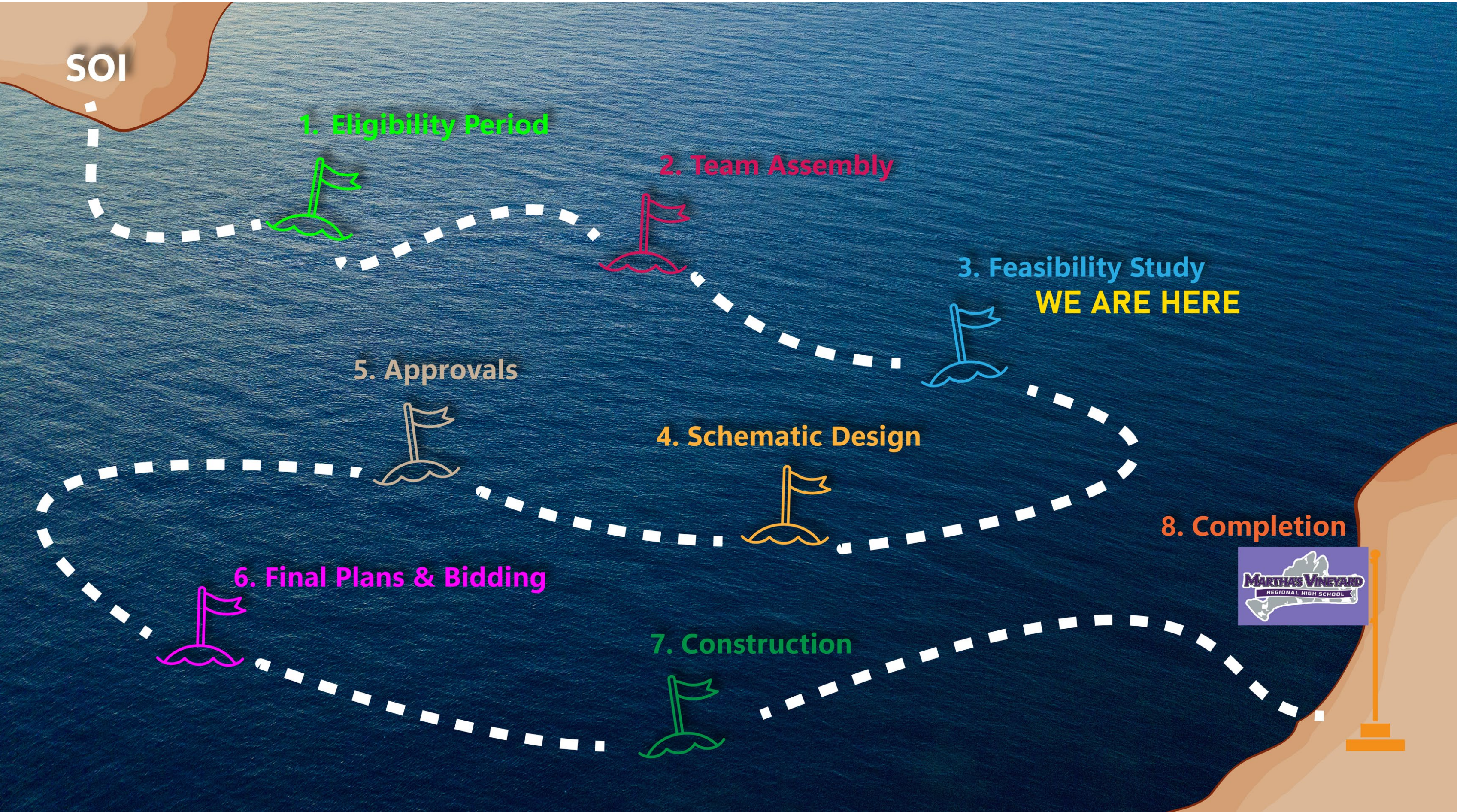


# Building Tomorrow TOGETHER.











SOI

1. Eligibility Period

2. Team Assembly

3. Feasibility Study  
**WE ARE HERE**

**PDP - Preliminary Design Program**

Late October 2024

**PSR - Preferred Schematic Report**

April 2025



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i COVER LETTER FROM OWNER'S PROJECT MANAGER

