

REVIEW OF FACILITY INADEQUACIES FOR JOINT APPROPRIATIONS COMMITTEE

WYOMING STATE LEGISLATURE

INCLUDING



POWELL HIGH SCHOOL
PARK COUNTY SCHOOL
DISTRICT #1



CENTRAL MIDDLE SCHOOL
SHERIDAN COUNTY
SCHOOL DISTRICT #2



MGT OF AMERICA, INC.
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JULY 1, 2002

REVIEW OF FACILITY INADEQUACIES

FOR

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Including

**Central Middle School
Sheridan County School District #2**

**Powell High School
Park County School District #1**

By



**MGT of America, Inc.
1607 Cooper Point Rd. NW
Olympia, WA 98502
July 1, 2002**

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1.0 INTRODUCTION

The Joint Appropriations Committee of the Wyoming State Legislature contracted with MGT of America, Inc. to review and propose remedies to the inadequacies at the following school facilities:

Central Middle School, Sheridan County School District #2

Powell High School, Park County School District #1

MGT and its sub-contractor, JUB Engineers, have prepared this report to present the recommendations that are a result of that review.

The review team, which was made up of educators, architects, and engineers from MGT and JUB's staff, met with representatives of each district. The review team conducted a detailed assessment of each facility and reviewed each district's proposal for remediating the inadequacies.

The review team met in a work session to develop alternate remedies and to analyze these remedies based on criteria established at the beginning of the project.

These criteria included:

- It will provide sufficient capacity based on state standards
- It will substantially meet state standards and guidelines for educational facilities
- It will only need routine maintenance
- It will meet current seismic code requirements
- It will be educationally suitable to deliver the “educational basket of goods”
- It will have adequate infrastructure for educational technology
- It will be ADA accessible
- It will be the most cost-effective solution that meets the above criteria

The review team then consulted the district on its preliminary recommendation and gave each district two weeks to present new or additional data. The review team presented its preliminary recommendations to the Select Committee on School Facilities at its June 20th meeting. After reviewing all the data presented and comments received, the review team formulated the final recommendations, which are presented in this report.

2.0 CENTRAL MIDDLE SCHOOL

Sheridan County School District #2 Review of Proposed Remedy for Inadequate Conditions

2.1 Current Situation

Central Middle School (CMS) has a condition score of 48.69 and, as such, has been identified as “inadequate” and “in immediate need”. Sheridan Junior High School (SJHS) has a condition score of 50.00, which has led the district to include this facility in its proposed remedy. CMS houses grades 6 and 7, while SJHS houses grades 8 and 9. Both schools are located in Sheridan and are the only schools serving these grades in the district. Exhibit 2-1 lists the buildings located at these two schools.

EXHIBIT 2-1 CENTRAL MIDDLE SCHOOL AND SHERIDAN JUNIOR HIGH SCHOOL BUILDING LIST

Building Name	Enrollment	Bldg. SF	Year Built	Condition Score
CMS Main Bldg.	498	93,656	1919	48.69
CMS Maintenance Bldg.	NA	5,124	1920	35.58
CMS Maintenance Office	NA	1,082	1920	54.50
CMS Storage/Pump House	NA	270	1920	62.17
SJHS Main Bldg.	500	78,879	1925	50.00
SJHS Vocational Bldg.	NA	16,380	1949	55.54
SJHS Old Gym	NA	18,000	1949	56.90
SJHS Early Bldg.	NA	66,135	1977	67.83
SJHS Vocational Agriculture Bldg.	NA	8,000	1972	74.59

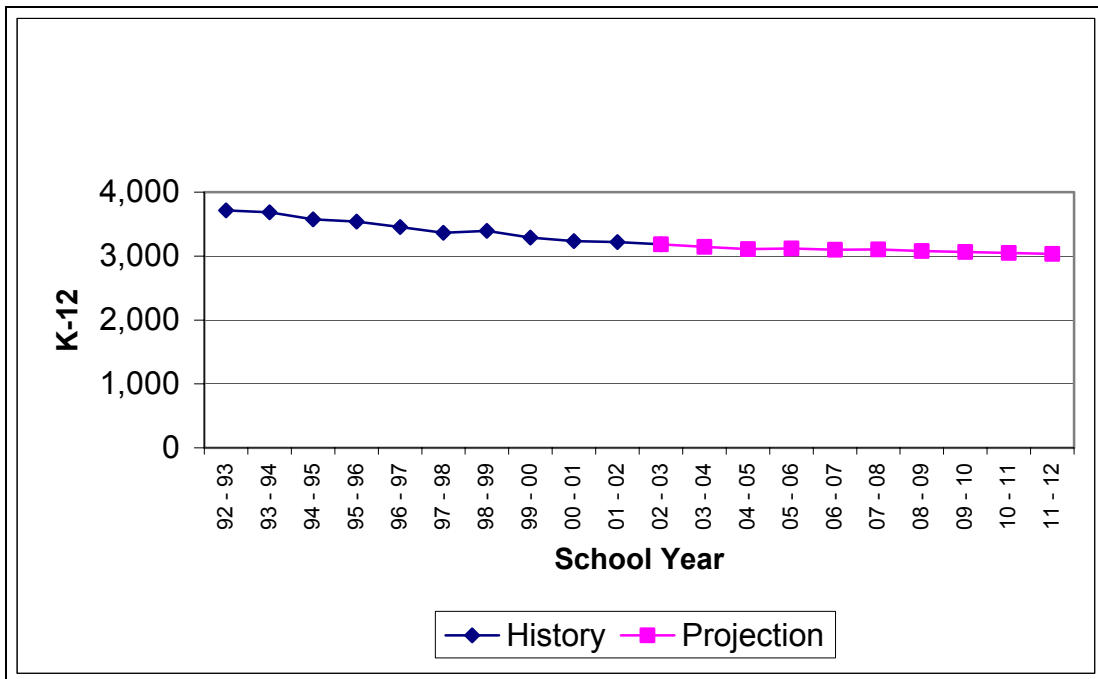
2.2 Enrollment Projections

Sheridan County School District #2 did not have enrollment projection models to project enrollment trends for the next ten years. However, interviews with District personnel indicated that considerable thought had been given the issue. The District’s conclusion was that the drop in enrollment experienced in recent years was ending and

that stable enrollment would be experienced in the coming decade. The District has calculated a design capacity for the new middle school of 834 by adding 10% to the 2001 enrollment of 758 students. Two factors were identified that could influence growth and create an increase in student enrollment in the coming years: (1) the impact of coal-bed methane production in nearby areas, and (2) the impact of new programs in the local community college.

