



# Study of Options



**MOAKE PARK**  
ARCHITECTURE INTERIORS PLANNING

	Jefferson	Middlebury	Orchard View	York	New	Heritage	New	Northridge	New
Option 1 Add/Renovate all buildings	Jefferson Keep K-5	Middlebury Keep K-5 Renovate	Orchard View Keep K-5	York Keep K-5		Add Renovate		Add Renovate	
Option 2 New High School	Jefferson Change to K-3	Middlebury Change to K-3 Renovate	Orchard View Change to K-3	York Change to K-3		Change to 4-5		Change to 6-7-8	New 9-10-11-12 High School
Option 3 New Middle School Combine H/NR	Jefferson Keep K-5	Middlebury Keep K-5 Renovate	Orchard View Keep K-5	York Keep K-5		Combine as HS Add / Renovate	New Middle S		
Option 4 New Elementary Vacate Middlebury	Jefferson Keep K-5	<del>Close</del>	Orchard View Keep K-5	York Keep K-5	New Elementary K-5	Add Renovate		Add Renovate	
Option 5 New 10-11-12 HS	Jefferson Change to K-4	Middlebury Change to K-4 Renovate	Orchard View Change to K-4	York Change to K-4		Change to 5-6		Change to 7-8-9 Renovate	New 10-11-12 High School
Option 6 New High School	Jefferson Change to K-4	Middlebury Change to K-4 Renovate	Orchard View Change to K-4	York Change to K-4		Change to 5-6		Change to 7-8	New 9-10-11-12 High School
Option 7 New 5-6 School	Jefferson Change to K-4	Middlebury Change to K-4 Renovate	Orchard View Change to K-4	York Change to K-4	New 5-6 School	Change to 7-8		Add Renovate	

## **Planning considerations:**

### **Elementary Schools:**

- Enrollments planned for 350 per grade level.

### **Middle School grades:**

- Enrollments planned for 1,200 (grades 6-7-8).

### **High School grades:**

- Enrollments planned for 1,300 (grades 9-10-11-12).

### **New buildings:**

- New Elementary School – planned for 500.
- New 5-6 School – planned for 800.
- New MS – planned for 1,200.
- New HS (10-11-12) – planned for 975.
- New Hs (9-10-11-12) – planned for 1,300.
  
- New HS (either scheme) planned without a Pool or Auditorium.

### **Site work:**

- All sites assumed to have normal and common conditions.

## **Observations:**

### **Elementary Schools:**

- K-4 configuration seems to be a good use of the 4 existing Elementary Schools. (meets the space requirements without having a lot of extra space.)
- K-3 configuration is preferred by the school administration.
- K-3 configuration offers the most growth potential and allows for the possible closing of Middlebury, but strains the upper grades.
- K-5 configuration is not possible without adding a 5<sup>th</sup> Elementary.

### **Heritage:**

- 2 grades (4-5 or 5-6 or 7-8) works without additions made to the building.

