



# **Manheim Central School District**

*Preparing Responsible Citizens, Who Are Lifelong Learners*

Facilities Committee: 3/14/19

## **AGENDA:**

- 1) HS Addition and Renovation presentation – CRA Architects

## **MINUTES:**

Meeting called to Order by Dr. Aiken at 6:01 PM.

1. Introduction to the meeting:
  - a. February Meetings -Facilities & Board Meeting
  - b. Previous Board Action-25-40 million-dollar project.
  - c. There are issues at the HS; 10 million is the starting point and changes that require attention within the next 2-5 years; this does not include AC.

2. CRA Presentation:

Agenda:

- a. Design Update
  - i. Feasibility Study during May of 2018. Selection of the Diagonal Hallway.
  - ii. Study to Schematic Design
    1. Series of meetings with staff and administration.
    2. Diagonal Corridor Examine and lead to current design
      - a. Elimination of Diagonal Corridor allowed for collaboration areas and other content area relationship such as technology education.
    3. Design of Collaboration Area:
      - a. Addresses the circulation issues.
      - b. Efficient use of the building.
      - c. Different types of break-out areas and educational needs.
    4. Identification of:
      - a. Bathroom facilities.
      - b. Support locations
    5. Results from Study:
      - a. Circulation
      - b. Collaborative spaces
    6. Corridor Width
      - a. Standard is 10 feet w/o lockers; 12 w/ lockers on side and then 14 w/ lockers on both side.
      - b. Implications for small hallways.
- b. Renovation Order of Magnitude Options (5)
  - i. 10 million option (8.5 with construction and soft cost = 10 million)
    1. Maintenance of the building.
    2. Items: ADA compliance, Exterior, Roofing, etc.
    3. Not included: AC or space.
  - ii. 20 million option (8.5 construction, 9.2 A/C, and soft costs = 20.5)
    1. 10 million plus AC.
    2. With AC need to upgrade electrical work, ceiling, replacing all the duct work (required).
    3. AC is 9.2 million.
  - iii. 25 Million option
    1. Renovation. Keeps the layout but renovate the entire interior. Ceilings, flooring with extensive reno in the media center, etc.
    2. Do not include any additional space.
    3. Limited site work
  - iv. 30 million option
    1. Renovation plus additions.
    2. Expand Café, Band, and enclose the loop at the science wing.
    3. 29.2 to 31.0 million.

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- 4. More site work.
- v. 38-40 million option
  - 1. AC, significant additions, main street concept.
  - 2. Site work
  - 3. 37.6 to 39.8 million (with the 2 million grant)
- vi. Option A= with new gym
- vii. Option B= keep current gym
  - 1. Replacement of Aux gym.
- viii. Option C= gym and Aux gym stay the same
- c. Existing Gym Seating
  - i. Gym and Auditorium are pre-engineered structures.
  - ii. Costly to raise this section and rebuild =3-4 million.
  - iii. Existing Gym Replacement
    - 1. Total Seats 796
    - 2. Accessibility concern
  - iv. New Gym Seating
    - 1. Total Seats 1226 (home 745 & away 481)
    - 2. Increased accessibility.
- d. Reconfigure Locker Rooms
  - i. Change to create a corridor to make a more direct route.
  - ii. Creation of the team rooms
- e. Expanding Lobby
  - i. Cost is 200-250,000 dollars.
  - ii. Gain of additional 1000 space.
  - iii. Large Group Instruction area.
- f. Auditorium Seating/Balcony
  - i. Seating-
    - 1. Existing-850 people
    - 2. Replacement and new seating would 800.
    - 3. Costs (alternate) 550-650 for 200 seats; Total seating is 1,000
- g. Schedule
  - i. Finishing up Schematic design.
  - ii. School Board Decision in March/April.
    - 1. Engineering teams on hold.
  - iii. Design Development:
    - 1. March to June.
    - 2. 2 rounds of meeting.
  - iv. Scope of the Project:
    - 1. Comprehensive vs. Limited
      - a. Comprehensive- scope determines the budget.
      - b. Limited-budget determines the scope
    - 2. Maintenance Project @ 10 million
    - 3. Renovations in Kind @ 20-30 million
    - 4. Additional & Renovations @ 38-40 million.
- h. Discussion Items:
  - i. Qualify for grant with a limited scope project.
  - ii. Cost associated with grant.
    - 1. Cost included any additional costs.
    - 2. Those items would be included otherwise.
    - 3. Life expectancy of the building
      - a. Same life expectancy is the same with a new building or the 38-40 million option.
    - 4. Location of a new school would be a concern.
      - a. 70-80% of projects are renovations.
    - 5. Designed the building to sustain a second floor.
    - 6. Floor space with the gyms:

Meeting Adjourned by Dr. Aiken at 7:40.