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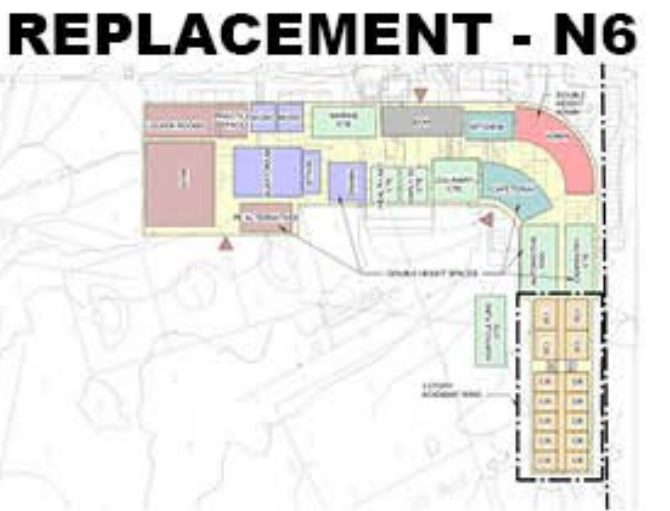
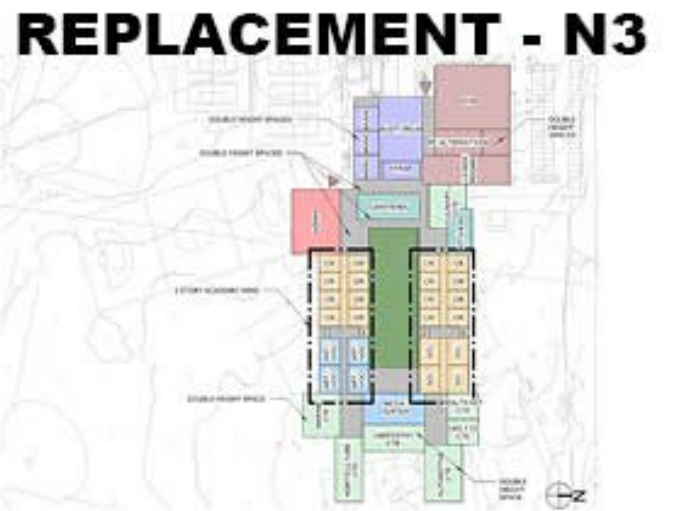
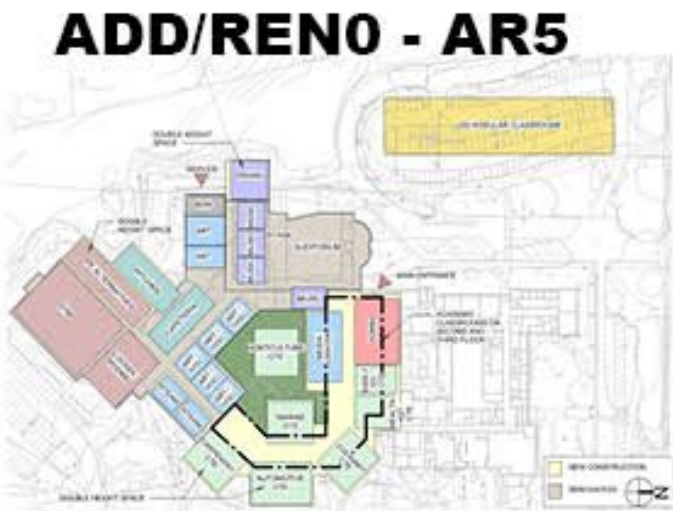
