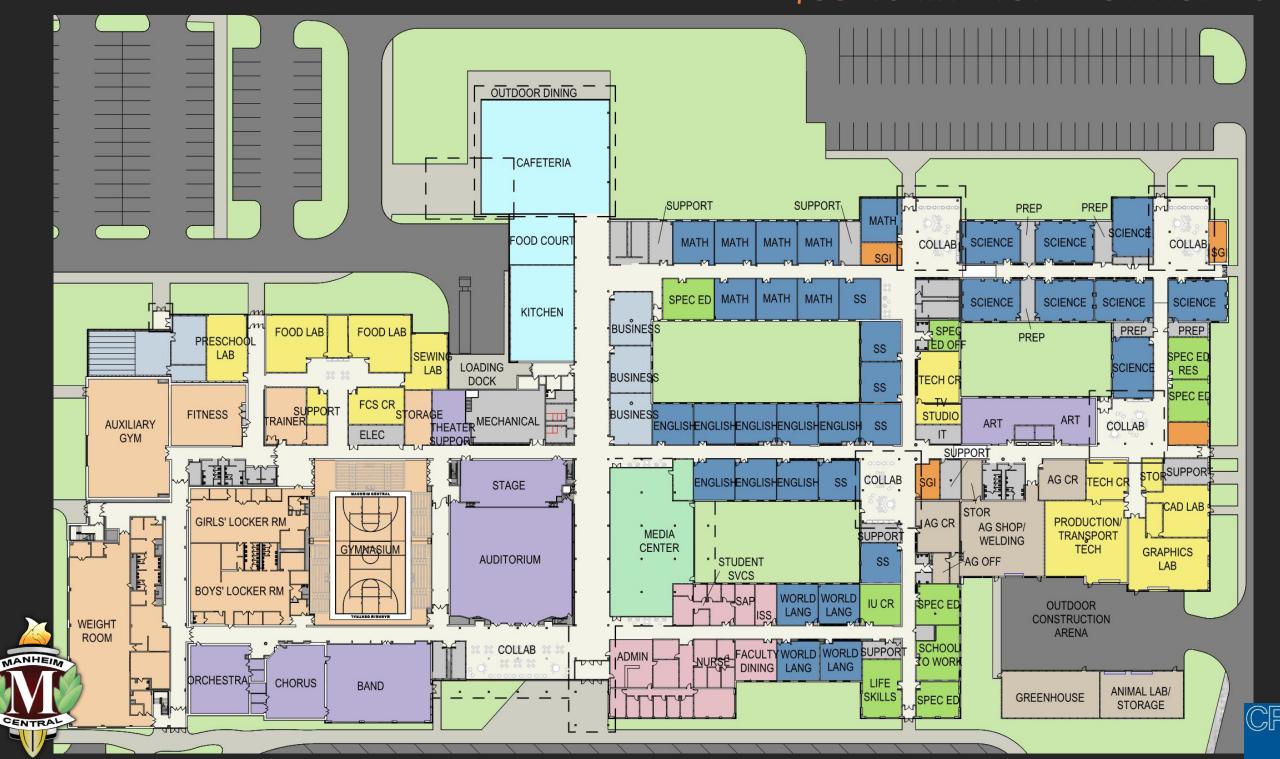


- New enlarged Main Street
- Existing gymnasium to be modernized (±800 seats)
- New Main Entrance at Cafeteria
- Current auxiliary gym is replaced in its entirety:
 - trainer
 - competition sized court
 - 125 seats
- Current cafeteria becomes
 FCS suite





\$38-40 MILLION - OPTION 'C'



\$38-40 MILLION - OPTION 'C'

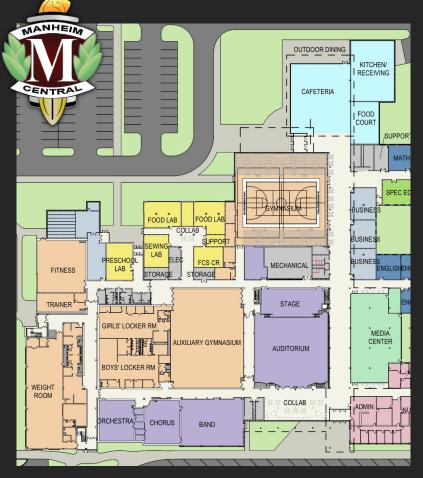


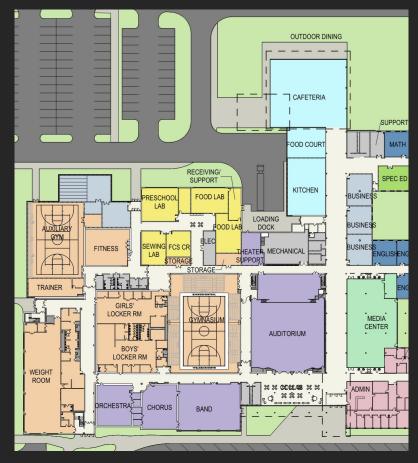
- New enlarged Main Street
- Existing gymnasium to be modernized (±800 seats)
- New Main Entrance at Cafeteria
- Existing Auxiliary Gym remains as-is
- Current cafeteria becomes
 FCS suite, with additions to
 accommodate program
 displaced by Trainer's Room
 - Preschool Lab
 - Sewing Lab





\$38-40 MILLION - DESIGN OPTIONS







OPTION A

- New Gym (1,200-1,250 seats)
- Auxiliary Gym (600-800 seats)

OPTION B

- Renovate existing Gym (800 seats)
- New Auxiliary Gym (125 seats)

\$36.6-38.7 Million After Grant \$1.18 Million Cost Reduction

OPTION C

- Renovate existing Gym (800 Seats)
- Existing Auxiliary Gym to remain (No Seating)