### **Northridge:**

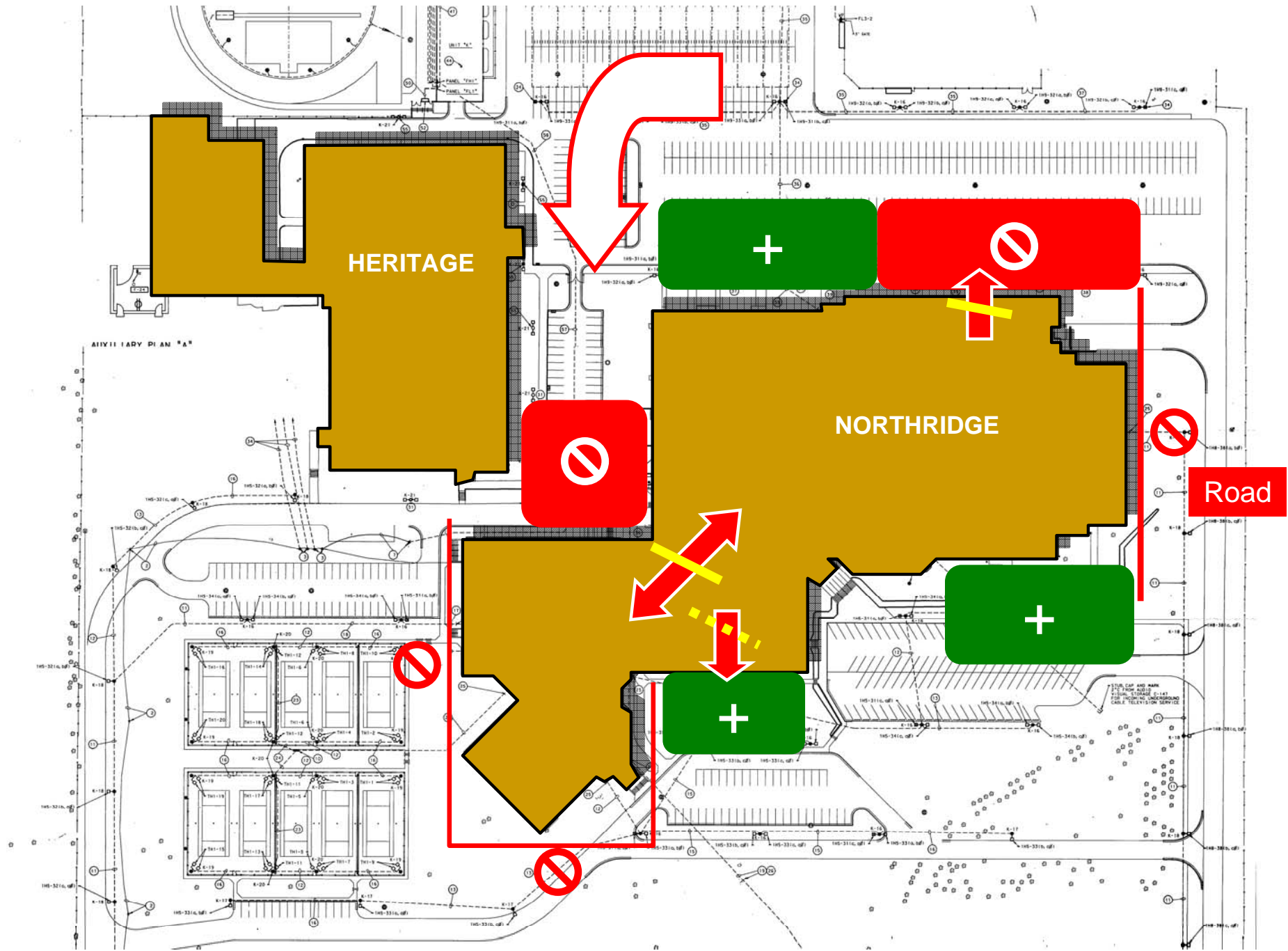
- 2 grades works without additions made to the building for the long term.
- 3 grades can work initially, but requires additional space for the long term.

### **Traffic conflict:**

- If Northridge is not used as a HS, traffic problems on the site are eased.

### **New construction vs. additions:**

- New construction is less expensive than additions in all the options.



	Jefferson	Middlebury	Orchard View	York	New	Heritage	New	Northridge	New
Option 7 New 5-6 School	Jefferson Change to K-4	Middlebury Change to K-4 Renovate	Orchard View Change to K-4	York Change to K-4	New 5-6 School	Change to 7-8		Add Renovate	
\$51.3-\$56.8 Project Cost	-0-	\$2.5-\$4.2	-0-	-0-	\$19.5-\$23.3	-0-		\$29.3	
<div style="border: 1px solid black; padding: 5px; display: inline-block;">\$56.8M</div>  <div style="font-size: 48px; font-weight: bold; margin-left: 20px;">7</div> option									
					+152,000 SF			+50,000 SF	

