

High School

MASTER PLAN CONSIDERATIONS

Strategic Plan

Improve the aesthetics for all school buildings and campuses

Increase campus safety and security in all buildings

High School auditorium expansion with upgrade sound and lighting, speakers and microphones, and sunken pit for theatre productions

Address additional parking on campus and traffic flow challenges

Implement Fab Lab to support STEM academy

Improve High School Campus Athletic Facilities

- Spectator seating at stadium, auxiliary field, softball field, baseball field, and tennis court
- Renovation of tennis court area
- New health and wellness center
- Athletic lighting for softball, baseball, and tennis
- Permanent outdoor restroom facility near tennis courts
- Renovate athletic locker rooms and team rooms
- Fix JV Baseball/Football practice field
- Pool and Pool locker room renovation

Original HVAC Scope

Standard vertical classroom UV's to be replaced with new vertical ducted UV's. New specified with energy recovery wheels and humidity control.

Supply ductwork to be installed in new soffit along the exterior walls.

New wall louvers for the new UV's.

Modifications to the existing casework where the old UV's are removed and where the new UV's are installed.

Existing chilled water piping to be reinsulated.

New branch shutoff valves to be provided for classroom branches.

Older AHU's to be replaced and newer AHU's to be retained.

Reheat coils to be installed in the existing AHU's to remain.

Office area to be converted from constant volume with electric reheat to VAV with HW reheat.

Horizontal UV's in Science Wing to remain. Reheat coils to be installed in discharge ducts for humidity control.

New primary hot water pumps and buffer tank for the boilers.

New secondary hot water pumps.

New chilled water pumps.

New water to water heat exchanger to replace domestic water heater.

New controls for both new and existing to remain equipment.

TAB and Commissioning by others.

Original Electrical Scope

Power for the HVAC upgrades

Replacement of Switchboard USB in Boiler Room.

One new ATS for the generator in the boiler room.

Modifications to the lightning protection system based on new roof scope.

New canopy lighting and lighting controls.

Sidewalk/ramp heat tape system.

Original Architectural Scope

Ceiling replacement work as needed.

Soffit construction work as needed.

Infill of existing UV wall boxes/louvers.

Modified Scope — Additions to Original Scope

- Replacement of one boiler with several high efficiency gas boilers.
- Modifications to the Pool HVAC unit.
- Replacement of one chiller.
- New LED lighting and lighting control upgrades throughout the school.
- Generator upgrade or replacement.
- Modifications of any component of the original design based on manufacturer changes or code changes since the original design/bid.

HVAC (absent of Strategic Plan considerations/new facilities assessment)

Original Scope

- \$25,000 - Plan/bid docs etc.
- \$12,747,903 estimate
- 6-8 weeks document time required
- Ready to go out to bid in mid-January 2023

Modified Scope

- \$144,000 – Plan/bid docs etc.
- \$17,200,653 estimate
- 16 weeks document time required
- Ready to go out to bid in mid-March 2023

Options

Option 1

- Proceed forward with HS HVAC
 - Board Chooses
 - Original Scope OR Modified Scope

Option 2

- Pause on HS HVAC project, direct Superintendent to work with Property Committee, and design professionals to prepare information including strategic plan and new facilities assessment.

Option 3

- Proceed forward with option 1 with Board determining original/modified scope & direct Superintendent to work with Property Committee, and design professionals to prepare information including strategic plan and new facilities assessment.

Renovation Considerations (sample considerations)

Safety/Security/People Management

Climate

Programming

Best Use

Aesthetics

Other Limitations

Safety/Security/People Management (Renovation)

Factor in community use

Factor in district events

Access management

Traffic flow (bus/car)

Parking

Storage

Narrow hallways

Gymnasium space

Visitor parking

Campus exterior lighting

Climate (Renovation)

Energy

- Lighting/Systems
- Contribute to lower energy use
- Lower annual energy cost
- Greater internal climate/suitability of space
- Increase use of natural light
- Potential for complimentary alternative energy source

Humidity/Temperature

- HVAC

Programming (Renovation)

State of the art STEM FAB Lab

Health & Wellness Center

Scheduling

- Increase flexibility/leverage time to offer programs and greater student access

Increase student Flow/Supervision

Pool

- Physical Education Class
- Community Access

Align structure space/enrollment/program

Auditorium

- Assembly
- Play/Musical
- Events

Tennis courts

Cafeteria size/accommodations

Locker rooms

LGI

Student and teacher meeting spaces

Best Use of Facilities (Renovation)

Audubon Elementary

- Level building/collaborate with Townships

Farina Administration

- Potential relocation Central Admin within wing of HS

Transportation Garage

- Potential relocate off campus

Aesthetics (Major Renovation)

Classroom environment/color/materials/size

Educationally relevant/climate

Increase attractiveness of district for staff and families

Overall Experience –

- Remove trailers/sheds by creating proper spaces
- Library / STEM / Innovative spaces
- Alternative eating areas/options
- More green space, interior courtyard upgrade

Master Plan Considerations - Farina

Master Plan renovations over next 10 years for Farina Administration are estimated at \$3,012,594 (*does not include Strategic Plan*)

- Major items include:
 - \$419,650 addition
 - \$354,750 HVAC
 - \$239,800 Code Items
 - \$221,815 Paving/Sidewalks
 - \$203,830 Masonry
 - \$169,950 Electrical

Does not factor pricing increase over this time

Master Plan Considerations – High School

Master Plan renovations over next 10 years for High School are estimated at \$37,357,353 (*does not include Strategic Plan*)

- Major items include:
 - \$17,000,000 HVAC
 - \$2,961,250 Interior Facelift
 - \$2,647,210 Roof
 - \$2,645,000 Exterior Facelift
 - \$1,840,000 Pool & Locker rooms
 - \$1,533,433 Tennis Courts
 - \$1,225,500 Auditorium Improvements

Does not factor pricing increase over this time

Considerations

High School Renovation = \$37,357,353

Farina Admin Renovation = \$3,012,594

\$40,369,947

- Will take 10 years with multiple years of disruptions/obstacles
- Uncertain potential to complete
- Limiting framework/benefit

Does not factor pricing increase over this time

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