\$35.8-37.9 Million After Grant \$1.98 Million Cost Reduction

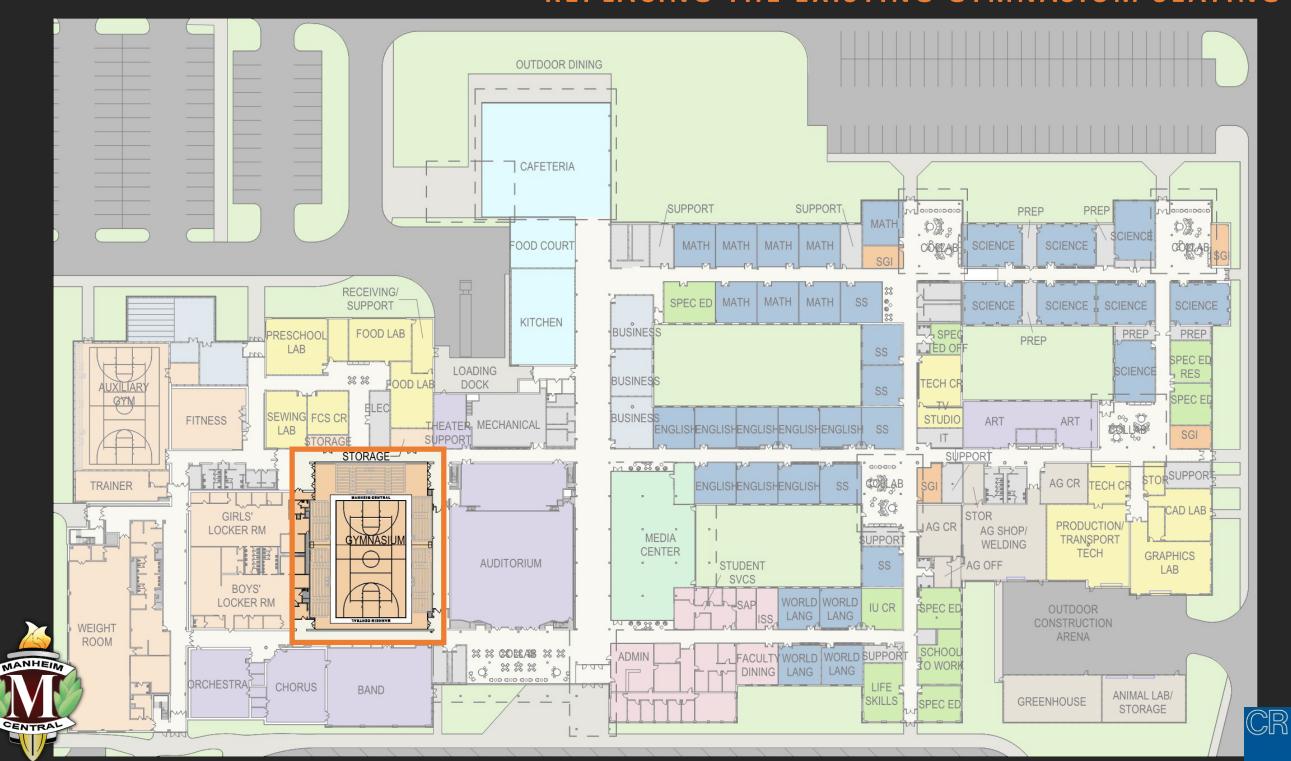
\$37.7-39.9 Million After Grant

EXISTING GYMNASIUM SEATING





REPLACING THE EXISTING GYMNASIUM SEATING





- Expanding existing Gymnasium is cost-prohibitive
 - Auditorium & Gymnasium are pre-engineered structures
 - Structures not designed to take on any additional loads
 - Structures would have to be removed entirely and re-built, within the confines of the surrounding building
 - Cost of implementing such a plan between \$3 – 4 Million



AERIAL VIEW - FRONT





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AERIAL VIEW - REAR





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GYMNASIUM INTERIOR VIEW



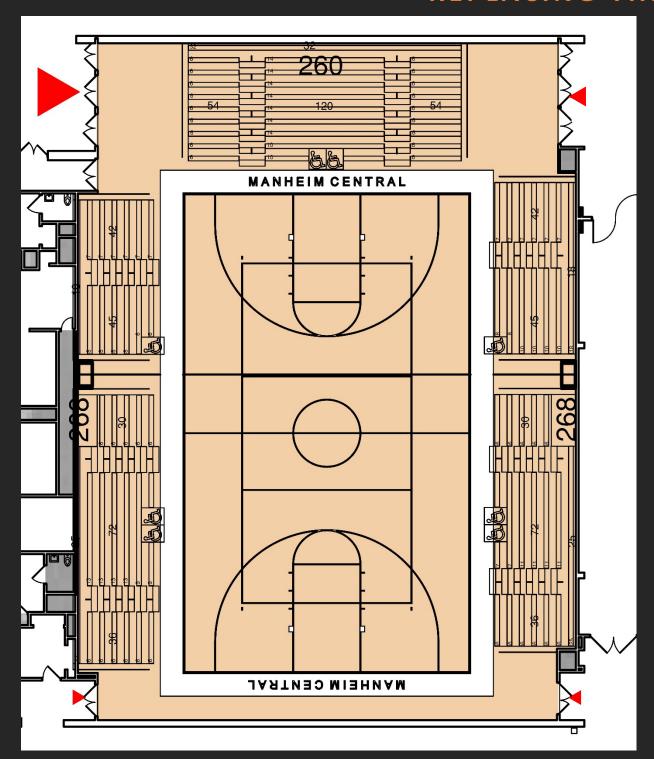


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AUDITORIUM INTERIOR VIEW

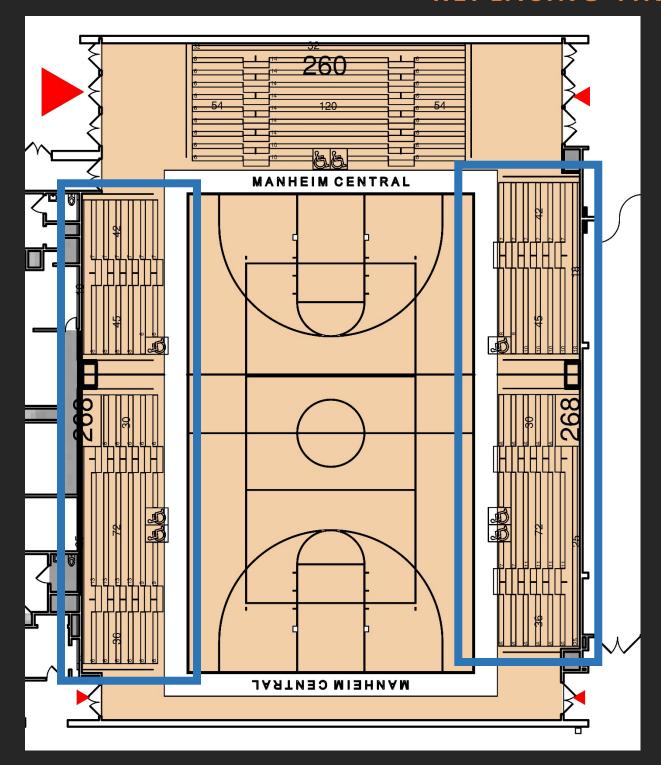




- Existing Gymnasium bleacher replacement subject to current codes and standards
 - Egress
 - ADA Accessibility
 - Seat Depth (2'-2" for High Schools)
- General layout is similar to existing
 - Total of 796 persons
 - (2) Side Courts Only 536 persons
 - (1) End Court 260 persons not optimal view
 - Minimal traffic space between bleachers and court



