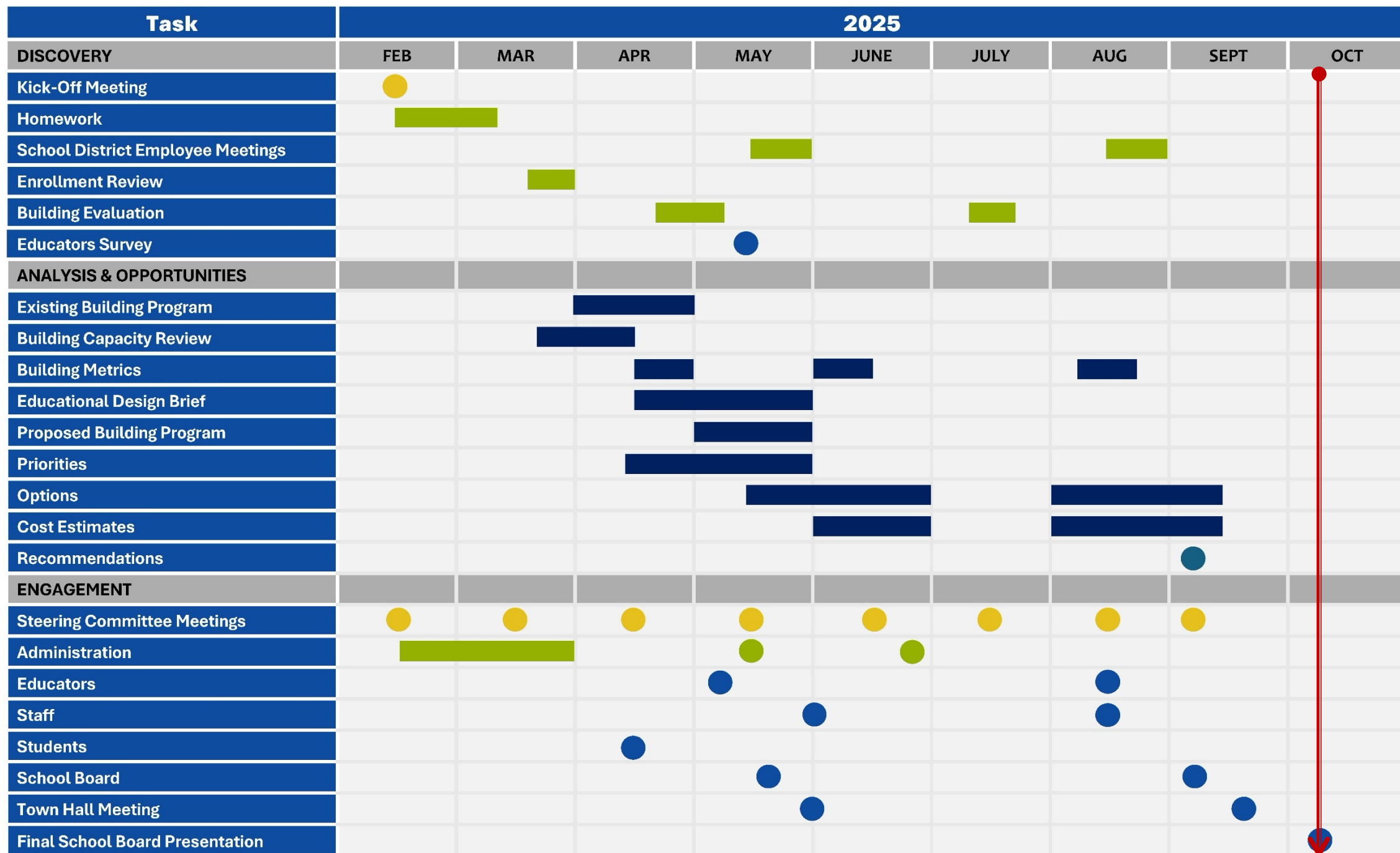