The review team gathered historical enrollment data and prepared the following ten-year enrollment projection:

**EXHIBIT 2-2
SHERIDAN COUNTY SCHOOL DISTRICT #2
TEN-YEAR ENROLLMENT PROJECTION**



The graph preceding was generated using the following cohort survival enrollment data. Kindergarten enrollment projections in Exhibit 2-3 on the following page were based on a linear regression model.

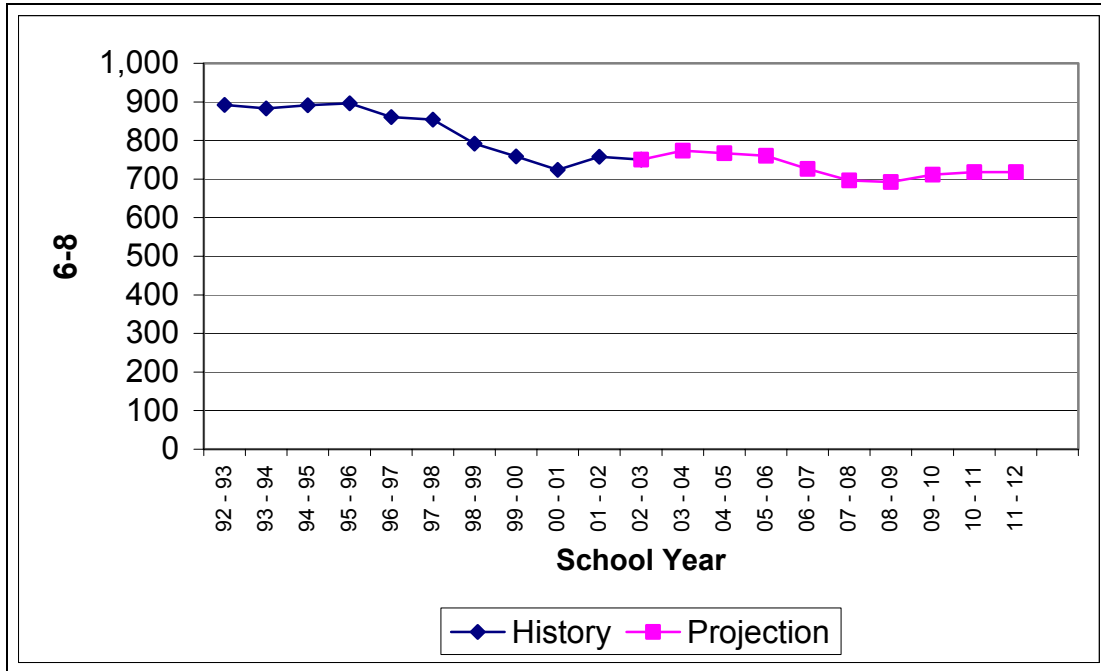
**EXHIBIT 2-3
SCHOOL ENROLLMENT PROJECTION ANALYSIS**

SCHOOL ENROLLMENT PROJECTION ANALYSIS																					
LINEAR COHORT SURVIVAL ENROLLMENT PROJECTION PROJECTION BASED ON ACTUAL HISTORICAL DATA																					
	92 - 93	93 - 94	94 - 95	95 - 96	96 - 97	97 - 98	98 - 99	99 - 00	00 - 01	01 - 02	02 - 03	03 - 04	04 - 05	05 - 06	06 - 07	07 - 08	08 - 09	09 - 10	10 - 11	11 - 12	Avg. % Survival
K	210	231	224	226	234	237	236	226	214	221	227	227	227	227	227	227	228	228	228	228	
1	274	219	226	229	226	241	240	237	230	211	223	229	229	229	229	230	230	230	230	230	101.04%
2	284	276	220	228	218	221	234	227	239	230	208	220	226	226	226	226	226	227	227	227	98.62%
3	300	280	269	226	234	213	228	231	239	251	233	211	223	229	229	229	229	229	229	230	101.26%
4	303	301	279	269	215	239	225	235	237	246	254	236	213	226	232	232	232	232	232	232	101.28%
5	326	310	300	279	272	224	249	213	248	247	250	259	240	217	230	236	236	236	236	236	101.76%
6	271	308	312	291	270	269	221	248	234	266	248	251	260	241	218	231	237	237	237	237	100.35%
7	313	265	309	304	282	292	290	225	263	232	271	252	256	264	245	222	235	241	241	241	101.71%
8	308	310	270	301	309	293	281	286	227	260	232	270	252	255	264	245	221	234	240	240	99.83%
9	317	326	310	289	326	298	311	302	292	240	271	242	282	263	266	275	255	231	244	251	104.34%
10	257	319	301	314	278	299	311	301	274	286	233	263	234	273	254	258	266	247	224	237	96.89%
11	281	253	301	289	304	256	298	270	281	267	272	221	250	222	259	242	245	253	235	213	95.00%
12	271	285	255	294	287	283	270	288	255	261	262	266	216	245	218	254	237	240	248	230	97.97%
K-5	1,697	1,617	1,518	1,457	1,399	1,375	1,412	1,369	1,407	1,406	1,395	1,381	1,358	1,354	1,373	1,380	1,381	1,381	1,382	1,383	
6-8	892	883	891	896	861	854	792	759	724	758	750	773	767	760	727	697	692	711	718	718	
9-12	1,126	1,183	1,167	1,186	1,195	1,136	1,190	1,161	1,102	1,054	1,037	992	982	1,003	998	1,029	1,003	971	951	930	
K-12	3,715	3,683	3,576	3,539	3,455	3,365	3,394	3,289	3,233	3,218	3,183	3,146	3,107	3,117	3,098	3,105	3,076	3,064	3,051	3,031	

Based on the enrollment projection data, the review team concludes that the Sheridan School District will not experience explosive growth in the next decade unless the coal-bed methane or community college programs provide unusual and unforeseen population pressures.

