

# Site Plan Concept:



### Site Plan Concept Highlights:

This proposed site plan concept creates dedicated parent drop-off and pickup zones, and expands the parking to the east towards the new proposed secured and monitored entry. The new entry will align with an upgraded crosswalk at Mill Street that connects to the adjacent Community Center shared event parking and pedestrian trail system. This concept takes into account the schools master plan for future growth, allowing more than doubling the student capacity. Both building concept options take into account a fully accessible second story, with an expanded two-story future additions to minimize the buildings footprint, while preserving the surrounding play-fields and site. Both concepts would be able to utilize all of the site enhancements and future master plan allowances shown.

### Site Circulation (Existing & Proposed)

Parking Spaces  
Existing: 37 spaces  
Proposed: 36 spaces

Drop-off  
Existing: 0 dedicated/drive lane  
Proposed: 14 spaces

Bus  
Existing: 3 spaces  
Proposed: 5 spaces

Staff/Service  
Existing: 7 spaces  
Proposed: 15 spaces (back lot)

### Bond Capacity Information Related to Concepts:

#### BOND RANGE: 7 Million

69.22 Mills  
17.42 Mills (current bond)  
51.80 (net difference)

100,000 market Value  
Annual Tax \$93.45  
Current Annual Tax- \$23.51  
Net Annual Increase- \$69.94

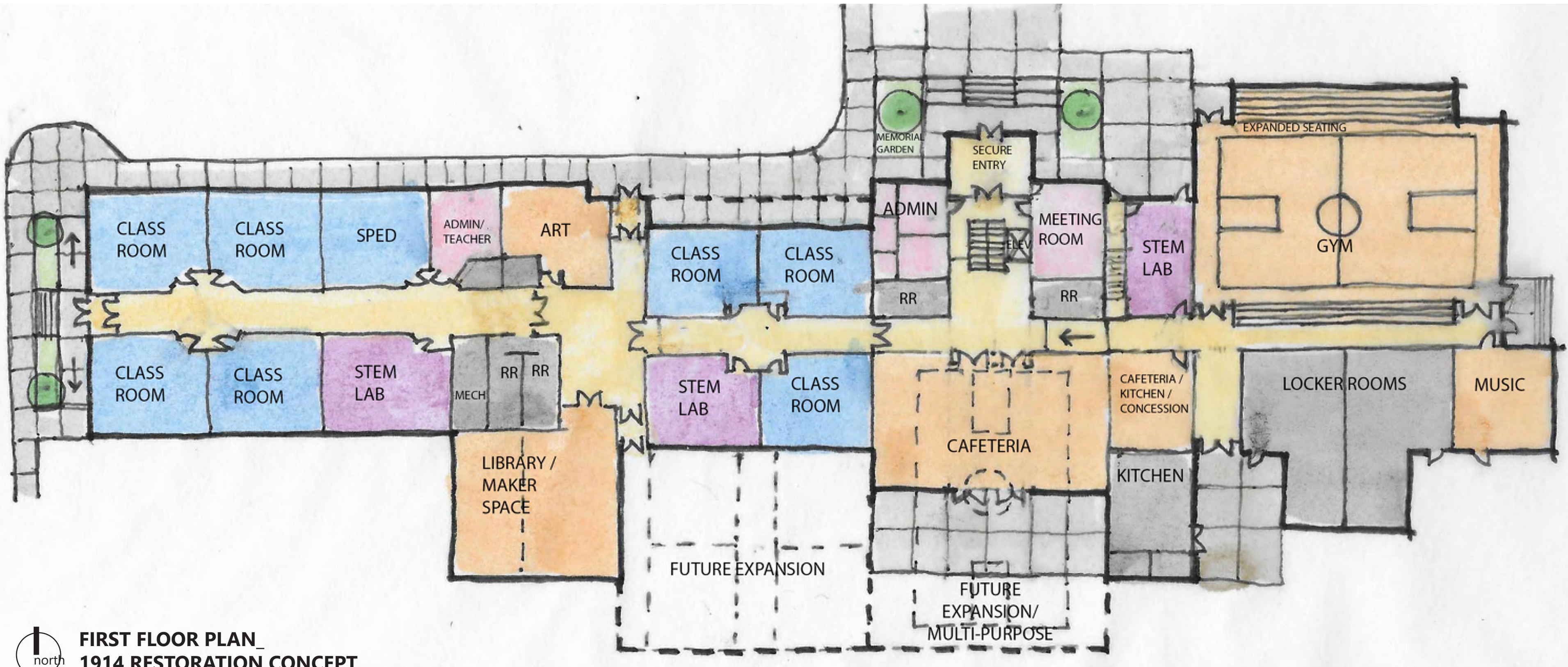
200,000 market Value  
Annual Tax \$186.90  
Current Annual Tax- \$47.03  
Net Annual Increase- \$139.87



