

North Allegheny School District

Building Renovations Update
September 10, 2025



Goal #4: Facilities for the Future

NORTH ALLEGHENY SCHOOL DISTRICT
**STRATEGIC/
COMPREHENSIVE
PLAN**
2024-2029

GOALS

1 ACADEMIC EXCELLENCE

Ignite academic success, exceeding regional and national standards by combining innovative teaching methods and rigorous curricula that challenges students to stretch their potential.

2 CONTINUOUS LEARNING

Commitment to relevant, enriching staff development that fosters a culture of excellence for all.

3 EMPOWERING STUDENTS

Promote a school environment where students feel connected and their voices are encouraged, heard, and valued.

4 FACILITIES for the FUTURE

Invest in the maintenance and development of facilities and grounds that create future-ready learning spaces, reflecting our community pride and dedication to excellence in academics, arts, athletics and activities.

5 SAFETY & WELLNESS

Cultivate a safe educational environment where all students, staff and families feel secure, welcomed, and respected.



Agenda

- General Overview
- Schematic Design, Estimate, Schedule
 - Hosack Elementary School
 - Ingomar Elementary School
 - Peebles Elementary School
 - North Allegheny Senior High - Phase 1
- North Allegheny Intermediate Exploration
- General Considerations
- Financial Analysis
- Next Steps
- Questions/Feedback



General Overview

- Project Consultants
 - Weber Murphy Fox (Design Lead)
 - Hayes Design Group (Architectural)
 - Tower Engineering (MEP Engineering)
 - Barber & Hoffman (Structural Engineering)
 - Wallover Aquatics International (Pool Design)
 - Civil & Environmental Consultants, Inc (Site/Civil Design)
 - SitelogIQ (Construction Manager)



General Overview

- Building Program History
 - June 2022
 - Assess physical condition
 - Analyze future needs
 - Determine educational opportunities
 - Explore future options



General Overview

- Building Program History
 - January 2025
 - “Facilities for the Future” Presentation with focus on:
 - IES, HES, PES
 - NASH - Natatorium deficiencies
 - NASH – Infrastructure issues
 - NAI major renovation
 - Phase 2 of NASH
 - Spring / Summer of 2025
 - Engage SitelogIQ as Construction Manager
 - Proceed with schematic design of Phase 1 recommendations



General Timeline

**North Allegheny School District
Current Building Program
September 10, 2025 Update**



**PROGRAMMING
• SCHEMATIC
DESIGN**

**RFQ/P
PROCESS FOR
CONSULTANTS**

DESIGN DEVELOPMENT

CONSTRUCTION DOCUMENTS

PERMITTING

**BIDDING/
CONTRACTS**

**PROCUREMENT •
CONSTRUCTION**

**CLOSE-OUT/
OCCUPANCY**

[illegible]

NOTES:

 Represents float in the schedule

Overall duration of permitting will overlap with DD and CD phase



Impacted Students

CLASS OF	GRADE in 2025-2026	Grade in 2026-2027	2027-2028 Impacted grades	2028-2029 Impacted grades	2029-2030 Impacted grades	2030-2031 Impacted grades
2040			K			
2039		K	1			
2038	K	1	2			
2037	1	2	3			
2036	2	3	4			
2035	3	4	5			
2034	4	5				9
2033	5	6			9	10
2032	6	7		9	10	
2031	7	8		10		
2030	8	9				
2029	9	10	11			
2028	10	11	12			
2027	11	12				

Gray shading indicates two years of impact.



Elementary Schools

- Meet the goals of the comprehensive plan
- Quality standardization of all elementary schools
- Capital Maintenance Plan optimization

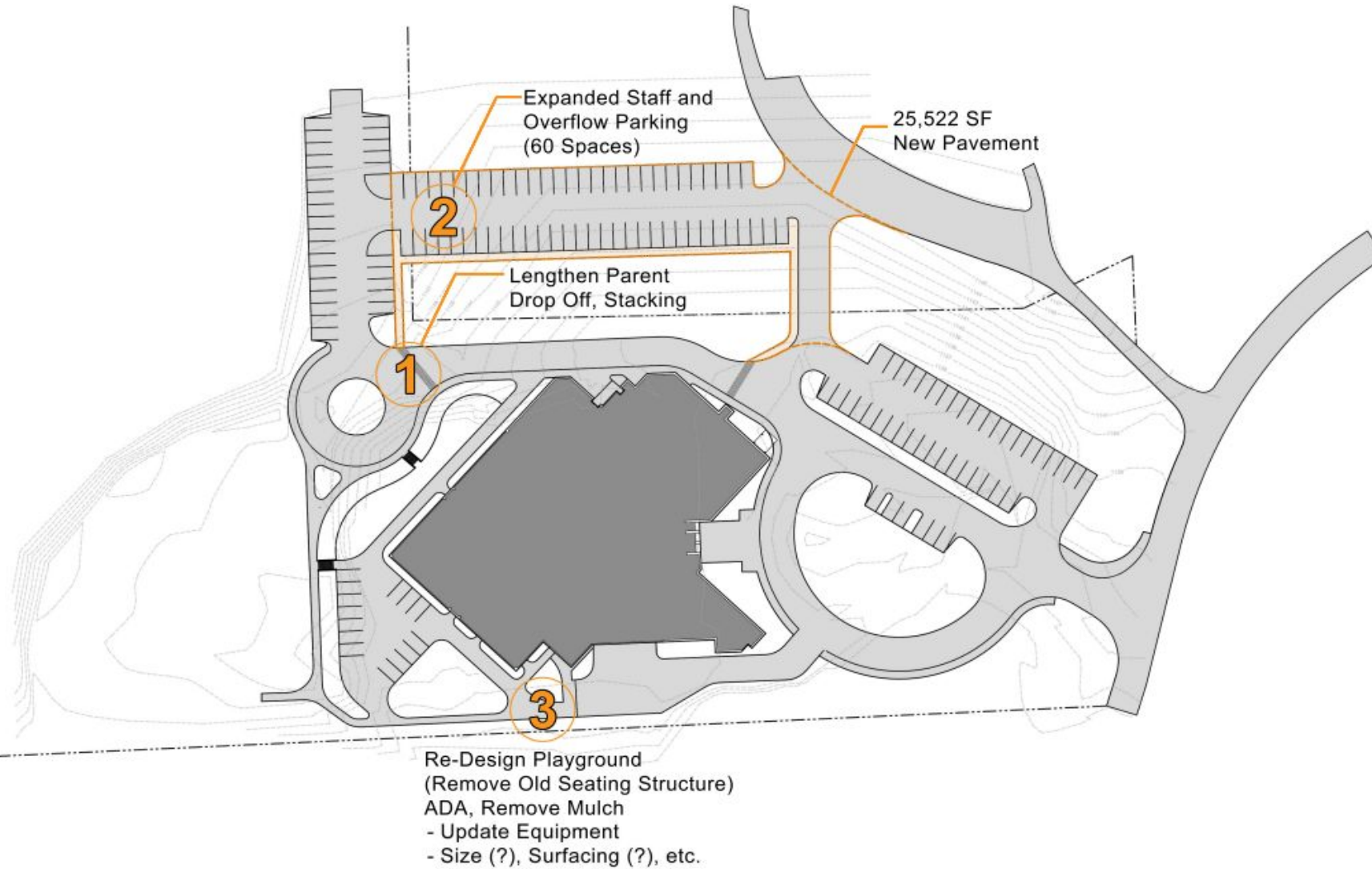


Hosack Elementary School Scope Overview

- Site circulation improvements
- Administrative addition and reconstruction
- LGI / Orchestra expansion
- LED lighting
- Infrastructure upgrades
 - Capital Maintenance items
- Finishes
- Playground upgrades



Straighten –
property line





Hosack Elementary School

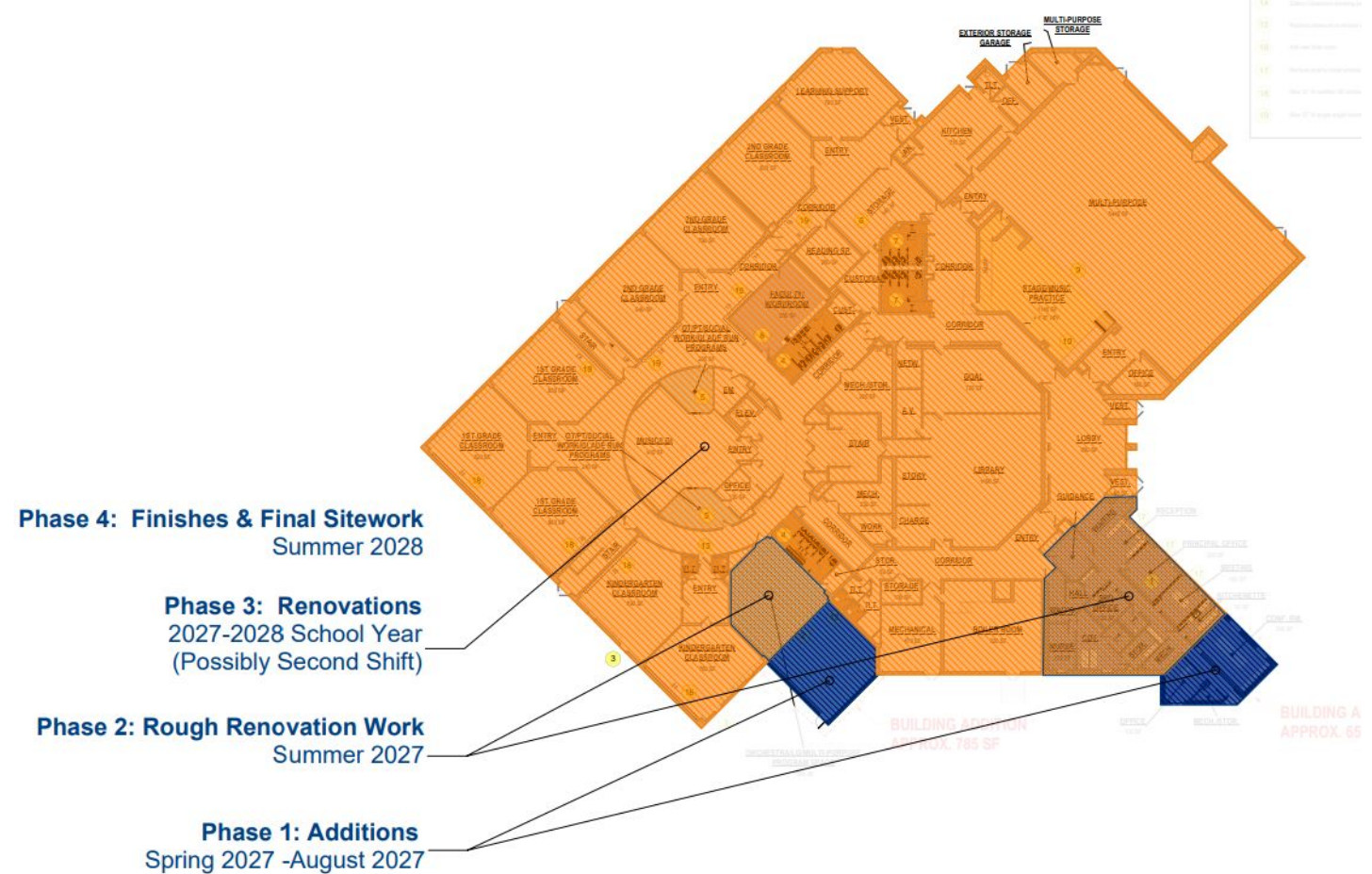
Cost Information

Category	Estimated Costs
Hard Costs (Bids + Design Contingency + Escalation)	\$7,334,181
Soft Costs (Consultant Fees, Furniture/Fixtures/Equipment, Technology Budget, Change Order Contingency, etc.)	\$2,208,494
TOTAL PROJECT COSTS (<i>RANGE</i>)	\$9,542,675 (\$9,550,000 to \$10,350,000)



Hosack Elementary School Schedule

- Fall 2025 - Begin formal design process
- November 2026 – Bidding process
- December 2026 through February 2027 – Contracting and procurement
- March 2027 through August 2028 – Construction phase
- September 2028 – Project close-out

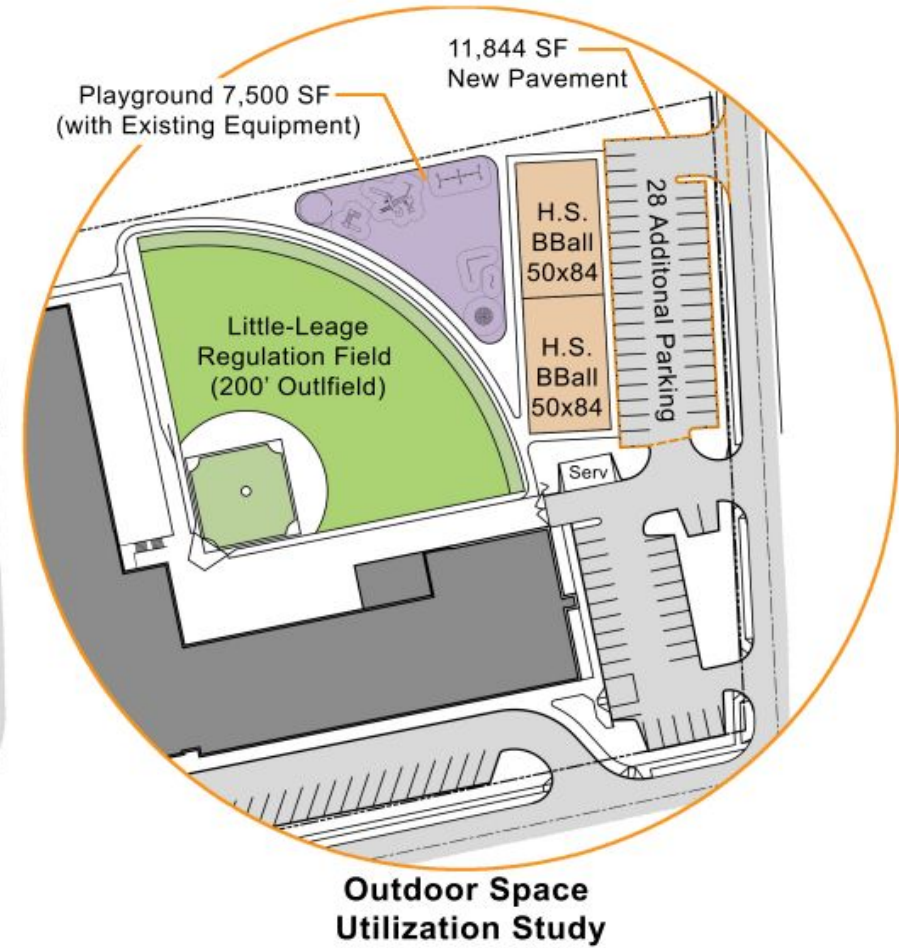
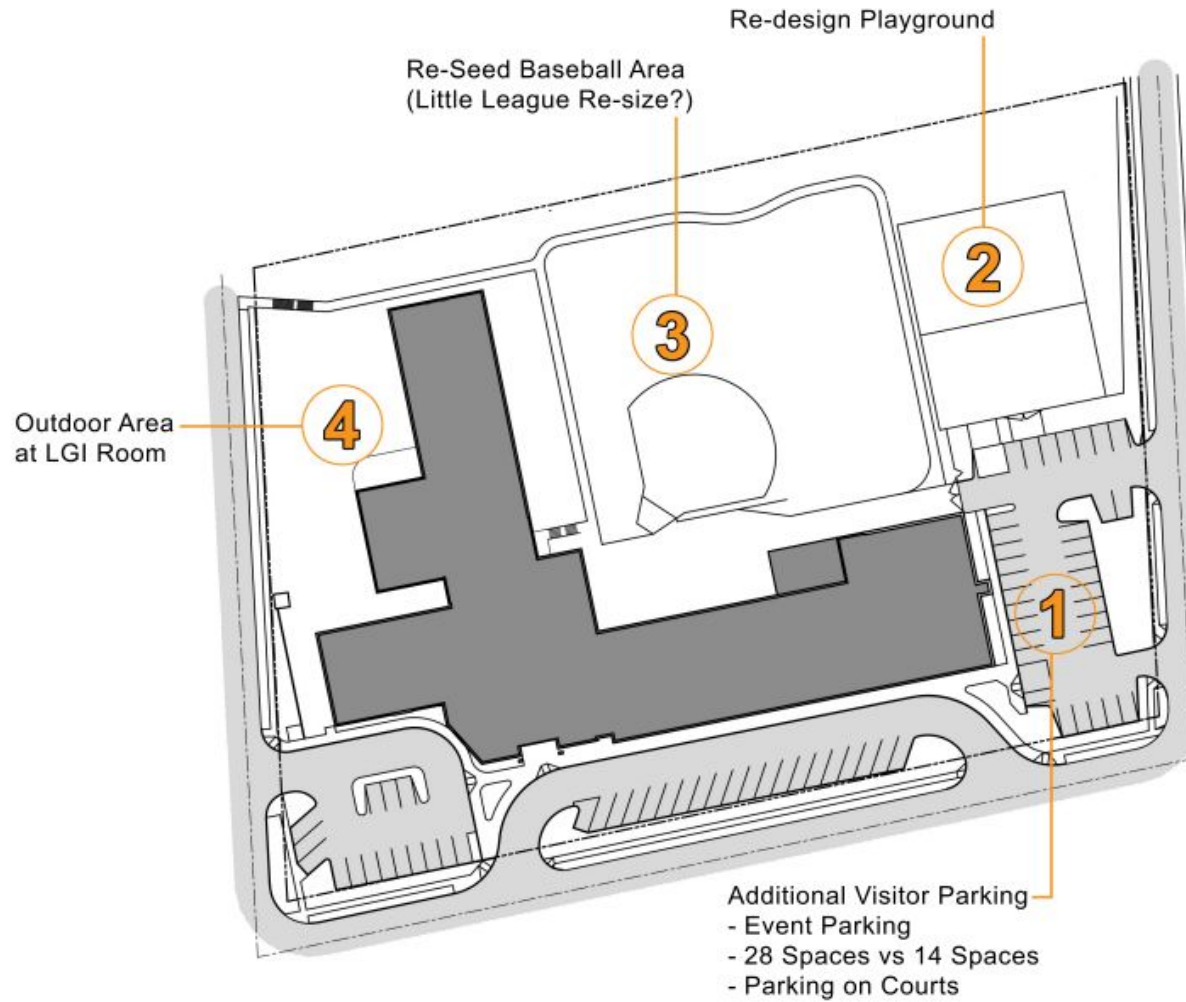