Using the same data, the review team projects that enrollment for grades 6-8 will range from a low of 692 to a high of 773 during the next decade. Exhibit 2-4 projects enrollments in the middle grades for the next ten years.

**EXHIBIT 2-4
SHERIDAN COUNTY SCHOOL DISTRICT #2
COHORT SURVIVAL ENROLLMENT PROJECTION**



Based on the above analysis and the potential for growth, the review team concludes that a new middle school should be designed with classroom space for 775 students and core space for 800 students. It is important that the final design of a new Central Middle School shows “dotted lines” where additional classrooms would be constructed should enrollments grow beyond the recommended capacity of the school.

2.3 Educational Suitability

Sheridan County School District #2 has looked at two options to correct the physical and educational suitability problems in their middle level school buildings. One option was to renovate the existing facilities as they stand. The second option was to build a new school to serve grades 6-7-8, add a ninth grade wing to the existing high school, and relocate the ninth grade to that facility. The review team concludes that the educational suitability score upon implementation of the second option is at or near a score of 100.

Implementation of the first option, renovation of the existing facilities, is not likely to bring the educational suitability to an acceptable level. This is based on several factors:

- The renovation project would leave a number of undersized general classrooms.
- The renovation project would leave music, art, PE, and some vocational-technical programs in separate, unconnected buildings. This is not desirable in middle schools where connectedness and socialization are major developmental issues. The isolation of the vocational-technical programs is especially troublesome because of the need to integrate technical education into the mainstream coursework of the school. Such integration improves the meaning derived by students in their academic courses and improves the connection between the curriculum and the world of work.
- The renovation of the building would maintain a three-story facility where a floor-by-floor physical division could occur between grades and the students. Many of the specialty classrooms, however, would not be distributed between the three levels (e.g. science rooms, family and consumer economics, special education, etc.). The result is that it would be impossible to create the “school within a school” concept common to lower grade students in modern middle schools. The physical layout of the building would require intermingling of all students.

Based on the above analysis, the review team concludes that the renovation of Central Middle School and Sheridan Jr. High School would not adequately solve significant suitability problems currently faced by Sheridan County School District #2.

2.4 Proposed Remedies

District's Proposal

The District's proposed remedy has the following elements;

- Demolish CMS and sell property (grades 6-7)
- Demolish SJHS (grades 8-9)
- Build new middle school on SJHS site to house grades 6-8
- Build classroom wing at high school to house grade 9
- Renovate existing SJHS Vocational Building to house district administration which is currently housed in 3rd floor of SJHS
- Build new Vocational Agricultural facility at the high school. The high school currently uses the SJHS agricultural facility.
- Relocate alternative schools from leased space to the Early Building, which is currently used by SJHS.

This proposal would eliminate 190,299 GSF of space from the District's inventory for major maintenance payments and would add 159,679 GSF of new space for a net reduction of 30,620 GSF.

The remedy would create grade groupings of 6-8 at the middle school and 9-12 at the high school, which are more typical than the current groupings in the district and more inline with state high school graduation requirements.

The remedy would not be disruptive to students.

The remedy would provide 164 GSF per student for 834 students at the new middle school. (State standard is 120 – 150 GSF per student.)

Alternate #1

Alternate #1 contains the same elements as the District's proposal and eliminates the same amount of existing building space but is designed within the state guidelines.

This remedy would provide a maximum of 150 GSF per student for 775 students at a new middle school. (Core facilities for 800, classrooms for 775.)

This remedy would provide 14,529 GSF for a 9th grade classroom wing at the high school instead of the proposed 11,880 GSF due to different design assumptions.

Alternate #2

Alternate #2 would renovate the existing middle school and the existing jr. high school.

This remedy would disrupt student classes and require temporary classrooms.

This remedy would not eliminate any existing space.

This remedy would not bring the existing facilities to an educationally suitable condition to deliver the “educational basket of goods”.

2.5 Projected Costs

Exhibit 2-5 presents the projected costs of each alternative. These projections have been developed on design concepts and are not cost estimates based on specific designs. A more detailed breakdown can be found in Appendix A.

**EXHIBIT 2-5
PROJECTED COSTS PER ALTERNATIVE**

REMEDY	CONSTRUCTION COSTS	30 YEAR IMPACT TO MAJOR MAINTENANCE PAYMENTS
District Proposal	\$24.4 million	\$3.7 million
Alternative #1A (using 150 GSF for 775 students)	\$21.7 million	\$1.7 million
Alternative #1B (using 135 GSF for 775 students)	\$20.2 million	\$1.4 million
Alternative #2 – renovate existing facilities	\$22.9 million	\$0

2.6 Recommendation

The review team recommends that Alternative #1B be funded for schematic design. This is the most cost-effective way to provide an educationally suitable facility designed within the state's guidelines, which will accommodate the desired grade configurations. The review team feels this is a reasonable design approach to provide the necessary space to deliver the "educational basket of goods". The space model in Appendix B represents one approach to programming the required space.