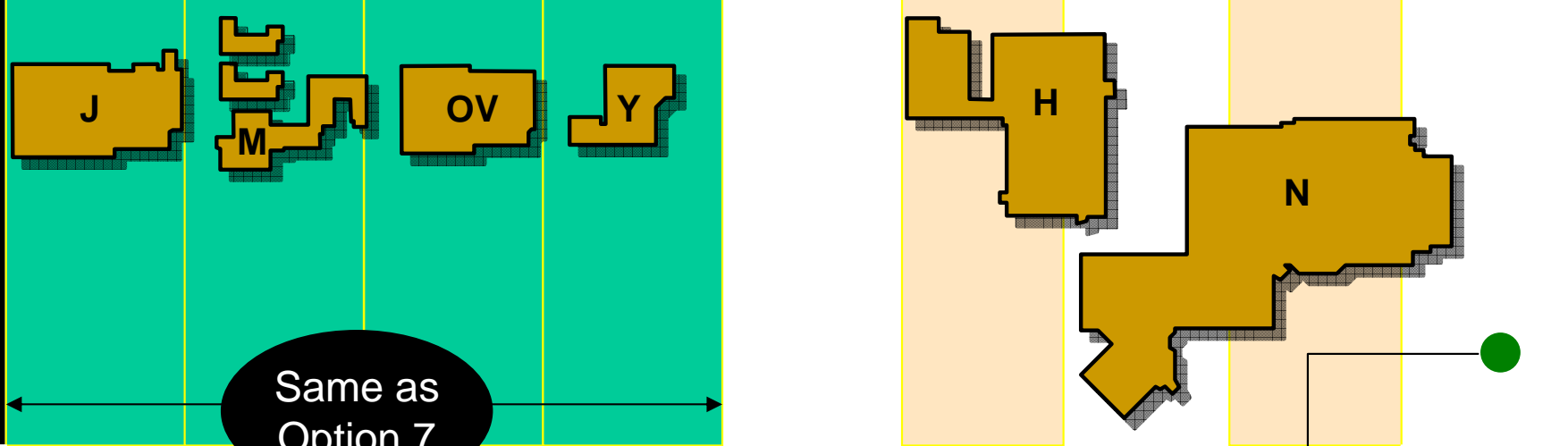
Current	At 4 Elementary schools						At Heritage			At Northridge				
Grades	K	1	2	3	4	5	6	7	8	9	10	11	12	
New configuration	4 Elementaries						New	Heritage			Northridge			

	Jefferson	Middlebury	Orchard View	York	New	Heritage	New	Northridge	New
Option 6 New High School	Jefferson Change to K-4	Middlebury Change to K-4 Renovate	Orchard View Change to K-4	York Change to K-4		Change to 5-6		Change to 7-8	New 9-10-11-12 High School

\$41.7-\$53.4 Project Cost	-0-	\$2.5-\$4.2	-0-	-0-		0-\$0.4		0-\$1.3	\$44.9-\$47.6
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**\$53.4M**

option **6**



Same as  
Option 7

**New  
9-10-11-12  
HS**

+286,000 SF

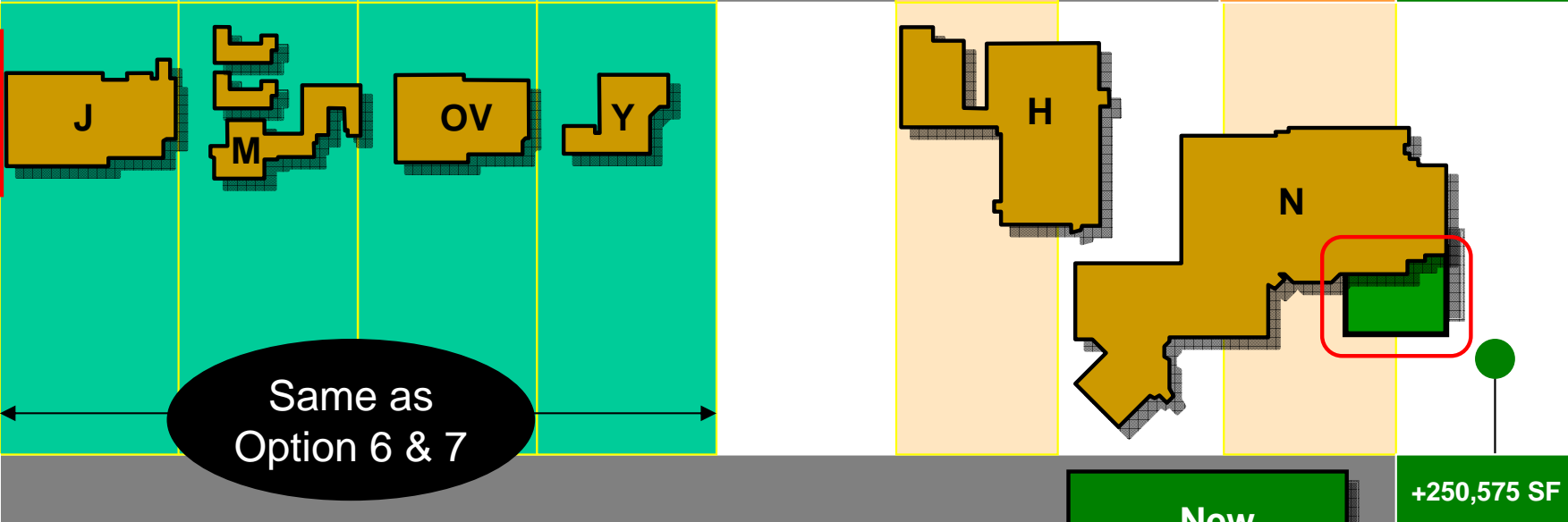
Current	At 4 Elementary schools					At Heritage			At Northridge				
Grades	K	1	2	3	4	5	6	7	8	9	10	11	12
New configuration	4 Elementaries					Heritage		Northridge		New			

