

# Global Component Priority List Ranked Based on Guiding Principles

## HTHSD 86 MASTER FACILITY PLAN REFRESH

August 28, 2015

	SOUTH HS	CENTRAL HS	DISTRICT ADMINISTRATION
Existing Building Area (square feet)	429,815	460,139	5,900
Student Population Fall 2015	1,619	2,841	NA
	(1,840 Fall 2010)	(2,722 Fall 2010)	
Square Feet Per Student (Fall 2015)	269 sqft/student	162 sqft/student	NA
	(234 Fall 2010)	(169 Fall 2010)	

GROUP 1				GROUP 1 ESTIMATE
Light Renovation	4,250	1,500		\$178,371,350
Heavy Renovation	116,200	128,000	5,900	(does not include studies 49 below - TBD)
Additions	54,200	181,200	5,000	
<b>Total Building Area (Existing + Group 1 Additions)</b>	484,015	641,339	10,900	
Square Feet Per Student (using Fall 2015)*	299	226	NA	
<b>TOTALS</b>	\$0.00	\$0.00		

\*See page 9 for square feet per student comparisons to other high schools.

GROUP 2				GROUP 2 ESTIMATE
Heavy Renovation	9,700	1,500	0	\$20,322,100
Additions	2,200	1,200	0	(does not include studies 30, 37, 50, 63, 75, and 88 below - TBD)
<b>Total Building Area (Existing + Groups 1 and 2 Additions)</b>	486,215	642,539	10,900	
Square Feet Per Student (using Fall 2015)	304 sqft/student	235 sqft/student	NA	
<b>TOTALS</b>	\$0.00	\$0.00		

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RANK*	COMPONENT PRIORITY	DESCRIPTION	TOTAL POINTS**	CONSTRUCTION TYPE	GROSS SQUARE FEET	PRIORITY ESTIMATE	COMMENTS
1	PE1b. Component 2	An addition for new expanded Wrestling, Gymnastics, and Fitness spaces at Central HS.	545	Heavy Renovation Addition	3,000 36,200	\$16,228,200	Vacated Wrestling room becomes available for Special expansion. Although not listed as a priority at South by the PE/Athletics Functional team in their executive summary, new wrestling, gymnastics, and other support spaces were also identified as a need at South. Verify if a similar addition is a priority at South.
1A	PE1b. Component 2 - Option 2 from SC meeting	An addition at Central HS for new expanded Wrestling, new fitness, and expanded gymnastics.		Heavy Renovation  Addition Demolition	12,400  23,500 6,400	\$12,551,700	This option expands Gymnastics in its current location, replaces fitness with the same size but on the second floor along with a mechanical room, and relocates and expands wrestling on the first floor.
2	PE1a. Component 1-Option 1	A new natatorium west of the Central HS Field House.	537	Heavy Renovation Addition	1,500 46,500	\$16,512,000	
3	A1a. Component 1-Option 1	Central HS Arts programs are grouped with an addition between the Auditorium and the existing Pool. The Pool is converted to Arts spaces (a modification could place the Visual Arts spaces on the first floor.) 11 teaching stations are added to Central HS.	493	Light Renovation  Heavy Renovation Addition	1,500  33,100 36,000	\$29,283,000	Provides 11 new Teaching Stations. Requires 69 below (relocation of B & G.) Circulation Efficiency only received 6 of 10 votes. This component reduces the congestion along both the N/S music wing corridor and the E/W corridor that runs along the north side of the Auditorium by adding an alternate route. This component also includes a new "event" entry on the East side of the building.
4	C1. Component 1	Provides an additional 20 teaching spaces to Central HS. (note: after all components of Group 1 are considered.)	490	Addition	36,000	\$13,287,000	Does not include displaced teaching station from other priority Equity received 4 of 10 votes. This component increases the number of teaching stations at Central, approaching the average classroom size and scheduling efficiency level of South.
5	L1b. Component 2-Option 3	Re-planning and renovation of the existing South HS Library spaces.	439	Heavy Renovation	14,300	\$3,689,400	1 1/2 classrooms become available.
6	Caf1a. Component 1-Option 1	Expansion and renovation of the dining, serving, and kitchen spaces at Central HS.	436	Heavy Renovation Addition	24,000 1,500	\$9,094,500	
7	L1a. Component 1-Option 1	Re-planning, renovation and expansion with an addition to the Central HS Library along with a commons.	434	Heavy Renovation Addition	14,000 7,000	\$9,933,000	Modernizes Instructional Spaces received 5 of 10 votes, and modernized instructional spaces within an expanded library. This component also adds a commons circulation route reducing the travel time from the NW academic wings to the
8	PE3. Components 5 and 20	Field House Renovations at both schools.	417	NA	NA	\$3,542,340	
9	C2. Components 2, 3, and 7	Creation of 5 Teaming Pockets at each school for community-building, cross-	411	CENTRAL: Heavy Renovation Addition		\$3,521,700	Works closely with priority 47 below (Student Services at South.)

