



EXECUTIVE SUMMARY

The Bateman Hall / Hummel / AKM Team is pleased to present this document for your consideration. The intent of our planning effort and the information you will find in this report was necessitated by the District's desire to ascertain and affirm the viability of performing extensive redesigns to Idaho Falls and Skyline High Schools. The work also included providing budget estimates and plans for multi-purpose room additions at three elementary schools and a new transportation complex on Pancheri Drive.

In this document you will find information about:

- Our approach to the planning process
- The outcomes of the iterative meeting process in the form of "Redesign" solutions for both Idaho Falls and Skyline High Schools
- A comparative analysis and conversation regarding new high school construction versus modernization of your existing campuses
- Information about the smaller projects being contemplated by the district

Salient excerpts about our process and this document are provided in this Executive Summary as follows:

INITIAL RESEARCH

Prior to beginning a constituency based workshop process, the Bateman Hall / Hummel / AKM Team walked both of the high schools to familiarize ourselves with the campuses and buildings. Our intent was to be as knowledgeable as possible prior to engaging user groups and patrons. Specific focus was placed on the following items:

- Functionality and suitability of academic, student, and administrative spaces
- Accessibility and life safety issues
- System and building diagnostics
- Site constraints and issues
- Opportunities for improvement

INTRODUCTION TO THE COMMUNITY CONVERSATIONS

From April 2015 to February 2016, representatives of the Idaho Falls School District conducted a series of Community Conversations with neighborhood constituency groups. As seminal information for the pending planning process and potential bond effort, the intent of the outreach was to learn from patrons and parents their thoughts about the following topics:

1. What are the knowledge, skills and attributes students need to be successful beyond high school?
2. What would learning look like if it were designed to help students develop those knowledge, skills and attributes?
3. What would school structures look like if they were designed to create the space and culture that allows for this style of learning?

Of particular importance to the design team and the modernization efforts, the responses to question 3 informs us of actual programmatic and physical improvements needing to be considered at each campus. In kind, these answers will allow us and the district to respond in built-form to the broader responses and requirements prompted by questions 1 and 2.



WORKSHOP PROCESS

From early April until the end of May, representatives of our team conducted a series of workshops to redesign Idaho Falls and Skyline High Schools. At first, the effort was broad in nature as we conveyed our observations about the campuses and district representatives imparted their thoughts to us. Subsequently through an iterative and deductive process, the dialogue became more concise as we presented, vetted and refined the work leading to the pre-bond planning solutions illustrated and discussed in this document.

REDESIGN SOLUTIONS

IDAHO FALLS HIGH SCHOOL

The redesign of Idaho Falls High School was intensely analyzed during the pre-bond planning process. Given the campus's location within the city, its historical reference as the town's namesake high school and the relative quality of the structure and building systems, Idaho Falls High School is a viable candidate for renovation. It is our professional belief that a major modernization can extend the life of the campus for another 50 years.

The total project budget to design and construct the modernization of Idaho Falls High School will be:

- \$46,295,681 – Initial Redesign Outcome
- \$47,709,289 – Initial Redesign Outcome and Optional Site Items

Optional budgets for the work are listed in the Idaho Falls High School Section of this Report.

The time duration from bond passage to occupancy would be:

- November 8th, 2016 to August 7th, 2020
- 3 years and 10 months

SKYLINE HIGH SCHOOL

The redesign of Skyline High School was intensely analyzed during the pre-bond planning process. Given the campus's location on the west side of the city, reasonable site configuration and acreage including the potential availability of additional property, and the relative quality of the structure and building systems, Skyline High School is a viable candidate for renovation. It is our professional belief that a major modernization can extend the life of the campus for another 50 years.

The total project budget to design and construct this option would be:

- \$39,840,160 – Initial Redesign Outcome
- \$41,932,357 – Initial Redesign Outcome and Optional Site Items

Optional budgets for the work are listed in the Skyline High School Section of this Report.



