

BUILDINGS AND GROUNDS COMMITTEE

September 12, 2016

PETERS TOWNSHIP SCHOOL DISTRICT





**Peters Township School District
2016 High School Feasibility Study**

September 12, 2016

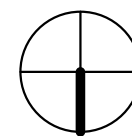
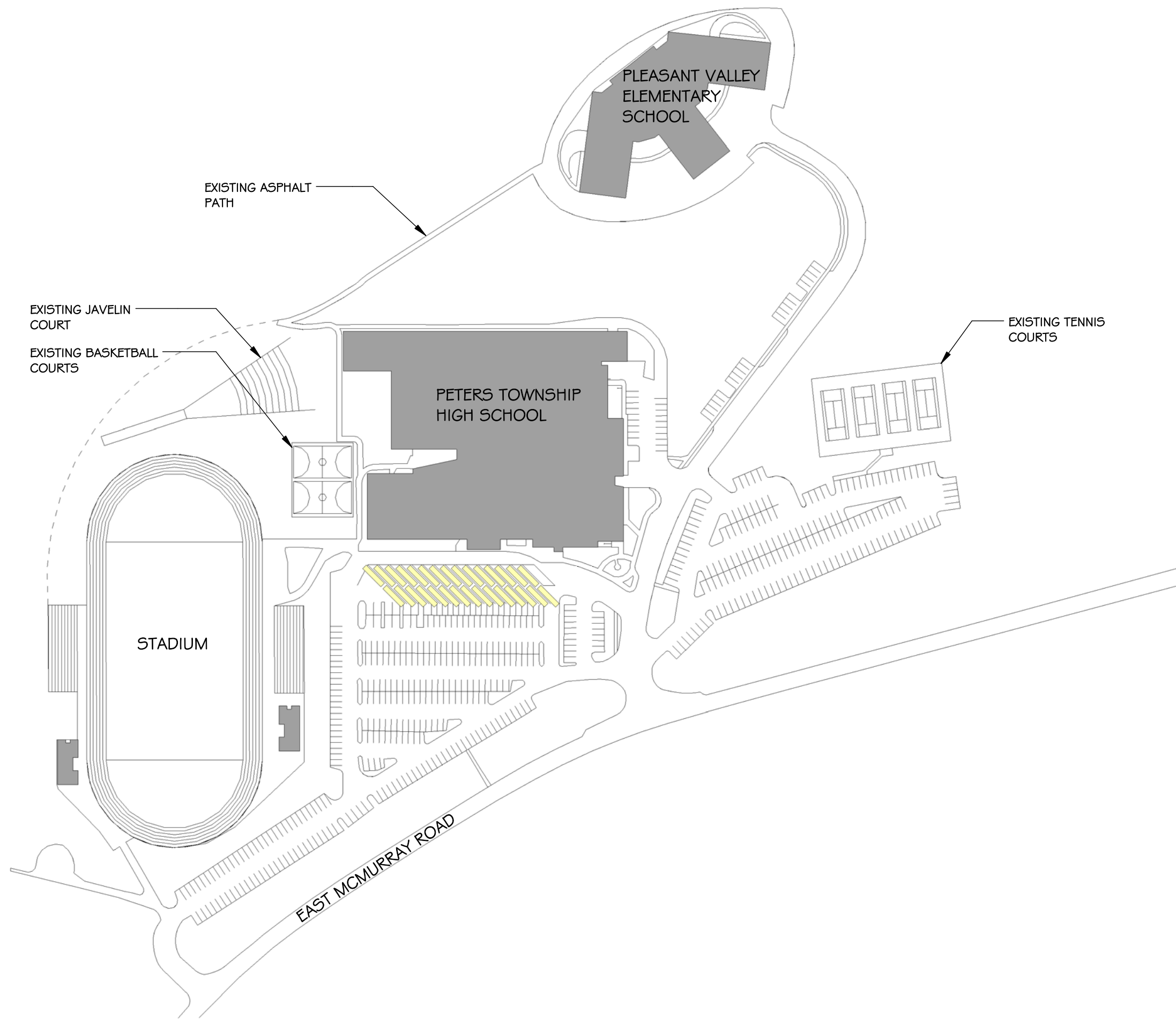
TONIGHT'S AGENDA





- I. High School Feasibility Study
 - a. Review of Goals of Feasibility Study
 - b. Present Consensus Design Option for Renovations
 - i. Floor Plans
 - ii. Site Plan
 - c. Present Conceptual Project Budgets
 - i. Conceptual Design Option for Renovations
 - ii. Hypothetical New High School
 - d. Review Key Considerations for Next Steps