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		curricular learning, physical activities, large group collaborations, and student or guest speaker presentations. Creation of commons spaces for social interaction, individual or small group seating options for before, during, and after school.		Addition	5,800 3,400		Engages priority 3 (Arts at Central) and 11 (Cafeteria at South.)
				SOUTH: Heavy Renovation Addition	24,900 13,500		
10	PE4. Component 13	Provides additional washrooms accessed from the main gym and renovated locker rooms at Central HS.	393	NA	NA	\$3,542,340	
11	Caf1b. Component 2-Option	Relocates and expands the South Cafeteria with an addition in the courtyard. Expands washrooms.	392	Heavy Renovation Addition	30,000 22,500	See 16 below	Renovations to the existing Cafeteria, music wing, and Little Theater are also included in 16 below. An addition for Fine Arts and a FACS addition are part of this priority. Does not include Special Education of D/HH under 34 below.
12	Sc1. Component 1	Adds two Science labs at Central HS.	377	Addition	4,000	See 4 above	include in 4 above.
13	SE6. Components 5 and 12	Provides sidewalk access to fields at both schools.	372	NA	NA	\$174,150	
14	Site1a. Component 1-Option	Adds a west drop off loop and parking at Central HS to reduce congestion and safety issues.	364			See 32 below	See 32 below for an alternate option included in the Group 1 estimate.
15	BC8. Component 6	Provides a commons area through the current library and along the west edge of the cafeteria at Central HS.	363	Light Renovation Heavy Renovation Addition	2,000 11,700 6,000	See 7 above	Note: Included in Priority 7 above. Expands or Adds Instructional Space received 2of 10 votes. This component adds a commons space including small group or presentation opportunities.
16	A2. Component 7	A Fine Arts wing is created at South HS with expanded spaces by relocating the Cafeteria to a courtyard addition and adding a FACS addition.	360	Heavy Renovation Addition	33,500 22,500	\$21,607,500	Includes 11 above.
16A	A2. Component 7 - Option discussed at SC meeting	Cafeteria relocation / Fine Arts Wing / CTE Wing renovations at South HS		Heavy Renovation  Addition	42,150  27,200	\$16,590,487	Includes 11 above, 34 and 85 below. Deviates from 16: Renovates Shop wing to CTE and adds an addition between the FH and Shop wing.
17	BC9. Component 7	A new East Entry at Central HS.	353			See 3 above	Includes 3 above.
18	CTE1a. Component 1-Option	Relocates, re-plans, and expands Tech. Ed. from the basement to a first floor location at Central HS.	350	Addition	11,000	\$5,192,250	The planning for these spaces can also be accomplished with an expansion of the existing spaces on the Lower Level. A large elevator and OH door would ideally be part of the project to allow installations of large equipment and materials.