The time duration from bond passage to occupancy would be:

- November 8th, 2016 to September 18th, 2020
- 3 years and 11 months

NEW HIGH SCHOOL CAMPUS

A new high school campus could be considered as a viable alternative to modernizing an older facility. For comparison purposes to the costs and limitations with modernizing Idaho Falls and Skyline High Schools, the planning team configured a potential layout and budget for the project.

The total project budget to design and construct this option would be:

- \$72,100,000 - Complete
- \$61,000,000 – Phased, deferred or optional (Auditorium and Track / Stadium)

The time duration from bond passage to occupancy would be:

- November 8th, 2016 to June 30th, 2020
- 3 years and 8 months

SIDE-BY-SIDE COMPARISON OF THE HIGH SCHOOL OPTIONS

During the planning process, we were asked to provide a side-by-side comparison of five high school options being discussed by the district and community members. On the following pages we offer spreadsheet graphics listing these potential facility solutions and their cost. The first graphic represents the work scope conceived during the initial planning process. The second spreadsheet offers optional elements that can reduce costs if so desired. The five options include:

1. A new high school on a 40 to 45 acre site. Capacity would be for 1300 students. Programmatic elements and schedule are described in the New High School section of this report.
2. A new “mega” high school on a 60 to 65-acre site. Capacity would be for 2600 students. The construction duration would be slightly longer than constructing the 1300 capacity new high school.
3. A conversion of Taylor View Middle School into a high school. Capacity would be raised to 1300 students through additions and modifications to the existing facility. The site is appropriately sized for this scenario. The construction duration is the same as the other options.
4. A modernization of Skyline High School with a capacity of 1300 students.
5. A modernization of Idaho Falls High school with a capacity of 1300 students.



Idaho Falls School District No. 91 - Pre-Bond Planning Process
 High School Redesign Options

Jul-16

Comparative Budget Analysis - Planning Process Initial Design Process Outcome		New High School	New High School	Taylorview Conversion to a High School	Skyline High Modernization	Idaho Falls High School Modernization
Item	Project Component	1300 Students	2600 Students	1300 Students	1300 Students	1300 Students
1	Building	\$59,000,000	\$75,750,000	\$31,742,711		
2	Site	\$12,000,000	\$14,650,000	\$4,584,258		
3	Land Acquisition (55a to 65a)	\$1,100,000	\$1,200,000			
4	Parking Lot Improvements (Option 1 @ IF)				\$1,067,994	\$2,470,552
6	Administration & Classrooms Addition				\$7,133,949	\$6,339,098
7	Weight Room Addition				\$2,174,556	
8	North Gym/Locker Area Addition				\$2,098,911	
9	Indoor Track w/ South Gym Expansion				\$918,831	
10	Gymnasium					\$12,123,180
11	Math Area Remodel				\$1,125,238	
12	Special Needs Area/New Classrooms				\$707,506	\$2,923,098
13	SE Classroom Wing Remodel				\$3,636,553	
14	Auditorium Addition				\$13,876,662	
15	Celerium Infill & Remodel				\$1,582,779	
16	Commons Area				\$4,974,285	\$5,931,155
17	Classroom Addition/Infill					\$9,961,476
18	Civic Center Hall Remodel					\$60,081
19	Media Center/Hall/Gym Locker Area Remodel					\$2,083,873
20	Science Wing Remodel					\$3,735,580
21	New Lobby Area Remodel w/ Stairs/Ramps					\$373,388
22	Skylights for Hallways				\$227,593	\$188,233
23	Exterior Remodel (unmodified areas only)				\$315,751	\$105,968
Project total - all in		\$72,100,000	\$91,600,000	\$36,326,969	\$39,840,610	\$46,295,681
					\$86,136,290	
5	Other Site Items (Optional)				\$2,091,747	\$1,413,608
					\$41,932,357	\$47,709,289
					\$89,641,646	

Notes: Budget numbers include design costs and FFE
 Inflation is included in the budgets based on the phasing diagrams and schedules included in the report