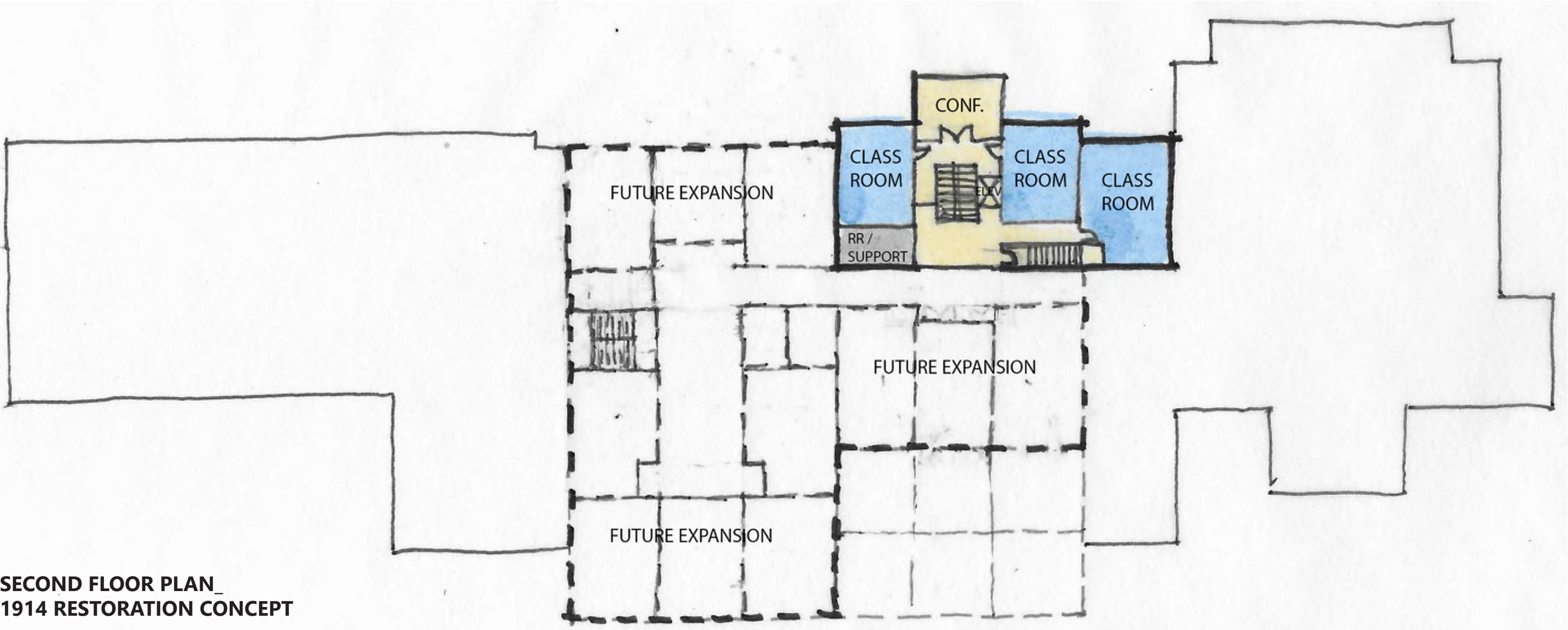
SITE PLAN\_OVERALL  
APPLICABLE TO BOTH CONCEPTS



# 1914 Restoration Concept:



FIRST FLOOR PLAN\_ 1914 RESTORATION CONCEPT



SECOND FLOOR PLAN\_ 1914 RESTORATION CONCEPT



NORTH ELEVATION\_ 1914 RESTORATION CONCEPT

### 1914 Restoration Concept Highlights:

Reclaiming the 1914 original school entry provides a new secure entry with adjacent administration offices, and fully accessible spaces via elevator on the main level & upper level. A small addition provides for up-graded egress for the second floor along with an additional teaching space. The fully accessible entry allows for increased visibility and expanded pick-up/drop-off zones related to safety and security for pedestrian and vehicular traffic flow. This concept separates school hour use from after hour use by relocating the main entry to separate these functions. Smaller additions and renovations will allow for both more Gym and Cafeteria seating, while providing a new commercial kitchen. The Library will be upgraded with maker spaces. Classrooms will be re-organized and grouped around grade appropriate enhanced twenty first century STEM Labs. This concept also includes updating the baseline facility deficiencies and is master planned for future additions and growth.