	Jefferson	Middlebury	Orchard View	York	New	Heritage	New	Northridge	New
Option 5 New 10-11-12 HS	Jefferson Change to K-4	Middlebury Change to K-4 Renovate	Orchard View Change to K-4	York Change to K-4		Change to 5-6		Change to 7-8-9 Renovate	New 10-11-12 High School

\$46.9-\$54.7 Project Cost	-0-	\$2.5-\$4.2	-0-	-0-		0-\$0.4		\$0-\$8.4	\$41.7
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(A)\$46.9-  
(B)\$54.7M

option **5**



Phasing Plan A: Initially do minimal work at Northridge.

Phasing Plan B: Do all work necessary at Northridge for 10-yr projections.

Current	At 4 Elementary schools					At Heritage			At Northridge				
Grades	K	1	2	3	4	5	6	7	8	9	10	11	12
New configuration	4 Elementaries					Heritage	Northridge			New			

	Jefferson	Middlebury	Orchard View	York	New	Heritage	New	Northridge	New
Option 4 New Elementary Vacate Middlebury	Jefferson Keep K-5	<del>Close</del>	Orchard View Keep K-5	York Keep K-5	New Elementary K-5	Add Renovate		Add Renovate	
\$55.3-\$56.5 Project Cost	-0-	-0-	-0-	-0-	\$13.1-\$14.3	\$12.9		\$29.3	
<div style="border: 1px solid black; padding: 5px; display: inline-block;">\$56.5M</div>  <div style="font-size: 48pt; font-weight: bold;">4</div> option									
					+93,000	+42,000		+50,000	

Current	At 4 Elementary schools						At Heritage			At Northridge			
Grades	K	1	2	3	4	5	6	7	8	9	10	11	12
New configuration	3 Elementaries + New K-5						Heritage			Northridge			

	Jefferson	Middlebury	Orchard View	York	New	Heritage	New	Northridge	New
Option 3 New Middle School Combine H/NR	Jefferson Keep K-5	Middlebury Keep K-5 Renovate	Orchard View Keep K-5	York Keep K-5	New Elementary K-5	Combine as HS Add / Renovate New Middle S			
\$54.9-\$63 Project Cost	-0-	\$2.5-\$4.2	-0-	-0-	\$13.1-\$14.3	\$3.8-\$7.7	\$33.8-\$36.9		
<div style="border: 1px solid black; padding: 5px; display: inline-block;">\$63M</div>  <div style="font-size: 48px; font-weight: bold; margin-left: 10px;">3</div> <div style="margin-left: 10px;">option</div>									
					+93,000	+15,000	+240,000		