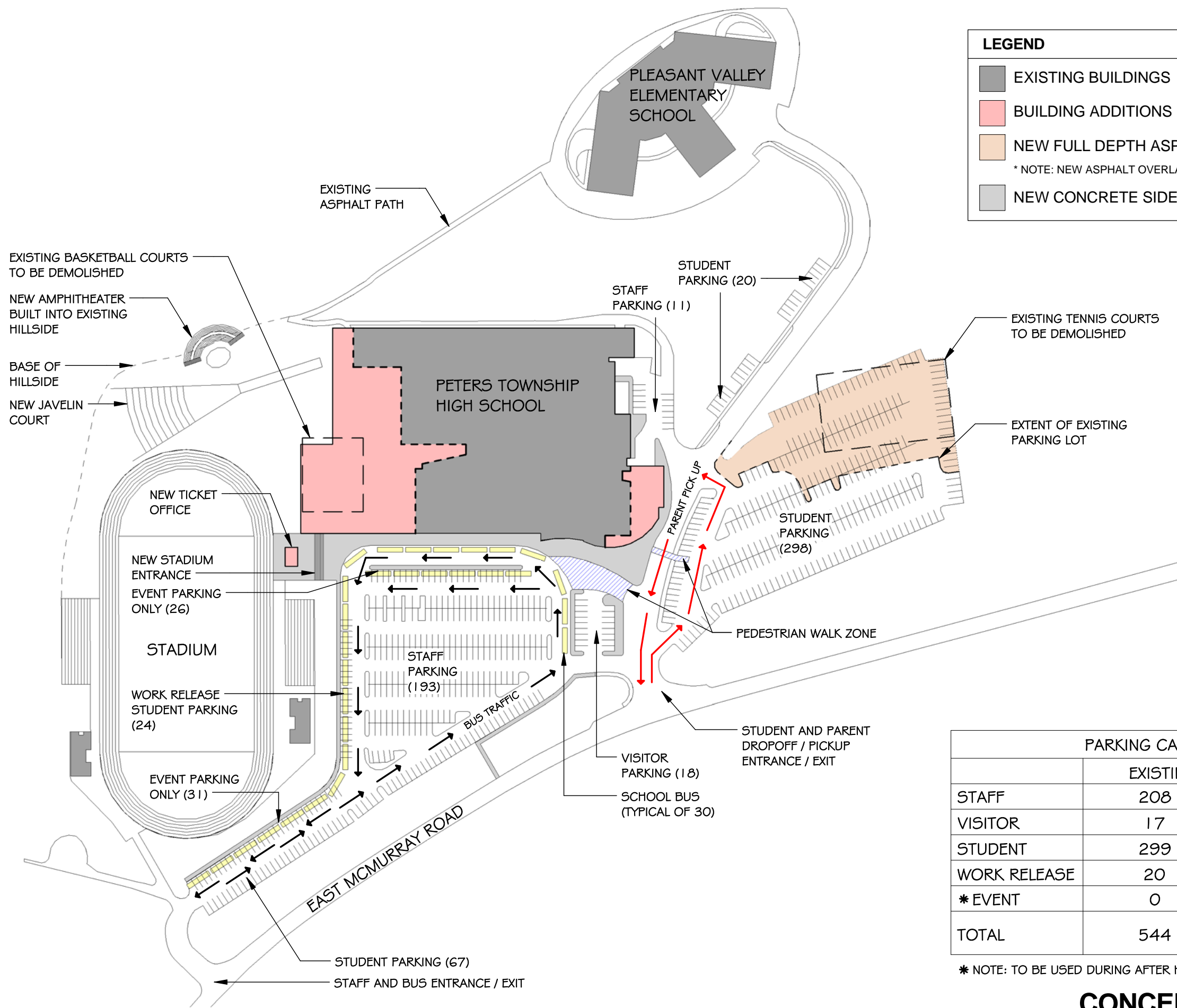


Review of Feasibility Study Goals

1. Facilities Assessment of High School
 - a. Structural Assessment
 - b. Building Envelope
 - c. MEP systems
 - d. Interior Finishes
2. Identify Shortcomings of Existing High School
 - a. Entrance security
 - b. Deficiencies in major venues
 - i. Cafeteria
 - ii. Gymnasium
 - iii. Auditorium
 - iv. Natatorium
 - c. More large gathering spaces
 - d. Zoning of Building
3. Create Educational Program
 - a. Surveyed Staff, Teachers and Students
 - b. Public Stakeholder Meeting
 - c. Created Space Planning Program
 - d. Reviewed Program for Space Utilization
4. Develop Design Options
 - a. Building Program
 - b. Address deficiencies
 - c. Opportunities to improve safety and accessibility
5. Review Site Issues
6. Develop Cost of Additions and Renovations
7. Develop Consensus Design Option for Additions and Renovations
8. Compare Costs of Addition and Renovations to Hypothetical New High School