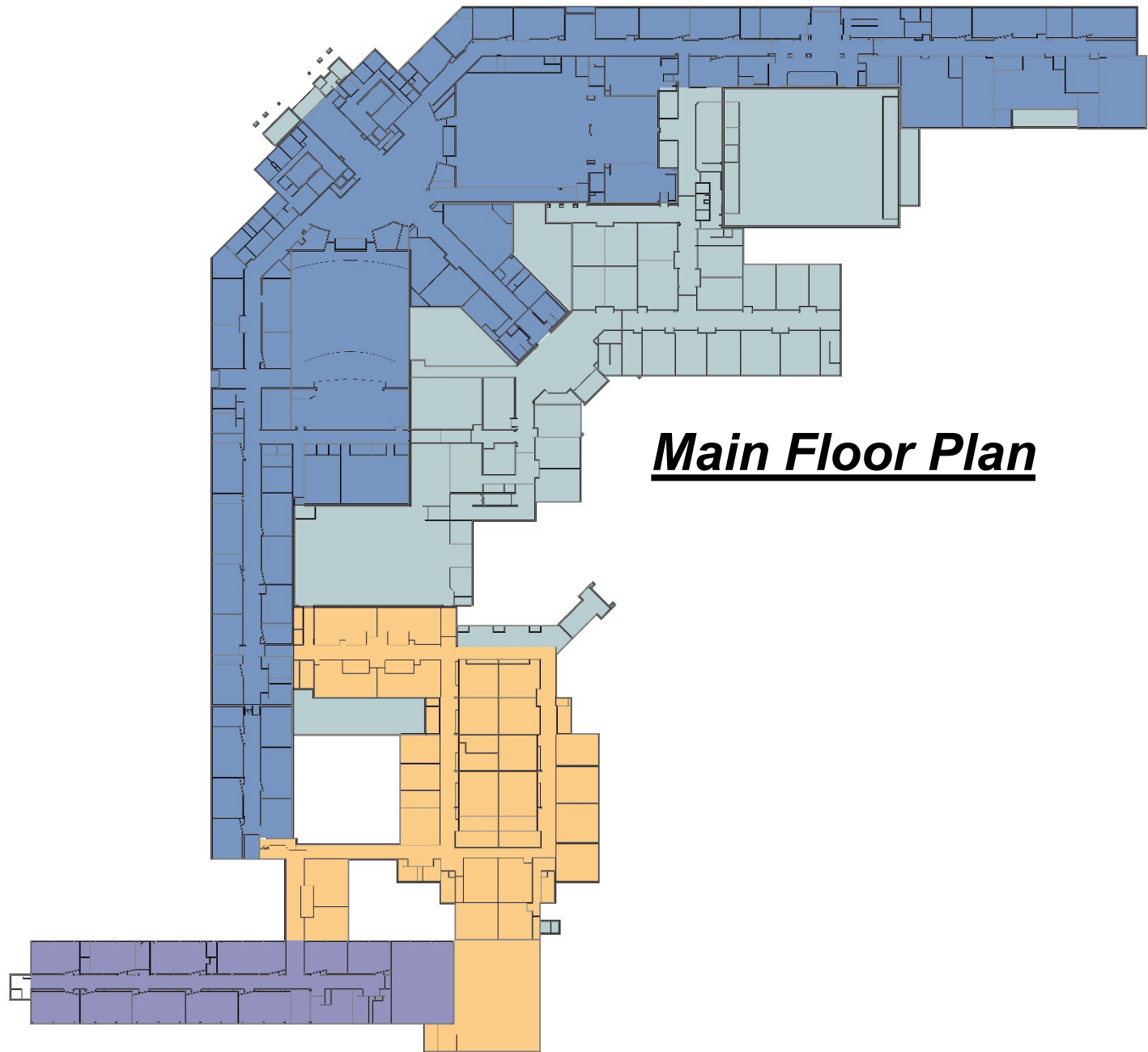