The review team realizes that the final design may vary from the proposed 135 GSF per student. However, the design team should use this as a goal to create an efficient, well designed facility.

3.0 POWELL HIGH SCHOOL

Park County School District #1 Review of Proposed Remedy for Inadequate Conditions

3.1 Current Situation

Powell High School (PHS) consists of three main buildings: the classroom building, the gymnasium, and the Natatorium/Auditorium building. There is also a small home economics cottage. The classroom building has a condition score of 34.34, the gymnasium has a condition score of 45.96, and the Natatorium/Auditorium has a condition score of 41.49. The classroom building, the gymnasium, and the Natatorium/Auditorium have been identified as “inadequate” and “in immediate need”. All three buildings are located on a campus in central Powell.

EXHIBIT 3-1 POWELL HIGH SCHOOL BUILDING LIST

Building Name	Enrollment	Bldg. SF	Year Built	Condition Score
Classroom building	578	106,644	1960	34.34
Gymnasium	NA	58,846	1950	45.96
Natorium/Auditorium	NA	37,353	1956	41.49
Home Economics Cottage	NA	8,128	1952	71.06

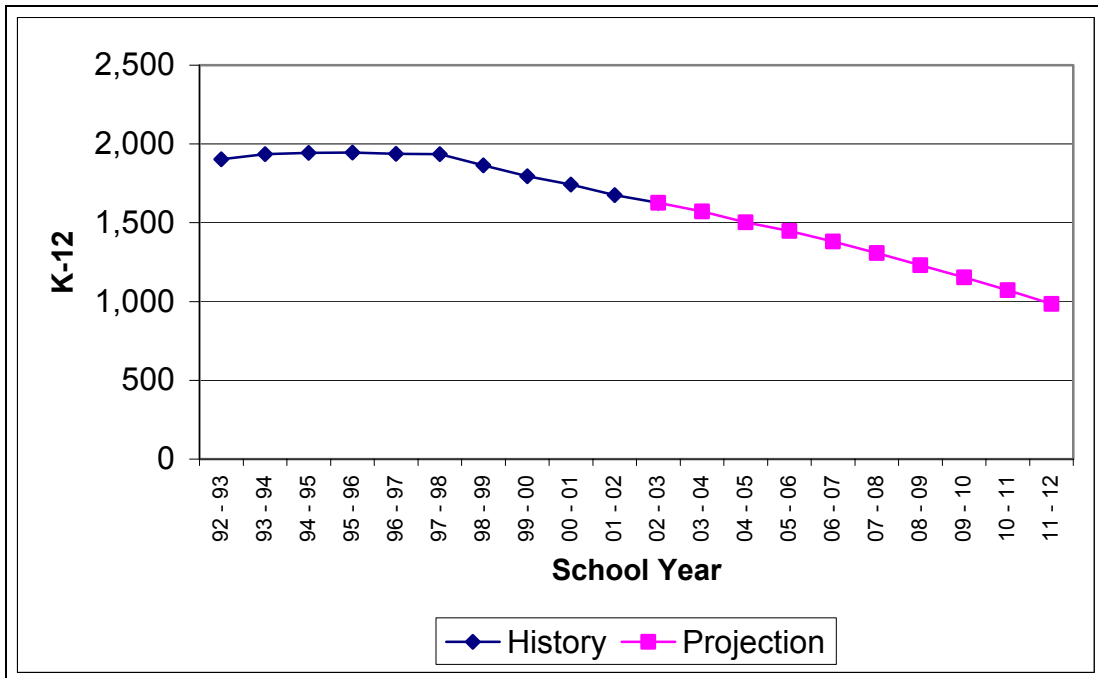
3.2 Enrollment Projections

The Park County School District #1 did not have enrollment projection models to project enrollment trends for the next ten years. Interviews with District personnel indicated that school officials did not expect a considerable rise or drop in enrollment in the next ten years. For purposes of the grant applications, the District has calculated a design capacity for a new school of 636 by adding 10% to the 2001 enrollment of 578

students. District officials did not identify any factors that would cause enrollment to significantly increase or decrease in the coming decade. They did report, however, that there have been broad cycles in enrollment over that past twenty years in which enrollment varied from 479 to 608 in grades 9-12.

The review team gathered historical enrollment data and prepared the following ten-year enrollment projection:

**EXHIBIT 3-2
PARK COUNTY SCHOOL DISTRICT #1
TEN-YEAR ENROLLMENT PROJECTION**



The graph preceding was generated using the following cohort survival enrollment data. Kindergarten enrollment projections in Exhibit 3-3 on the following page were based on a linear regression model.