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18A	CTE1a. Component 1-Option 4	Relocates, re-plans, and expands Tech. Ed. from the basement to a first floor location near the Math wing at Central HS.		Heavy Renovation Addition	3,800 14,800	\$5,200,000	This option was added as a study by the Steering Committee at the 8/12/15 meeting.
19	A3. Component 2	A Central HS Auditorium renovation.	348	NA	NA	\$4,147,350	Renovations to South and Central HS Auditoriums could happen at the same time.
20	BC3a. Component 14	Washroom Expansion and new Concessions at congested corridor between South HS Auditorium and Gym.	347			See 11 above.	Included in 11 above.
20	Site5. Component 4	Grandstand Bleachers foundation repairs and egress widening at Central HS.	347	NA	NA	\$387,000	
22	PE2. Components 4, 15, and	An addition providing additional teaching and practice spaces, and support spaces at both schools near the FH.	345	Addition	34,000	\$16,054,050	These items were questioned by the Steering Committee at the 8/12/15 meeting.
23	ISS2. Exiting Capacity	Increases exiting capacity at the south end of the World Languages wing at Central HS.	341			See 1 and 2 above	Included in 1 and 2 above.
24	A1b. Component 5	The South HS Auditorium is renovated.	340	NA	NA	\$2,981,333	Estimate modified to deduct Little Theater renovation included in 16 above.
25	IT2. Component 1-Option 2, Component 4, & Component 6	Provides flexible work space for IT professionals, staff professional development space, a student help desk, and a Digital Video Production Lab.	335	Light Renovation Heavy Renovation	250 9,600	See 5 and 7 above	Included in 5 and 7 above.
25	SE1b. Component 9-Option 2	Expands the Special Education spaces at Central HS into the Wrestling room and includes a small addition on the second	335	Light Renovation Heavy Renovation Addition	250 9,600 2,000	\$4,005,450	Assumes Wrestling relocated per 1 above. Works with Library expansion 7 above. Alleviates Overcrowding received 6 of 10 votes. By expanding into the vacated wrestling room, this component relieves significant overcrowding in the Special Education support spaces.
27	Site3. Component 2-Option 4	Expands and re-stripes the east parking lot at Central HS.	334	NA	NA	See 32 below.	Included in 32 below.
28	CTE1b. Component 2-Option	Re-plans, renovates, and expands FACS at Central HS.	328	Heavy Renovation Addition	6,600 1,200	\$2,799,300	Potential connection to a Tech Ed addition. See 18A above.
29	Infr16. Asbestos Floor Tile	Re-starts the Asbestos floor tile replacement plan at Central.	326	NA	NA	\$1,212,900	
30	Infr11. Bleacher Structure	Addresses needed bleacher foundation repair	321	NA	NA	TBD	Requires a detailed study beyond the scope of this report.
31	Infr2a. Pool De-humidifier	Replace at Central HS.	318			See 2 above	Not needed if 2 above is selected.
32	BC2b. Component 2 - Options 1 and	Addition of a west parking lot and expansion of the east parking lot at Central HS.	309	NA	NA	\$1,535,100	Implies the purchase of 3 residential properties at the corner of Madison and 57th (purchase not included in estimate.) See 14 for alternate option.
33	SE7. Components 3 (applies to both schools), 7, 15, and	Provides ADA stations in all FACS, Art, and Science labs at both schools. Provides ADA accessible therapeutic pools at both schools. Renovates the concrete risers in the Central	308	NA	NA	\$593,400	Includes FACS at Central, Science at both schools, and concrete risers at Central's gym. Other labs are addressed in 3, 16, and 34. Therapy pools are included in 2 above for Central and not practical for South due to space limits.

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		HS gym to accommodate ADA access.					
34	CTE2. Component 5	FACS addition at South HS. Expands, re-plans, and groups spaces.	307	Heavy Renovation Addition	2,700 8,000	See 16 above	Included in 16 above. Allows for the Cafeteria to relocate to the courtyard. Adds 4th FACS lab. Renovation of existing spaces included in 11 / 16 above.
34	SE1a. Component 1	Expands the Special Education spaces at South HS and keeps D/HH on the first floor.	307	Light Renovation Heavy Renovation	2,500 11,700	\$3,341,100	Pushes D/HH out of its current space. D/HH needs to stay on the 1st floor near Special Education and the elevator.
36	Site2. Component 2-Option 1	Provides parking under the tennis courts at Central HS.	306			See 32 above	Superseded by 32 above.
37	Infr1. Roofing	Funds a roofing study and creates a roofing maintenance plan for all facilities.	305	NA	NA	TBD	Requires a detailed study beyond the Scope of this report.
38	SE2. Components 2 and 11	Provides ADA modifications to all washrooms at both schools.	302	NA	NA	\$2,128,500	
39	DA1. Component 1	A renovation of the existing building and a 5,000 square foot addition.	301	Heavy Renovation Addition	5,900 5,000	\$4,247,200	
40	IT1. Components 2 and 7 (Text only - no diagrams.)	Purchase, installation, maintenance of resources, and adequate power needed for 1:1 computing and Cloud sharing.	296				Ongoing project. Infrastructure for 1:1 computing and Cloud sharing previously approved by BOE.
40	Infr3b.Parking/Walks/Paths	Repairs at South HS.	296	NA	NA	\$999,105	
42	BC5. Component 4 (Gym access washrooms only)	Provides supervised washrooms for Central HS Gym.	295	Heavy Renovation	1,500	See 10 above.	Included in 10 above. Washrooms in Cafeteria (not included in this estimate) are included in 6 above.
43	SE4. Components 6 and 14	Provides ADA modifications to all locker rooms at both schools to include ADA lockers, paths, washrooms, and showers.	294	NA	NA	\$3,547,500	
44	SE5. Component 8	Provides ADA hardware and clearances at South HS fitness room. (see Building Circ for elevator at Central HS.)	291	NA	NA	\$5,160	
45	SE3. Component 4 and furnit	Provides ADA accessible cafeteria doors, lunch lines and tables at both schools.	290			See 6 and 11 above	Included in 6 and 11 above.
46	BC4. Component 16 and partial Component 4	Provides hand washing stations in both Cafeterias.	287	NA	NA	See 6 and 11 above	Included in 6 and 11 above.
47	SSS1b. Component 2-Option	Re-plans existing spaces and grows by relocating to the Math wing at South HS.	286	Heavy Renovation Addition	23,150 13,500	\$13,712,700	\$13,712,700 included in 9 above. Benefits the Community received 0 of 10 votes. Impacts More than 80% of Students received 6 of 10 votes. This component groups Student Services around a "Counselors' Commons" and a college and career center, both supporting active engagement with parents
48	ISS1. P.A. System	Replaces the system at Central HS.	284	NA	NA	\$890,100	Safety received 7 of 10 votes. This component replaces the existing system to eliminate areas of the building that do not have P.A. coverage.
49	C4. Components 12 and 13	Establishes three classrooms at each school as design study classrooms for ongoing exploring of advances in learning environment design with an immediate focus on natural light and lighting, flexible furniture,	283	NA	NA	TBD	Requires a detailed study beyond the scope of this report.