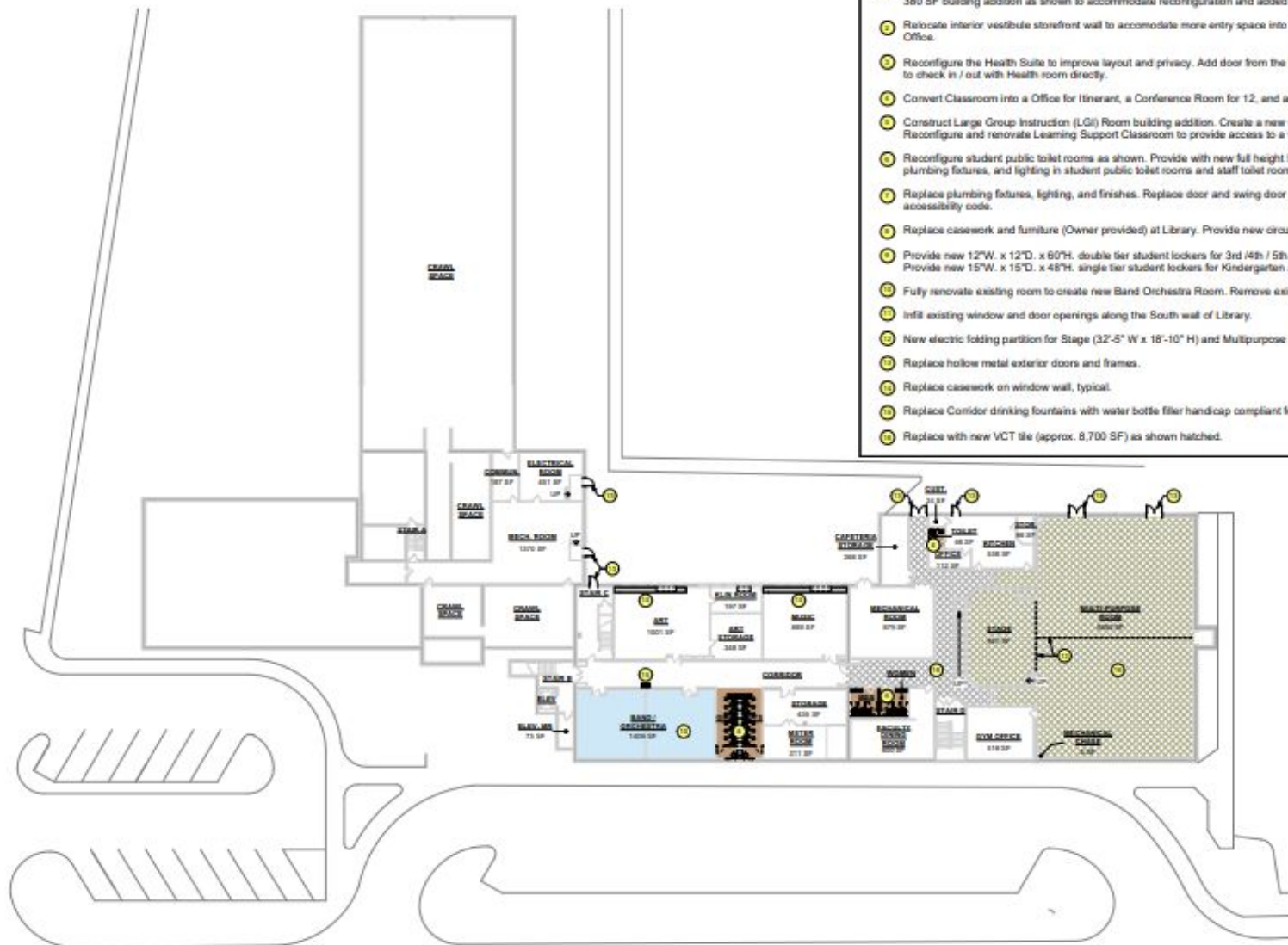
Ingomar Elementary School

Scope Overview

- Additional visitor parking
- Administration expansion
- LGI addition
- Restroom reconfigurations
- Infrastructure upgrades
 - Capital Maintenance items (HVAC, etc.)
- Finishes
- Playground upgrades
- Baseball field, basketball courts







NOTES

- 1 Reconfigure the Administrative Suite. Added an SRO Office and a Social Worker Office. Construct an approximately 380 SF building addition as shown to accommodate reconfiguration and added program.
- 2 Relocate interior vestibule storefront wall to accommodate more entry space into the Administrative Suite and the Health Office.
- 3 Reconfigure the Health Suite to improve layout and privacy. Add door from the Vestibule into the Health Room for parents to check in / out with Health room directly.
- 4 Convert Classroom into a Office for Itinerant, a Conference Room for 12, and a Swing Classroom.
- 5 Construct Large Group Instruction (LGI) Room building addition. Create a new corridor to access the new LGI. Reconfigure and renovate Learning Support Classroom to provide access to a window.
- 6 Reconfigure student public toilet rooms as shown. Provide with new full height HDPE toilet partitions. Replace all finishes, plumbing fixtures, and lighting in student public toilet rooms and staff toilet rooms.
- 7 Replace plumbing fixtures, lighting, and finishes. Replace door and swing door out of toilet room to comply with handicap accessibility code.
- 8 Replace casework and furniture (Owner provided) at Library. Provide new circulation desk.
- 9 Provide new 12"W. x 12"D. x 60"H. double tier student lockers for 3rd / 4th / 5th Grade Classrooms. Provide new 15"W. x 15"D. x 48"H. single tier student lockers for Kindergarten / 1st / 2nd Grade Classrooms.
- 10 Fully renovate existing room to create new Band Orchestra Room. Remove existing folding partition.
- 11 Infill existing window and door openings along the South wall of Library.
- 12 New electric folding partition for Stage (32'-5" W x 18'-10" H) and Multipurpose Room (60' W x 23'-6" H).
- 13 Replace hollow metal exterior doors and frames.
- 14 Replace casework on window wall, typical.
- 15 Replace Corridor drinking fountains with water bottle filler handicap compliant fountains.
- 16 Replace with new VCT tile (approx. 8,700 SF) as shown hatched.

PROGRAM LEGEND

	GENERAL INSTRUCTION
	SPECIAL EDUCATION
	SPECIAL INSTRUCTION
	PHYSICAL EDUCATION / PERFORMANCE
	ADMINISTRATION
	BUILDING SERVICES
	BUILDING ADDITION
	EXISTING WALLS
	NEW WALLS
	FURNITURE, OWNER PROVIDED

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WEBER MURPHY FOX HDG ARCHITECTS WALLOVER ARCHITECTS

TOWER ENGINEERING BARBER & HOFFMAN CEC ENGINEERING

DATE: 06/16/25

NASD INGOMAR ELEMENTARY SCHOOL

GROUND FLOOR PLAN

Ingomar Elementary School

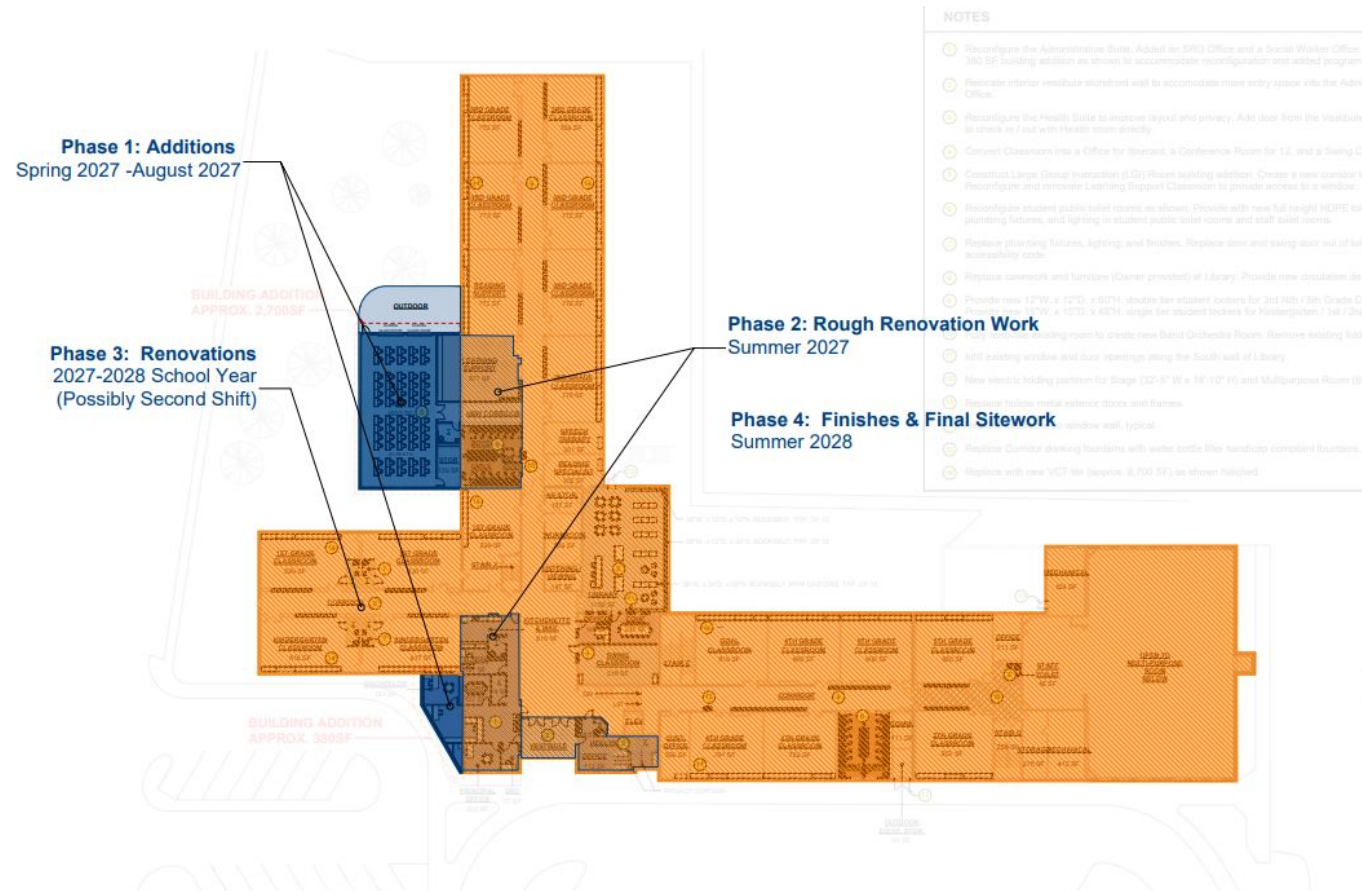
Cost Information

Category	Estimated Costs
Hard Costs (Bids + Design Contingency + Escalation)	\$8,739,405
Soft Costs (Consultant Fees, Furniture/Fixtures/Equipment, Technology Budget, Change Order Contingency, etc.)	\$2,475,487
TOTAL PROJECT COSTS (<i>RANGE</i>)	\$11,214,891 (\$11,250,000 to \$12,150,000)



Ingomar Elementary School Schedule

- Fall 2025 - Begin formal design process
- November 2026 – Bidding process
- December 2026 through February 2027 – Contracting and procurement
- March 2027 through August 2028 – Construction phase
- September 2028 – Project close-out