Schedule



Existing Building Conditions



Main Floor Plan

Building Facts

Building Square Foot:	433,150 sf
Educational Program S.F.:	254,075 sf
Grades:	6 th – 12 th Grades
Stories:	4 Main Floors

History of Construction

1955	Original Building	70 years
1962	Additions*	63 years
1973	Additions	52 years
1996	Additions**	29 years

**6th Grade wing renovations in 2020*
***Last building systems update*

- What is construction cost increases beyond 2027?
 - *Inflation is projected as 3.5% per year after 2027.*
- Was there any consideration to use the fairground site?
 - *Yes, the committee requested to look at other opportunities on the campus*
- Would there be a cost savings with building at the fairgrounds?
 - *No; costs are offset parking & site circulation*
- Have students provided any input?
 - *Yes, students had input on the existing facility and possible options*
- The building has “good bones”, what does that mean?
 - *The building structure is good but educational spaces & learning environments do not meet needs. Systems are in poor condition and need addressed immediately.*
- How is the community updated on a project?
 - *There is an update page on the District’s website dedicated to construction*
- In option 1, can you not get work done sooner and do it in pieces?
 - *No, due to integration of systems and impact to the overall building, it is not feasible to do one thing at a time and cost prohibitive.*
- Who makes the decisions on what gets renovated and how?
 - *A prioritization list is created with administration, teachers, and students*
 - *The School Board deliberates & decides on the final prioritization list and how to proceed.*
- Can you talk about safety with temporary trailers (concerns with students outside building)?
 - *Sending students back and forth is a challenge*
 - *Accessible routes need to be addressed*
 - *Additional bathrooms & walkways may be needed*
- How is the smaller building better than the larger building we have now?
 - *New building layouts are more efficient with better use of square footage for educational spaces*
 - *Utility operating expenses lower with less sq. ft. to maintain*