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		flexible walls/wall types, technology and wiring, color and decoration.					
50	Infr4. Math Wing Plaster	Funds a study to determine cause and provides for repairs needed in the Math wing at Central HS.	281	NA	NA	TBD	Requires a detailed study beyond the scope of this report.
50	Infr5. Gym AC	Provides AC to the main gym at each school.	281	NA	NA	\$3,328,200	
52	BC11. Component 9 (North o	Provides canopies at all Central HS exits.	274	NA	NA	\$928,800	North canopy only. East and South canopies included as part of 1, 2, and 3 above.
53	Infr10. Plumbing repairs	Addresses needed plumbing repairs at	273	NA	NA	\$219,000	Applies to those identified as part of the MFP process at the time of this report.
54	Infr8. Parking Resurfacing	East and south lots at Central HS.	271	NA	NA	\$1,128,750	
54	Infr9. Outdoor storage doors	Replaces 5 doors, frames, and hardware at the storage building below the bleachers at	271	NA	NA	\$32,250	
54	BC12. Component 10	Relocates and expands B&G Storage allowing for additional parking.	271	NA	NA	\$2,751,120	
57	Infr2b. Chemical Storage Room Ventilation	Provides ventilation to Room 15 at South HS.	269	NA	NA	\$32,250	
58	Site 11. Components 10 and	Establishes a pavement and sidewalk repair plan at both schools.	265	NA	NA	\$43,215	1st year to include paving issues at South (Site Components 11 and 17 - \$17,415) and an annual budget of \$25,000.
59	Site1b. Component 14	Provides sidewalk, lighting, and landscape buffer for safety along Elm Street at South	261	NA	NA	\$355,400	
60	Infr15. Sidewalks	Establishes a sidewalk replacement plan at Central HS.	256	NA	NA	\$25,800	Annually
61	BC7. Component 5	Provides an elevator for access to Central HS Fitness and Auditorium balcony.	255			See 3 above	Included in 3 above
61	C3. Components 4, 6, 9, & 10	Provides new flexible furniture in all teaching spaces. Provides paint color in classrooms and in corridors supporting way-finding, teaming, and commons spaces.	255	NA	NA	\$5,579,250	Expands or Adds Instructional Spaces received 3 of 10 votes. Modernizes Instructional Spaces received 6 of 10 votes. This priority provides flexible furniture in the classrooms in support of expanding the learning opportunities.
63	Infr7. Window Replacement	Funds a study and window replacement / maintenance plan at all facilities.	251	NA	NA	TBD	Requires a detailed study beyond the scope of this report.
63	CTE4. Component 3	Converts Business Lab 234 into a "Google Garage" type flexible innovation lab at Central HS.	251	Heavy Renovation	1,500	\$412,800	
63	ISS4. Security Cameras	Adds cameras at Central HS.	251	NA	NA	\$129,000	
66	SSS1a. Component 1-Option	Re-plans existing spaces and grows with an addition into the courtyard at Central HS.	250	Heavy Renovation Addition	15,500 7,600	\$7,327,200	Adjusted to account for Study Halls within renovated spaces in lieu of additions. Alignment with 9 and 47 above.
67	BC3b. Component 3	Huddle House upgrades at Central HS.	249	NA	NA	\$412,800	Tied to west drop off and parking 16 and 32 above.

