

## **January 2016 Feasibility Study Update**

A January feasibility study update PowerPoint can be found on the District website. To date all information regarding the feasibility study has been posted for the public to review. This is an overview of that PowerPoint and the study to date.

The previous reports are summaries provided by the electrical, mechanical and civil engineers as well as the architects who evaluated each of our facilities. The study has made it clear that Todd Lane, CVMS, and CVHS require significant improvements. The reports for each of the buildings were a carbon copy of each other. Parking, deteriorating concrete and asphalt pavement, storm drainage and storm water management, and handicap accessible parking, and bus and vehicle traffic were all mentioned as issues that need addressed in each of our facilities minus Center Grange. The HVAC, Plumbing, and Electrical systems all have old equipment that is well beyond their expected longevity. Recent work at the high school would permit a portion of the HVAC, Plumbing and Electrical systems to be reused. Due to the age of the equipment the operational efficiency costs are higher than necessary. The age of the equipment makes it difficult obtaining replacement parts as well.

As was the case with the Mechanical and Electrical Engineering Reports, the Architectural Reports for each of the buildings, Todd Lane, CVMS, and CVHS were similar to each other with regard to the building envelopes. The building structures and roofs in each of the buildings are in good condition with Todd Lane and CVHS still under warranty. The exterior envelopes of all three buildings are in fair to good condition with some evidence of expansion cracking which is typical in older buildings. The doors and windows in each of the buildings are in poor condition, not ADA compliant and require replacement. The exterior lintels above windows at Todd Lane are in particularly bad shape with clearly visible evidence of rust and corrosion. Water intrusion at the windows is causing substantial damage to both interior and exterior walls. Ceiling tiles, floor tiles, casework, finishes are either outdated and/or are well beyond their life expectancy. Plumbing fixtures and fittings in the restrooms need replaced. Storage in each of the buildings is limited and adequate at best. Finally, the CVMS and CVHS technology education rooms, libraries, science room equipment, and auditoriums are outdated as well.

The board was asked to develop a list of guiding principles to help guide the architects by developing options for potential projects. It is important to note that these are the wants and needs of the board/administration and not necessarily the architect. They designed preliminary options based on those wants and needs. Below is a list of those guiding principles provided to the architects to create potential options for the District to look at:

- Air conditioning or some solution to air flow in each building

- Technology infrastructure
- Lab spaces/STEM spaces
- Maintaining grade configurations (K-2, 3-5, 6-8, 9-12) and the current middle school concept
- Security upgrades; Building Access and Site Safety including traffic (drop off and pick up)
- Space for all day Kindergarten
- Departmentalized spaces to include upgrades to the practical and related arts (music, art, FCS, etc....)
- Large group instruction spaces; flexible spaces
- Upgrades to auditorium, gymnasium, locker rooms (field house)
- Football, soccer, baseball, softball stadium upgrades (turf and lights)

The following information is in the latest report provided by the architects in January. The architects provided estimated costs for baseline renovations to Todd Lane, CVMS, and CVHS. **It is important to note that that there has been no discussions or decisions to do any project let alone renovations to one or any of our buildings. These baseline costs are to give the District an idea as to what it would cost to strictly bring those buildings up to date and more efficient.** Below is an estimate of those baseline costs.

These **baseline renovation costs do not address the following:**

- New Spaces/Additions
- Every one of the guiding principles. The following are not addressed in the initial costs listed earlier in this summary:
  - - Lab spaces/STEM spaces
    - Space for Kindergarten
    - Large Group Instructional Spaces; Flexible spaces
    - Field House
    - Stadium Upgrades
    - New construction to the existing buildings
    - Soft costs
      - Financing
      - Estimating
      - Commissioning
      - Testing Services
      - Contingency
      - Furniture/Equipment
      - Cost Escalation
      - Construction Duration/Phasing
      - Construction Testing/Inspections
      - Life Cycle Costs

- **Initial Baseline Renovation; Construction Costs Only:**
  - Todd Lane \$11,189,000 - \$13,132,500
  - CVMS \$13,826,500 - \$16,163,750
  - CVHS \$21,017,500 - \$24,431,250

**Once again it is important to note that that there has been no discussions or decisions to do any project let alone renovations to one or any of our buildings. These baseline costs are to give the District an idea as to what it would cost to strictly bring those buildings up to date and more efficient.**

Next Steps....

The architects will present enrollment projections for the District. In addition to enrollment projections the architects will meet with administrators from every building and department to review current and future educational programming needs. The architects will use the information to look at possible options to address facility needs in the District.

Mr. Nicholas Perry  
Superintendent