Required Maintenance & Repairs + Site

Strategic Additions & Renovations

Build New MS/ HS near Stadium

Build New MS/ HS @ Fairgrounds

Options

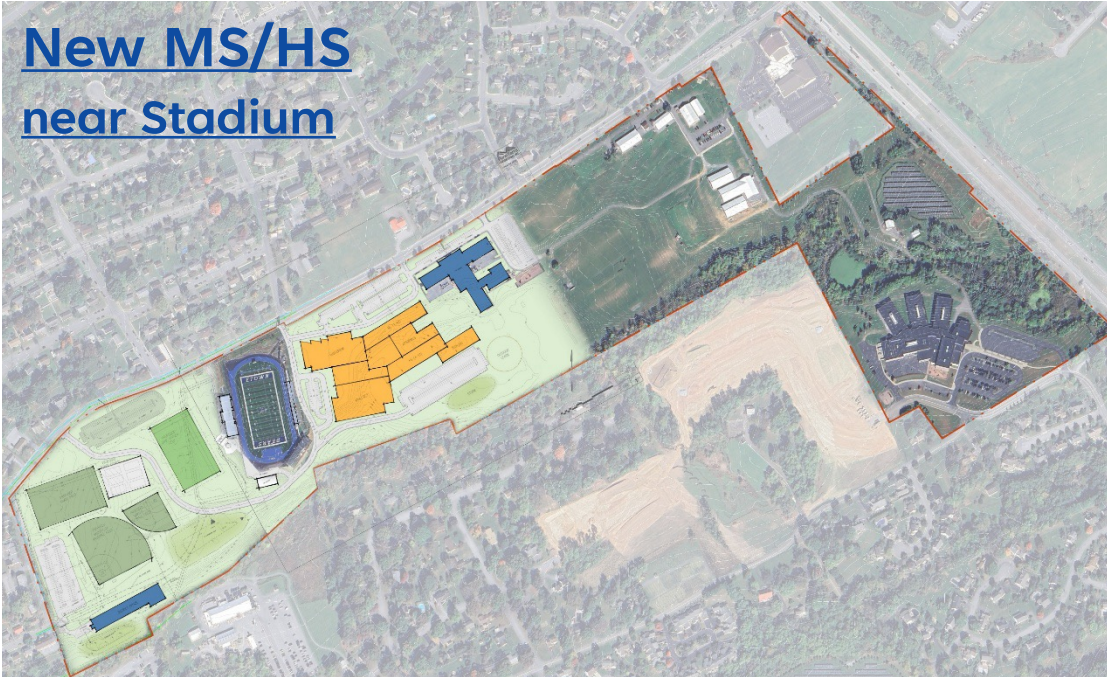
Maintenance & Repairs



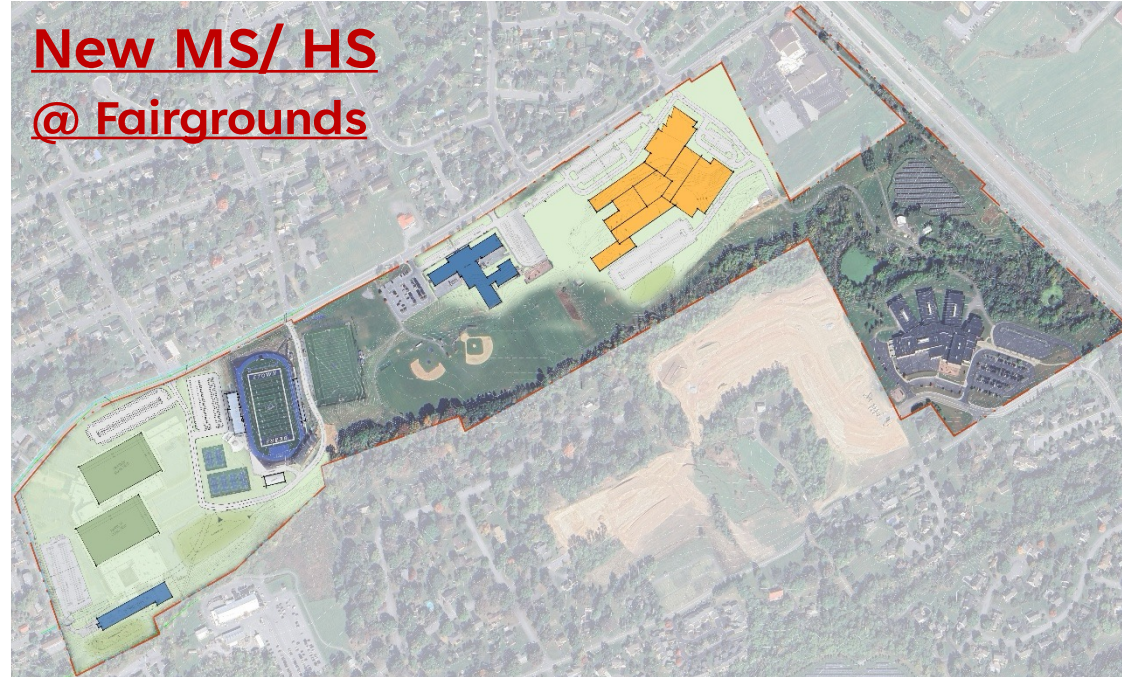
Additions & Renovations



New MS/HS
near Stadium



New MS/ HS
@ Fairgrounds



Options

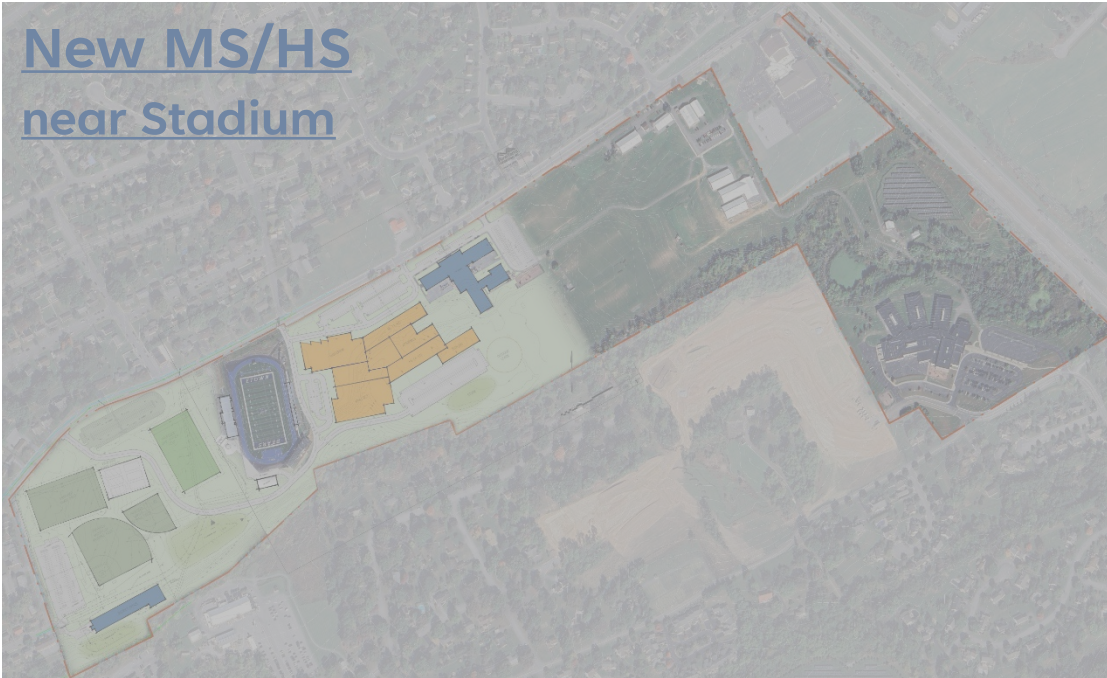
Maintenance & Repairs



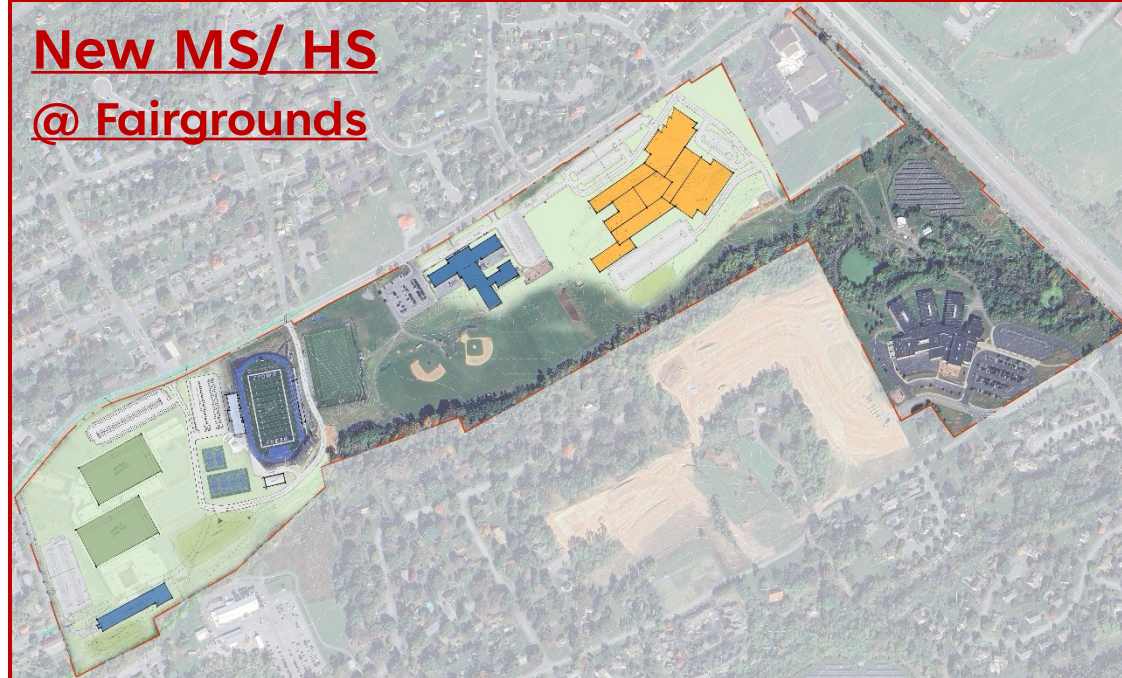
Additions & Renovations



New MS/HS
near Stadium



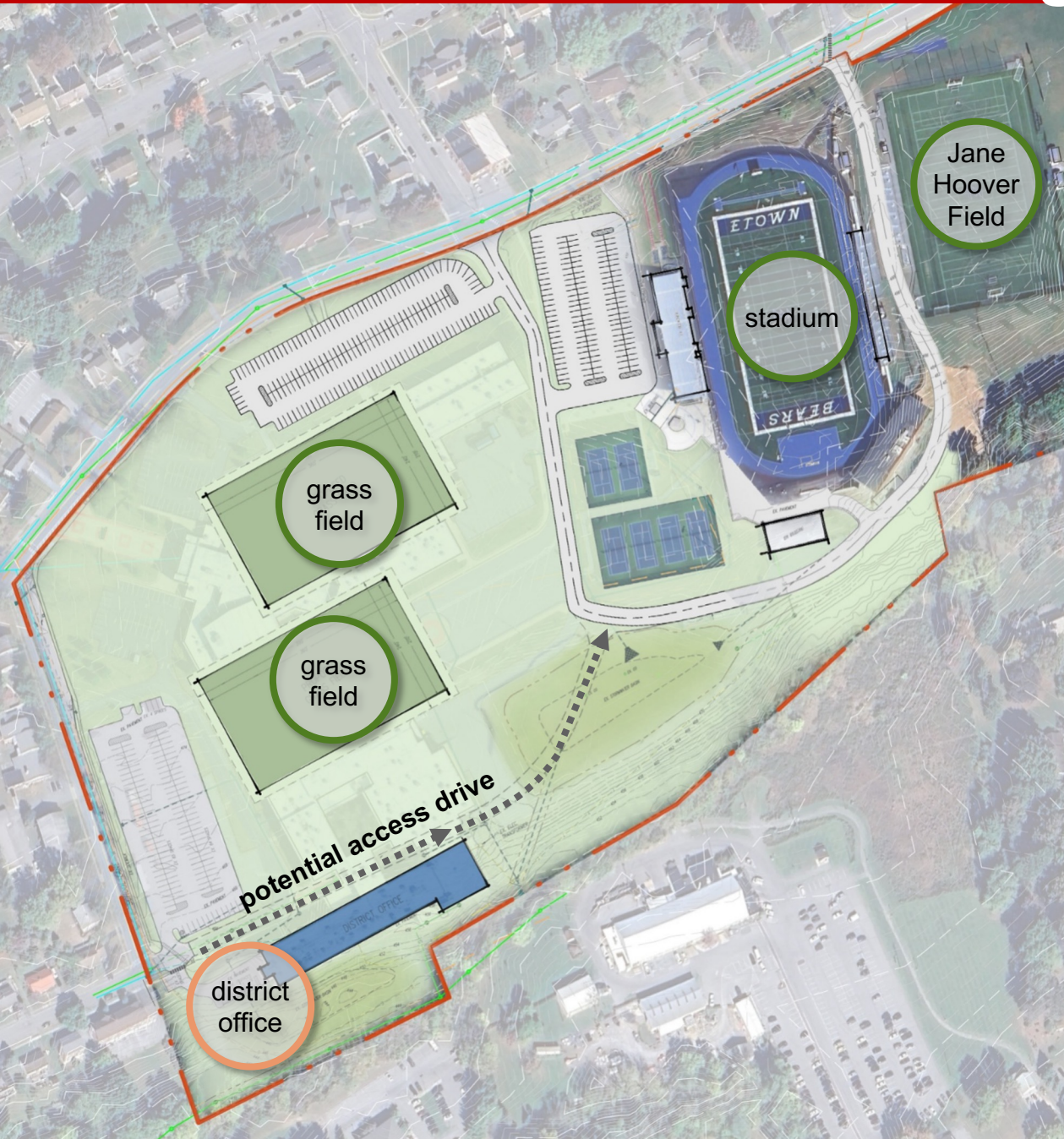
New MS/ HS
@ Fairgrounds



Build New Middle School & High School @ Fairgrounds



Build New Middle School & High School @ Fairgrounds



CONSTRUCTION:

30-33 months
Bid 2027

- Build new High/ Middle School at the fairgrounds
- Build new Jane Hoover Field, multi-purpose grass field, softball and baseball fields
- Demolish existing school (maintain 3-story MS wing)
- Renovate 6th Grade wing for District Office