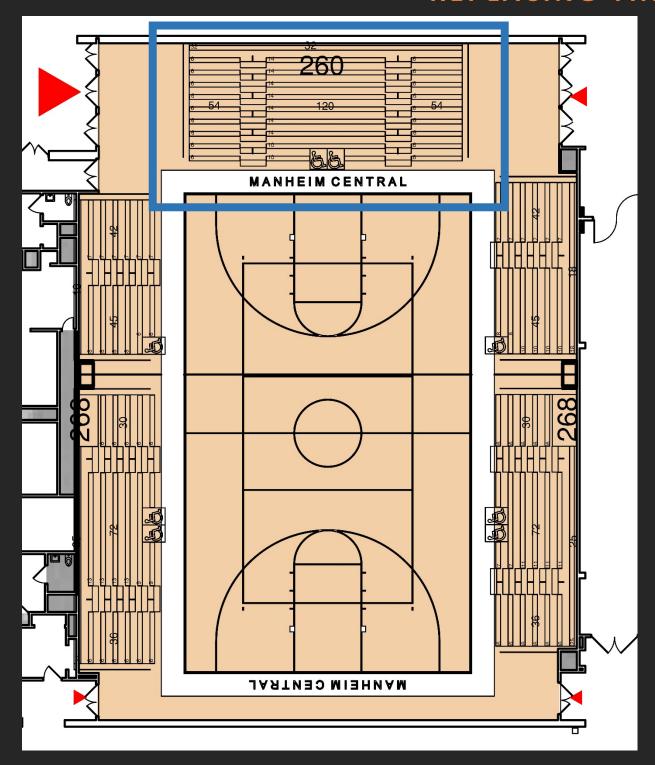




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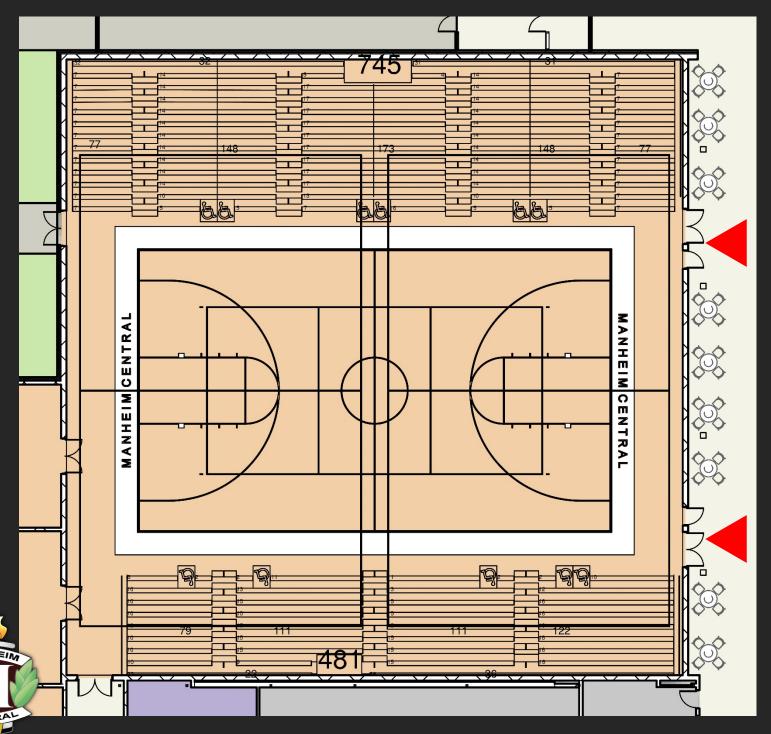




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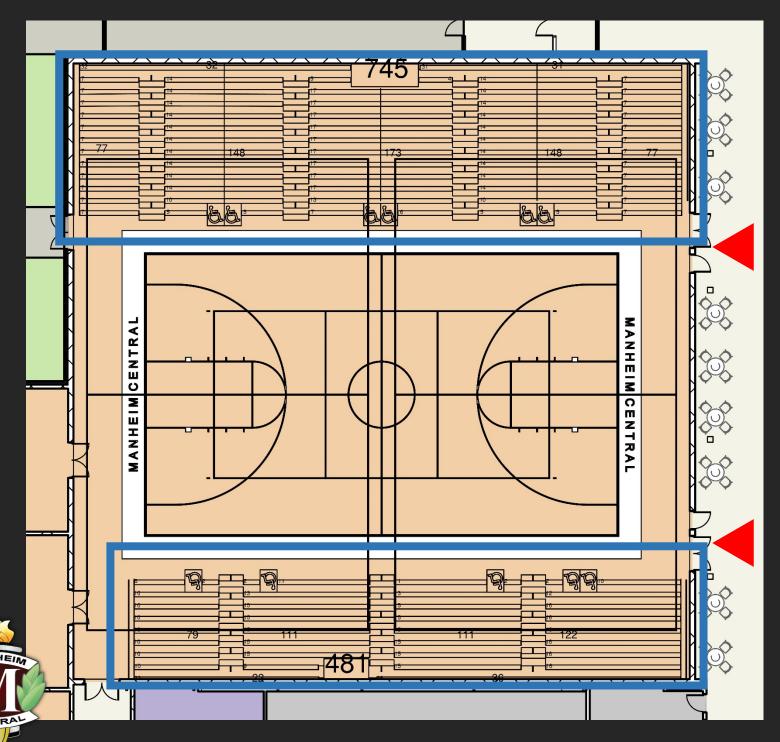




NEW GYMNASIUM SEATING

- New Gymnasium seating divided on the two sides
 - Home (approx. 745 persons)
 - Away (approx. 481 persons)
 - Total of approx. 1226 persons
- Views are all from the side
- Entrances for home and away spectators
- Optimal maneuvering space around the court