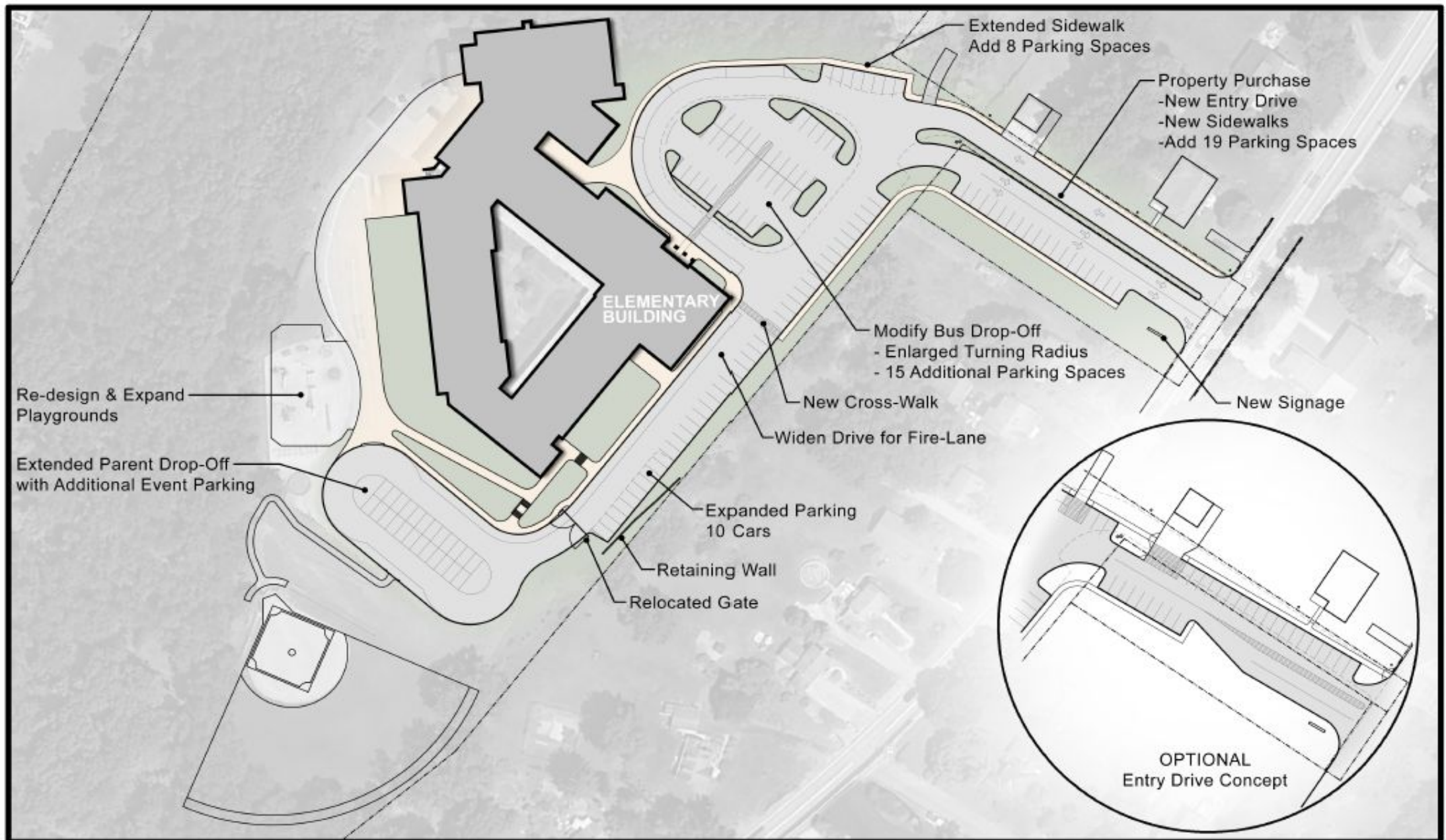


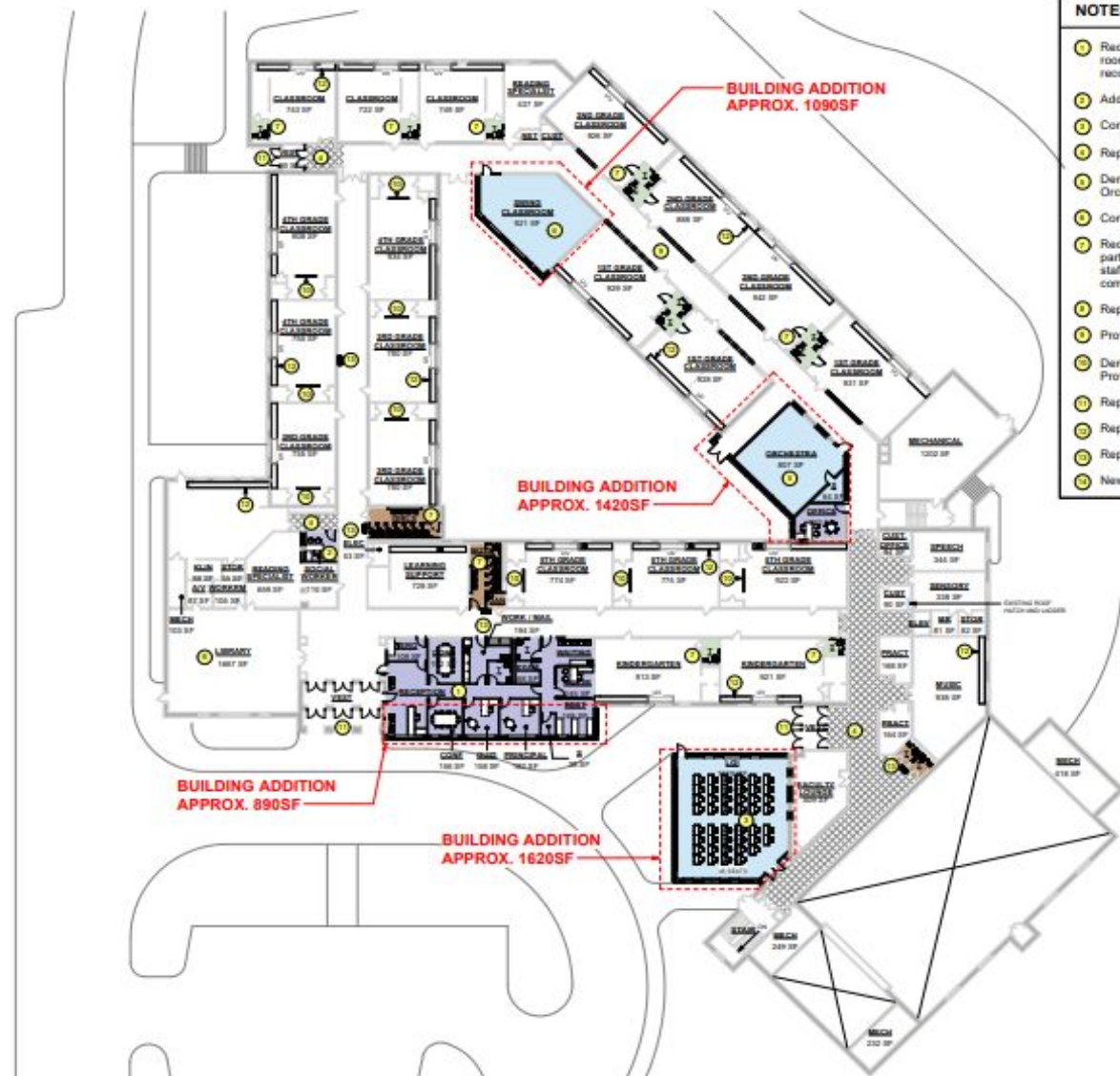
Peebles Elementary School

Scope Overview

- Development of newly acquired property for circulation
- Administration expansion
- LGI addition
- Classroom additions in courtyard
- Restroom reconfigurations
- Infrastructure upgrades
 - Capital Maintenance items
- Finishes
- Playground upgrades





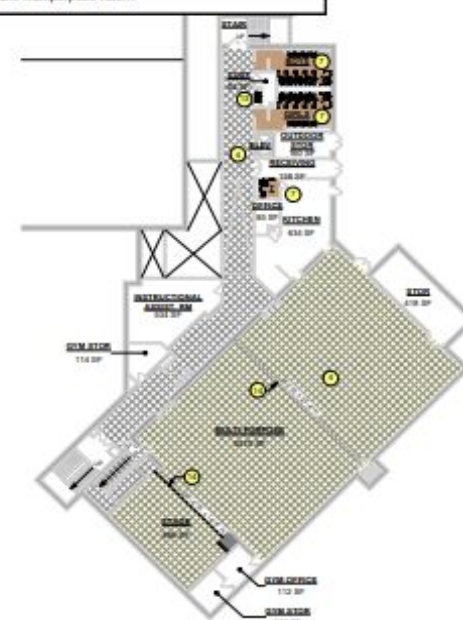


NOTES

1. Reconfigure the Administrative Suite and Health Suite. Added an SRO Office and a Conference room. Construct an approximately 890 SF building addition as shown to accommodate reconfiguration and added program. Replace existing AHU and locate it on the roof.
2. Add an itinerant's Office to the Reading Specialist's Classroom.
3. Construct an approximately 1620 SF Large Group Instruction (LGI) Room building addition.
4. Replace with new VCT tile (approx. 10,900SF) as shown hatched.
5. Demolish existing Greenhouse. Construct an approximately 1,420 SF building addition for Orchestra, an itinerant office, and a new corridor connecting to the courtyard.
6. Construct an approximately 1,090 SF Building Addition for Swing Classroom.
7. Reconfigure student public toilet rooms as shown. Provide with new full height HDPE toilet partitions. Replace all finishes, plumbing fixtures, and lighting in student public toilet rooms and staff toilet rooms. Replace door and swing door out of 1st & 2nd Grade Classroom toilet room to comply with handicap accessibility code.
8. Replace and reconfigure Library furniture (Owner provided).
9. Provide new 15"W. x 12"D. x 48"H. single tier student lockers for 1st / 2nd Grade Classrooms.
10. Demolish wall inside classroom and construct new 4'H. low wall. Provide new 16"W. x 16"D. x 42"H. single tier cubbies for 3rd / 4th / 5th Grade Classrooms.
11. Replace Main Aluminum Entrance System, typical of 12.
12. Replace Classroom furniture and casework on window wall, typical.
13. Replace Corridor drinking fountains with water bottle filler handicap compliant fountains.
14. New electric folding partition for Stage and Multipurpose Room.

PROGRAM LEGEND

	GENERAL INSTRUCTION
	SPECIAL EDUCATION
	SPECIAL INSTRUCTION
	PHYSICAL EDUCATION / PERFORMANCE
	ADMINISTRATION
	BUILDING SERVICES
	BUILDING ADDITION
	EXISTING WALLS
	NEW WALLS
	FURNITURE, OWNER PROVIDED



FIRST FLOOR PLAN

GROUND FLOOR PLAN

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WEBER MURPHY FOX HDG ARCHITECTS WALLOVER ARCHITECTS

TOWER ENGINEERING BARBER & HOFFMAN CEC ENGINEERING

DATE: 06/16/25

NASD - PEEBLES ES

PROPOSED PLANS

Peebles Elementary School

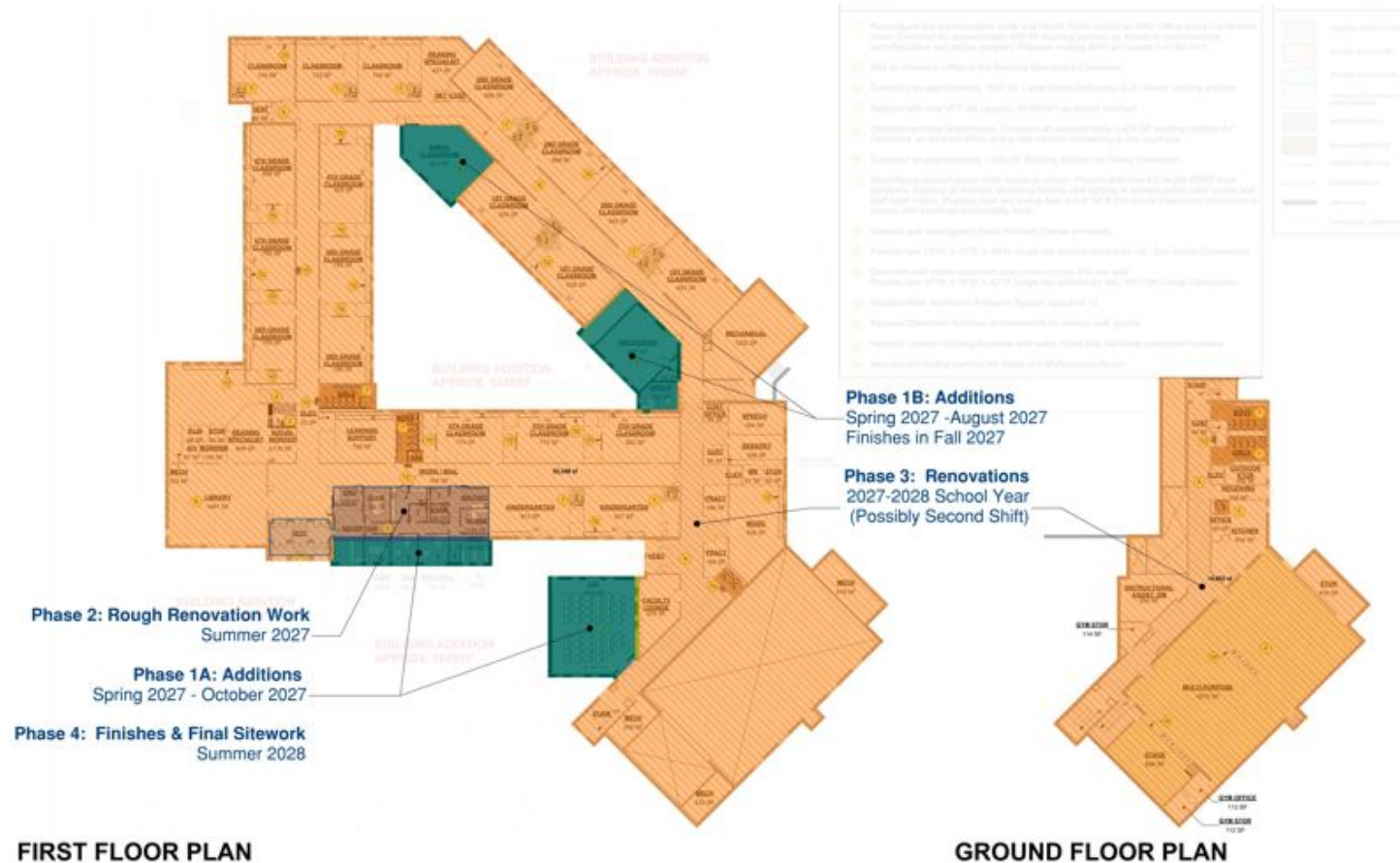
Cost Information

Category	Estimated Costs
Hard Costs (Bids + Design Contingency + Escalation)	\$7,949,239
Soft Costs (Consultant Fees, Furniture/Fixtures/Equipment, Technology Budget, Change Order Contingency, etc.)	\$2,325,355
TOTAL PROJECT COSTS (<i>RANGE</i>)	\$10,274,595 \$10,275,000 to \$11,100,000



Peebles Elementary School Schedule

- Fall 2025 - Begin formal design process
- November 2026 – Bidding process
- December 2026 through February 2027 – Contracting and procurement
- March 2027 through August 2028 – Construction phase
- September 2028 – Project close-out