 - Replace remaining sanitary line
 - Replace remaining roofing system

Project Costs Total Range
\$159,442,000 ↔ \$178,361,000

OPERATING EXPENSES - UTILITIES	
New Building:	\$.40 - \$.60/sf
375,000sf	\$150,000 – \$225,000
District Office Repurpose:	70 - \$.90/sf
10,000sf	\$7,000 – \$9,000

OPPORTUNITIES

- Maintains grade alignment
- Provides new Middle & High School Building
- Provides energy efficient building envelope & building mechanical systems
- No educational disruption during construction
- Minimal site disruption during construction
- Efficient square footage for grades 6-12
- Provides operating efficiencies long-term
- Provides a Campus-Wide solution for long-term benefits

CHALLENGES

Educational Impacts:

- Farther away from new field house, stadium and athletic fields

Financial Impacts:

- Overall cost of construction
- *Eliminates the fairgrounds*

CONSTRUCTION:

36-39 months
Bid 2027

- Renovate High School & Middle School area
 - Replace sanitary line
 - Replace roofing system
 - Replace single pane windows
 - Replace mechanical, electrical, plumbing & low voltage systems
 - New ceilings and paint throughout
 - Address drop-off/ pick-up & site circulation
 - Strategic renovations to educational spaces

Project Costs Total Range

\$107,592,500 ↔ \$137,324,500

OPERATING EXPENSES - UTILITIES	
New Building:	\$.40 - \$.60/sf
0sf	\$0
Renovated Building:	70 - \$.90/sf
433,150sf	\$305,000– \$392,000

- OPPORTUNITIES
- Maintains grade alignment
 - Address maintenance concerns & issues
 - Address roofing system
 - Address site circulation

- CHALLENGES
- Educational Impacts:
- Does not address all classroom needs
 - Does not address capacity needs
 - Does not address sf/student (*inefficient bldg.layout*)
- Financial Impacts:
- Does not impact building size or footprint (*inefficient layout*)
 - Limited long-term savings in operating expenses
 - Temporary classrooms needed for phasing (*cost does not add value; \$12,000/ classroom per month minimum*)
 - Temporary classroom location impact parking
 - 36+ month construction duration

CONSTRUCTION:

30-33 months
Bid 2027

- Build new Middle School addition
- Renovate High School area
- Demolish part of existing Middle School (maintain 3-story MS wing)
- Renovate 6th Grade wing for District Office
 - Replace remaining sanitary line
 - Replace remaining roofing system
 - Replace remaining windows
 - Replace mechanical, electrical, plumbing & low voltage systems

Project Costs Total Range

\$119,171,800 ↔ \$143,575,200

OPERATING EXPENSES - UTILITIES	
New Building:	\$.40 - \$.60/sf
121,000sf	\$48,000 – \$73,000
Renovated Building:	70 - \$.90/sf
283,150sf	\$198,000 – \$255,000

- OPPORTUNITIES
- Maintains grade alignment
 - Address maintenance concerns & issues
 - Address roofing system
 - Address site circulation
 - Provides new Middle School Building
 - Provides District Office in renovated MS area.

