

Preliminary Design Report Options

Option 1 – Code Upgrade

This option does not add square footage to the building and does not allow for any re-arrangement of the existing walls within the building. This option brings the building systems, many of which were originally design and installed prior to 1974, up to today's building code, life safety, accessibility and energy standards. This upgrade will reduce the size of existing educational spaces and will not allow of desired adjacencies. Ceilings in classrooms and hallways will also be lowered to accommodate new systems. This option includes very limited site work to address utility upgrades. This option places students in modular trailers for the course of construction.

Option 2 – Renovation/Addition

A renovation/addition option cost estimate at PDP assumes that the building will be brought up to code but will also be altered as needed to meet the educational goals and vision. The add/reno schemes also include the full list of desired site improvements including new rec field conditioning, new turf field and lights, new vehicle and pedestrian circulation, concessions building, press box, guest bleachers and some additional funds for site amenities to support greater community use.

These costs can be reduced in PSR to reduce the per square foot cost. Square footage of the building can also be reduced in PSR to reduce the renovation/addition cost. Because the reno/add is typically less efficient than new, the current estimate is based on a larger final project than the new construction cost, which should also be assumed to be a more costly building to operate. The MSBA would probably grant an additional 1% reimbursement to a renovation of this scale. This can be studied further in PSR and SD. This option places students in modular trailers for the course of construction.

- Option 2A – Renovation/Addition with New Pool as part of MSBA Project (deemed Ineligible)
- Option 2B – Renovation/Addition with renovation of existing 4 lane pool
- Option 2C – *Proposed by District as alternative for discussion* – Demolishes more of the existing building to eliminate unnecessary community use space in the high school (District Offices, ELCAT offices, IT office) and builds a separate, new community building with a new 6 lane pool and community office spaces.

Option 3 – New

New construction assumes a new school built behind the current school. It assumes that the new building not only meets current code requirements but is also better performing from an energy use perspective in order to qualify for green incentive points and to reduce operating costs. It would be designed to meet all MSBA space guidelines and District educational goals, as well as addressing community use goals. The site investments are the same in scope as the add/reno investments overall. The New Options do not require students to remain in modulars for the duration of construction.

In association with

- Option 3A- New construction central to site with New Pool as part of the MSBA project (deemed Ineligible)
- Option 3B- New construction central to site with new six lane pool as independent project

- Option 4A- New construction further south within the site with new six lane pool as part of the MSBA project (deemed Ineligible)

- Option 4B- New construction further south within the site with new six lane pool as independent project

Option 5 – Split Building

This option assumes a newly constructed school built behind the current school and meeting only the space needs of the high school. It assumes that the new building not only meets current code requirements but is also better performing from an energy use perspective in order to qualify for green incentive points and to reduce operating costs. It would be designed to meet all MSBA space guidelines and District educational goals. This option does not require students to remain in modulars for the duration of construction. A second building would be built independently to support the new six lane pool and all community office spaces that are currently housed at ELHS (District Offices, ELCAT, IT and some support for the Rec Program). The concessions and bathrooms for the game field that are needed to meet code are included in the estimate at this time.