

## PROJECT ACTION A: GFHS REVITALIZATION

**PROJECT PURPOSE(S):** To improve the educational environment and safety:

- Address infrastructure needs in the areas of heating and ventilation (HVAC), electricity, & plumbing
- Increase natural lighting through a window replacement project
- Upgrade all learning spaces to improve the teaching and learning environment in the Main Campus building through remodeling and moving some existing programs and services into a Hub structure to be constructed between the two campuses
- Renovate and add on to the existing Career and Technical Education (CTE) facility to allow for the incorporation of science and technology to meet the current/future college and workforce readiness needs of our students
- The Hub and CTE building new square footage will total approximately 56,000 square feet of new learning space
- Address safety issues to include student/staff/public travel between the Main and South Campuses
- Address access concerns and add approximately 160 new parking places

**PROJECT OVERVIEW:** Over an approximate 3-5-year period, construction, refurbishing and remodeling will take place. The following will be accomplished:

- A new heating and ventilation system will be installed and commissioned.
- Replacement of electrical receptacles, circuits and breakers throughout the building.
- Replacement of pipes, sinks, toilets and water fountains throughout the building.
- Remodel of classrooms in conjunction with the HVAC, electrical and plumbing upgrades
- Construction of a Hub structure between the Main Campus and South Campus.
- Renovation of, and addition to, the Career and Technical Education (CTE) facility. This will be tied to the main campus and HUB structures
- Development of 160 new parking areas
- Provide support and matching funds for community effort for new windows and other program enhancements

**PROJECT RATIONALE:** As the public indicated that they preferred to upgrade GFHS instead of building a new high school, the scope of the work is large but necessary.

- It makes sense to upgrade HVAC, electricity and plumbing to ensure:
  - A comfortable learning environment
  - Efficient and cost effective ways of heating the buildings
  - Adequate electrical infrastructure for modern technology and electrical needs
  - Water and toilets are available to building inhabitants
- It makes sense to remodel classrooms as the HVAC, electrical and plumbing upgrades happen:
  - Access to these items will necessitate some destruction of current walls, cabinets, etc.
  - This will modernize classrooms and make them viable for years to come
- It makes sense to build a Hub between the two buildings because:

- This will create an opportunity to move existing programs and services into new space thus opening up needed space in the Main Campus building to enhance teaching and learning.
- The HUB will provide an adequate food service facility for students to stay on campus for lunch and breakfast.
- The HUB will provide for safe and comfortable community gathering space and overflow during athletic events at the fieldhouse.
- There are safety needs that must be addressed
  - The passage between the two buildings from November through March at times can be treacherous due to the slope, north side shading and the propensity for ice accumulation.
- There are student and public flow needs that need to be addressed
  - Due to the use of the facility for a variety of reasons, the flow between the two buildings should be easier and more comfortable
  - The handicapped accessibility needs to be improved to both buildings
  - Lockdowns and emergency situations can be managed and supervised better with an enclosed structure linking the campus.
- It makes sense to renovate and add on to the existing CTE facility because:
  - Current building space is inadequate for current program needs, i.e. welding and metals manufacturing, construction technology program, etc.
  - Two IT classrooms are already isolated from the CTE building
  - The current facility does not allow for flexibility of programmatic changes as workforce training demands change
  - The existing building construction is of poor quality
  - There is inadequate project and material storage space
  - There is no opportunity for the integration of Science and Technology (STEM) within the existing structure
  - This will create space to adequately house the new JROTC program and the possibility of offering agriculture and engineering programs at GFHS in the future.
- It makes sense to establish additional parking because:
  - The availability of parking is inadequate and estimated at 310 spaces short of what is needed
  - Special event parking is especially problematic
  - Will increase the safety of students, staff, neighbors and visitors
  - The proposal will utilize existing GFPS property for 160 spaces. This will not require additional land acquisition at this point.

#### **PROJECT IMPACTS AND/OR CONSEQUENCES:**

- Updating a building listed on the Historical Register is expensive
- Historical preservation will need to be evaluated and considered for all projects
- Work will need to be phased to ensure the least amount of disruption during the school year
- ~~Requires a plan for temporary student locations during construction~~
- To do all projects, will need other sources of funding. For example, window replacement via private donations is assumed. This plan assumes there will be private donations for some projects.

**PROJECT ACTIVITIES AND TIMELINES:**

Before Bond Passage:	Immediately After Bond Passage:	After Plan Approval:				
		Year One	Year Two	Year Three	Year Four	Year Five
TBD	TBD	TBD	TBD	TBD	TBD	TBD

**PROJECT COST ESTIMATES:**

Accomplishment	Revised Cost-outs
Infrastructure: HVAC, electricity, & plumbing	<b>\$9,052,000</b>
Windows	<b>\$1,000,000</b>
Learning Environments & Safety: classrooms, CTE, STEM, Hub, Lunchroom	<b>\$22,780,000</b>
Parking	<b>\$975,000</b>
Technology	<b>\$3,520,000</b>
<b>TOTAL</b>	<b>\$37,327,000</b>