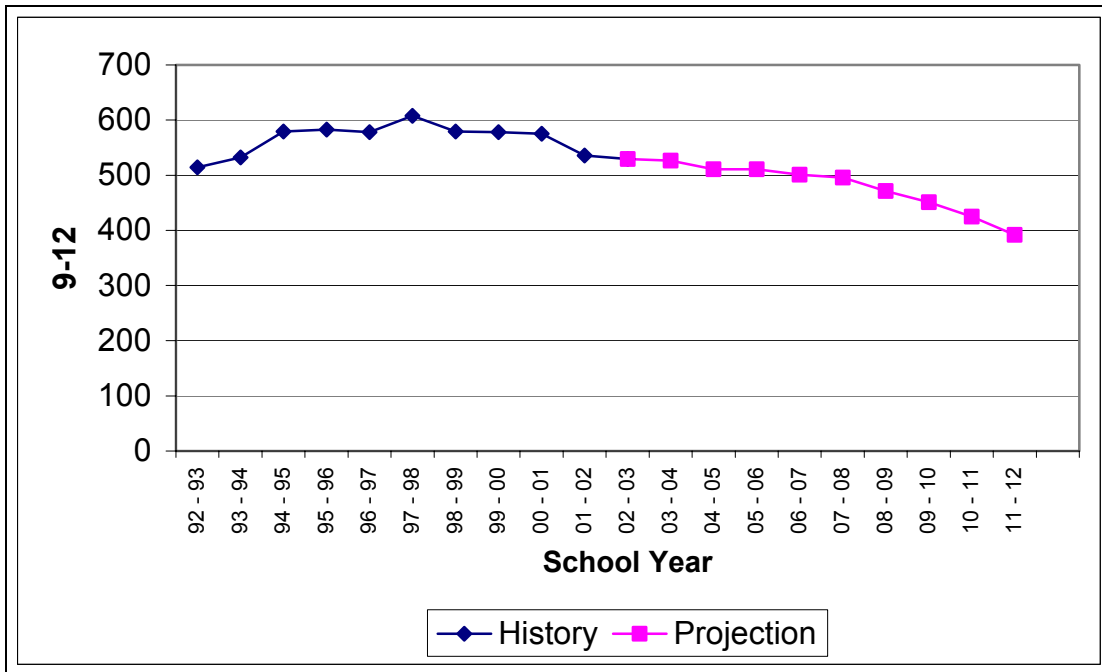
**EXHIBIT 3-3
SCHOOL ENROLLMENT PROJECTION ANALYSIS**

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	92 - 93	93 - 94	94 - 95	95 - 96	96 - 97	97 - 98	98 - 99	99 - 00	00 - 01	01 - 02	02 - 03	03 - 04	04 - 05	05 - 06	06 - 07	07 - 08	08 - 09	09 - 10	10 - 11	11 - 12	Avg. % Survival
K	152	158	176	164	158	138	145	109	112	111	106	99	92	85	79	72	65	59	52	45	
1	163	142	130	140	148	153	123	132	113	110	102	97	91	84	78	72	66	60	54	48	91.60%
2	150	150	143	134	138	142	141	125	129	112	108	100	95	89	83	77	71	65	59	53	97.88%
3	154	149	154	143	134	140	146	135	129	132	113	109	100	95	89	83	77	71	65	59	100.84%
4	157	167	149	149	151	147	144	140	133	130	135	115	111	102	97	91	85	79	73	67	102.06%
5	160	165	163	154	153	138	141	143	145	132	130	134	115	111	102	97	91	85	79	73	99.80%
6	152	162	158	160	161	159	139	137	138	139	131	129	134	114	110	102	97	90	84	78	99.32%
7	162	149	158	166	151	152	158	135	144	139	138	130	128	132	113	109	101	96	90	84	99.08%
8	139	161	134	153	166	158	149	161	125	134	135	134	126	124	129	110	106	98	93	87	97.37%
9	159	147	184	150	172	141	166	159	167	132	142	143	142	134	131	136	116	112	103	98	105.60%
10	121	149	127	162	135	136	166	163	141	149	122	131	132	131	123	121	126	107	103	96	92.34%
11	112	121	147	121	163	162	141	140	139	131	146	119	128	129	128	121	119	123	105	101	97.86%
12	122	115	121	150	108	169	106	116	128	124	120	134	109	117	119	117	111	109	113	97	91.78%
K-5	936	931	915	884	882	858	840	784	761	727	692	653	604	567	529	493	455	418	381	344	
6-8	453	472	450	479	478	469	446	433	407	412	404	393	388	371	352	321	303	284	267	249	
9-12	514	532	579	583	578	608	579	578	575	536	529	527	511	511	501	495	471	451	425	392	
K-12	1,903	1,935	1,944	1,946	1,938	1,935	1,865	1,795	1,743	1,675	1,626	1,573	1,502	1,449	1,382	1,309	1,230	1,153	1,073	984	

Based on the enrollment projection data, the review team concludes that the Park County School District #1 will not experience significant growth in the next decade unless something unforeseen occurs that significantly affects the local economy.

Using the same data, the review team projects that enrollment for grades 9-12 will decline from a high of 529 to a low of 392 during the next decade. Exhibit 3-4 projects enrollments in the high school grades for the next ten years.

**EXHIBIT 3-4
PARK COUNTY SCHOOL DISTRICT #1
COHORT SURVIVAL ENROLLMENT PROJECTION**



Based on the above analysis, the review team concludes that the requested school size of 636 is on the high end of enrollment possibilities suggested by the District's history. It has been nearly twenty years since enrollments exceeded 636 students. Therefore, the review team recommends that the design for a new Powell High School be sized in its core spaces for 636 students, but the number of classrooms should be sized for approximately 540 students. It is important that the final design of

the Powell High School shows “dotted lines” where additional classrooms would be constructed should enrollments grow beyond the recommended capacity of the school.

3.3 Educational Suitability

The Park County School District #1 has looked at two options to correct the physical and educational suitability problems in their high school buildings. The first option was to renovate the existing facilities as they stand. The second option was to build a new school to serve grades 9-12. The review team examined a third option to replace the main classroom building and the gymnasium building. The review team concludes that the educational suitability would be at an acceptable level upon implementation of either the second or third option is at or near 100.

Renovation of the existing building would significantly improve educational suitability problems caused by the current facility. Current room layout, or adjacencies, would be improved by renovation. Renovation would improve the current room surfaces that detract from the functionality of the current rooms. Current deficiencies in lighting, electrical wiring, data wiring, plumbing, natural gas for science labs, and compressed air for science labs and other classrooms would also be corrected.

Based on the above analysis, MGT concludes that the Powell High School renovation project would adequately solve the suitability problems currently faced by the Park County School District #1.

3.4 Proposed Remedies

1. New Powell High School (per District’s original grant proposal)

The District’s original grant proposal requested a new high school facility that would replace the existing classroom building, gymnasium, and Auditorium/Natatorium. The new facility would be built on a new site, outside of central Powell, and would

contain 194,155 GSF for 636 students, or 305 GSF per student. This proposal would essentially replace the existing high school, which contains approximately 202,000 GSF.