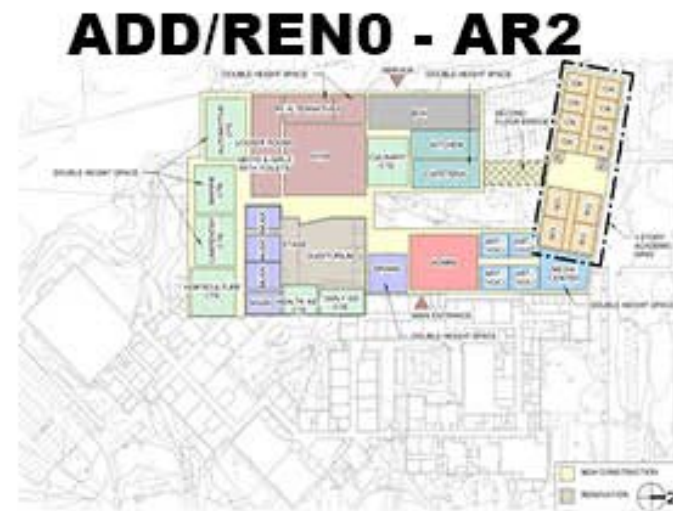
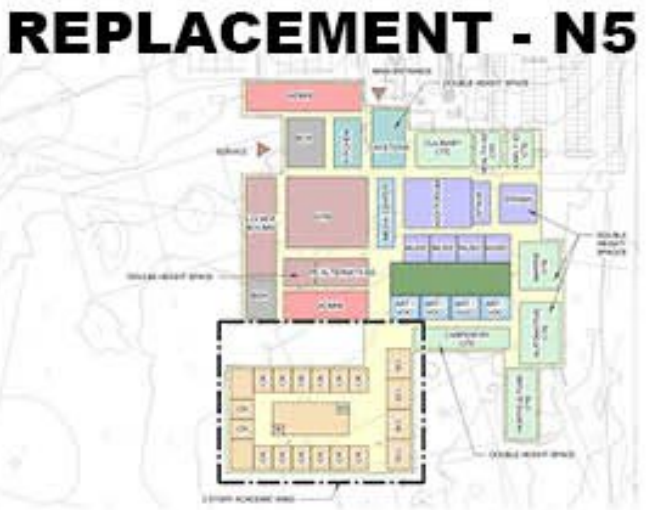
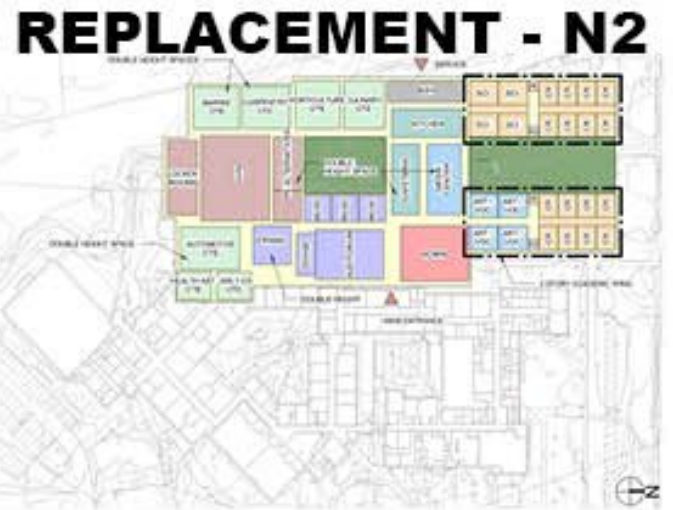
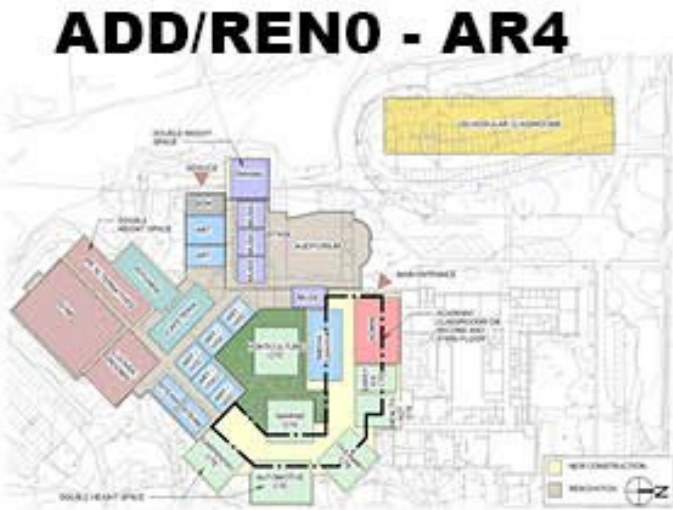
