STATE HIGH
PROJECT PLANNING MEETING

November 11, 2013

Crabtree, Rohrbaugh & Associates, Architects

Agenda

Option 2 Development
Site/Building Section
Learning Communities
Floor Plans
3D Modeling/Massing
Site Plan

Preliminary Cost Estimate
Scenarios A / B / C
Potential Alternates

Option 1 vs. Option 2
Comparison
State High - Option -2

BUILDING SECTION DIAGRAMS
LEARNING COMMUNITIES

STACKED LEARNING COMMUNITIES - 3 FLOORS

ATRIUM

STACKED LEARNING COMMUNITIES - 3 FLOORS

1
1144' HEALTH AND HUMAN SERVICES
1130' S.T.E.M.
1116' S.T.E.M.

BUSINESS AND COMMUNICATIONS 1130'
ARTS AND HUMANITIES 1116'

MAIN ENTRANCE 9TH GRADE 1102'

EXIST. BUILDING FLOOR

2
1144' HEALTH
1130' S.T.E.M.
1116' S.T.E.M.

HEALTH
S.T.E.M.
S.T.E.M.

BUSINESS 1137'
ARTS 1123'

MAIN ENTRANCE 9TH 1109'

EXIST. BUILDING FLOOR

3
1144' HEALTH
1130' S.T.E.M.
1116' S.T.E.M.

1133.5' HEALTH
1126.5' S.T.E.M.
1112.5' S.T.E.M.

BUSINESS 1137'
ARTS 1123'

MAIN ENTRANCE 9TH 1109'

EXIST. BUILDING FLOOR
State High - Option -2

BUILDING SECTION DIAGRAMS

1A
- PUBLIC SPACES
- EXIST. BUILDING
- STAIRS
- LEARNING COMMUNITIES

ENTRANCE
1144' HEALTH
1130' PHYS ED.
1116'
CONSTRUCTION YARD ENTRANCE

1B
- PUBLIC SPACES
- MAIN COMMONS
- AGORA
- LEARNING COMMUNITIES

MAIN ENTRANCE
1144' HEALTH
1130' ADMINISTRATION
1116'

1C
- PUBLIC SPACES
- EXIST. BUILDING
- CONNECTOR
- LEARNING COMMUNITIES

MAIN ENTRANCE
1144' HEALTH
1130' AUDITORIUM
1116'

WESTERLY PARKWAY
State High - Option -2

GROUND FLOOR

PROGRAM LEGEND
- Admin
- Art
- Auditorium
- Cafeteria
- Classroom
- Corridor
- Gym
- Library
- Locker
- Music
- Science
- SGI
- Special Ed.
- Storage
- Toilet
- Utility
State High - Option -2

SECOND FLOOR

PROGRAM LEGEND
- Admin
- Art
- Auditorium
- Cafeteria
- Classroom
- Corridor
- Gym
- Library
- Locker
- Music
- Science
- SGI
- Special Ed.
- Storage
- Toilet
- Utility
State High - Option -2

THIRD
FLOOR

PROGRAM LEGEND

- Admin
- Art
- Auditorium
- Cafeteria
- Classroom
- Corridor
- Gym
- Library
- Locker
- Music
- Science
- SGI
- Special Ed.
- Storage
- Toilet
- Utility
State High - Option -2

PROGRAM LEGEND
- Admin
- Art
- Auditorium
- Cafeteria
- Classroom
- Corridor
- Gym
- Library
- Locker
- Music
- Science
- SGI
- Special Ed.
- Storage
- Toilet
- Utility
State High - Option -2
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Traffic
- Signalization
- Roadways/ Alignments
- Circulation
  - Bus / Parking
- Cross walks