2. New Powell High School (per state's guidelines)

This remedy proposes a new high school, built on a new site, at the mid-range of the state's guidelines, and for the maximum number of students projected by the enrollment projections. This results in a high school of 165 GSF per 540 students. The new facility would include an assembly space allocation of 25 GSF per student, but would not include a natatorium. This remedy assumes all existing facilities would be abandoned.

3. Renovate Existing High School Facilities

This remedy proposes to renovate the existing facilities. It is the opinion of the review team that the existing facilities could be renovated to be educationally suitable to deliver the "educational basket of goods" and need only routine maintenance.

This remedy would cause some disruption to student activities as the buildings would need extensive renovation and would probably have to be closed during construction. This would require temporary housing for the students. The construction experience could be used as a positive educational experience, and could be incorporated into some curriculums such as math and science.

4. New Powell HS and Renovated Natatorium/Auditorium (new site)

This remedy proposes to build a new classroom and gymnasium building at a new site nearby the existing site but renovate the existing natatorium/auditorium. This remedy recognizes that the natatorium/auditorium offer educational benefits but does not have to be immediately adjacent to the classroom building. The remedy acknowledges that the natatorium/auditorium has been historically maintained by the state, and

suggests that it be “grand-fathered” into state maintained facilities, even though it exceeds current guidelines.

Note: The review team is not aware of a Department of Education or Legislative policy which states that the District would have to abandon the natatorium/auditorium if they state provided a new high school at a new site. In addition, it is not clear whether the state or the District would be responsible for maintenance of the natatorium/auditorium facility if the District chose to continue using it.

5. New Powell HS and Renovated Natatorium/Auditorium (existing site @ 165 GSF)

This remedy proposes to build a new classroom and gymnasium building on the existing site of the gymnasium and renovate the natatorium/auditorium. This is the remedy favored by the District. There would be some disruption to the Physical Education program but the District feels this is acceptable. The existing classroom building would be demolished to make room for outdoor courts, such as tennis, and parking, which is needed.

This remedy, as proposed by the review team, would result in a facility sized for 540 students at 165 GSF per student. The core facilities would be sized to accommodate 600 students in case the District’s enrollment grew beyond current projections.

6. New Powell HS and Renovated Natatorium/Auditorium (existing site @ 180 GSF)

This remedy is the same as the previous remedy but is sized at the maximum GSF per student allowed under current state standards.

3.5 Projected Costs

Exhibit 3-5 presents the projected costs of each remedy. These projections have been developed on design concepts and are not cost estimates based on specific designs. A more detailed breakdown can be found in Appendix A.

**EXHIBIT 3-5
PROJECTED COSTS PER ALTERNATIVE**

REMEDY	CONSTRUCTION COSTS	30 YEAR IMPACT TO MAJOR MAINTENANCE PAYMENTS
New Powell HS – Grant proposal	\$30.1 million	\$12.7 million
New Powell HS – Per State’s guidelines	\$18.1 million	(\$2.1 million)
Renovate existing HS	\$23.6 million	\$0
New Powell HS - renovate Natatorium/Auditorium (new site)	\$20.5 million	(\$1.3 million)
New Powell HS - renovate Natatorium/Auditorium (exist. Site @ 165 GSF)	\$21.8 million	(\$1.3 million)
New Powell HS - renovate Natatorium/Auditorium (exist. Site @ 180 GSF)	\$22.9 million	(\$0.7 million)

3.6 Recommendation

The review team recommends that remedy #5, which proposes to build a new classroom/gymnasium building on the existing gymnasium site and to renovate the existing natatorium/auditorium be funded for schematic design. This remedy will provide a cost-effective facility at the existing site, which is favored by the District and the community. This approach will maximize the utilization of the existing site by designing more efficient buildings. This remedy will cause minimal disruption to the students and will utilize existing facilities, which are a valued part of the educational experience in the district.

The review team feels that using 165 GSF per student is a reasonable design approach to provide the necessary space to deliver the “educational basket of goods”. The space model in Appendix C represents one approach to programming the required space.

The review team realizes that the final design may vary from the proposed 165 GSF per student. However, the design team should use this as a goal to create an efficient, well-designed facility.

PROJECTED COSTS

Prepared by MGT of America, Inc. and JUB Engineers, Inc.