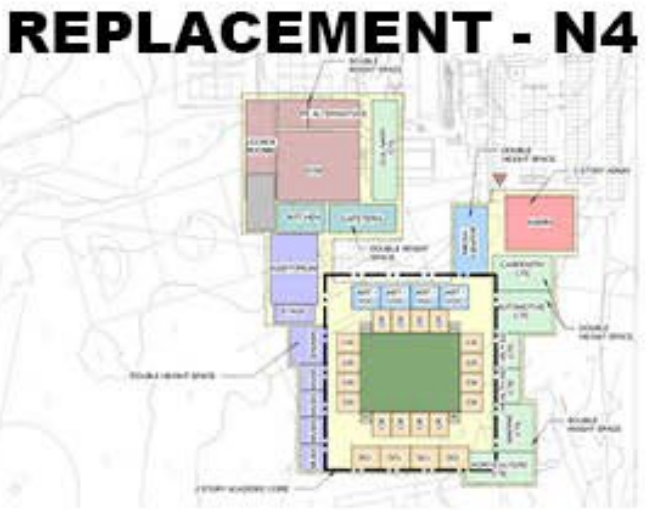
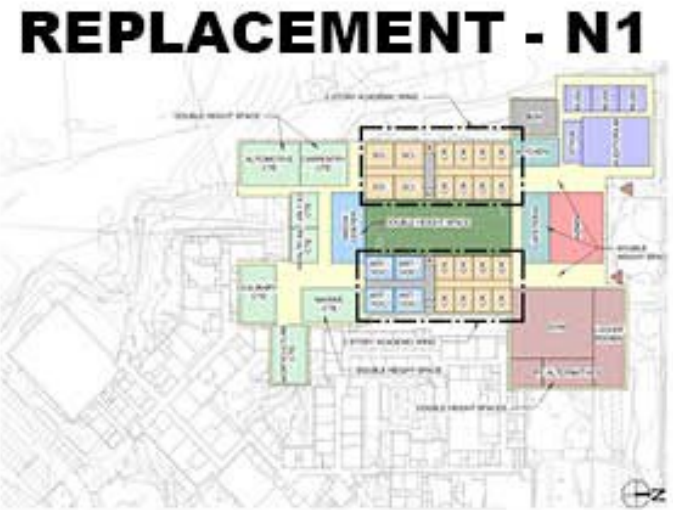
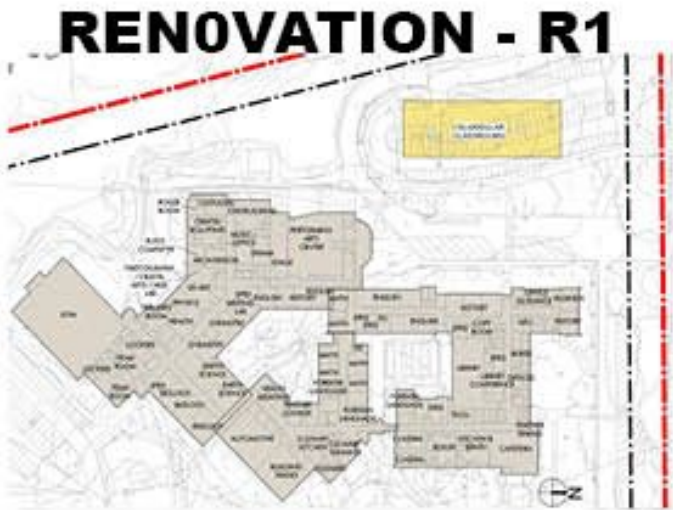
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**REPLACEMENT - N7**