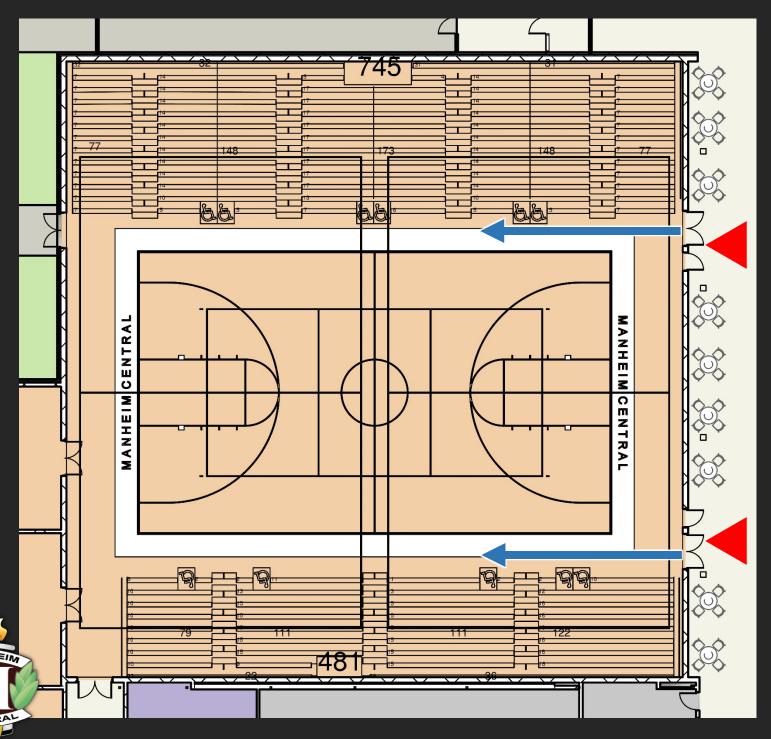




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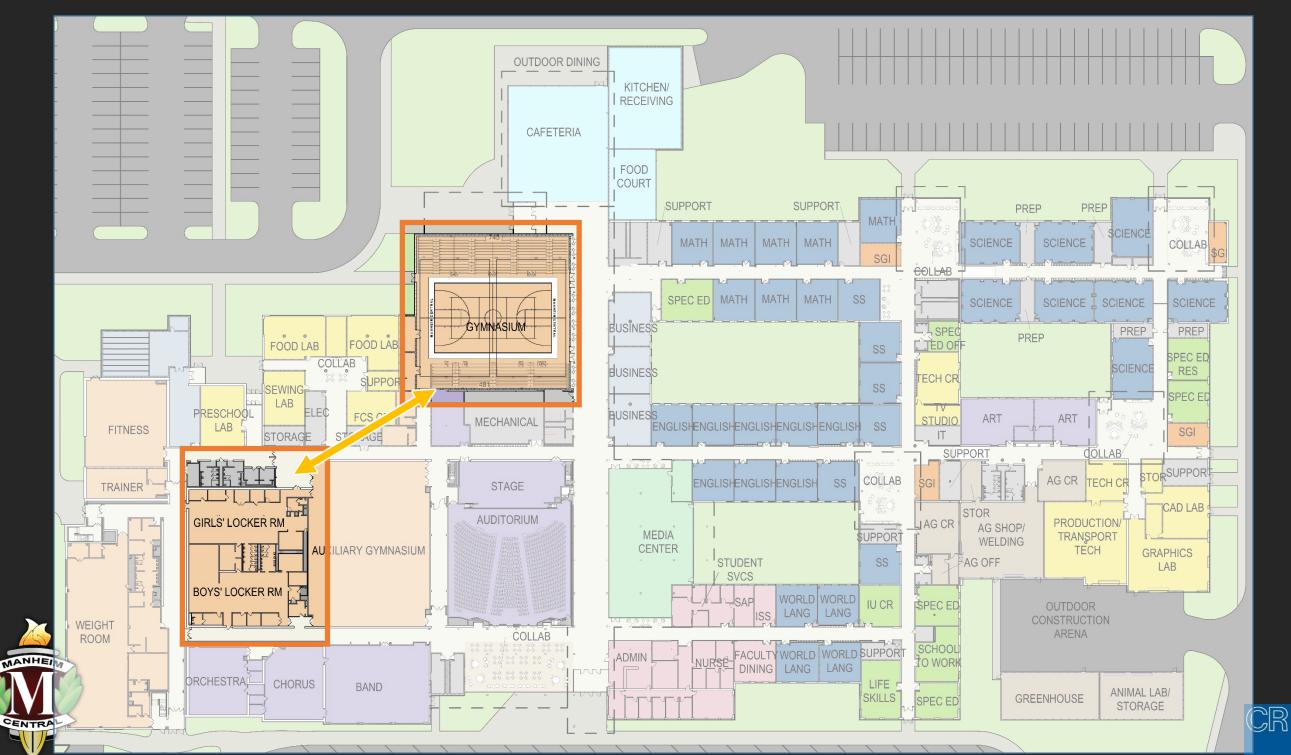
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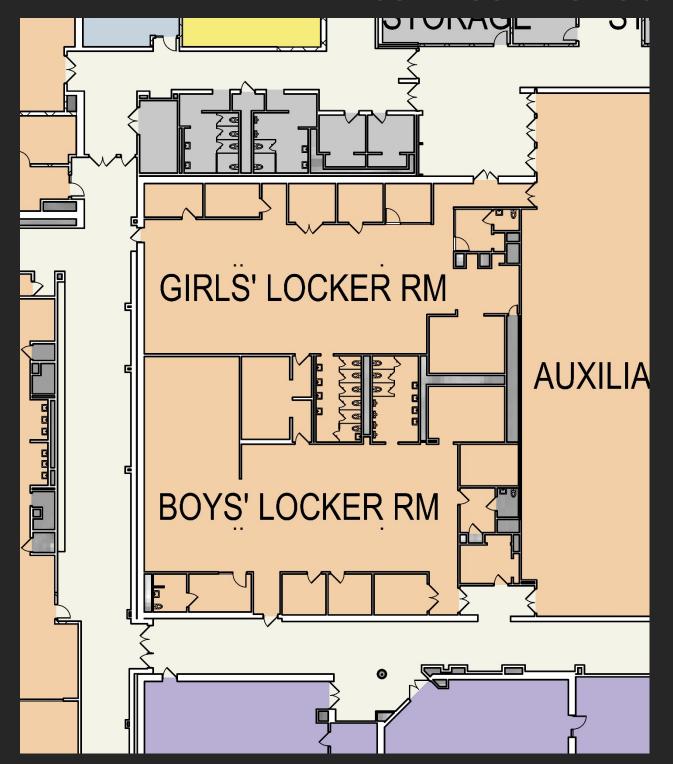


RECONFIGURING LOCKER ROOMS





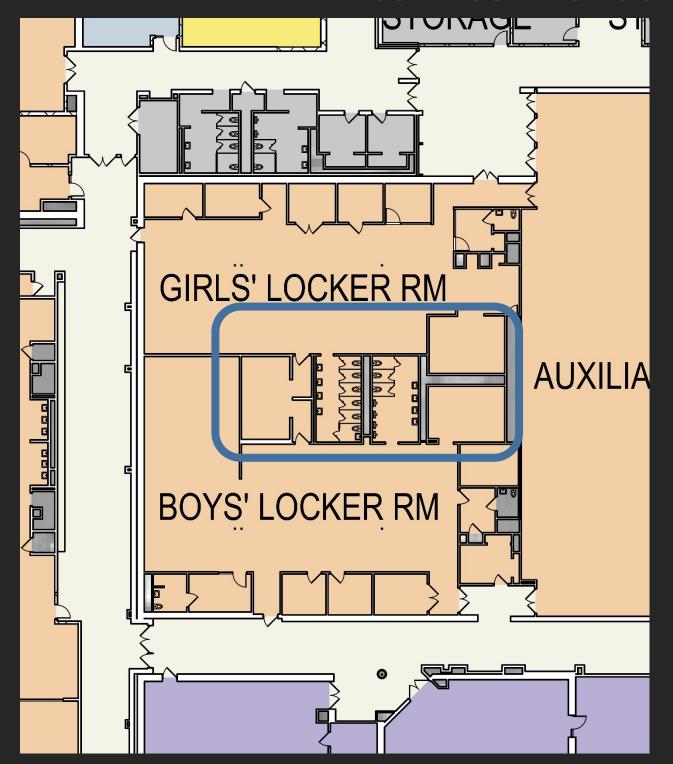




- Goal is to create more direct access to new gymnasium from the boys' locker room
- Maintaining Core location of plumbing facilities minimizes cost impact.