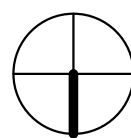


LEGEND	
	EXISTING BUILDINGS
	BUILDING ADDITIONS
	NEW FULL DEPTH ASPHALT AND STONE BASE
* NOTE: NEW ASPHALT OVERLAY AT EXISTING PARKING LOTS	
	NEW CONCRETE SIDEWALKS



PARKING CALCULATIONS		
	EXISTING	PROPOSED
STAFF	208	204
VISITOR	17	18
STUDENT	299	385
WORK RELEASE	20	24
* EVENT	0	57
TOTAL	544	688

* NOTE: TO BE USED DURING AFTER HOURS EVENTS ONLY





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CONCEPTUAL PROJECT BUDGETS

I. CONSENSUS OPTION - RENOVATED H.S. WITH EXISTING NATATORIUM TO REMAIN

Renovations to 200,000 SF of the existing building, three (3) new additions totaling 105,000 SF, demolition of 16,000 SF of existing building to accommodate new additional, repaving/reorganization of existing parking lot, and new parking lot for and total of 144 additional parking spaces.

a. High School - Renovation and Additions Construction Cost ("Hard Costs"):	\$62,600,000
b. Design Contingency and Construction Contingency:	\$3,400,000
c. Escalation Costs (Bids received in 2018) :	\$5,400,000
d. Furniture and Equipment:	\$1,000,000
e. Design Fees, Legal/Financing Costs, Permit Fees, etc. ("Soft Costs"):	\$5,300,000

CONSENSUS OPTION - TOTAL CONCEPTUAL PROJECT BUDGET:

\$77,700,000

II. HYPOTHETICAL NEW HIGH SCHOOL

A new 305,000 SF facility that matches the Program developed by the District. This includes a 6-lane Natatorium. This also includes utilities, grading, site lighting, access drives and parking lot for 1000 cars. This does not include cost for site acquisition.

a. High School - New Construction Cost ("Hard Costs"):	\$85,200,000
b. Athletic Fields (includes 2 artificial turf practice fields and 1 natural turf baseball field)	\$1,000,000
c. Design Contingency and Construction Contingency:	\$4,600,000
d. Escalation Costs (Bids received in 2018) :	\$6,900,000
e. Furniture and Equipment:	\$1,000,000
f. Design Fees, Legal/Financing Costs, Permit Fees, etc. ("Soft Costs"):	\$7,000,000

HYPOTHETICAL NEW H.S. - TOTAL CONCEPTUAL PROJECT BUDGET:

\$105,700,000

General Notes:

1. Hard costs are based on 2016 market conditions for construction costs.
2. Add 4% minimum cost escalation per year for any year beyond 2018 until bids received.



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KEY CONSIDERATIONS for Deciding Which High School Option to Pursue

Pretext: The High School Feasibility Study has delivered valuable information that can be summarized by stating the existing High School is structurally sound and can be renovated to meet the District's educational curriculum needs with building systems capable of being sustained for at least 20 years. It is also an option to consider building a new High School which would also meet the District's educational curriculum needs with the advantages of all new building systems but at a higher cost. The issue then becomes one of VALUE in terms of the District evaluating the costs and benefits to renovate the High School vs. building a new High School. Related to these are considerations the Board can evaluate:

- I. Identify Total District Capital Needs/Conceptual Costs within 5-10 year time frame
 - a. Assess Conditions of all Schools in District and establish an Order of Magnitude Cost
 - i. Consider major building systems including Structure, Roofs, Building Envelope, HVAC Systems, Electrical Power, Lighting (Interior and Exterior), and Finishes.
 - ii. Consider other potential Capital Needs/Costs related to all Schools
 1. Consider access roads, parking lots, sidewalks, and athletic fields.
 2. Consider any other improvements desired (e.g. technology.)
 - b. Establish Conceptual Probable Costs to address needs at all other District facilities
- II. Consider Impact, if any, to other Schools for each High School Option
 - a. District to conduct District demographic study.
 - b. District to consider desired re-alignment, if any, at other Schools for each HS Option, and if so, review specific educational/curriculum costs associated with such re-alignment.
 - c. Identify Total Conceptual Costs for each High School Option and other School facilities, including those for re-alignment, demolition, or other ancillary costs involved.
- III. Identify Impact of Total Conceptual Costs for each High School Option on District Budget
 - a. District to research Financing Options available for each Option.
 - b. District to investigate Millage Impact of Financing Options for each Option.
 - i. Determine if a referendum might be required for any Financing Option.
- IV. Consider advantages associated with the District making decisions in timely fashion
 - a. Each year construction is delayed (or extended) costs could escalate 3 to 6%.