**REPLACEMENT - N10**



**REPLACEMENT - N13**



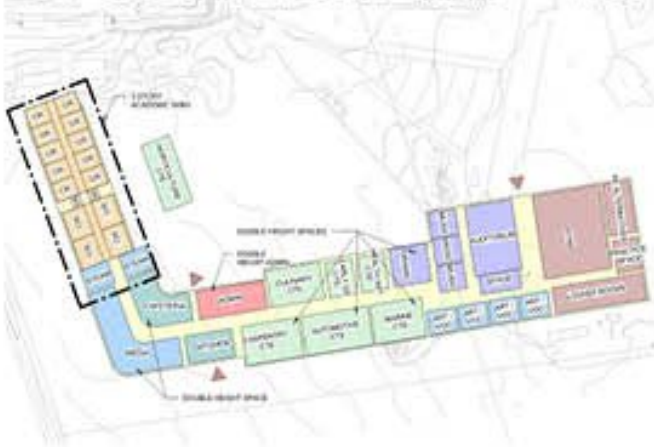
**REPLACEMENT - N8**



**REPLACEMENT - N11**



**REPLACEMENT - N9**



**REPLACEMENT - N12**





**NOTES:**

- Construction Cost is a conceptual cost model and used for the purposes of comparison only
- Project Cost applies a multiplier to establish an overall cost that includes construction + soft costs + swing space if applicable
- Soft costs include FFE, loose technology, professional fees, misc. project costs and construction and owner contingencies
- Costs assume CM@Risk – Construction Start date June 2027

**Construction Cost Ranges:**

Renovation	\$171,600m
Addition / Renovation	\$309,000,000m to \$328,500,000m
Replacement	\$311,300,000m to \$316,800,000m

**OPTIONS:**

CONCEPT	PHASING	DURATION +/-	GSF	CONST.	PROJECT COST	ADVANCE
Renovation <b>R1</b>	Renovation requires 18 modular classrooms as temp swing space	30 months Move in January 2030	165,000	\$ 171,600,000	<b>\$197,300,000 to \$223,100,000</b>	<b>YES</b>
Add/Reno <b>AR 1</b>	Temp use of media center and steam wing as swing space CR's	36 months Move in June 2030	259,700	\$ 309,000,000	<b>\$355,300,000 to \$401,700,000</b>	
Add/Reno <b>AR 2</b>	Requires 18 modular classrooms as temp swing space	36 months Move in June 2030	259,700	\$ 313,900,000	<b>\$361,000,000 to \$408,100,000</b>	
Add/Reno <b>AR 3</b>	New middle school wing classrooms act as swing space for renovation	45 months Move in March 2031	259,700	\$ 328,500,000	<b>\$377,800,000 to \$427,000,000</b>	
Add/Reno <b>AR 4</b>	New middle school wing classrooms act as swing space for renovation	45 months Move in March 2031	259,700	\$ 328,200,000	<b>377,300,000 to \$426,500,000</b>	
Add/Reno <b>AR 5</b>	New middle school wing classrooms act as swing space for renovation	48 months Move in June 2031	259,700	\$ 327,300,000	<b>376,400,000 to \$425,500,000</b>	
Replacement <b>N 1</b>	Existing school remains during construction – loss of fields during demo/new field const.	36 months Move in June 2030	259,700	\$ 316,800,000	<b>\$364,300,000 to \$411,800,000</b>	
Replacement <b>N 2</b>	Existing school remains during construction – loss of fields during demo/new field const.	36 months Move in June 2030	259,700	\$316,700,000	<b>\$364,200,000 to \$411,700,000</b>	
Replacement <b>N 3</b>	Existing school remains during construction – loss of fields during demo/new field const.	30 months Move in January 2030	259,700	\$ 312,300,000	<b>\$359,100,000 to \$406,000,000</b>	