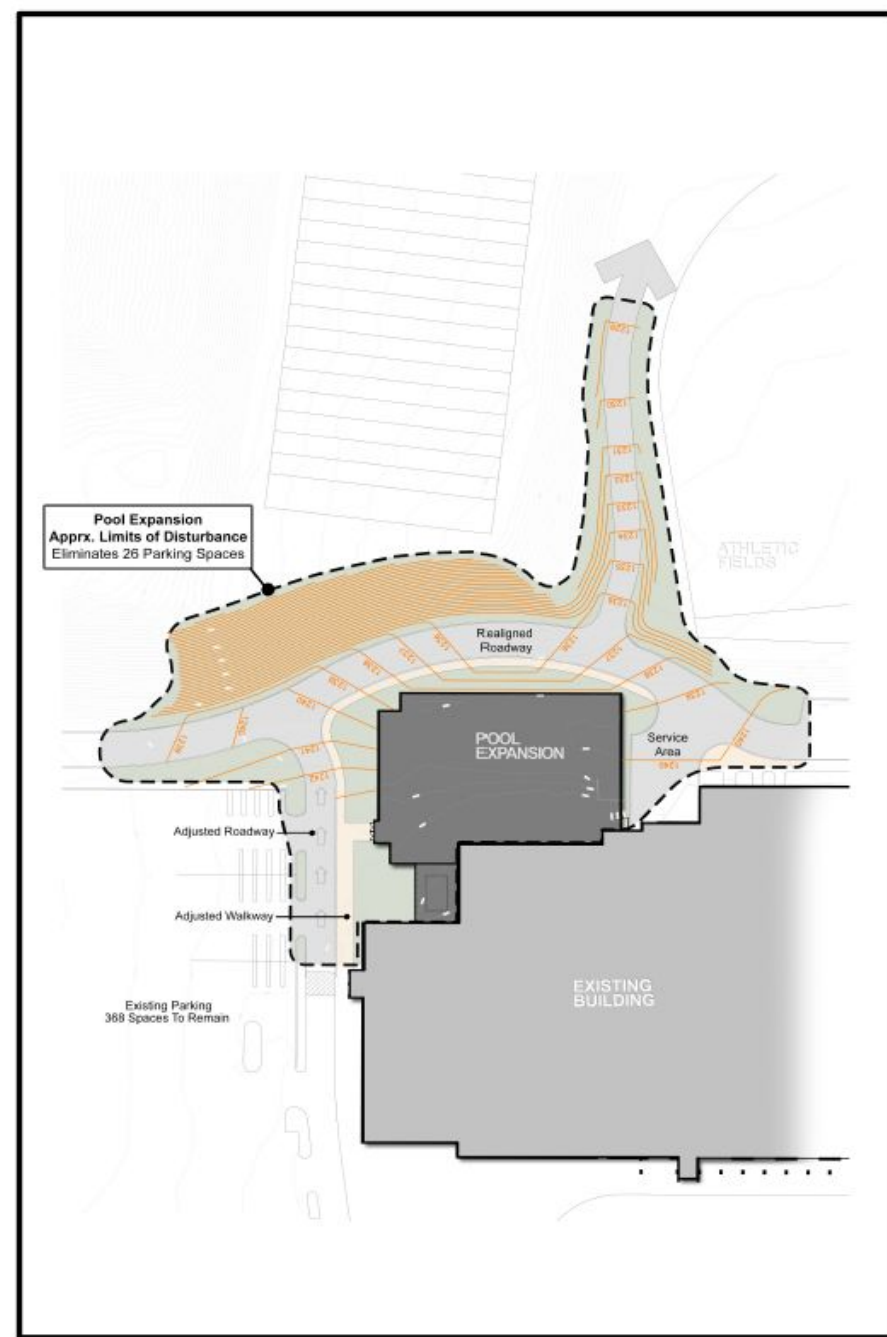
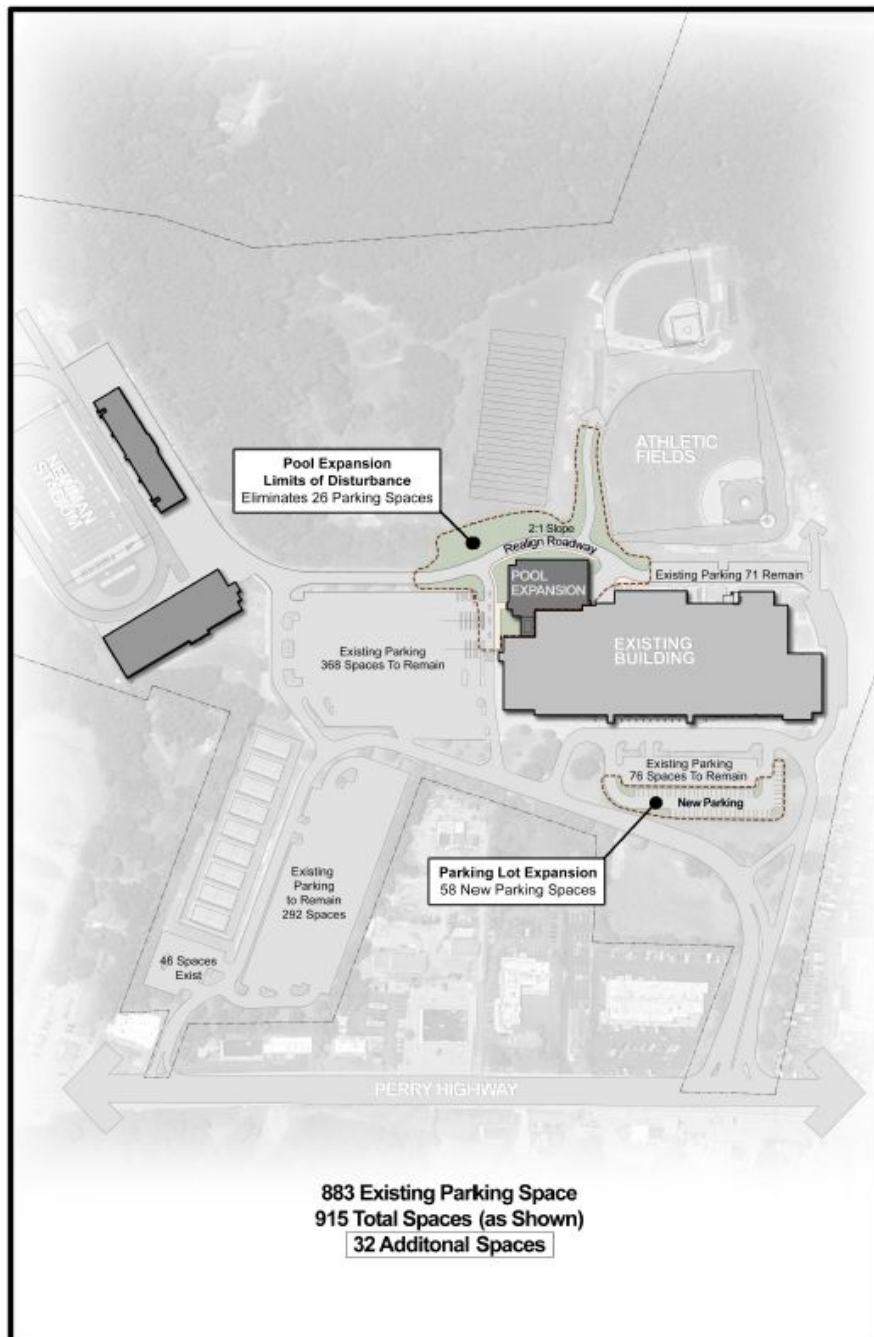


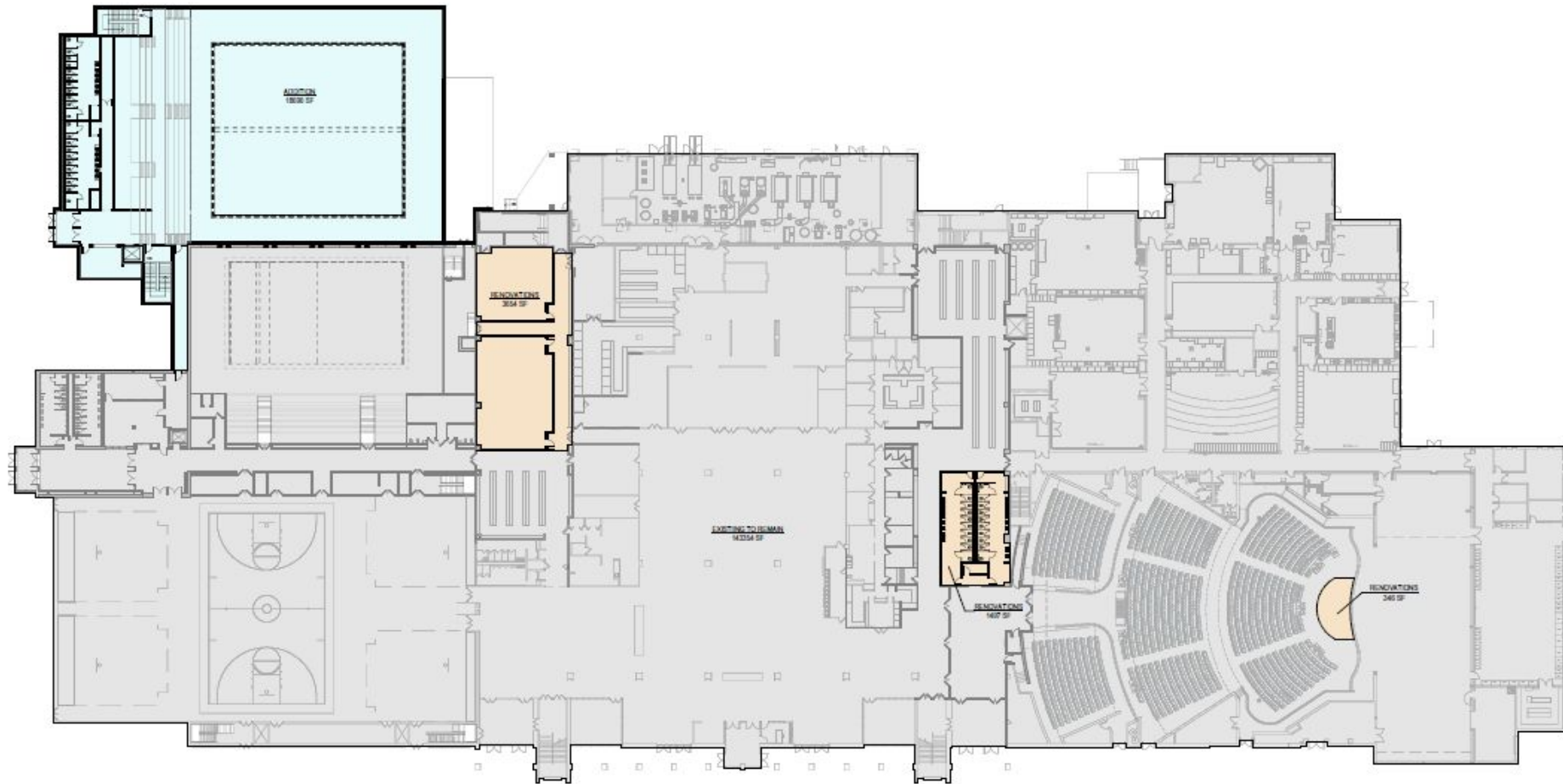
North Allegheny Senior High

Phase 1

- Pool Addition
- Auditorium renovations
- Locker area renovations
- Restroom reconfigurations
- Infrastructure upgrades
 - Capital Maintenance items
- Site improvements







FIRST FLOOR
SCALE: 1/8" = 1'-0"



WEBER MURPHY FOX HDG ARCHITECTS WALLOVER ARCHITECTS

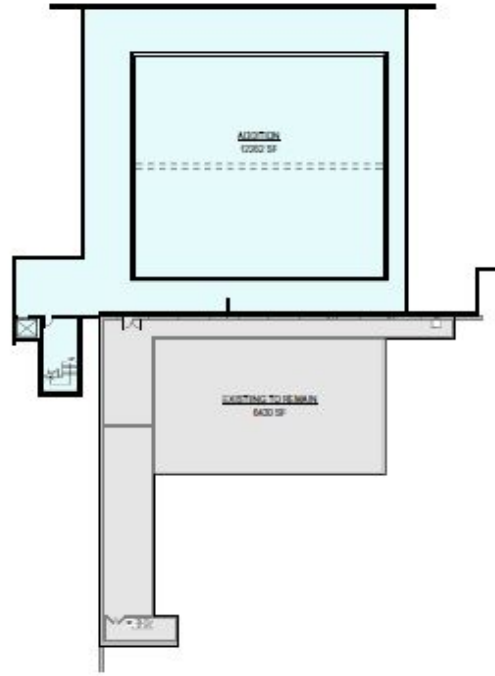
TOWER ENGINEERING BARBER & HOFFMAN CEC ENGINEERING

DATE: AUGUST 2025

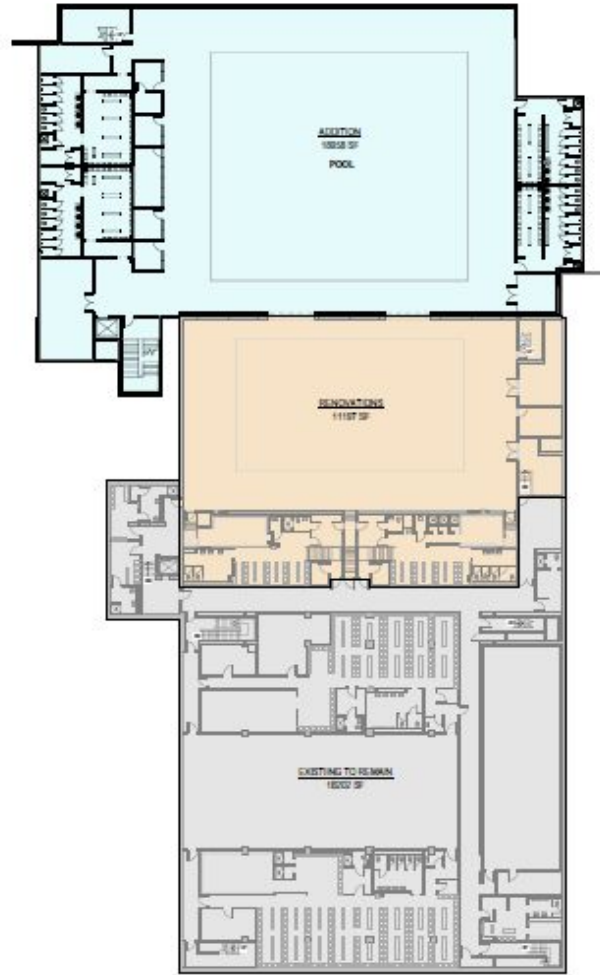
NASD SENIOR HIGH SCHOOL

OVERALL FIRST FLOOR PLAN

PG 6 OF 21



POOL EQUIP RM
SCALE: 1/8" = 1'-0"

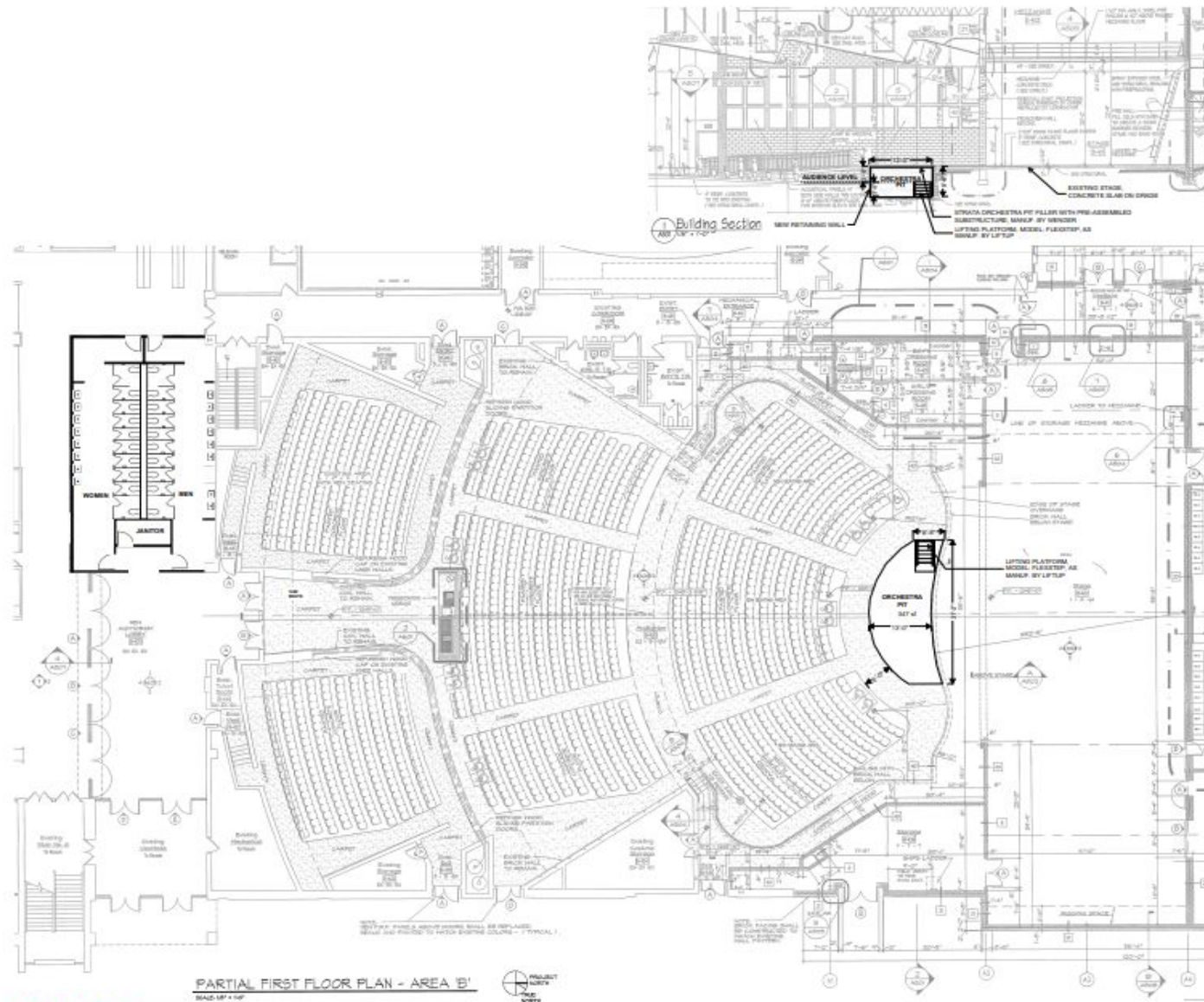


POOL DECK
SCALE: 1/8" = 1'-0"





PG 8 OF 21



SCOPE OF WORK DESCRIPTION

A. ORCHESTRA PIT

1. PROVIDE NEW ORCHESTRA PIT AT 6'-6" BELOW EXISTING STAGE. PROVIDE STRUCTURAL RETAINING WALLS ON ALL SIDES AS REQUIRED.
2. PROVIDE WITH STRATA ORCHESTRA PIT FILLER WITH MANUAL ADJUSTABLE PRE-ASSEMBLED SUBSTRUCTURE AS MANUFACTURED BY WENGER. THE PIT FILLER WILL ALLOW FOR THE ORCHESTRA PIT AREA TO BE USED AS A PIT, AT THE AUDIENCE LEVEL, AND AS A STAGE EXTENSION.
3. PROVIDE HANDICAP ACCESSIBLE LIFTING PLATFORM AS MANUFACTURED BY LIFTUP (FLEXSTEP MODEL) TO PROVIDE HANDICAP ACCESS TO THE ORCHESTRA PIT.
4. FINISH THE ORCHESTRA PIT FLOOR WITH CARPET. SIDE WALLS OF THE ORCHESTRA PIT TO BE PAINTED CMU.