Storm Water Approach
Parking
State High - Option -2
State High - Option -2

Identify changes in scope
- North scope adjustment
- Program adjustment

<table>
<thead>
<tr>
<th>NORTH BUILDING</th>
<th>Base Project</th>
<th>Unit</th>
<th>Subtotal</th>
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<tbody>
<tr>
<td>1 Existing Area</td>
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<tr>
<td>2 Demo Area</td>
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<tr>
<td>3 Net Area</td>
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<td></td>
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</tr>
<tr>
<td>4 Site Demo</td>
<td></td>
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<tr>
<td>5 Asbestos Removal</td>
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<tr>
<td>6 Delta New Construction</td>
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<tr>
<td>7 Phased Construction</td>
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<tr>
<td>8 Site Work</td>
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<td></td>
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<tr>
<td>9 TOTALS</td>
<td></td>
<td></td>
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</tr>
<tr>
<td>10 Cost Escalation</td>
<td></td>
<td></td>
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<tr>
<td>11 Soft Costs</td>
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<tr>
<td>12 Estimated Total Project Cost NORTH</td>
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<table>
<thead>
<tr>
<th></th>
<th>Unit</th>
<th>Subtotal</th>
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<td>Existing Area</td>
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<td>Demo Area</td>
<td>148,000</td>
<td>2.5</td>
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<td>Net Area</td>
<td>99,000</td>
<td>42</td>
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<td>Site Demo</td>
<td>LS</td>
<td>$ 250,000</td>
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<td>Asbestos Removal</td>
<td>LS</td>
<td>$ 225,000</td>
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<td>Delta New Constr.</td>
<td>18,500</td>
<td>185</td>
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<td>Phased Constr.</td>
<td>LS</td>
<td>$ 150,000</td>
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<td>Site Work</td>
<td>LS</td>
<td>$ 2,850,000</td>
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<tr>
<td>TOTALS</td>
<td>117,500</td>
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<tr>
<td>Cost Escalation</td>
<td>1%</td>
<td>$ 114,255</td>
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<td>Soft Costs</td>
<td>20%</td>
<td>$ 2,285,100</td>
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<tr>
<td>Estimated Total Project Cost NORTH</td>
<td>$ 13,824,855</td>
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Identify changes in scope
- South scope adjustment
- Program adjustment

<table>
<thead>
<tr>
<th>SOUTH BUILDING</th>
<th>Unit</th>
<th>Subtotal</th>
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<tr>
<td>Existing Area</td>
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<td>186,000</td>
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<td>Demo Area</td>
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<td>80,000</td>
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<td>Net Area - major renovation</td>
<td>120</td>
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<td>minor renovation</td>
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<td>250,000</td>
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<td>Asbestos Removal</td>
<td>LS</td>
<td>225,000</td>
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<td>New Construction</td>
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<td>Phased Construction</td>
<td>LS</td>
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<td>Site Work</td>
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<td>3,000,000</td>
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<td>TOTALS</td>
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<td>84,270,000</td>
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| Cost Escalation | 1%    | 842,700    |
| Soft Costs      | 20%   | 16,854,000 |

**Estimated Total Project Cost SOUTH** $101,966,700

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<thead>
<tr>
<th>Estimated Total Project Cost</th>
<th>North</th>
<th>$13,824,855</th>
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<tbody>
<tr>
<td>Estimated Total Project Cost</td>
<td>South</td>
<td>$101,966,700</td>
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<tr>
<td>Total</td>
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<td>$115,791,555</td>
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# State High - Option -2

## Scenario A / B / C

### Cost Analysis and Potential Alternates

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<th>Scenario</th>
<th>Description</th>
<th>Cost</th>
<th>Narrative</th>
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<td><strong>Scenario A</strong></td>
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<tr>
<td>North Project <strong>LESS</strong> Logan Ave</td>
<td>$12,989,855</td>
<td>Excludes Logan Avenue, rough grading for adjacent field, soft cost</td>
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<tr>
<td>South Project</td>
<td>$101,966,700</td>
<td>Full Program implementation on SOUTH</td>
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<td>$114,956,555</td>
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<tr>
<td><strong>Scenario B</strong></td>
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</tr>
<tr>
<td>North Project w/Renovations / Delayed Delta</td>
<td>$6,653,000</td>
<td>Include Bldg demolition, site demo, asbestos removal, <strong>renovations</strong> phased construction and 75% site work ($1.5 M)</td>
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<tr>
<td>1%</td>
<td>$66,530</td>
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<tr>
<td>20%</td>
<td>$1,330,600</td>
<td>Excludes delta construction and 25% site work</td>
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<tr>
<td></td>
<td>$8,050,130</td>
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<tr>
<td>Estimated Total Project Cost South</td>
<td>$101,966,700</td>
<td>Full Program implementation on SOUTH</td>
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<td></td>
<td>$110,016,830</td>
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<tr>
<td><strong>Scenario C</strong></td>
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<tr>
<td>Minimum North Project</td>
<td>$1,995,000</td>
<td>Include Bldg demolition, site demo, asbestos removal, phased construction and 50% site work ($1M)</td>
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<td>Cost Escalation 1%</td>
<td>$19,950</td>
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<td>Soft Costs 20%</td>
<td>$399,000</td>
<td>Excludes renovations, delta construction and 50% site work.</td>
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<td>Estimated Total Project Cost North</td>
<td>$2,413,950</td>
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<td>Estimated Total Project Cost South</td>
<td>$101,966,700</td>
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<td>$104,380,650</td>
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State High - Option -2

Potential Alternates
- Community Fields
- Turf Field
- Roofing
- Traffic Signalization
- Other?

PSECU Roof Garden

Community Fields / Turf Field
**State High Option - 1**

Unable to accommodate adjusted program
Lack of parking to support Auditorium & PE
Does not provide consolidated bus drop/pick up

**State High Option - 2**

Budget can accommodate full educational program
Solution accommodates adjusted program
Provides parking to support Auditorium & PE
Provides consolidated bus drop/pick up
Questions and Comments