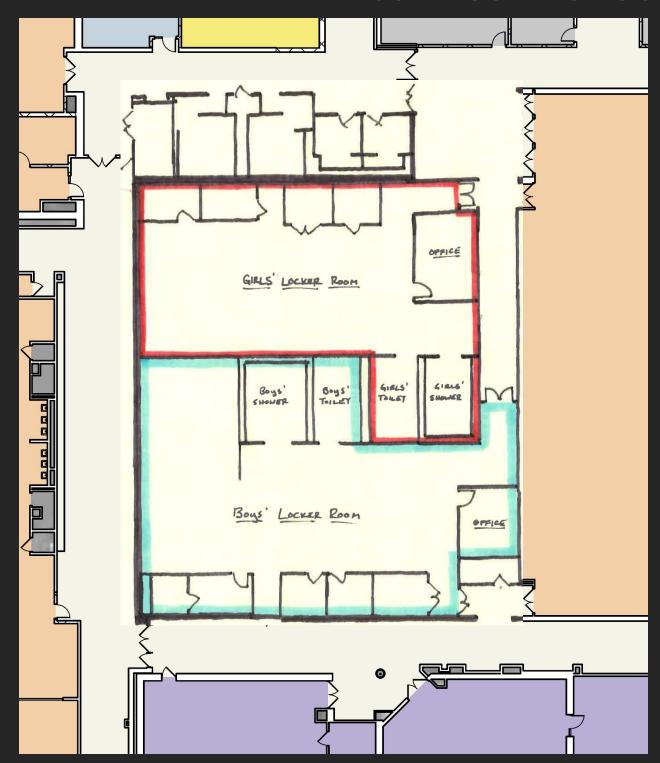




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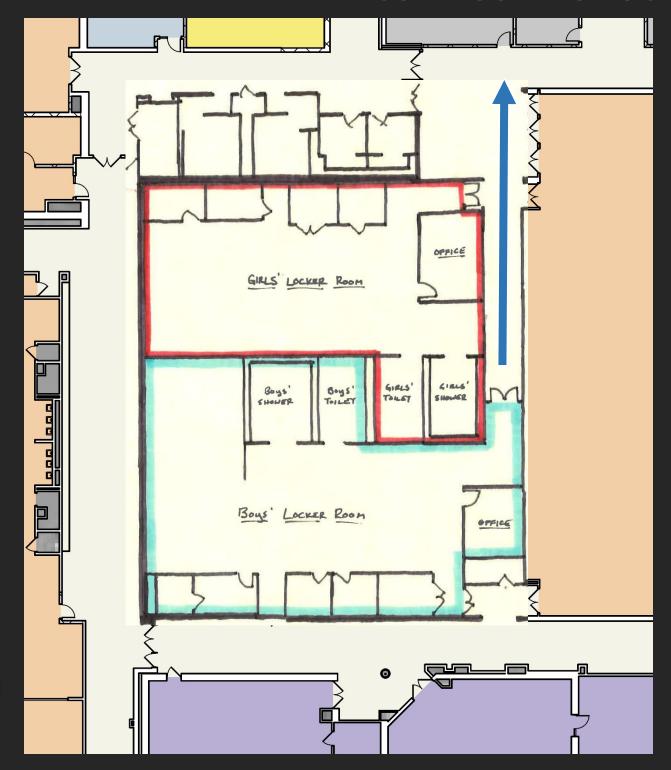




- Corridor connection to Boys' Locker Room for more direct access to proposed new Gym
- Toilet Rooms and Shower areas reconfigured within existing plumbing core



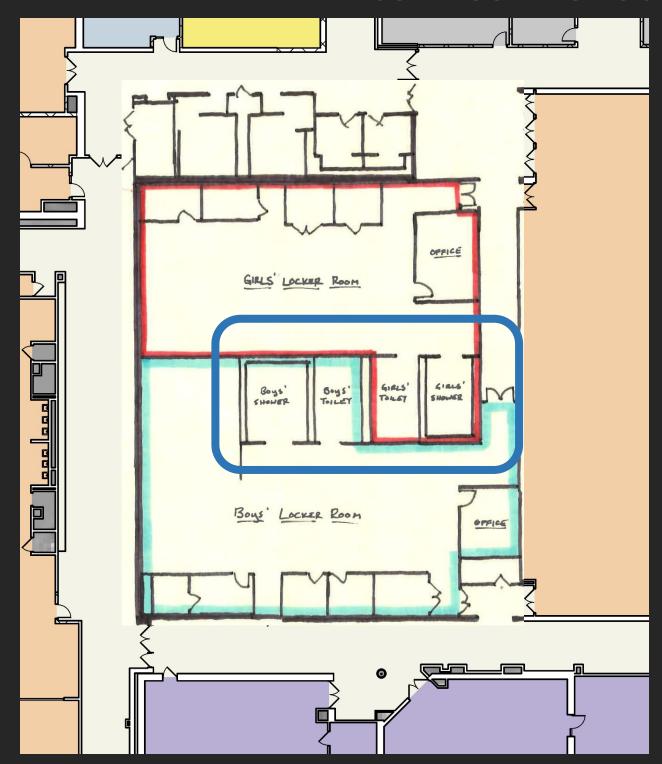




- Corridor connection to Boys'
 Locker Room for more direct
 access to proposed new
 Gym
- Toilet Rooms and Shower areas reconfigured within existing plumbing core