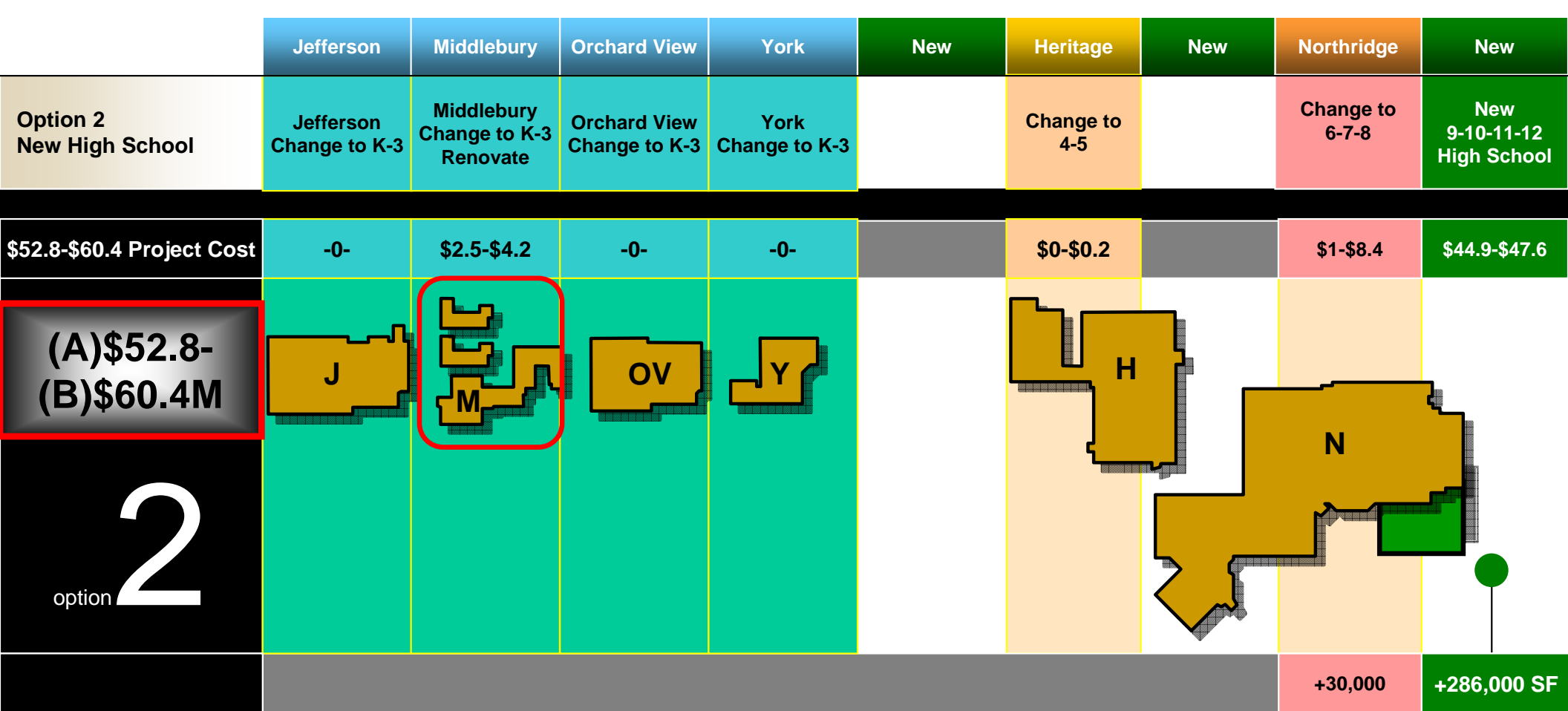
Current	At 4 Elementary schools						At Heritage			At Northridge			
Grades	K	1	2	3	4	5	6	7	8	9	10	11	12
New configuration	4 Elementaries + New K-5						New			Heritage & Northridge			

	Jefferson	Middlebury	Orchard View	York	New	Heritage	New	Northridge	New
Option 2 New High School	Jefferson Change to K-3	Middlebury Change to K-3 Renovate	Orchard View Change to K-3	York Change to K-3		Change to 4-5		Change to 6-7-8	New 9-10-11-12 High School
\$52.8-\$60.4 Project Cost	-0-	\$2.5-\$4.2	-0-	-0-		\$0-\$0.2		\$1-\$8.4	\$44.9-\$47.6
(A)\$52.8- (B)\$60.4M	J	M	OV	Y		H		N	
option <b>2</b>									
								+30,000	+286,000 SF

**New  
9-10-11-12  
HS**

Phasing Plan A: Initially do no work at Heritage and minimal work at Northridge.  
 Phasing Plan B: Do all work necessary at Heritage and Northridge for 10-yr projections.

Current	At 4 Elementary schools						At Heritage			At Northridge				
Grades	K	1	2	3	4	5	6	7	8	9	10	11	12	
New configuration	4 Elementaries						Heritage	Northridge			New			