- CHALLENGES
- Educational Impacts:
- Does not address all H.S. classroom needs
 - Does not address H.S. capacity
 - Does not address H.S. s.f./ student (*inefficient building layout for remaining building area*)
- Financial Impacts:
- Minimal impact on building size or footprint (*inefficient HS layout*)
 - Enhanced long-term savings in operating expenses

CONSTRUCTION:

30-33 months
Bid 2027

- Build new High/ Middle School
- Build new Jane Hoover Field, multi-purpose grass field, softball and baseball fields
- Demolish existing school (maintain 3-story MS wing)
- Renovate 6th Grade wing for District Office
 - Replace remaining sanitary line
 - Replace remaining roofing system

Project Costs Total Range
\$159,442,000 ↔ \$178,361,000

OPERATING EXPENSES - UTILITIES	
New Building:	\$.40 - \$.60/sf
375,000sf	\$150,000 – \$225,000
District Office Repurpose:	70 - \$.90/sf
10,000sf	\$7,000 – \$9,000

OPPORTUNITIES

- Maintains grade alignment
- Provides new Middle & High School Building
- Provides energy efficient building envelope & building mechanical systems
- No educational disruption during construction
- Minimal site disruption during construction
- Efficient square footage for grades 6-12
- Provides operating efficiencies long-term
- Provides a Campus-Wide solution for long-term benefits

CHALLENGES

Educational Impacts:

- Displaces some athletics during construction

Financial Impacts:

- Overall cost of construction

Comparison Matrix	Maintenance/ Repairs	Addition/ Renovations	New MS/ HS - Stadium	New MS/ HS - Fairgrounds
Fix Sanitary Sewer Piping	✓	✓	✓	✓
Fix/Simplify Mechanical System	✓	✓	✓	✓
Replace Roofing System	✓	✓	✓	✓
Remove Gas Piping from Roof	✓	✓	✓	✓
Address Overall Safety & Security		✓	✓	✓
Address Enrollment		✓	✓	✓
Improve Traffic Conditions	✓	✓	✓	✓
Appropriate Education Spaces (MS)		✓	✓	✓
Appropriate Education Spaces (HS)			✓	✓
Site Adjacencies/ Maintain Fairgrounds			✓	
Temporary Classroom Trailers	\$12,000 CR/ month			
MS/HS Building Overall Sq. Ft.	433,150 sf	404,150 sf	375,000 sf	375,000 sf
Project Total Costs – Low	\$107,592,500 -	\$119,171,800 -	\$159,442,000 -	\$159,442,000 -
Project Total Costs – High	\$137,324,500	\$143,575,200	\$178,361,000	\$178,361,000
Annual Utility Cost: \$475,589				
Potential Annual Utility Costs	\$270,000 – \$300,000	\$240,000 - \$260,000	\$140,000 - \$160,000	\$140,000 - \$160,000

Inflation Chart			
	2027	2028	2029
Percent Per Year	Base	+ 3.5%	+ 3.5%
Maintenance & Repairs + Site	\$107,592,500 \$137,324,500	\$111,358,200 \$142,130,800	\$115,255,800 \$147,105,400
Strategic Additions & Renovations	\$119,171,800 \$143,575,200	\$123,342,800 \$148,600,400	\$127,659,800 \$153,801,400
New Middle/ High School Near Stadium	\$159,442,000 \$178,361,000	\$165,022,500 \$184,603,600	\$170,798,300 \$191,064,700
New Middle/ High School On Fairgrounds	\$159,442,000 \$178,361,000	\$165,022,500 \$184,603,600	\$170,798,300 \$191,064,700



QUESTIONS?