B. NEW AUDITORIUM ENTRANCE PUBLIC TOILET ROOMS

1. DEMOLISH EXISTING PUBLIC TOILET ROOMS AT ENTRANCE TO AUDITORIUM IN THEIR ENTIRETY AND CREATE A NEW LARGER MENS AND WOMENS TOILET ROOM.
2. NEW WALLS TO BE CONSTRUCTED OF METAL WALL STUDS AND GYPSUM WALL BOARD. PROVIDE NEW FINISHES INSIDE THE TOILET ROOM INCLUDING NEW CERAMIC WALL/FLOOR TILE AND A NEW GYPSUM WALL BOARD CEILING. PROVIDE NEW FACE BRICK ON CORRIDOR SIDE OF NEW TOILET ROOMS TO MATCH EXISTING CORRIDOR FINISHES.
3. PROVIDE NEW FULL HEIGHT HDPE TOILET PARTITIONS, TOILET ACCESSORIES AND PLUMBING FIXTURES.
4. DEMOLISH EXISTING LOCKERS AS SHOWN FOR NEW TOILET ROOM CONSTRUCTION. REPLACE FLOORING WHERE LOCKERS ARE REMOVED WITH TERRAZO TILE TO MATCH EXISTING.

SEE BELOW FOR SUMMARY OF THE INCREASE OF PLUMBING FIXTURES GENERATED BY THESE CHANGES:

MEN'S ROOM		
	TOILETS(INCLU URINALS)	SINKS
EXISTING	6	2
PROPOSED	10	8
TOTAL ADDITIONAL	4	6

WOMEN'S ROOM		
	TOILETS	SINKS
EXISTING	5	2
PROPOSED	10	8
TOTAL ADDITIONAL	5	6

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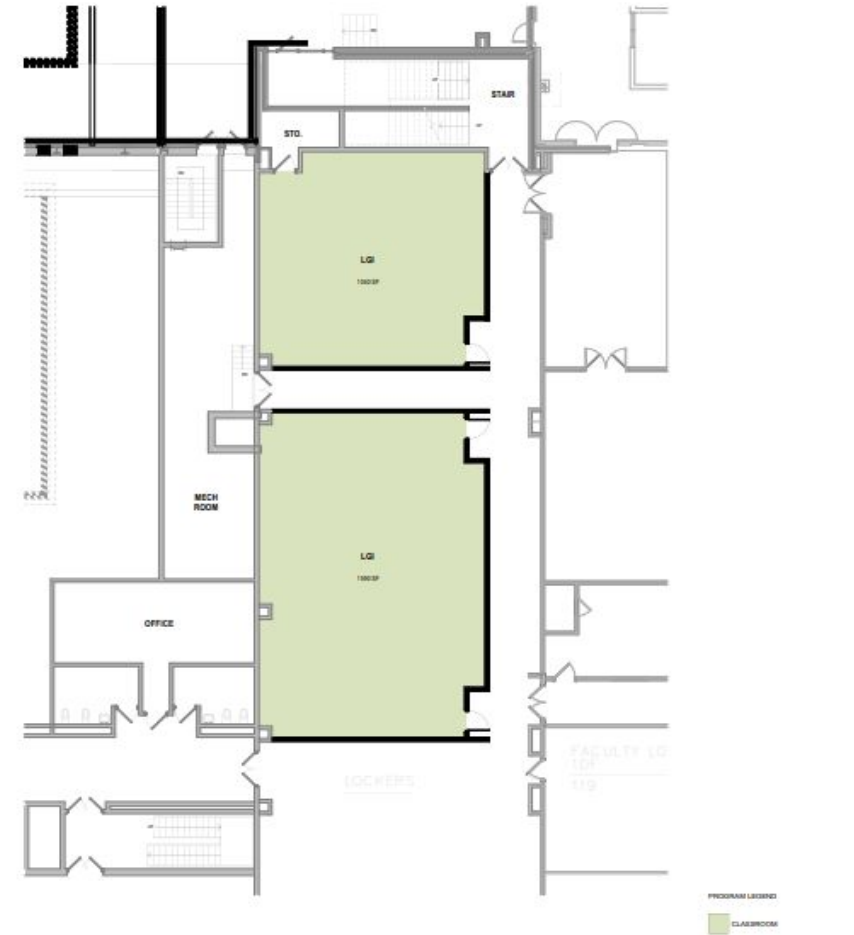
WEBER MURPHY FOX HDG ARCHITECTS WALLOVER ARCHITECTS

TOWER ENGINEERING BARBER & HOFFMAN CEC ENGINEERING

DATE: 06 May, 2025

NASD - NASH RENOVATIONS PHASE 1

AUDITORIUM & RESTROOMS



FIRST FLOOR PLAN - LGI'S

SCALE: 1/8" = 1'-0"