### Close Middlebury Alternate

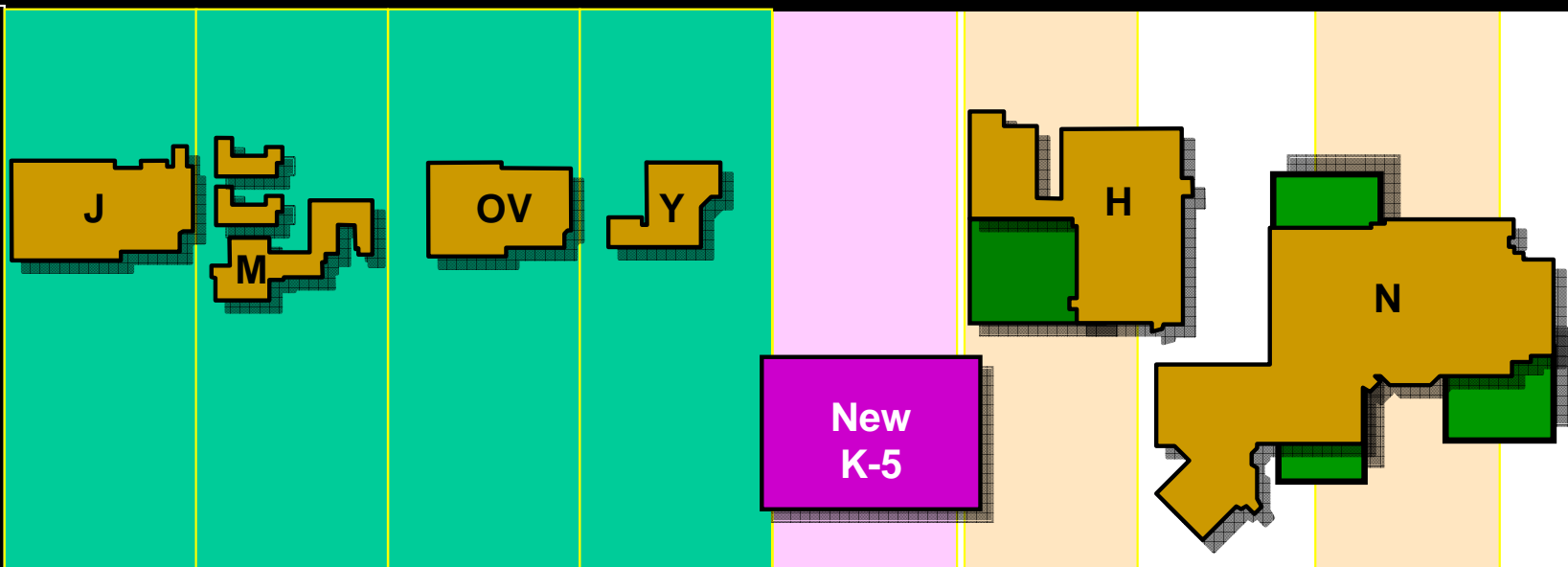
Close Middlebury alternate:		Construction cost		Project cost	
	Add onto Orchard View		\$1,800,000		\$2,304,000
	Do not do work at Middlebury		-\$3,250,000		-\$4,160,000
	Resultant construction cost savings		-\$1,450,000		-\$1,856,000

**-\$1,856,000**

**New  
9-10-11-12  
HS**

	Jefferson	Middlebury	Orchard View	York	New	Heritage	New	Northridge	New
Option 1 Add/Renovate all buildings	Jefferson Keep K-5	Middlebury Keep K-5 Renovate	Orchard View Keep K-5	York Keep K-5		Add Renovate		Add Renovate	

option **1**



Because of the necessity of a new K-5 bldg in this option, option 1 becomes the same as option 4.

	Current config.	At 4 Elementary schools					At Heritage			At Northridge					
	Grades	K	1	2	3	4	5	6	7	8	9	10	11	12	
2A & 2B	New configuration *	4 Elementaries				Heritage		Northridge			New				\$52.8 - \$60.4M
3	New configuration	4 Elementaries + New K-5						New			Heritage & Northridge				\$63M
4	New configuration	3 Elementaries + New K-5					Heritage			Northridge				\$56.5M	
5A & 5B	New configuration	4 Elementaries				Heritage		Northridge			New				\$46.9 - \$54.7M
6	New configuration	4 Elementaries				Heritage		Northridge		New				\$53.5M	
7	New configuration	4 Elementaries				New		Heritage			Northridge				\$56.8M

\* Option 2 - Close Middlebury Alternate = savings of \$1,856,000 + operations costs

	SF added		Const. \$/SF		% new		% additions		Capacity over plan	
2B	+316,000 SF		\$149/SF		91%		9%		+352	
3	+348,000 SF		\$141/SF		96%		4%		+213	
4	119,935	185,000	\$368/SF	\$238/SF	78%	50%	22%	50%	-203	+213
5B	+280,575 SF		\$152/SF		89%		11%		+221	
6	+286,000 SF		\$146/SF		100%		0%		+96	
7	+202,000 SF		\$220/SF		75%		25%		-4	