CONCEPT	PHASING	DURATION +/-	GSF	CONST.	PROJECT COST	ADVANCE
Replacement <b>N 4</b>	Existing school remains during construction – loss of fields during demo/new field const.	30 months Move in January 2030	259,700	\$ 311,300,000	<b>\$358,000,000 to \$404,700,000</b>	
Replacement <b>N 5</b>	Existing school remains during construction – loss of fields during demo/new field const.	30 months Move in January 2030	259,700	\$ 312,100,000	<b>\$358,900,000 to \$405,700,000</b>	
Replacement <b>N 6</b>	Existing school remains during construction – loss of fields during demo/new field const.	30 months Move in January 2030	259,700	\$ 315,900,000	<b>363,300,000 to \$410,700,000</b>	
Replacement <b>N 7</b>	Existing school remains during construction – loss of fields during demo/new field const.	30 months Move in January 2030	259,700	\$ 311,700,000	<b>\$358,500,000 to \$405,200,000</b>	
Replacement <b>N 8</b>	Existing school remains during construction – loss of fields during demo/new field const.	30 months Move in January 2030	259,700	\$ 311,300,000	<b>\$358,000,000 to \$404,700,000</b>	
Replacement <b>N 9</b>	Existing school remains during construction – loss of fields during demo/new field const.	30 months Move in January 2030	259,700	\$ 311,900,000	<b>\$358,700,000 to \$405,500,000</b>	
Replacement <b>N 10</b>	Existing school remains during construction – loss of fields during demo/new field const.	30 months Move in January 2030	259,700	\$ 312,000,000	<b>\$358,800,000 to \$405,600,000</b>	
Replacement <b>N 11</b>	Existing school remains during construction – loss of fields during demo/new field const.	30 months Move in January 2030	259,700	\$ 312,300,000	<b>\$359,100,000 to \$406,000,000</b>	
Replacement <b>N 12</b>	Existing school remains during construction – loss of fields during demo/new field const.	30 months Move in January 2030	259,700	\$ 312,400,000	<b>\$359,300,000 to \$406,100,000</b>	
Replacement <b>N 13</b>	Existing school remains during construction – loss of fields during demo/new field const.	30 months Move in January 2030	259,700	\$ 312,150,000	<b>\$358,900,000 to \$405,700,000</b>	