### Existing School - 1914 Concept - Future Two-Story Addition

1914 Restoration Concept    PRELIMINARY PROGRAM SPACES			
	EXISTING	PROPOSED	FUTURE
CLASSROOMS	10	11	22
LABS (STEM)	2	3	6
LIBRARY	1	1	1
ART	1	1	1
MUSIC	1	1	1
CAFETERIA / MULTI-PUPOSE	75 seats	125 seats	250 seats
GYM	150 seats	350 seats	350 seats
ADMIN. SUITE	1	1	1
CONF. / MEETING	1	2	2
TEACHER SUPPORT	1	1	2

### Remodel all Areas and Addition

Project Costs	
Major Facility MEP Deficiencies	\$ 1,818,321
Heavy Remodel + Structural	\$ 1,203,180
Remodel Finishes	\$ 670,439
Light Remodel	\$ 234,388
New Construction	\$ 787,210
Site Work	\$ 299,737
Construction Hard Costs Subtotal	\$ 5,013,275
Soft Costs	\$ 1,421,808
Contingency	\$ 340,473
Total Project Cost	\$ 6,775,556

Project Funding Sources	
Bond Funding	\$ 7,000,000
General Reserves	\$ 49,945
Total Funding	\$ 7,049,945

Usable Space (for comparison between concepts)	
1914 Remodel and New Addition	4043 sf
Existing Usable Space (from 1914 building as used currently)	2600 sf
Additional Space (gained from concept remodel & addition)	1443 sf

Cost of 1914 Remodel and New addition as a percentage of total cost	28%
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### Omit remodel and addition on 2nd Floor and no elevator

Project Costs	
Construction Hard Costs	\$ 4,350,175
Soft Costs	\$ 1,421,808
Contingency	\$ 340,473
Total Project Cost	\$ 6,112,456

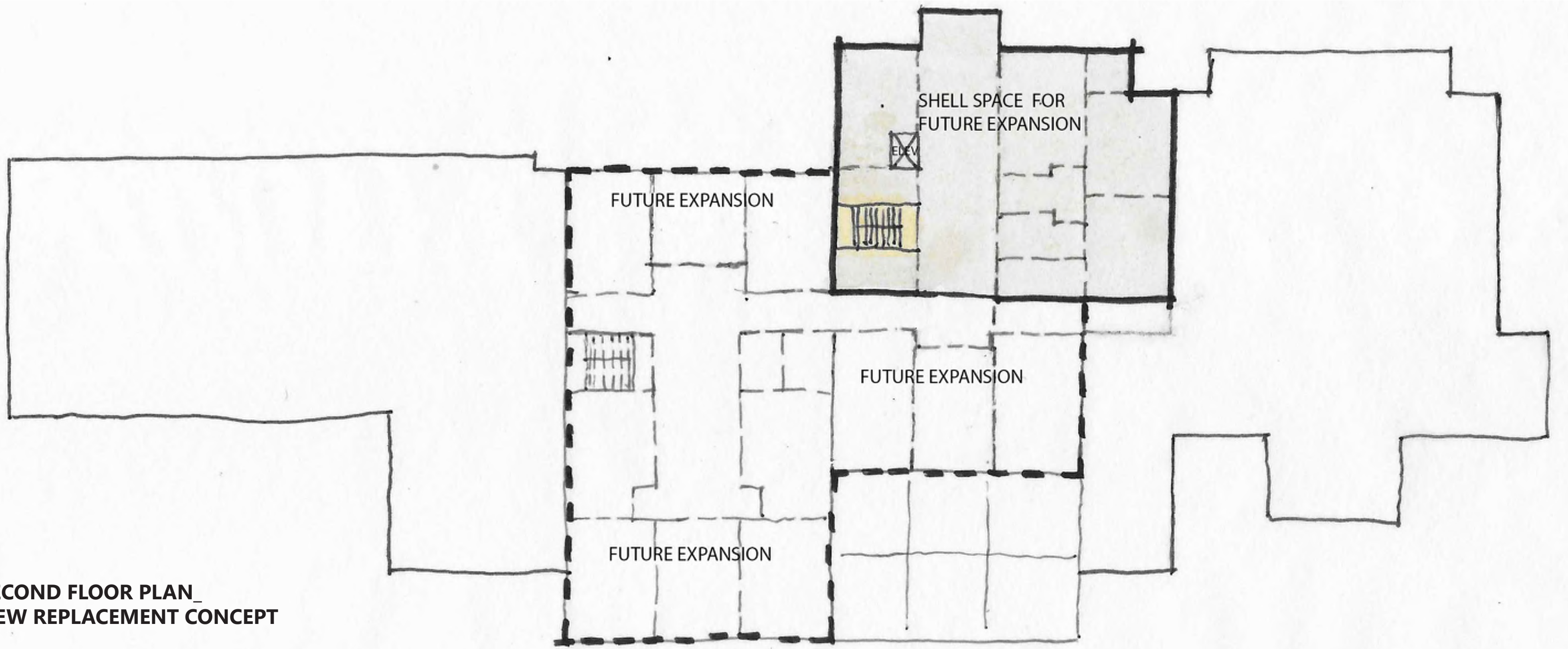
Cost of 1914 Remodel no 2nd floor construction as a percentage of total cost	11%
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# New Replacement Concept:



FIRST FLOOR PLAN  
NEW REPLACEMENT CONCEPT



SECOND FLOOR PLAN  
NEW REPLACEMENT CONCEPT



NORTH ELEVATION  
NEW REPLACEMENT CONCEPT

## New Replacement Concept Highlights:

Replacing the 1914 building with a new addition provides better accessibility, modern systems, a secure entry with adjacent administration offices, and additional teaching spaces. An option to provide a second-story shell provides for a quick future buildout, and assures room for student growth. The fully accessible entry allows for increased visibility and expanded pick-up/drop-off zones related to safety and security for pedestrian and vehicular traffic flow. This concept separates school hour use from after hour use by relocating the main entry to separate these functions. Smaller additions and renovations will allow for both more Gym and Cafeteria seating, while providing a new commercial kitchen. The Library will be upgraded with maker spaces. Classrooms will be re-organized and grouped around grade appropriate enhanced twenty first century STEM Labs. This concept also includes updating the baseline facility deficiencies and is master planned for future additions and growth.

## Existing School - New Addition - Future Two-Story

New Replacement Concept    PRELIMINARY PROGRAM SPACES			
	EXISTING	PROPOSED	FUTURE
CLASSROOMS	10	10	22
LABS (STEM)	2	3	6
LIBRARY	1	1	1
ART	1	1	1
MUSIC	1	1	1
CAFETERIA / MULTI-PURPOSE	75 seats	125 seats	250 seats
GYM	150 seats	350 seats	350 seats
ADMIN. SUITE	1	1	1
CONF. / MEETING	1	1	2
TEACHER SUPPORT	1	1	2

## 2 Story Option

Project Costs	
Major Facility MEP Deficiencies	\$ 1,862,718
Heavy Remodel + Structural	\$ 81,290
Remodel Finishes	\$ 670,439
Light Remodel	\$ 239,740
Demolition	\$ 177,898
New Construction	\$ 1,450,845
New Construction Shell	\$ 485,100
Site Work	\$ 281,497
Construction Hard Costs Subtotal	\$ 5,249,527
Soft Costs	\$ 1,445,005
Contingency	\$ 355,757
Total Project Cost	\$ 7,050,289

Project Funding Sources	
Bond Funding	\$ 7,000,000
General Reserves	\$ 49,945
Total Funding	\$ 7,049,945

Usable Space (for comparison between concepts)	
New Addition 1st Floor Only	4250 sf
Existing Usable Space (compared from 1914 building space used currently)	2600 sf
Additional Usable Space (gained in comparison to existing 1914 building)	1650 sf
Additional Unfinished Space (gained as new second floor shell only)	4250 sf

Cost of New Entrance with unfinished 2nd Floor as a percentage of total cost	29%
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## Single Floor Option

Project Costs	
Construction Hard Costs	\$ 4,838,256
Soft Costs	\$ 1,445,005
Contingency	\$ 355,757
Total Project Cost	\$ 6,639,018

Usable Space (for comparison between concepts)	
New Addition 1st Floor Only	4250 sf
Existing Usable Space (compared from 1914 building space used currently)	2600 sf
Additional Usable Space (gained in comparison to existing 1914 building)	1650 sf

Cost of New Entrance with 1 Floor as a percentage of total cost	24%
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