1 2 3 4 5 6 7 8 9 10 11 12

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WEBER MURPHY FOX HDG ARCHITECTS WALLOVER ARCHITECTS

TOWER ENGINEERING BARBER & HOFFMAN CEC ENGINEERING

DATE: AUGUST 2025

NASD SENIOR HIGH SCHOOL

LGI & LOCKER RENOVATIONS

PG 10 OF 21

① Translucent Clerestory Glazing

② Light Diffuser Fins

③ School Award Banner Location Opportunity

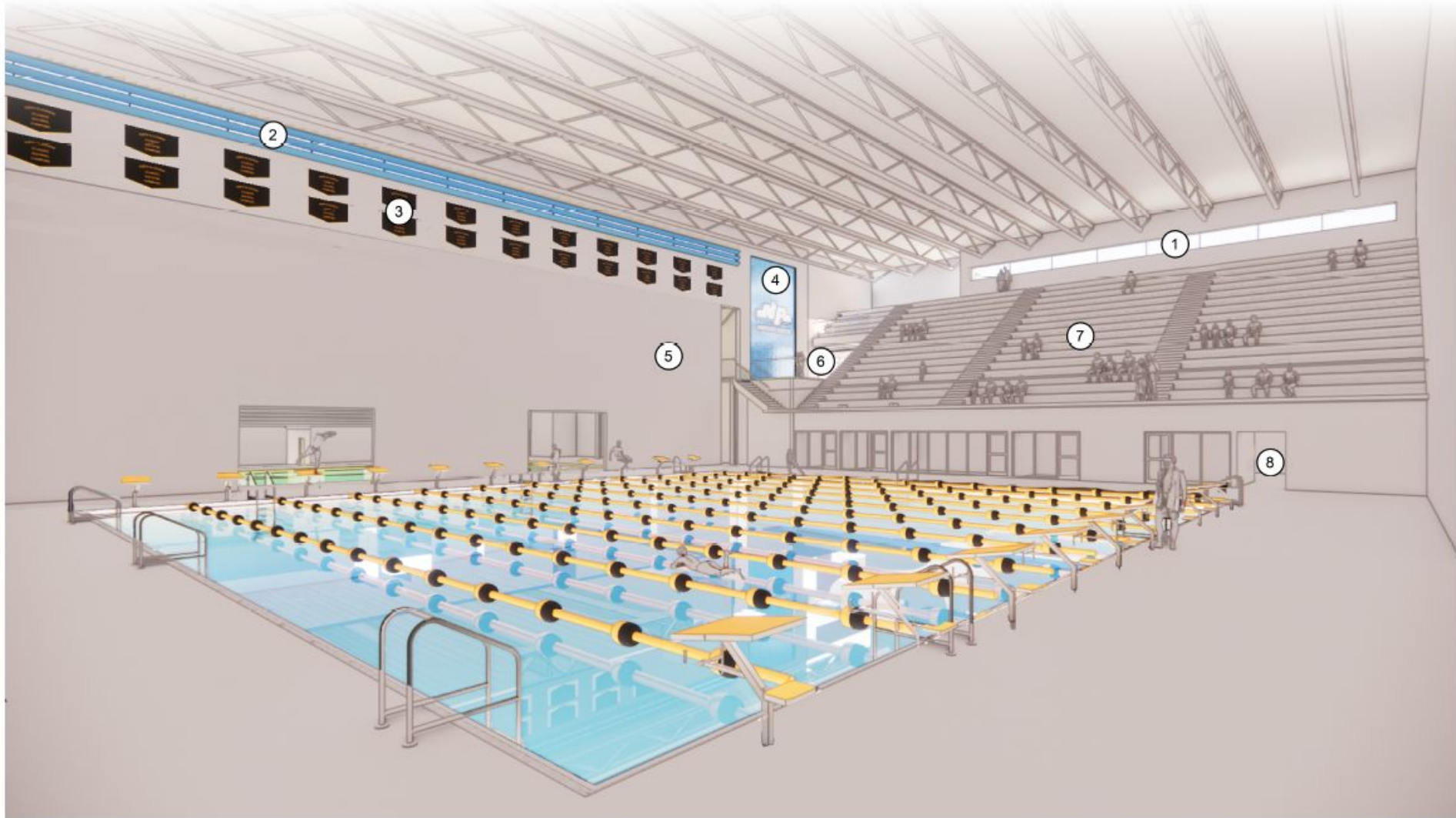
④ Tile Accent Wall

⑤ Walkway Between Pools

⑥ Main Entry

⑦ Approx. 862 New Seating

⑧ To Home Locker Rooms



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WEBER MURPHY FOX HDG ARCHITECTS WALLOVER ARCHITECTS

TOWER ENGINEERING BARBER & HOFFMAN CEC ENGINEERING

DATE: AUGUST 2025

NASD SENIOR HIGH SCHOOL

AQUATICS CENTER RENDERED INTERIOR VIEW | OPTION 1 w FIRE WALL

① Translucent Clerestory Glazing

② Light Diffuser Fins

③ School Award Banner Location Opportunity

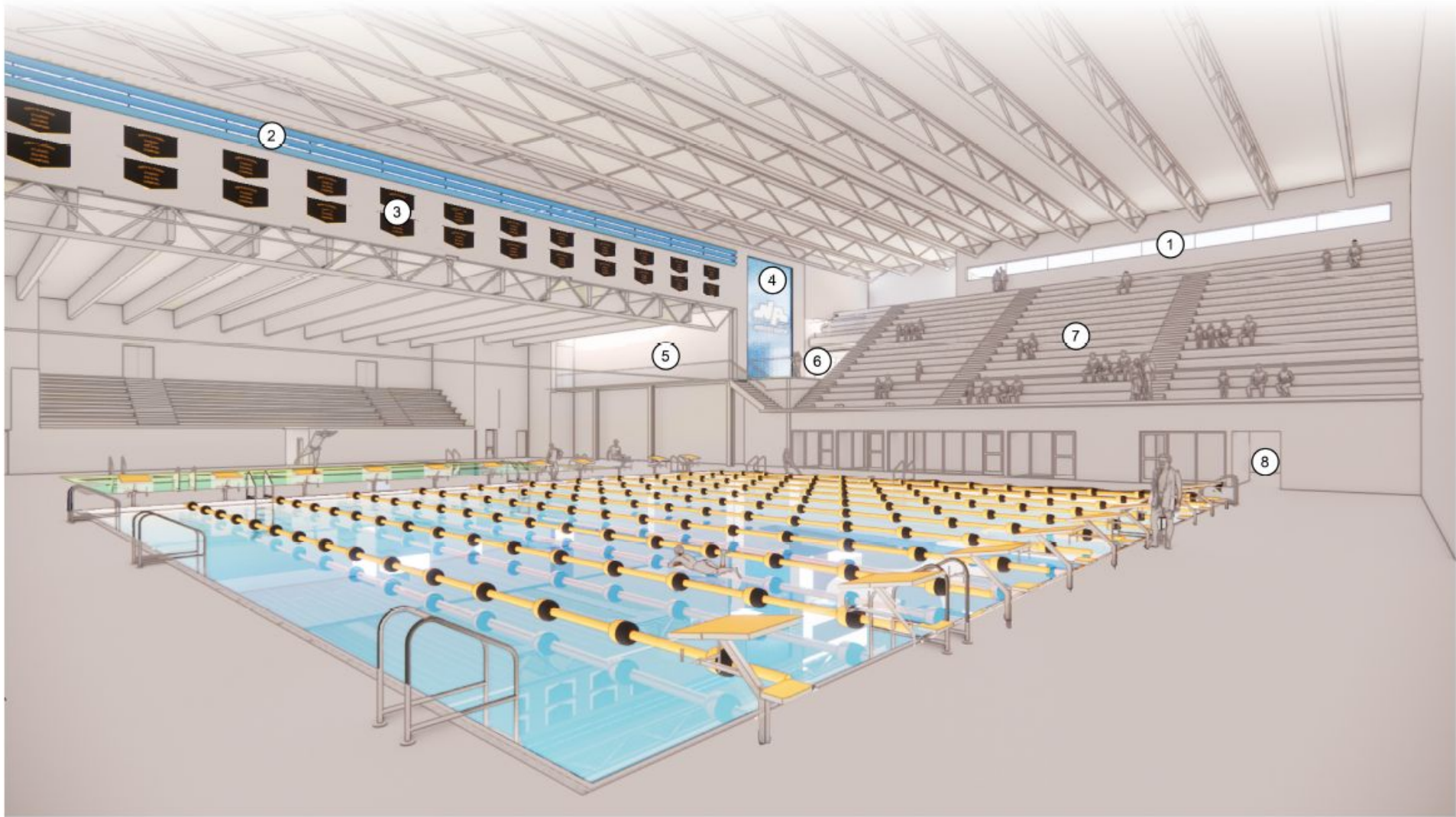
④ Tile Accent Wall

⑤ Walkway Between Pools

⑥ Main Entry

⑦ Approx. 862 New Seating

⑧ To Home Locker Rooms



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WEBER MURPHY FOX

HDG ARCHITECTS

WALLOVER ARCHITECTS

TOWER ENGINEERING

BARBER & HOFFMAN

CEC ENGINEERING

NASD SENIOR HIGH SCHOOL

AQUATICS CENTER RENDERED INTERIOR VIEW | OPTION I

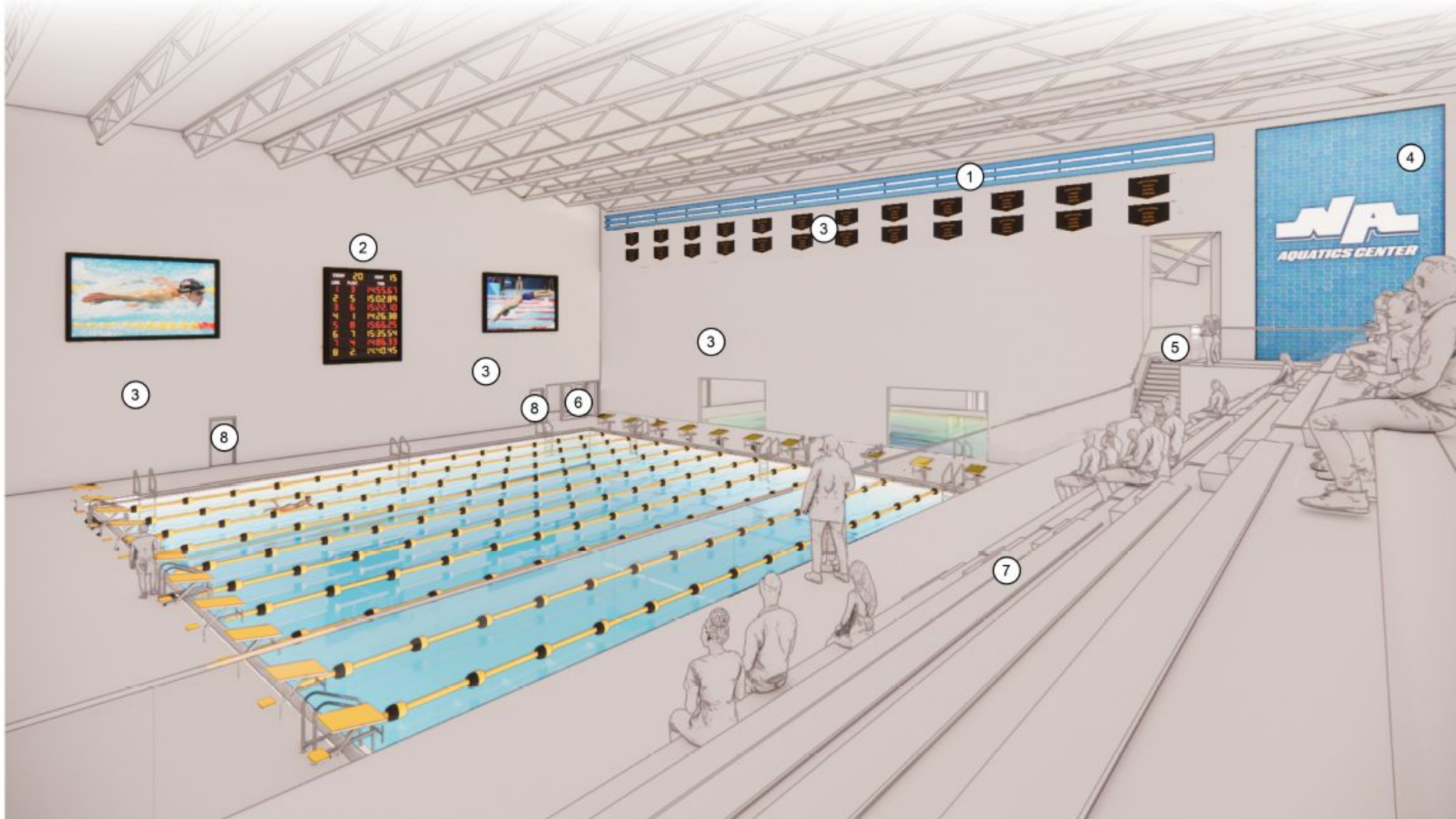
DATE: AUGUST 2025

- ① Light Diffuser Fins
- ② Scoreboard & Display Screens

- ③ School Award Banner Location Opportunity
- ④ Tile Accent Wall

- ⑤ Walkway Between Pools
- ⑥ Multi-Purpose Room

- ⑦ Approx. 862 New Seating
- ⑧ Away Locker Rooms



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WEBER MURPHY FOX HDG ARCHITECTS WALLOVER ARCHITECTS

TOWER ENGINEERING BARBER & HOFFMAN CEC ENGINEERING

DATE: AUGUST 2025

NASD SENIOR HIGH SCHOOL

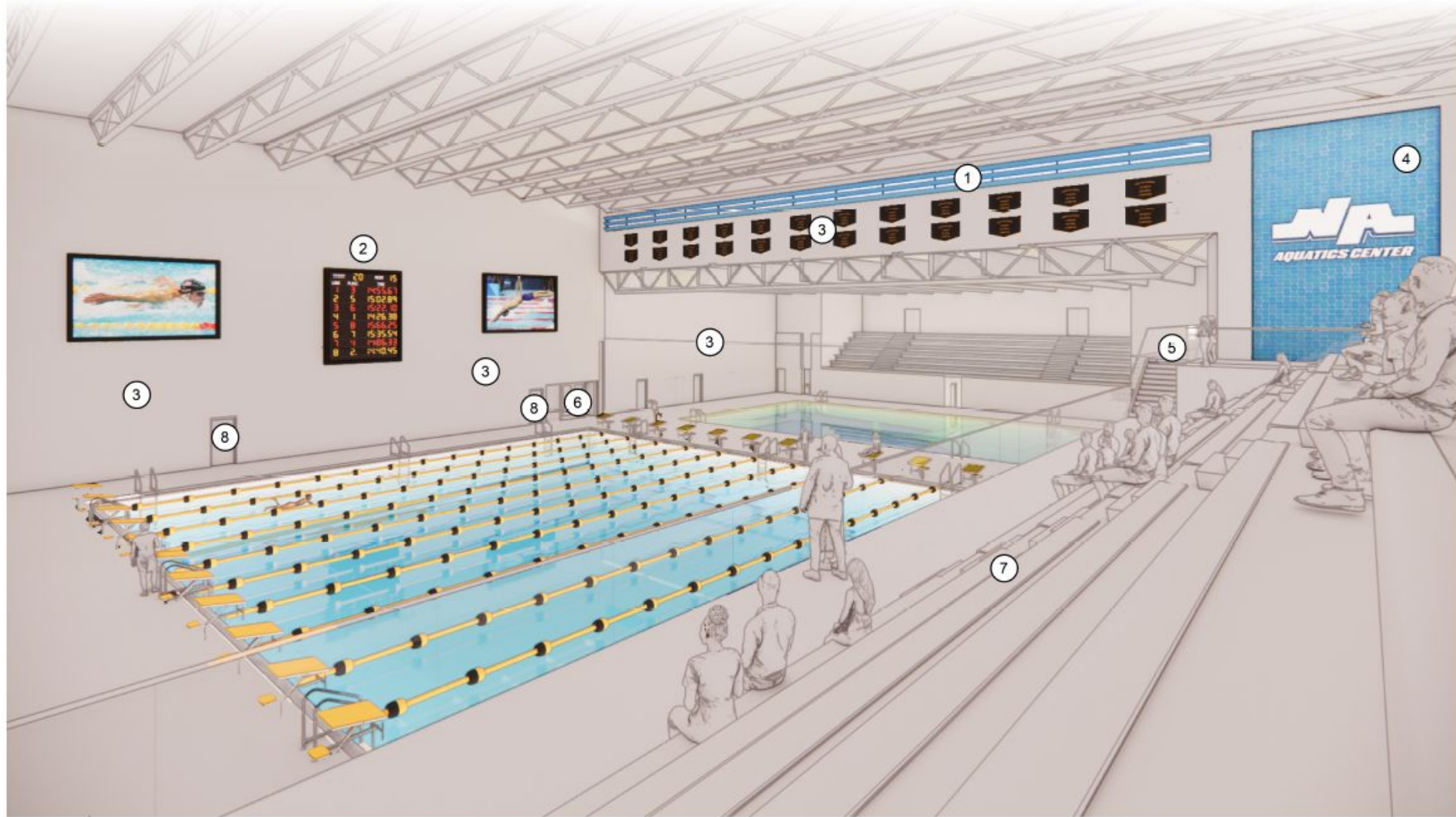
AQUATICS CENTER RENDERED INTERIOR VIEW 2 OPTION 1 w FIRE WALL

- ① Light Diffuser Fins
- ② Scoreboard & Display Screens

- ③ School Award Banner Location Opportunity
- ④ Tile Accent Wall

- ⑤ Walkway Between Pools
- ⑥ Multi-Purpose Room

- ⑦ Approx. 862 New Seating
- ⑧ Away Locker Rooms



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WEBER MURPHY FOX

HDG ARCHITECTS

WALLOVER ARCHITECTS

TOWER ENGINEERING

BARBER & HOFFMAN

CEC ENGINEERING

NASD SENIOR HIGH SCHOOL

AQUATICS CENTER RENDERED INTERIOR VIEW 2 OPTION 1

DATE: AUGUST 2025

North Allegheny Senior High

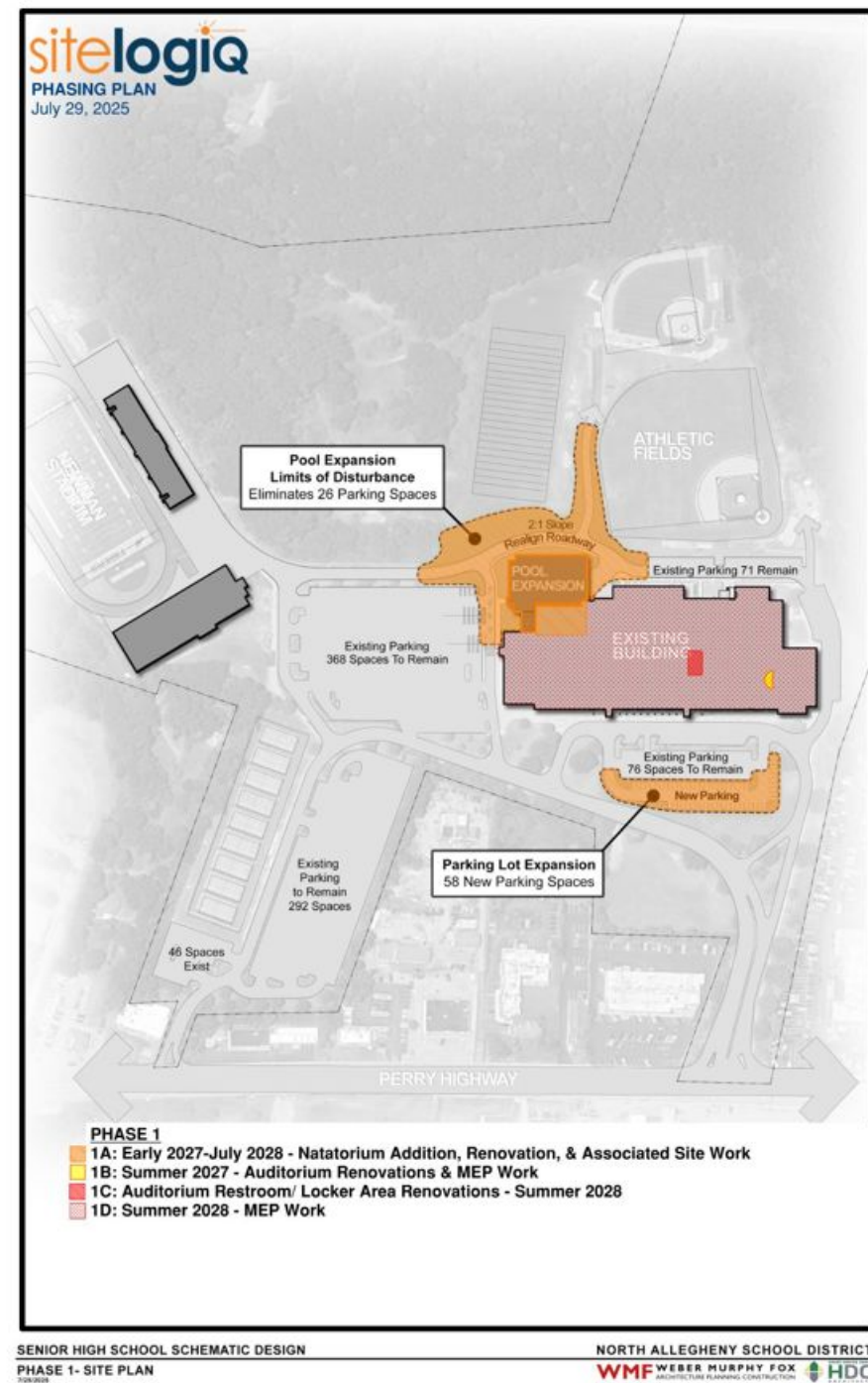
Cost Information

Category	Estimated Costs
Hard Costs (Bids + Design Contingency + Escalation)	\$23,328,715
Soft Costs (Consultant Fees, Furniture/Fixtures/Equipment, Technology Budget, Change Order Contingency, etc.)	\$4,406,159
TOTAL PROJECT COSTS (<i>RANGE</i>)	\$27,734,874 (\$27,750,000 to \$30,000,000)



North Allegheny Senior High - Schedule

- Fall 2025 - Begin formal design process
- November 2026 – Bidding process
- December 2026 through February 2027
– Contracting and procurement
- March 2027 through August 2028 –
Construction phase
- September 2028 – Project close-out



Cost Summary – Four Projects

Building	Estimated Costs
Hosack ES	\$10,350,000
Ingomar ES	\$12,150,000
Peebles ES	\$11,100,000
NASH – Phase 1	\$30,000,000
SUB TOTAL	\$63,600,000



North Allegheny Intermediate Exploration

Option	SF	Estimated Cost*	Considerations
#1 - Renovations, Complete Infill of Courtyards, Cafeteria/Administration/Aux Gym Additions	50,260 SF of New 206,340 SF of Renovation 256,600 SF TOTAL	\$126,250,000 Slightly higher than option #4 due to infills and temporary classrooms	Highest amount of educational disruption and opportunity for failure and unforeseen conditions
#2A - Renovations, partial infill of Courtyards, Cafeteria/Administration/Aux Gym Additions and 2-Story Science and Tech Ed Addition	61,500 SF of New 216,706 SF of Renovation 278,206 SF TOTAL	Not estimated	Limited swing space due to the need to tear down of the existing Tech Ed with no options to relocate during construction. Large amount of addition with limited return.
#2B – Renovations, minimal infill of Courtyards, Cafeteria/Administration/Aux Gym Addition and Science/Tech Ed and Classroom addition	64,500 SF of Renovation 216,706 SF of New 281,206 SF TOTAL	Not estimated	Limited infill work. Largest amount of new construction. Limited swing space due to the need to tear down existing Tech Ed with no options to relocate during construction.

**NAI estimates are very conceptual in nature due to level of detail.*



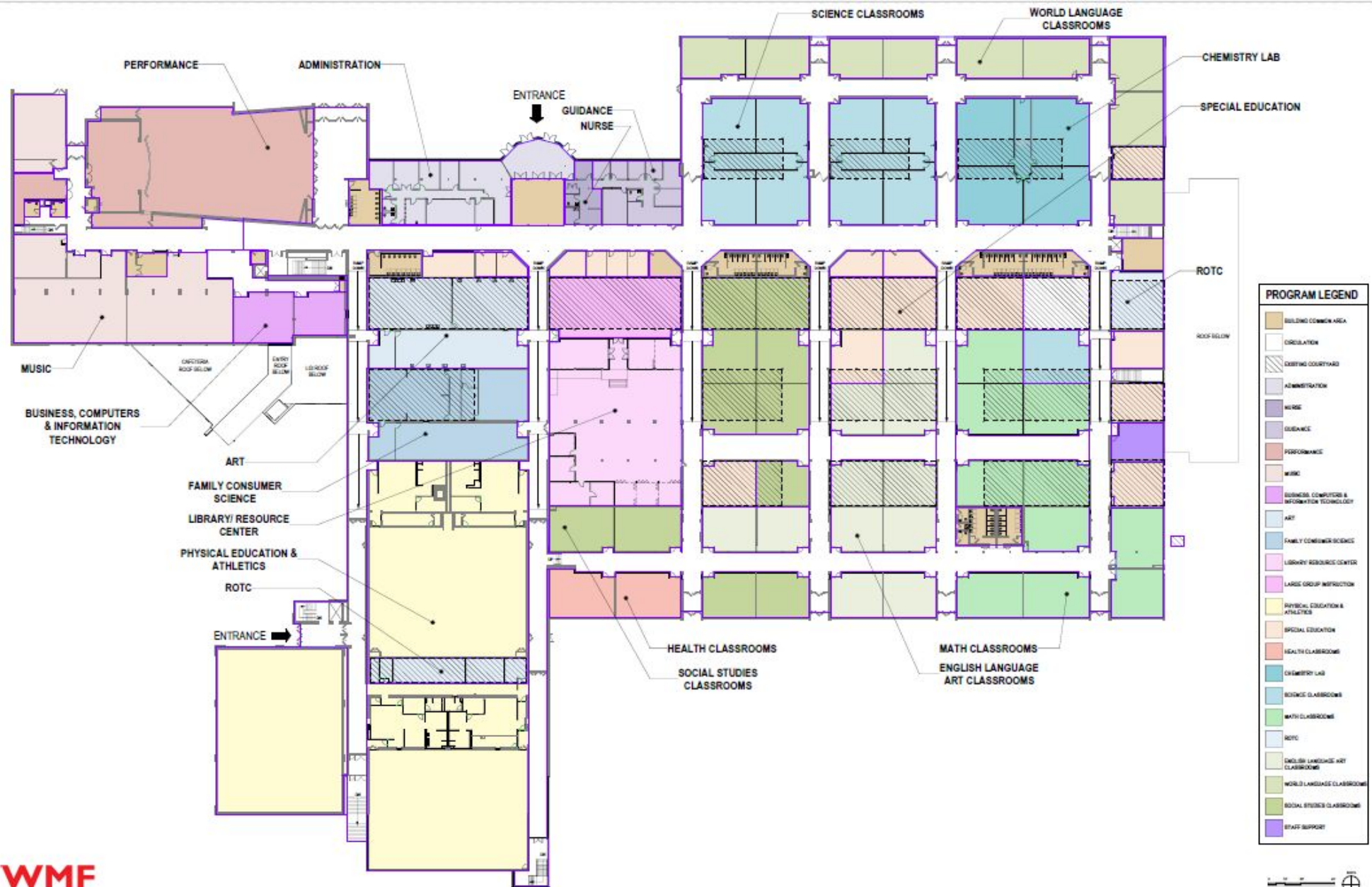
North Allegheny Intermediate Exploration

Option	SF	Estimated Cost*	Considerations
#3 - Renovations, Complete Infill of Courtyards, Cafeteria/Administration/Aux Gym Additions and Science addition	47,500 SF of New 216,076 SF of Renovation 263,576 SF TOTAL	Not Estimated	Not enough swing space to reduce the educational disruption.
#4 - Renovations, Partial Infill of Courtyards, Cafeteria/Administration/Aux Gym Additions and 24 Classroom Addition	58,582 SF of New 216,076 of Renovation 274,658 SF TOTAL	\$111,000,000 Slightly less than option #1 due to construction efficiencies and lack of temporary classrooms	Swing space created from the classroom addition will minimize the educational disruption and allow a more reasonably phased project
#5 – Major Addition, Salvage Athletic Wing, Demolition, Site Improvements	48,279 SF of Renovation 223,733 SF of New 272,012 SF TOTAL	\$167,000,000 Highest of these 3 Options	Addresses all existing building issues, allows for best classroom sizes. Requires further research of subsoil conditions and additional programmatic calculations to determine amount of new SF.