Idaho Falls School District No. 91 - Pre-Bond Planning Process
 High School Redesign Options
 Deferred Items List

Jul-16

Comparative Budget Analysis - Planning Process Optional Outcome		New High School	New High School	Taylorview Conversion to a High School	Skyline High Modernization	Idaho Falls High School Modernization
Item	Project Component	1300 Students	2600 Students	1300 Students	1300 Students	1300 Students
1	Building	\$59,000,000	\$75,750,000	\$31,742,711		
2	Site	\$12,000,000	\$14,650,000	\$4,584,258		
	less stadium package	-\$3,000,000				
3	Land Acquisition (55a to 65a)	\$0	\$1,200,000			
4	Parking Lot Improvements (Option 1 @ IF)				\$1,160,666	\$2,473,065
6	Administration & Classrooms Addition				\$7,752,974	\$6,345,544
7	Weight Room Addition				\$0	
8	North Gym/Locker Area Addition				\$0	
9	Indoor Track w/ South Gym Expansion				\$0	
10	Gymnasium					\$12,135,509
11	Math Area Remodel				\$1,222,877	
12	Special Needs Area/New Classrooms - Reduced Scope @ IFHS				\$768,898	\$1,376,975
13	SE Classroom Wing Remodel				\$3,952,102	
14	Auditorium Addition	-\$7,000,000			\$0	
15	Celerium Infill & Remodel				\$1,720,120	
16	Commons Area				\$5,405,913	\$5,937,186
17	Classroom Addition/Infill - Added 4 classrooms					\$11,604,614
18	Civic Center Hall Remodel					\$60,142
19	Media Center/Hall/Gym Locker Area Remodel					\$2,085,992
20	Science Wing Remodel - stays on 1st floor					\$2,804,534
21	New Lobby Area Remodel w/ Stairs/Ramps					\$373,767
22	Skylights for Hallways				\$247,342	\$188,424
23	Exterior Remodel (unmodified areas only)				\$343,149	\$106,076
	Project total - all in	\$61,000,000	\$91,600,000	\$36,326,969	\$22,574,041	\$45,491,828
					\$68,065,868	
5	Other Site Items (Optional)				\$2,273,252	\$1,415,046
					\$24,847,293	\$46,906,873
					\$71,754,166	

Notes: Budget numbers include design costs and FFE
 Inflation is included in the budgets based on the phasing diagrams and schedules included in the report



MULTI-PURPOSE ROOM ADDITIONS

Multi-Purpose Room Additions are being contemplated at three District Elementary Schools: Fox Hollow, Sunnyside and Westside. The rooms will augment existing multi-purpose / cafeteria spaces.

The total project budget to design and construct each project is:

Fox Hollow Elementary School	\$1,075,575
Sunnyside Elementary School	\$1,031,309
Westside Elementary School	\$1,090,598
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<i>Total for All</i>	\$3,197,482

TRANSPORTATION COMPLEX

The District is contemplating the design and construction of a new Transportation Complex to consolidate bus and other vehicular transportation onto one site. In addition to accomplishing this aim, it will also allow the bus parking area on the Idaho Falls High School campus to be re-purposed for other uses.

The total project budget to design and construct the project is:

Four Bay Bus Shop	\$650,000
Addition to Office Building	\$290,000
Paved Bus Lot	\$390,000
Paved Parking Lot	\$290,000
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<i>Total for the Complex</i>	\$1,620,000

ACKNOWLEDGMENT

The Bateman Hall / Hummel / AKM Team thanks the Idaho Falls School District 91 for letting us participate in the meaningful endeavor of planning your future school facilities improvements. The thoughtful participation, insights and earnest efforts of the User Group Teams, Citizen’s Design Committee, Students, Faculty, Administration and Trustees were essential and fundamental to the process. Our design solutions are the result of their sincere commitment to create quality school facilities that will foster the knowledge, skills and attributes for student success beyond high school.

On the following pages we trust you will find the crucial information for making reasoned and value based decisions on how to proceed forward with the bond, design and construction of your next building program.