### Preliminary Design Pricing Table

  = Formula do not edit

Option (Description)	Total Gross Square Feet	Square Feet of Renovated Space (\$*/SF)	Square Feet of New Construction (\$*/SF)	Site, Building Takedown, Haz Mat Etc. (\$*)	Estimated Total Construction** (\$*)	Estimated Total Project Costs (\$)
R1 (Renovation)	165,000 sf	165,000 sf \$ 544.25 \$/sf	sf \$/sf	\$ 81,832,165	\$ 171,633,415 \$ 1,040.20 \$/sf	\$ 214,500,000
AR1 (Addition / Renovation)	259,700 sf	74,200 sf \$ 755.73 \$/sf	185,500 sf \$ 806.11 \$/sf	\$ 103,378,239	\$ 308,986,810 \$ 1,189.78 \$/sf	\$ 386,200,000
AR2 (Addition / Renovation)	259,700 sf	25,165 sf \$ 755.73 \$/sf	234,535 sf \$ 806.11 \$/sf	\$ 105,850,498	\$ 313,929,452 \$ 1,208.82 \$/sf	\$ 392,400,000
AR3 (Addition / Renovation)	259,700 sf	53,730 sf \$ 755.73 \$/sf	205,970 sf \$ 806.11 \$/sf	\$ 121,843,066	\$ 328,482,916 \$ 1,264.86 \$/sf	\$ 410,600,000
AR4 (Addition / Renovation)	259,700 sf	81,390 sf \$ 755.73 \$/sf	178,310 sf \$ 806.11 \$/sf	\$ 122,900,262	\$ 328,146,601 \$ 1,263.56 \$/sf	\$ 410,100,000
AR5 (Addition / Renovation)	259,700 sf	81,390 sf \$ 755.73 \$/sf	178,310 sf \$ 806.11 \$/sf	\$ 122,025,107	\$ 327,271,446 \$ 1,260.19 \$/sf	\$ 409,100,000
N1 (New Construction)	259,700 sf	- sf \$ - \$/sf	259,700 sf \$ 806.11 \$/sf	\$ 107,479,296	\$ 316,826,063 \$ 1,219.97 \$/sf	\$ 396,000,000
N2 (New Construction)	259,700 sf	- sf \$ - \$/sf	259,700 sf \$ 806.11 \$/sf	\$ 107,392,327	\$ 316,739,094 \$ 1,219.63 \$/sf	\$ 395,900,000
N3 (New Construction)	259,700 sf	- sf \$ - \$/sf	259,700 sf \$ 806.11 \$/sf	\$ 102,970,757	\$ 312,317,524 \$ 1,202.61 \$/sf	\$ 390,400,000
N4 (New Construction)	259,700 sf	- sf \$ - \$/sf	259,700 sf \$ 806.11 \$/sf	\$ 101,956,115	\$ 311,302,882 \$ 1,198.70 \$/sf	\$ 389,100,000
N5 (New Construction)	259,700 sf	- sf \$ - \$/sf	259,700 sf \$ 806.11 \$/sf	\$ 102,773,627	\$ 312,120,394 \$ 1,201.85 \$/sf	\$ 390,100,000
N6 (New Construction)	259,700 sf	- sf \$ - \$/sf	259,700 sf \$ 806.11 \$/sf	\$ 106,558,995	\$ 315,905,762 \$ 1,216.43 \$/sf	\$ 394,900,000
N7 (New Construction)	259,700 sf	- sf \$ - \$/sf	259,700 sf \$ 806.11 \$/sf	\$ 102,332,982	\$ 311,679,749 \$ 1,200.15 \$/sf	\$ 389,600,000



Option (Description)	Total Gross Square Feet	Square Feet of Renovated Space (\$*/SF)	Square Feet of New Construction (\$*/SF)	Site, Building Takedown, Haz Mat Etc. (\$*)	Estimated Total Construction** (\$*)	Estimated Total Project Costs (\$)
N8 (New Construction)	259,700 sf	- sf \$ - \$/sf	259,700 sf \$ 806.11 \$/sf	\$ 101,927,126	\$ 311,273,893 \$ 1,198.59 \$/sf	\$ 389,100,000
N9 (New Construction)	259,700 sf	- sf \$ - \$/sf	259,700 sf \$ 806.11 \$/sf	\$ 102,506,921	\$ 311,853,688 \$ 1,200.82 \$/sf	\$ 389,900,000
N10 (New Construction)	259,700 sf	- sf \$ - \$/sf	259,700 sf \$ 806.11 \$/sf	\$ 102,651,870	\$ 311,998,637 \$ 1,201.38 \$/sf	\$ 390,000,000
N11 (New Construction)	259,700 sf	- sf \$ - \$/sf	259,700 sf \$ 806.11 \$/sf	\$ 102,912,778	\$ 312,259,545 \$ 1,202.39 \$/sf	\$ 390,400,000
N12 (New Construction)	259,700 sf	- sf \$ - \$/sf	259,700 sf \$ 806.11 \$/sf	\$ 103,086,716	\$ 312,433,483 \$ 1,203.06 \$/sf	\$ 390,500,000
N13 (New Construction)	259,700 sf	- sf \$ - \$/sf	259,700 sf \$ 806.11 \$/sf	\$ 102,796,819	\$ 312,143,586 \$ 1,201.94 \$/sf	\$ 390,100,000

\*\* Does not include Construction Contingency  
 \*\*\* District's Preferred Schematic



Thank You.



TAPPÉ  
ARCHITECTS