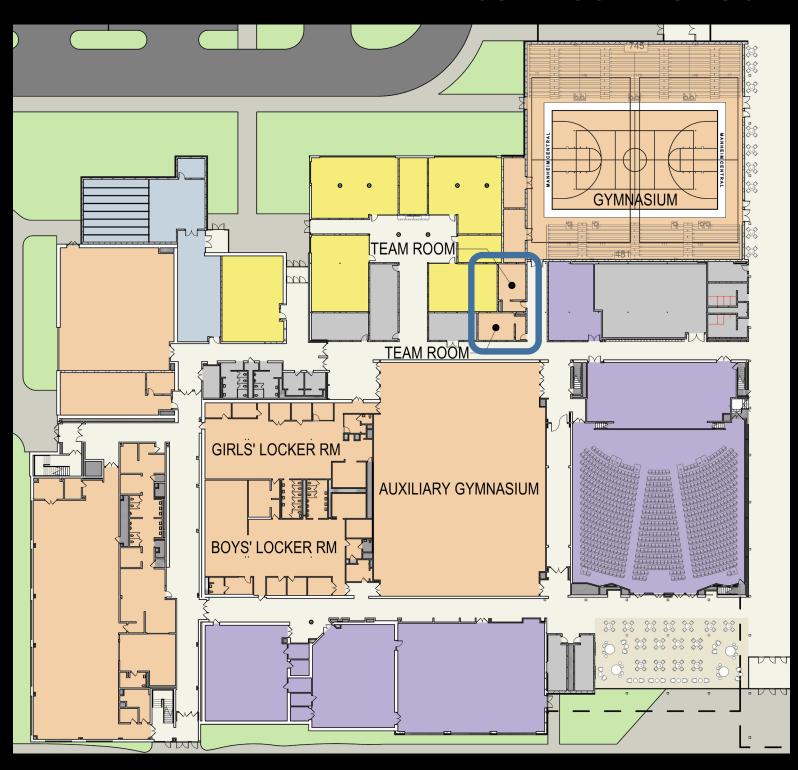




- Corridor connection to Boys' Locker Room for more direct access to proposed new Gym
- Toilet Rooms and Shower areas reconfigured within existing plumbing core







- Team Rooms provided for pre-game and half time team meetings
- Centrally located to both gymnasiums



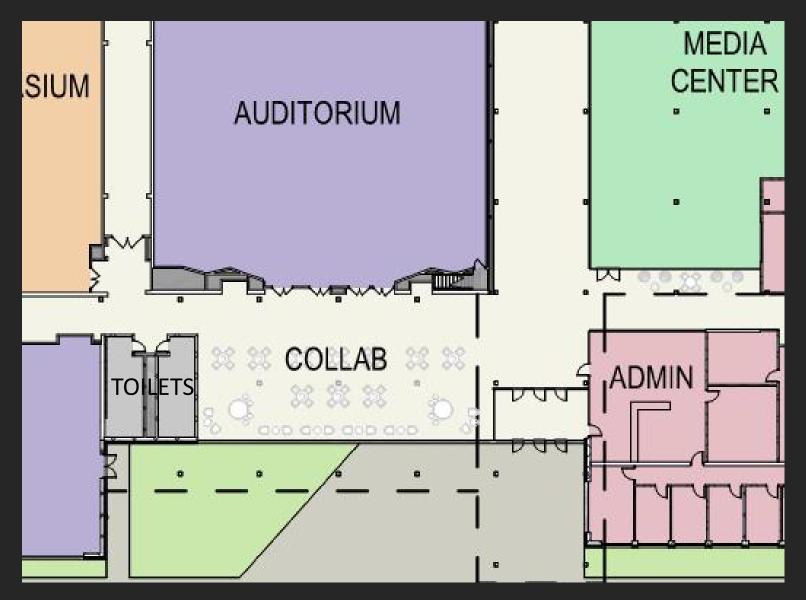


MAIN LOBBY COLLAB. AREA





MAIN LOBBY COLLABORATIVE AREA



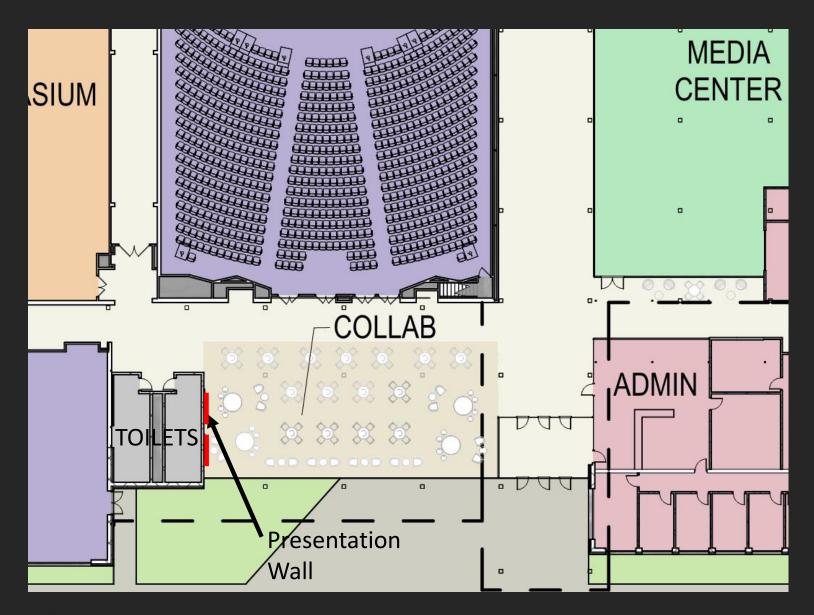
- Expanding the Lobby & Collaborative Area
- Request was made, could we look at opportunity to expand this space further.
- Potential Cost of Expansion-\$200K - \$250K.



Plan presented February 07



MAIN LOBBY COLLABORATIVE AREA



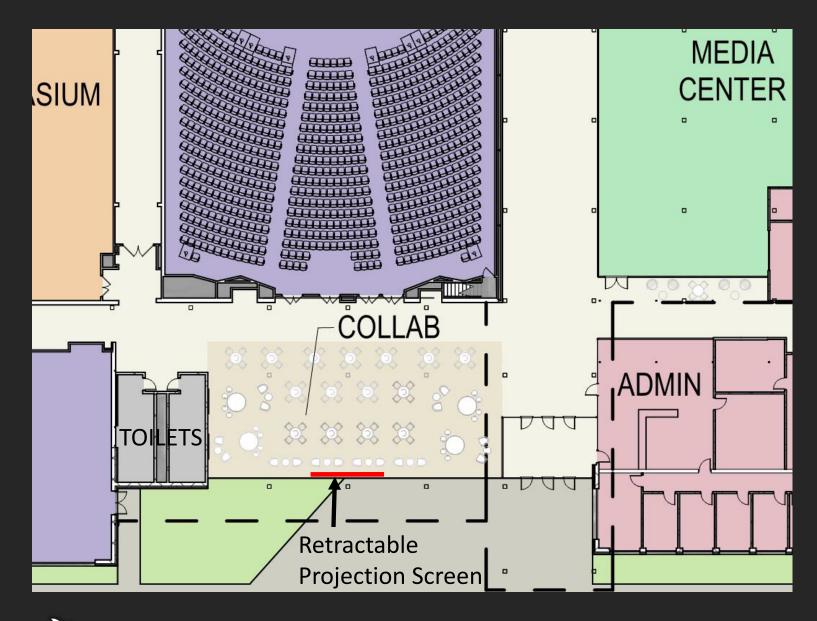
Expanded Lobby and Collaborative Area

- Expanding the Lobby & Collaborative Area
 - Expanding by +/- 10 feet results in about 1,000 SF of additional area.
 - Expansion would accommodate numerous uses/activities
 - Large Group Instruction
 - Multiple Methods of Presentation
 - Intermission space for auditorium functions
 - School day & before/after-hours student gathering/ commons
 - Area is easily monitored from Admin area
 - Rolling black-out shades can be provided for presentation opportunities.