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68	BC1a. N/A	Relocate the South Cafeteria to the center of the building.	241			See 11 above	Included in 11 above.
69	BC10. Component 8	A new West Entry at Central HS.	234			See 3 above.	Included in 3 above.
69	BC13. Component 11	Relocate B&G Offices and Maintenance	234	Heavy Renovation Addition	1,700 1,700	\$1,535,100	Required by 3, 6, and 17 above.
71	BC6. Components 12 and 1	Provides control rooms at both schools.	230	Addition	1,200 / School	\$1,548,000	Estimate includes space only via an addition.
72	BA3. Component 4	Add conference /collaboration rooms at South HS.	229			See 5 and 7 above	Included in 5 and 7 above.
72	BC1b. Component 1	Weather protection from the Central HS south exits to the bus drop-off.	229			See 1 and 2 above	Included in 1 and 2 above.
74	PE5. Component 24	Lowers the depth of the diving well at South	225				Dismissed by Steering Committee at the 8/12/15 Meeting.
75	BC2a. Component 13 and Component 15	Access to South HS Trainer's room from adjacent corridor and outside. Expand emergency exiting from South HS Cafeteria.	223			See 22 above.	Included in 22 above.
75	Infr3a. Tuck-Pointing	Funds a study and tuck-pointing maintenance plan at all facilities.	223	NA	NA	TBD	Requires a detailed study beyond the scope of this report.
75	Infr12. Elevator Controls	Replaces elevator controls at South HS.	223	NA	NA	\$38,700	Maintenance Item
75	Infr14. Exposed Pipes	Adds insulation to exposed pipes at South HS.	223	NA	NA	\$3,870	Maintenance Item
79	BA1a. Component 1	Add conference / collaboration rooms at Central HS.	218			See 9 above	Included in 9 above.
80	ISS5. Lock-Down / Shelter-in-Place Warning System	Provides system at all facilities.	216	NA	NA	\$1,148,100	Will increase with additions.
81	Site9. Component 16	Improves softball field drainage at South HS.	213	NA	NA	\$387,500	
81	Infr13. Hot Water Heaters	Replaces hot water heaters at South HS.	213	NA	NA	\$129,000	
83	Site10. Component 5	Replaces dugouts and press box at the Central HS soccer field.	212			See 32 above	Included in 32 above.
84	Infr6. CTE wing Air Handler	Replaces unit at Central HS.	206	NA	NA	\$696,600	
85	CTE3. Component 4	Re-plans and renovates Tech. Ed. at South HS.	203	Heavy Renovations	6,700	\$1,728,600	Included in 16A above.
86	Site8. Component 7	Expands B&G storage out-building at Central H.S.	202			See 55 above.	Included in 55 above.

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87	ISS3. Door Locks	Provides a FOB system for exterior doors at all facilities.	196	NA	NA	\$189,660	
88	Site6. N/A	Relocates B&G storage from out-building and Tech wing to a new storage building near the grandstand at South HS.	185	NA	NA	Under Development	
89	BA2. Component 2	Relocate Central HS copy room, mail room, and bookstore to the center of the building near the Library.	182			See 7 above.	Included in 7 above.
90	Site4. Component 6	Re-purpose the Huddle House at Central HS.	170			See 67 above.	Included in 67 above.
90	Site12. Component 15	Provides parking at the east fields at South HS.	170	NA	NA	\$210,270	
92	BA1b. Component 3	Expand South HS Administration offices and support staff space.	164	Heavy Renovation Addition	3,000 1,000	\$1,419,000	
93	IT3. Components 3 and 8	Provides printing kiosks at Library and Cafeteria entries.	163	NA	NA	\$103,200	
94	Site7. Component 19	Relocate Ticket Booth at South HS.	149	NA	NA	\$129,000	