**NAI estimates are very conceptual in nature due to level of detail.*



Option 1



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WEBER MURPHY FOX HDG ARCHITECTS WALLOVER ARCHITECTS

TOWER ENGINEERING BARBER & HOFFMAN CEC ENGINEERING

DATE: 06/02/2025

NASD INTERMEDIATE HIGH SCHOOL

OVERALL MAIN FLOOR PLAN

Option 2A (Discarded)

SUMMARY OF OPTION

- 2 STORIES SCIENCE & TECH ADDITION W/ DEMOLITION OF EXISTING TECH ED

- COVERING 3 COURTYARD SPACES TO CREATE A CENTRAL STUDENT COMMONS WITH SKYLIGHTS

- INFILLING PARTIAL COURTYARD SPACES TO CREATE MORE FUNCTIONAL CLASSROOMS

CLASSROOM WING SF ANALYSIS

EXISTING BUILDING TO REMAIN: 83,500 SF
COURTYARD INFILL: 18,500 SF
BUILDING ADDITION: 28,000 SF

APPROXIMATE CLASSROOM WING SF: 130,000 SF



PROGRAM LEGEND	
	BUILDING SUPPORT
	CLASSROOM CHEMISTRY
	CLASSROOM ENGLISH LANGUAGE ART
	CLASSROOM HEALTH
	CLASSROOM MATH
	CLASSROOM SCIENCE
	CLASSROOM SOCIAL STUDY
	CLASSROOM WORLD LANGUAGE
	RESTROOMS
	NOTC
	SPECIAL EDUCATION
	STAFF SUPPORT

EXISTING COURTYARD SPACE

DEMOLISH EXISTING TECH ED WING 7,000SF
SUGGEST TO TEMPORARILY RELOCATE TECH-ED TO THE AUXILIARY GYM BEFORE BUILDING THE AUXILIARY GYM ADDITION.

28,000SF NEW BUILDING ADDITION

SCIENCE AND TECHNOLOGY CENTER

OPTION 2A: BUILDING ADDITION TO THE EAST

NASD INTERMEDIATE HIGH SCHOOL

CLASSROOMS

WMF

WEBER MURPHY FOX

HDG ARCHITECTS

WALLOVER ARCHITECTS

TOWER ENGINEERING

BARBER & HOFFMAN

CEC ENGINEERING

DATE: 08/17/2025

Option 2B (Discarded)

SUMMARY OF OPTION

- 2 STORIES SCIENCE & TECH ADDITION W/
DEMOLITION OF EXISTING TECH ED

- COVERING 3 COURTYARD SPACES TO CREATE A
CENTRAL STUDENT COMMONS WITH SKYLIGHTS

- 1 STORY ADDITION TO THE SOUTH TO CREATE
ADDITIONAL CLASSROOMS OFFSETTED FROM NOT
INFILLING THE REST OF THE COURTYARDS

CLASSROOM WING SF ANALYSIS

EXISTING BUILDING TO REMAIN: 83,500 SF
COURTYARD INFILL: 8,500 SF
BUILDING ADDITION: 41,000 SF

APPROXIMATE CLASSROOM WING SF: 133,000 SF



PROGRAM LEGEND	
	BUILDING SUPPORT
	CLASSROOM CHEMISTRY
	CLASSROOM ENGLISH LANGUAGE ART
	CLASSROOM HEALTH
	CLASSROOM MATH
	CLASSROOM SCIENCE
	CLASSROOM SOCIAL STUDY
	CLASSROOM WORLD LANGUAGE
	RESTROOMS
	ROTC
	SPECIAL EDUCATION
	STAFF SUPPORT

EXISTING COURTYARD SPACE

DEMOLISH EXISTING
TECH ED WING 7,000SF
SUGGEST TO TEMPORARILY
RELOCATE TECH-ED TO THE
AUXILIARY GYM BEFORE BUILDING
THE AUXILIARY GYM ADDITION.

28,000SF NEW
BUILDING ADDITION

SCIENCE AND
TECHNOLOGY CENTER

13,000SF NEW
BUILDING ADDITION

OPTION 2B: BUILDING ADDITION WITH
MINIMAL INFILL OF COURTYARDS

NASD INTERMEDIATE HIGH SCHOOL

CLASSROOMS

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WEBER MURPHY FOX HDG ARCHITECTS WALLOVER ARCHITECTS

TOWER ENGINEERING BARBER & HOFFMAN CEC ENGINEERING

DATE: 06/17/2025

Option 3 (Discarded)

SUMMARY OF OPTION

- 1 STORY SCIENCE ADDITION TO THE SOUTH
- COVERING 3 COURTYARD SPACES TO CREATE A CENTRAL STUDENT COMMONS WITH SKYLIGHTS
- INFILLING PARTIAL COURTYARD SPACES TO CREATE MORE FUNCTIONAL CLASSROOMS

CLASSROOM WING SF ANALYSIS

EXISTING BUILDING TO REMAIN:	94,000 SF
COURTYARD INFILL:	8,500 SF
BUILDING ADDITION:	24,000 SF
APPROXIMATE CLASSROOM WING SF:	126,500 SF



