

## Driver Elementary School Site

Renovating a 60+ year old school can present several challenges compared to building a new one. Here are some key issues to consider:

An important consideration is the location of the Driver site, as it's further from the city center and not as convenient as the current location for most of the city's population.

### Site Limitations:

- The site is zoned RLM: Residential Low-Medium Density
- Office Use is NOT allowed in this zoning district.
- There is not an option for a "Conditional Use Permit" therefore per code it would have to be Re-Zoned for office use thru Planning Commission and City Council Public Hearings.
- The existing parking lot does not currently meet the code and may be required to be upgraded but the City has allowed these existing conditions to remain on other projects. (Would need to discuss and confirm with the city)
- Upgrades would include BMP, paving, curb, landscape trees, etc.
  - Several unpaved areas, no curb, no landscape islands, etc.
  - There are approximately 83 existing paved parking spaces and another 27 gravel spaces for a total of +/-110 existing spaces.
  - The proposed minimum parking for an office use using the existing 60,000 sf building is 4 spaces per 1000 SF =  $4 \times 60 = 240$  Spaces (Min)
- The design could provide the minimum number of spaces to meet the proposed use needs. This will require a BMP and new storm system.
- **Cost for parking / BMP / Storm System = +/- \$2M**
  - \*Note - If building is demolished, then a new smaller building with a smaller parking lot can be provided (100+/- spaces for 22,000 SF). This requires complete Site Plan & Re-Zoning applications all per code.

Higher Costs: Renovations can often be very expensive due to the need to update outdated systems, comply with modern building codes, and address unforeseen issues.

A full renovation will trigger the code requirement to renovate the building in its entirety, including the following;

- Structural improvements to the exterior walls for lateral loads
- Improving building energy efficiency (new windows, thicker roof insulation\*, existing walls will have minimal [if any] wall insulation)
- ADA upgrades
- Complying with new ASHRAE standards for fresh air and ventilation
- Potential for failing water supply lines and sanitary lines
- Electrical panel upgrades
  - \*Note – thicker roof insulation would require the roof edge to be altered, changing from a gravel stop edge to a detail that conceals the edge of thicker insulation sitting above the gravel stop.

Unforeseen Issues: Older buildings may have hidden problems such as asbestos, lead paint, or structural weaknesses that can significantly increase renovation costs and **timelines**.

Functionality: It can be difficult to retrofit older buildings to meet current functional needs. Low ceiling heights can create challenges with routing new HVAC ducts, sprinkler piping, technology cabling, etc. Existing load bearing walls can make it difficult and costly to fit new functions requiring more area into spaces with smaller footprints. If not properly funded, this could result in having to settle for “less than ideal” interior space layouts.

Long-term Costs: Even after renovation, older buildings may have higher long-term maintenance and operational costs compared to new, more efficient buildings.

Estimated Cost Information:

- Existing building approximately 60,000 S.F
- If demolished, hazmat abatement would be required before demolition – total cost \$250-350K.

- Full renovation costs:** (larger building with more S.F. than necessary)
 

60,000 S.F. x \$350 S.F. =	\$21,000,000
Site improvement costs =	\$ 2,000,000
<u>Off-site roadway improvements =</u>	<u>\$ 1,000,000</u>
Subtotal Construction	\$24,000,000
<u>5% Construction Contingency</u>	<u>\$ 1,200,000</u>
Subtotal	\$25,200,000
<u>Project Soft Costs @ 22%</u>	<u>\$ 5,280,000</u>
<b>Estimated Total Project Cost</b>	<b>\$30,480,000</b>

- Replacement costs:**

Demolish existing bldg. =	\$ 350,000
New bldg. @ 22,000 S.F. x \$425/S.F. =	\$ 9,350,000
Site improvement costs =	\$ 2,000,000
<u>Off-site roadway improvements</u>	<u>\$ 1,000,000</u>
Subtotal Construction	\$12,700,000
<u>5% Construction Contingency</u>	<u>\$ 635,000</u>
Subtotal	\$13,335,000
<u>Project Soft Costs @ 22%</u>	<u>\$ 2,794,000</u>
<b>Total Project Cost</b>	<b>\$16,129,000</b>

**\*These are “Rough Order of Magnitude” cost model figures for 2024 and not detailed numbers since the actual scope of work has yet to be determined.**

**Annual escalation should consider 4% inflation per year.**