July 1, 2002

Project	Design Capacity	Total Renovated GSF	Total New GSF	Building Cost ¹	Site Costs ²	General Conditions ³	Contingency & Inflation ⁴	Fixtures and Furniture ⁵	Misc. ⁶	Architect & Engineering Fees ⁷	Total Project Cost	30 Year Major Maintenance Payments Impact ⁸	Combined Maintenance and Const. Costs	Cost per SF	Cost Per Student
Powell High School															
New Powell High School (Per District's Grant Application)	636	0	194,155	\$17,473,950	\$3,221,500	\$2,897,363	\$3,067,066	\$1,397,916	\$120,000 ⁹	\$1,972,446	\$ 30,150,240	\$ 12,757,950	\$42,908,190	\$ 221.00	\$67,466
New Powell High School (Designed to 165 GSF per Student)	540	0	102,600	\$9,234,000	\$3,221,500	\$1,743,770	\$1,845,905	\$738,720	\$120,000 ⁹	\$1,183,273	\$ 18,087,168	\$ (2,148,330)	\$15,938,838	\$ 155.35	\$29,516
Powell HS - Complete Renovation	NA	202,534	0	\$14,976,364 ¹⁰	\$350,000	\$2,145,691	\$2,271,367	\$1,198,109	\$585,000 ¹¹	\$2,152,653	\$ 23,679,184	\$ -	\$23,679,184	\$ 116.91	\$40,967
New Powell HS and Renovated Nat./Aud. (new site)	540/600	37,353	89,100	\$8,019,000	\$3,221,500	\$1,573,670	\$1,665,842	\$641,520	\$3,992,269 ¹²	\$1,457,734	\$ 20,571,535	\$ (1,345,440)	\$19,226,095	\$ 152.04	\$35,604
New Powell HS and Renovated Nat./Aud. (exist. site @ 165 GS)	540/600	37,353	89,100	\$8,019,000	\$3,221,500	\$1,573,670	\$1,665,842	\$641,520	\$5,191,717 ¹⁶	\$1,577,679	\$ 21,890,928	\$ (1,345,440)	\$20,545,488	\$ 162.48	\$38,047
New Powell HS and Renovated Nat./Aud. (exist. site @ 180 GS)	540/600	37,353	97,200	\$8,748,000	\$3,221,500	\$1,675,730	\$1,773,880	\$699,840	\$5,191,717 ¹⁶	\$1,647,498	\$ 22,958,165	\$ (737,910)	\$22,220,255	\$ 165.14	\$41,149
New Sheridan Middle School as Proposed by District															
New Sheridan Middle School (Proposed)	834		136,799	\$12,311,910	\$1,250,000	\$1,898,667.40	\$2,009,875	\$984,953	\$20,000 ¹³	\$1,293,278	\$ 19,768,684				
Sheridan HS Addition	264		11,880	\$1,069,200	\$100,000	\$163,688	\$173,275	\$85,536		\$111,419	\$ 1,703,118				
Ag Facilities at HS	NA		11,000	\$990,000	\$100,000	\$138,600	\$159,718	\$79,200	\$5,000 ¹³	\$103,076	\$ 1,575,594				
Remodel Vocational Bldg.	NA	16,380		\$376,740	\$0	\$75,348	\$58,771	\$30,139	\$5,000 ¹³	\$54,599.86	\$ 600,599				
Jr. High Demolition	NA	81,540		\$652,320	\$0	\$45,662	\$90,738			\$15,774.40	\$ 804,495				
Total			257,599								\$ 24,452,489	\$ 3,763,680	\$28,216,169	\$ 160.27	\$25,698
New Sheridan Middle School Designed to State Standards															
Sheridan MS (150 GSF per 775 students)	800/775		116,250	\$10,462,500	\$1,250,000	\$1,639,750	\$1,735,793	\$837,000	\$20,000 ¹³	\$1,116,153	\$ 17,061,195				
Sheridan HS Classrm Addition	264		14,529	\$1,452,900	\$100,000	\$217,406	\$230,140	\$116,232	\$5,000	\$148,517	\$ 2,270,195				
Ag Facilities at HS	NA		8,000 ¹⁴	\$600,000	\$100,000	\$98,000	\$103,740	\$48,000	\$5,000	\$66,832	\$ 1,021,572				
Remodel Vocational Bldg.	NA	16,380		\$376,740	\$0	\$75,348	\$58,771	\$30,139	\$5,000 ¹³	\$54,600	\$ 600,599				
Jr. High Demolition	NA	81,540		\$652,320	\$0	\$45,662	\$90,738			\$15,774	\$ 804,495				
Total			236,699								\$ 21,758,056	\$ 1,763,700	\$ 23,521,756	\$ 169.49	\$ 21,422
New Sheridan Middle School Designed to State Standards															
Sheridan MS (135 GSF per 775 students)	800/775		104,625	\$9,416,250	\$1,250,000	\$1,493,275	\$1,580,738	\$753,300	\$20,000 ¹³	\$1,015,949	\$ 15,529,513				
Sheridan HS Classrm Addition	264		14,529	\$1,452,900	\$100,000	\$217,406	\$230,140	\$116,232	\$5,000	\$148,517	\$ 2,270,195				
Ag Facilities at HS	NA		8,000 ¹⁴	\$600,000	\$100,000	\$98,000	\$103,740	\$48,000	\$5,000	\$66,832	\$ 1,021,572				
Remodel Vocational Bldg.	NA	16,380		\$376,740	\$0	\$75,348	\$58,771	\$30,139	\$5,000 ¹³	\$54,600	\$ 600,599				
Jr. High Demolition	NA	81,540		\$652,320	\$0	\$45,662	\$90,738			\$15,774	\$ 804,495				
Total			225,074								\$ 20,226,373	\$ 1,431,870	\$ 21,658,243	\$ 170.33	\$ 19,725
Renovated Sheridan Middle School															
Renovate Central Middle School	498		93,656	\$5,637,930	\$55,329	\$797,056.24	\$1,298,063.01	\$451,034	\$450,000 ¹⁵	\$868,941	\$ 9,558,354				
Renovate Sheridan Jr. High	500		78,879	\$7,979,994	\$151,080	\$1,138,350.32	\$1,853,884.80	\$638,400	\$425,000 ¹⁵	\$1,218,671	\$ 13,405,379				
Total											\$22,963,733	\$ -	\$22,963,733	133.10	\$23,010

1. Building costs based on project type and location

New construction	\$90/sf
Remodel Vocational Bldg.	\$23/sf
New Ag facility	\$75/sf
Demolition	\$25/sf

2. Site costs assigned are as identified by District.

3. General Conditions = % of Building and Site costs.

Typical new construction	14%	New
Remodel Voc. Bldg.	20%	Remodel
Demolish Jr. High	7%	Demolition