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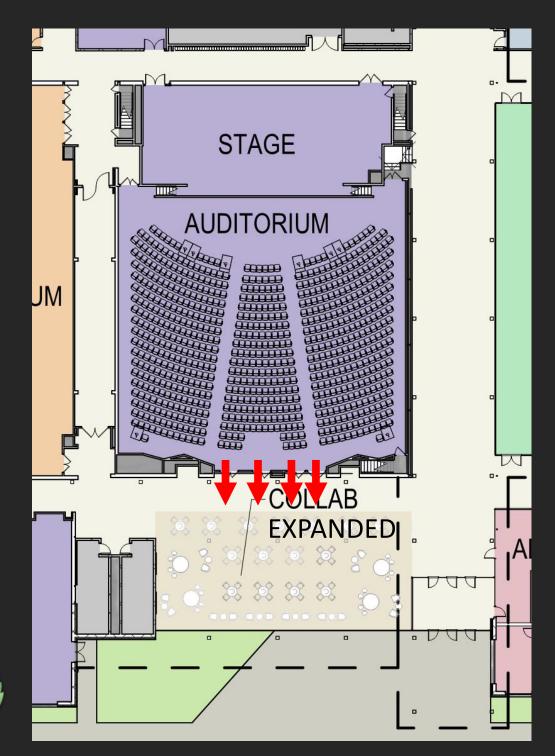
AUDITORIUM SEATING / BALCONY





AUDITORIUM SEATING / BALCONY



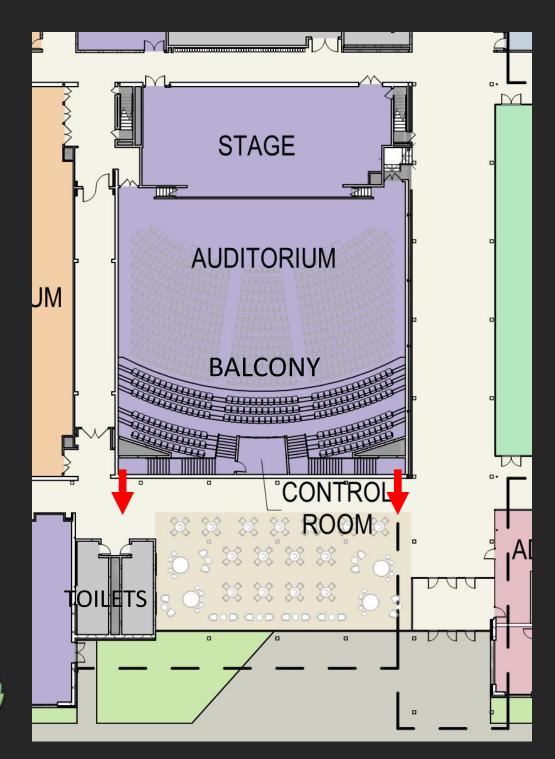




- Main Floor Seating
 - Existing seating capacity is approximately 850 persons.
 - Preliminary seating arrangements complying with current codes yield approximately 800 persons.
 - Restrooms & Intermission Space expanded in front of Auditorium Entrance.
 - Potential Cost of Alternate-\$550K - \$650K









- Main Floor Seating
 - Existing seating capacity is approximately 850 persons
 - Preliminary seating arrangements complying with current codes yield approximately 800 persons
- Balcony Seating Alternate
 - A balcony could be considered as an alternate
 - Balcony seating could accommodate up to 200 persons, based off of the 800 person capacity main floor (Code Standard)
 - Total Capacity with Balcony- 1,000 persons
 - Balcony would also incorporate a new control room