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WEBER MURPHY FOX HDG ARCHITECTS WALLOVER ARCHITECTS

TOWER ENGINEERING BARBER & HOFFMAN CEC ENGINEERING

DATE: 06/17/2025

Option 4



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WEBER MURPHY FOX HDG ARCHITECTS WALLOVER ARCHITECTS

TOWER ENGINEERING BARBER & HOFFMAN CEC ENGINEERING

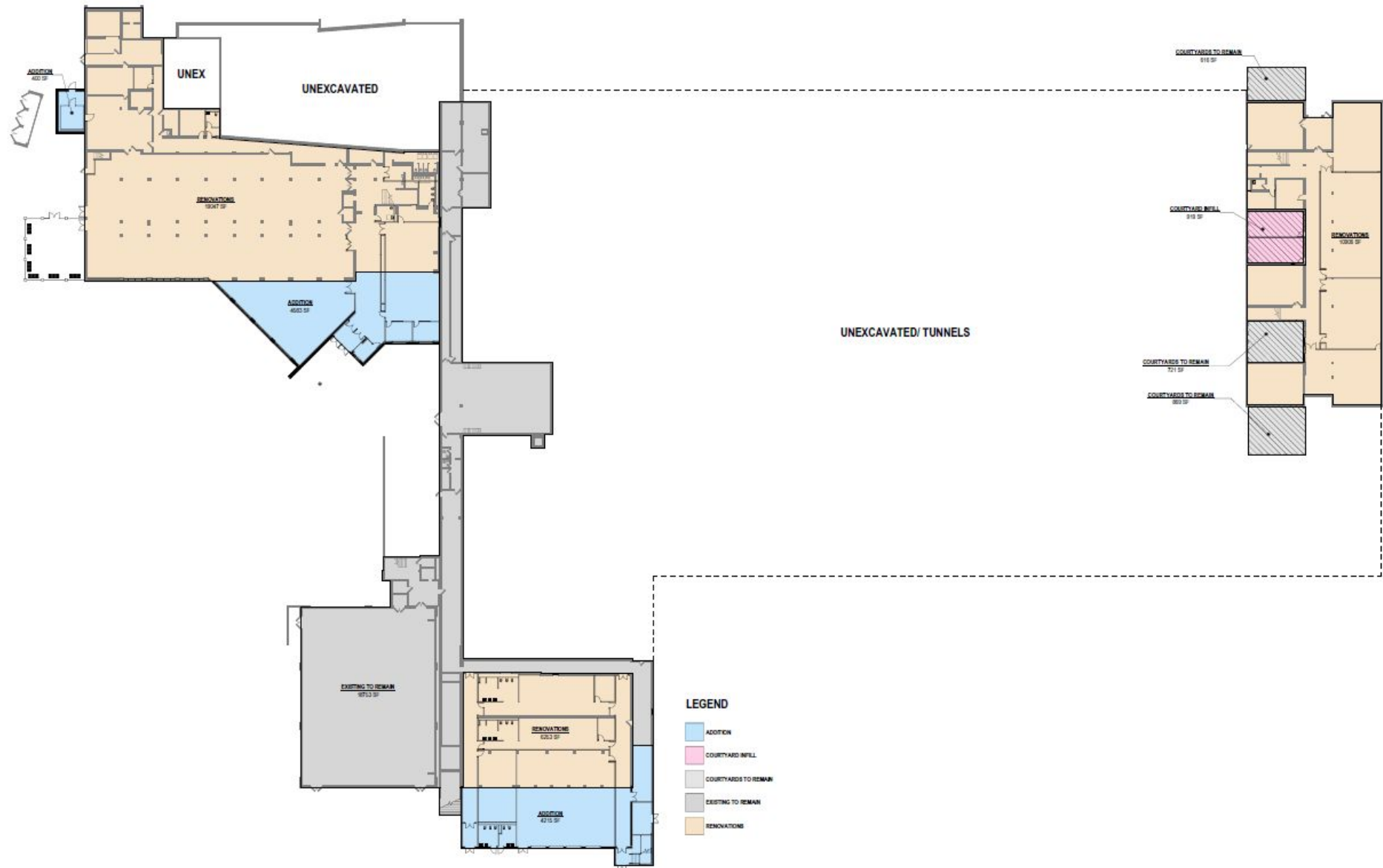
DATE: AUGUST 2025

NASD INTERMEDIATE HIGH SCHOOL

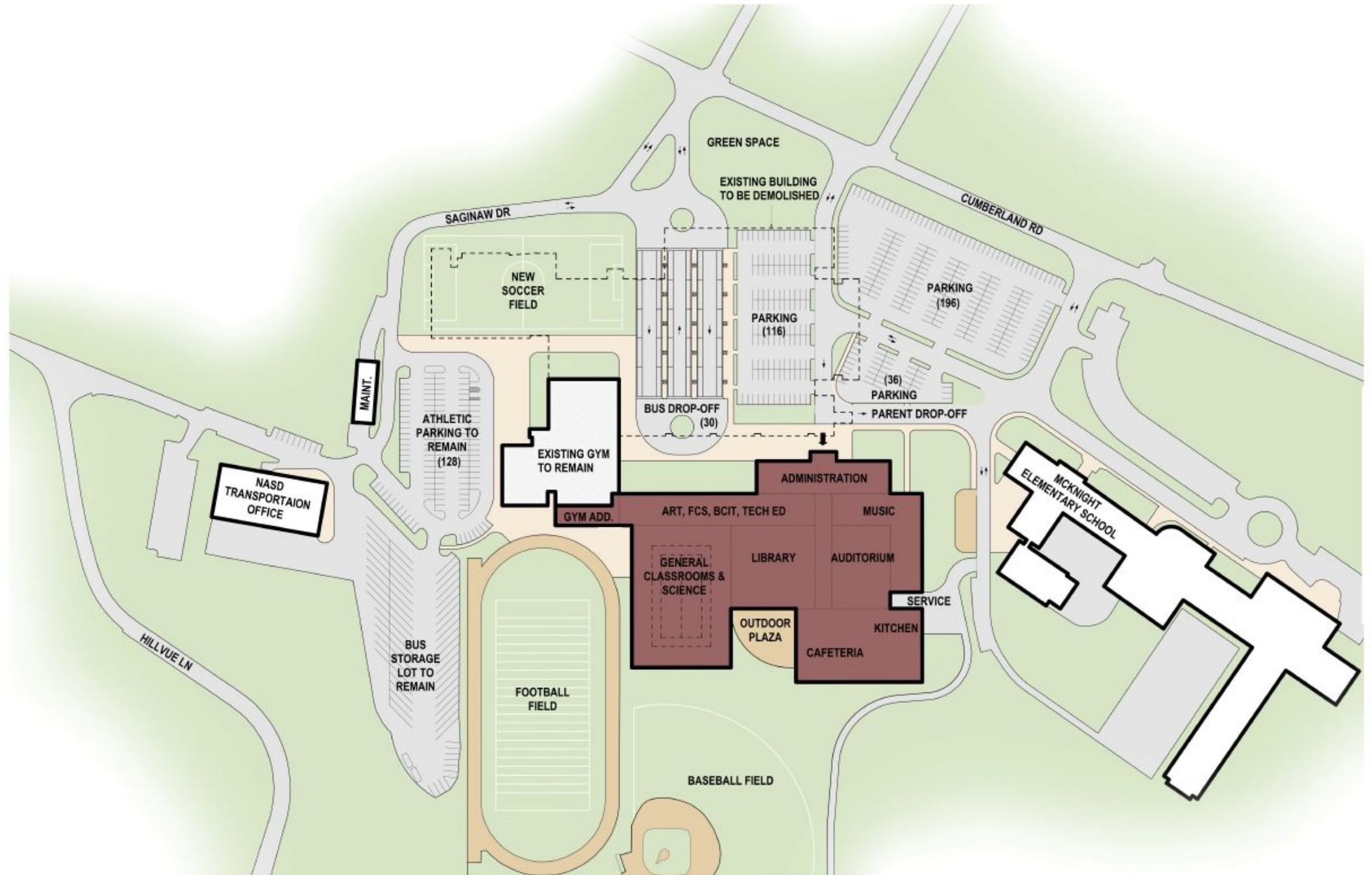
MAIN LEVEL FLOOR PLAN

PG 41 OF 41

Option 4 +
Lower Level



**Option 5
(Concept)**



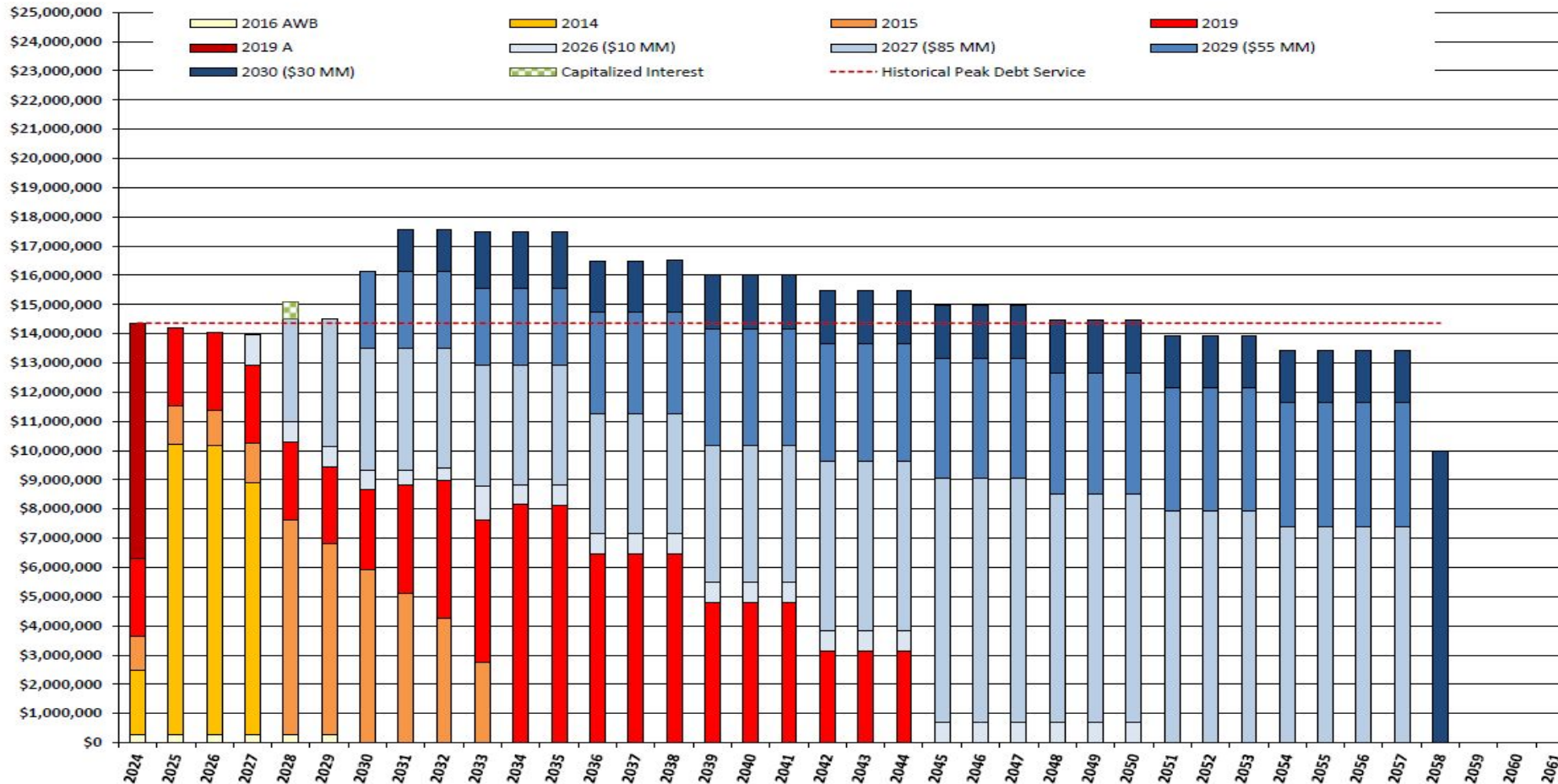
Considerations for Cost Estimating

- The inclusion of a future economic impact allowance
- Escalation factors and design contingency
- Recent pool bid results and manufacturer-driven estimates
- Recent infrastructure renovation bid results
- Square foot analysis taking market conditions into consideration
- Complexity of construction; impact on efficiency/productivity
- Based on schematic information and therefore a “worst case” scenario has been presented



Pro-forma Debt Schedule- \$180MM (NAI Option 4)

Annual Debt Service Requirements: Aggregate Local Share Basis



\$180MM New Debt

Potential Issuances

- 2026- \$10MM
- 2027- \$85MM
- 2029- \$55MM
- 2030 - \$30MM

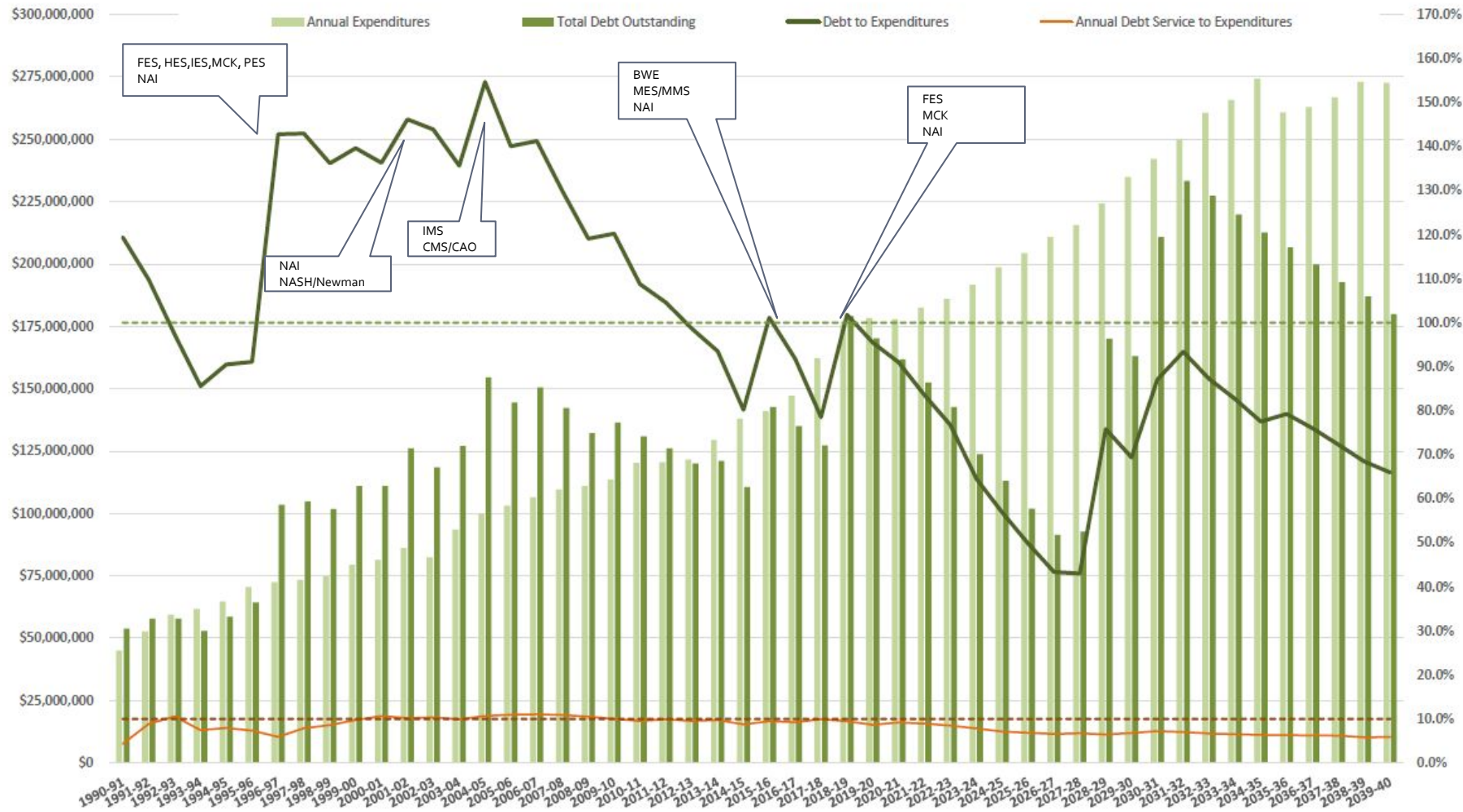
Annual Net Debt

- Current ~\$14.5MM
- New Peak ~\$17.5MM



Pro-forma Debt Ratios- \$180MM (NAI Option 4)

Budget vs Debt, Annual Debt Service



\$180MM New Debt

Total Net Debt vs Budget

- Current=49.9%
- Historical Peak=154.7%
- With New Debt=93.4%
- Ceiling = 225%

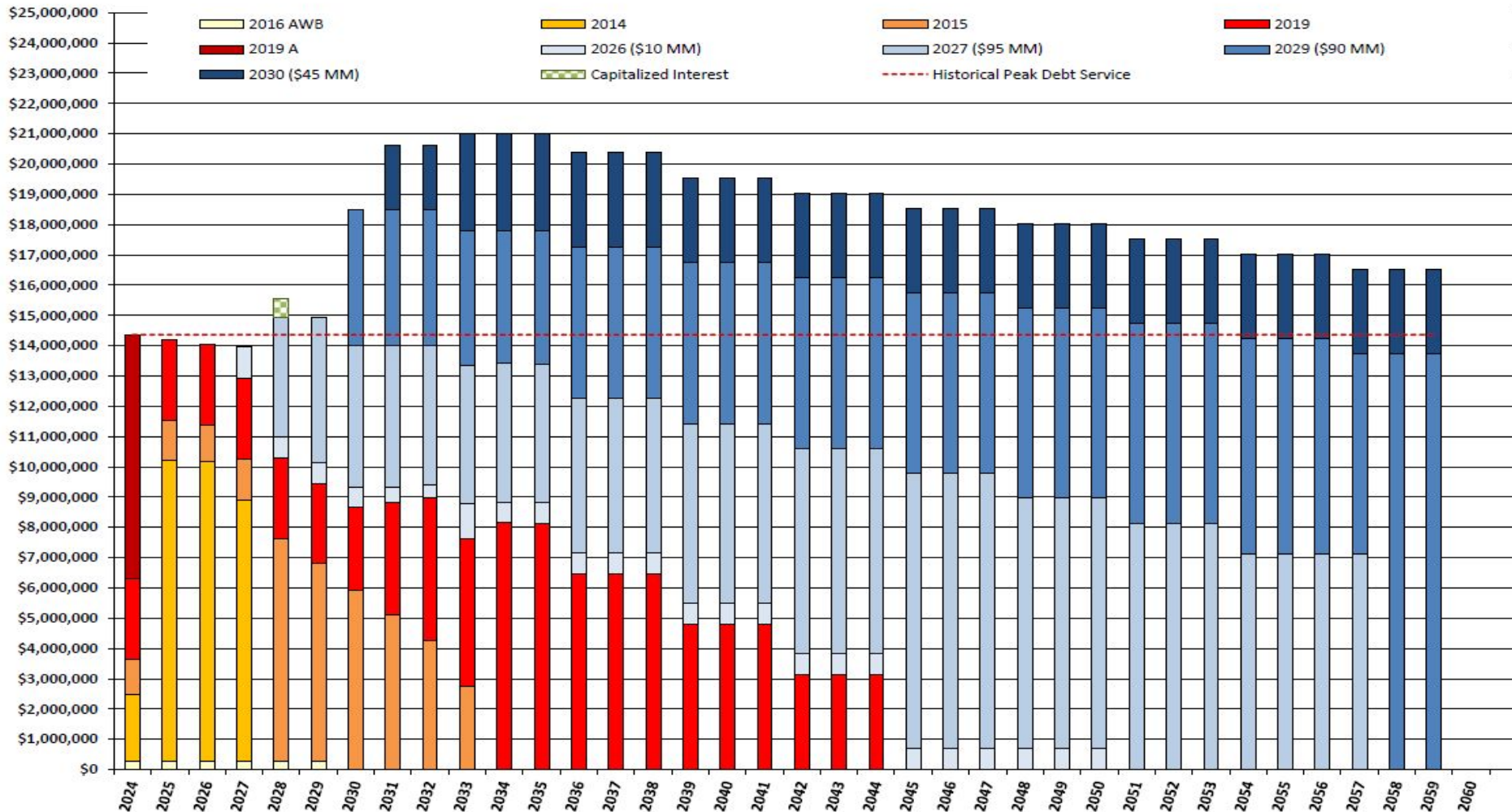
Net Debt % Budget

- Current=7.1%
- Historical Peak=11.1%
- With New Debt=7.3%



Pro-forma Debt Schedule- \$240MM (NAI Option 5)

Annual Debt Service Requirements: Aggregate Local Share Basis



\$240MM New Debt

Potential Issuances

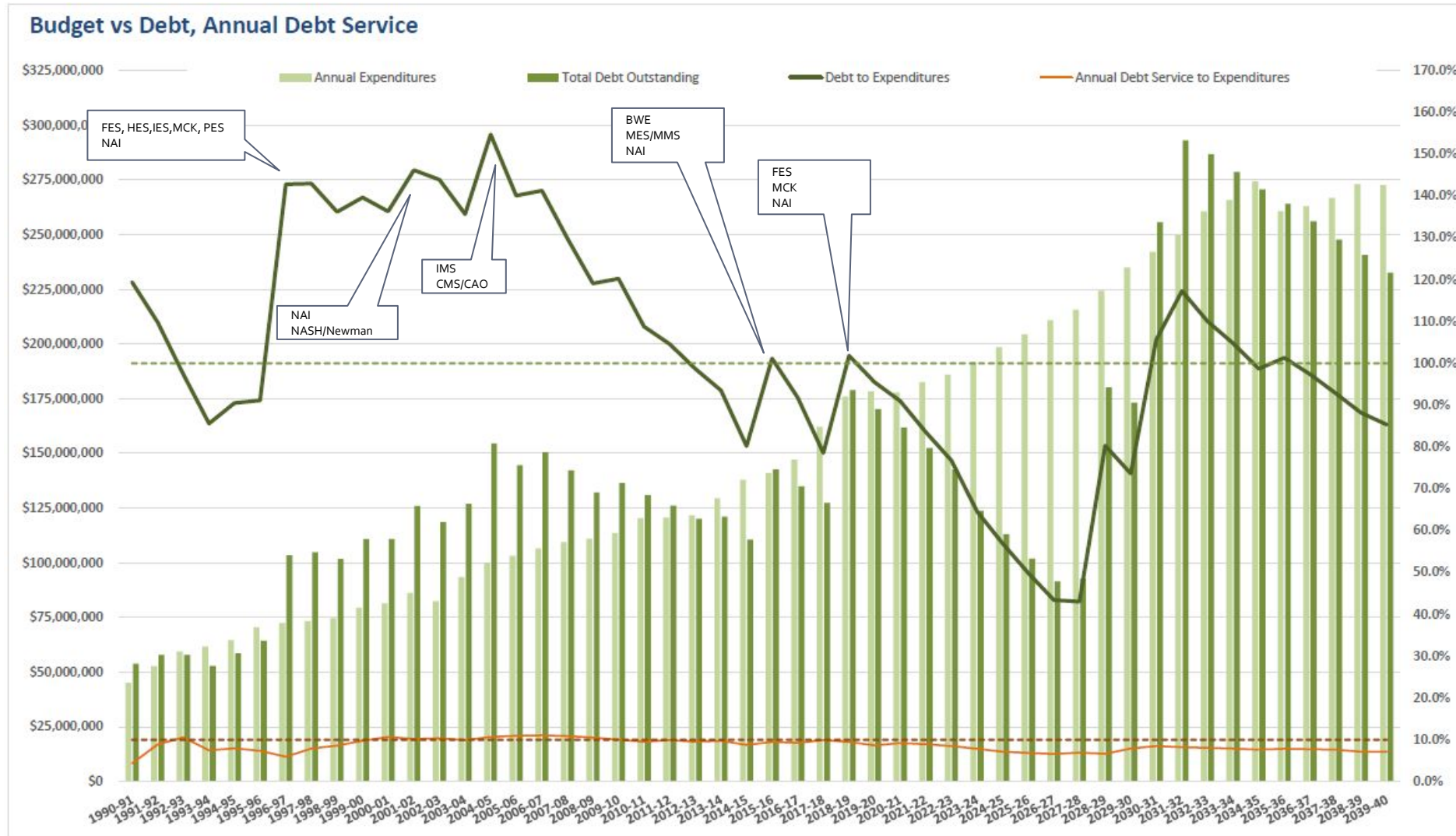
- 2026- \$10MM
- 2027- \$95MM
- 2029- \$90MM
- 2030 - \$45MM

Annual Net Debt

- Current ~\$14.5MM
- New Peak ~\$21.0MM



Pro-forma Debt Ratios - \$240MM (NAI Option 5)



\$240MM New Debt

Total Net Debt vs Budget

- Current=49.9%
- Historical Peak=154.7%
- With New Debt=117.3%
- Ceiling = 225%

Net Debt % Budget

- Current=7.1%
- Historical Peak=11.1%
- With New Debt=8.5%



Next Steps

- **September/October 2025**
 - Advertise for professional services for architects/engineers and construction manager to advance from the schematic design to design development stage.
 - Advertise for qualifications from Energy Saving Companies (ESCO) for *potential* Guaranteed Energy Savings Act (GESA) projects.
- **October/November 2025**
 - Invite Board Members to be part of the interview process for architects/engineers and construction manager
 - Review Proposal/Qualifications responses and provide recommendations
- **November 12th, 2025 Board Meeting**
 - Seek Board approval to contract with the selected professional services
- **December 2025**
 - Begin Design Phase of Building Projects



Questions - Feedback