4. Contingency & Inflation = 13% of Building, Site, and General Conditions costs.

5. Fixture & Furniture = 8% of Building costs

6. Misc. costs vary per project.

7. Architectural & Engineering Fees = 7% of all other costs

8. Major Maintenance Payments Calculated Using 2.5% Rate and \$100/SF new bldg. value

9. Includes property acquisition fees and moving

10. Renovation costs as identified in Master Plan plus costs for air conditioning entire classroom bldg.

11. Includes portable rental, set up, and two moves.

12. Includes renovation of Nat./Aud. and \$90,000 for site acquisition fees and moving.

13. Includes moving costs.

14. Includes 1,000 SF classroom, 1,000 SF storage, 4,000 SF dirty lab, 2,000 SF woodshop.

15. Includes temporary housing of school

16. Includes renovation of Nat/Aud, demo of classrm and gym bldgs., and moving expenses.

MODEL FOR 775 STUDENT MIDDLE SCHOOL

44 Teaching Stations x 20.7 Students x .85 utilization = 774.2 Student Capacity
 Core facilities sized for 800 students.

Classroom Type	Teaching Stations	Quantity	Number of Occupants	SF per Student	Space SF	Total SF
Administration						
Principal		1			150	150
Vice Principal		2			125	250
Secretary/Reception		1	4	75	300	300
Reception		1			150	150
Nurse/Toilet		1			200	200
Counselor		3			150	450
Conference		1			200	200
Workroom		1			500	500
Lounge		1			500	500
Staff Toilet		2			100	200
Itinerant Office		3			100	300
Support Services		3			100	300
Technology Support		1			150	150
Storage		1			750	750
Total Administration						4,400
Classrooms						
General Classrooms	16	16	25	35	875	14,000
Science Classrooms	6	6	21	50	1,125	6,750
Science Prep Rooms		2			250	500
Special Education	3	3	12	75	900	2,700
Support Space		4			560	2,240
Teacher Planning		1	25	50	1250	1,250
Total classrooms						27,440
Arts						
Band/Choir/Stage	1	1	50	50	1,500	1,500
Choir	1	1	35	35	1,225	1,225
Performing Arts Support Space		1			720	720
Auditorium						
Art Room	3	3	21	50	1,050	3,150
Art Support Space		3			150	450
Total Arts						7,045
Voc Ed						
Multi-Purpose Shop/Lab (heavy)	3	3	15	100	1,500	4,500
Multi-Purpose Shop/Lab (light)	4	4	15	50	1,000	4,000
Total Voc Ed						8,500
Core						
Media Center		1	800	5	4000	4,000
Media Support Space		1			600	600
Commons		1	267	20	5333	5,333
Gym	3	1	25		10,200	10,200
Aux Gym	2	1				-
Gym Seating						
Aux. PE Room	1	1	25		3,000	3,000
Weight Room	1	1	21	50	1,050	1,050
Lockers		2			500	1,000
Showers/toilets		2			500	1,000
PE Teacher Office		2	3	50	150	300
PE Teacher Shower		2	1	50	50	100
PE storage		1			1,000	1,000
Food Prep		1			2,200	2,200
Sub-total Core						29,783
Sub-total						77,168
Circulation		1		0.33	25,466	25,466
Total	44					102,634
SF per Student			775			132.43

1. includes 35 sf per station
2. includes 180 sf practice room, 240 sf office/library, 300 sf instrument storage
3. includes kiln/material storage
4. includes 100 sf office, 200 sf workroom, 200 sf storage, 100 sf darkroom,
5. aux. gym included in existing facility
6. includes 63 lockers, 175 baskets, 10 showers

MODEL FOR 539 STUDENT HIGH SCHOOL

32 Teaching Stations x 19.8 Students x .85 utilization = 539 Student Capacity
 Core facilities sized for 600 students

Classroom Type	TS	Quantity	Number of Occupants	SF per Student	Space SF	Total SF
Administration						
Principal		1			150	150
Vice Principal		2			125	250
Secretary/Reception		1	3	75	225	225
Reception		1			150	150
Nurse/Toilet		1			200	200
Counselor		3			150	450
Conference		1			200	200
Workroom		1			500	500
Lounge		1			500	500
Staff Toilet		2			100	200
Itinerant Office		1			100	100
Support Services		2			100	200
Technology Support		1			150	150
Storage		1			500	500
Total Administration						3,775
Classrooms						
General Classrooms	13	13	25	35	875	11,375
Science Classrooms	5	5	21	50	1,125	5,625
Science Prep Rooms		2			250	500
Special Education	2	2	12	75	900	1,800
Support Space		4			560	2,240
Teacher Planning		0	0	0	0	-
Total classrooms						21,540
Arts						
Band/Choir/Stage	1	1	50	50	1,500	1,500
Choir	1	1	35	35	1,225	1,225
Performing Arts Support Space		1			720	720
Auditorium						
Art Room	2	2	22	50	1,100	2,200
Art Support Space		2			150	300
Total Arts						5,945
Voc Ed						
Multi-Purpose Shop/Lab (he)	2	2	15	100	1,500	3,000
Multi-Purpose Shop/Lab (lig)	2	2	15	50	1,000	2,000
Total Voc Ed						5,000
Core						
Media Center		1	600	5	3000	3,000
Media Support Space		1			600	600
Commons		1	200	20	4000	4,000
Gym	2	1	25		10,200	10,200
Aux Gym					6,200	-
Gym Seating						
Aux. PE Room	1	1			3,000	3,000
Weight Room	1	1	21	50	1,050	1,050
Lockers		4			500	2,000
Showers/toilets		4			500	2,000
PE Teacher Office		2	3	100	300	600
PE Teacher Shower		2	1	50	50	100
PE storage		1			750	750
Food Prep		1			2,200	2,200
Sub-total Core						29,500
Sub-total						65,760
Circulation		1		0.33	21,701	21,701
Total	32					87,461
SF per Student			539			162.26

1. includes 35 sf per student
2. includes 180 sf practice room, 240 sf office/library, 300 sf instrument storage
3. includes kiln/material storage
4. includes 100 sf office, 200 sf workroom, 200 sf storage, 100 sf darkroom,
5. includes 63 lockers, 175 baskets, 10 showers