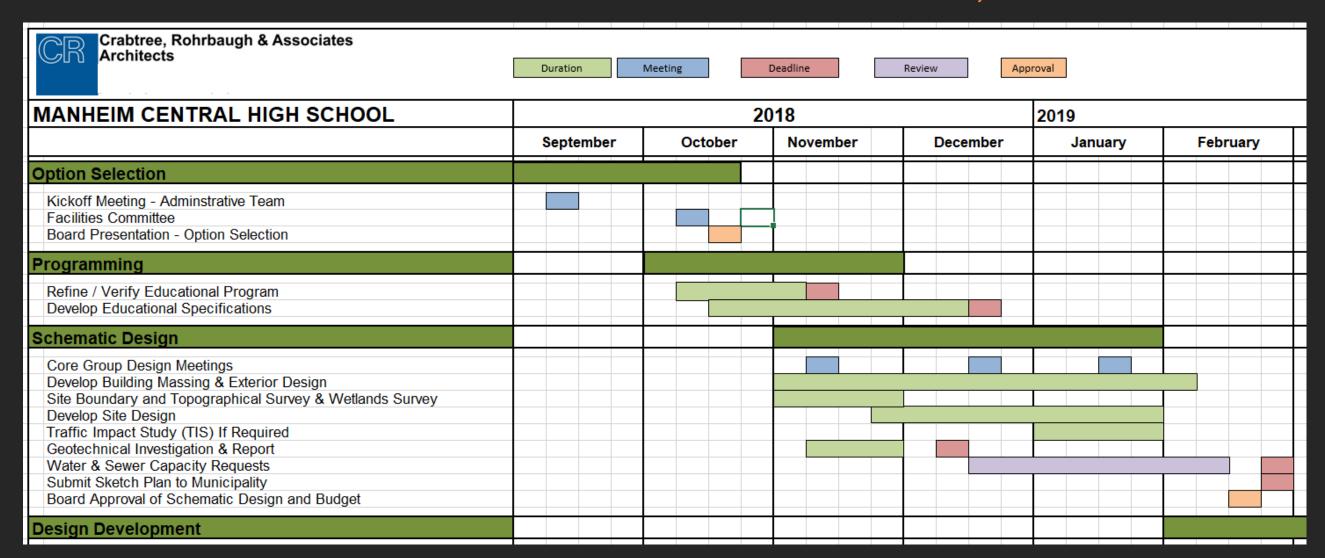


SCHEDULE





SCHEDULE FEBRUARY 07, 2019 PRESENTATION





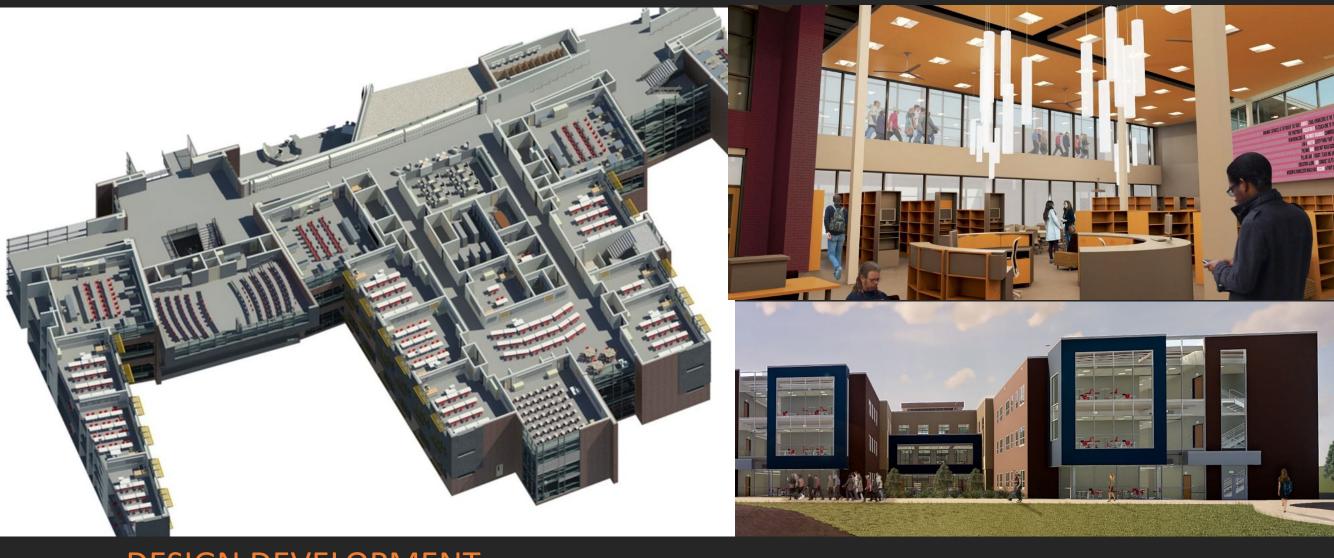
SCHEMATIC DESIGN NEARING COMPLETION

- FINALIZING FULL SCOPE WITH ALL STAFF
- SURVEY OF BUILDING COMPLETE

- SITE PLAN DEVELOPMENT
- CONFIRM OVERALL SCOPE AND BUDGET WITH FACILITIES AND SCHOOL BOARD (MARCH-APRIL APPROVAL)



WHAT'S NEXT? FEBRUARY 07, 2019 PRESENTATION



DESIGN DEVELOPMENT

- MANHEIN
- MARCH JUNE
- INTERIOR DESIGN WITH STAFF
 - MARCH MAY (ANTICIPATED 2 ROUNDS)
- BUILDING MASSING OF ADDITIONS AND EXTERIOR FINISHES
- SITE PLAN APPROVALS & AGENCY ENGAGEMENT
- BUILDING SYSTEM COORDINATION WITH MCSD AND ENGINEERS



WHAT'S NEXT





UNDERSTANDING PROJECT SCOPE

Comprehensive SCOPE

VS.

Reduced / Limited SCOPE

Budget determines scope

Scope determines budget

EXAMPLES:

Building reorganization

New Ed Program additions

Address ALL site work items

Replace ALL: Interior finishes

Casework

Bldg. Envelope

Replace ALL Mechanical/Elec. Systems

4 Pipe System

Preferred ATC Controls

Fully Air Conditioned

New Lighting Fixtures

Lower Operating Costs

Maintain current organization

Minor/No new additions

Prioritize LDP approval

Reduced replacement of finishes

Limited area

Prioritize by budget

Upgrade Mechanical Systems

2 Pipe or VAV System

Basic ATC Controls

Limited Air Conditioning

Retrofit Existing Lighting

Higher Operating Costs





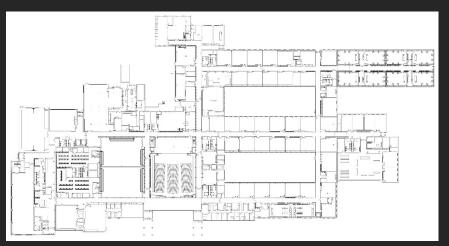


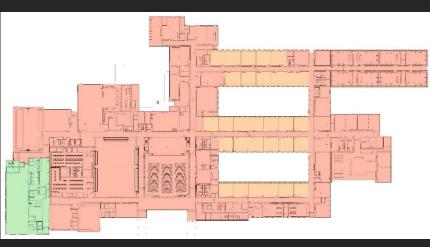














MAINTENANCE PROJECT \$10 MILLION

LIMITED SCOPE RENOVATION
SHOULD PLAN \$5-\$10 MILLION IN
BUDGET OVER NEXT 5 YEARS FOR
ROUTINE MAINTENANCE, NO AIR
CONDITIONING

RENOVATIONS ONLY IN KIND

\$20-\$30 MILLION

RENOVATIONS ONLY, REPLACE MECHANICAL SYSTEMS, AIR CONDITION AND FINISHES FOR 20-25 YEAR PERIOD

ADDITIONS & RENOVATIONS

\$38-\$40 MILLION

FULL BUILDING RENOVATION
AND ADDITIONS TO IMPLEMENT
EDUCATIONAL MODEL &
BUILDING RENOVATION

NO EDUCATIONAL IMPROVEMENTS

DECISIONS TO BE MADE TO PROCEED AT THIS TIME

1) PROJECT ORDER OF MAGNITUDE

- \$10 MILLION (Existing Building Needs)
- \$20 MILLION (Existing Building Needs + Air Conditioning)
- \$25 MILLION (Renovation)
- \$30 MILLION (Renovation plus modest additions)
- \$38-40 MILLION (Renovation plus significant additions)

• IF \$38-40 MILLION OPTION IS SELECTED:

2) GYMNASIUM SELECTION

- NEW GYM \$37.7-39.9 Million after grant
- EXISTING GYM PLUS NEW AUXILIARY GYM \$36.6-38.7 Million after grant
- EXISTING GYM and EXISTING AUXILIARY GYM \$35.8-37.9 Million after grant
- 3) EXPANDED LOBBY / COLLABORATION AREA / LARGE GROUP INSTRUCTION
- 4) AUDITORIUM BALCONY AS ALTERNATE BID





