



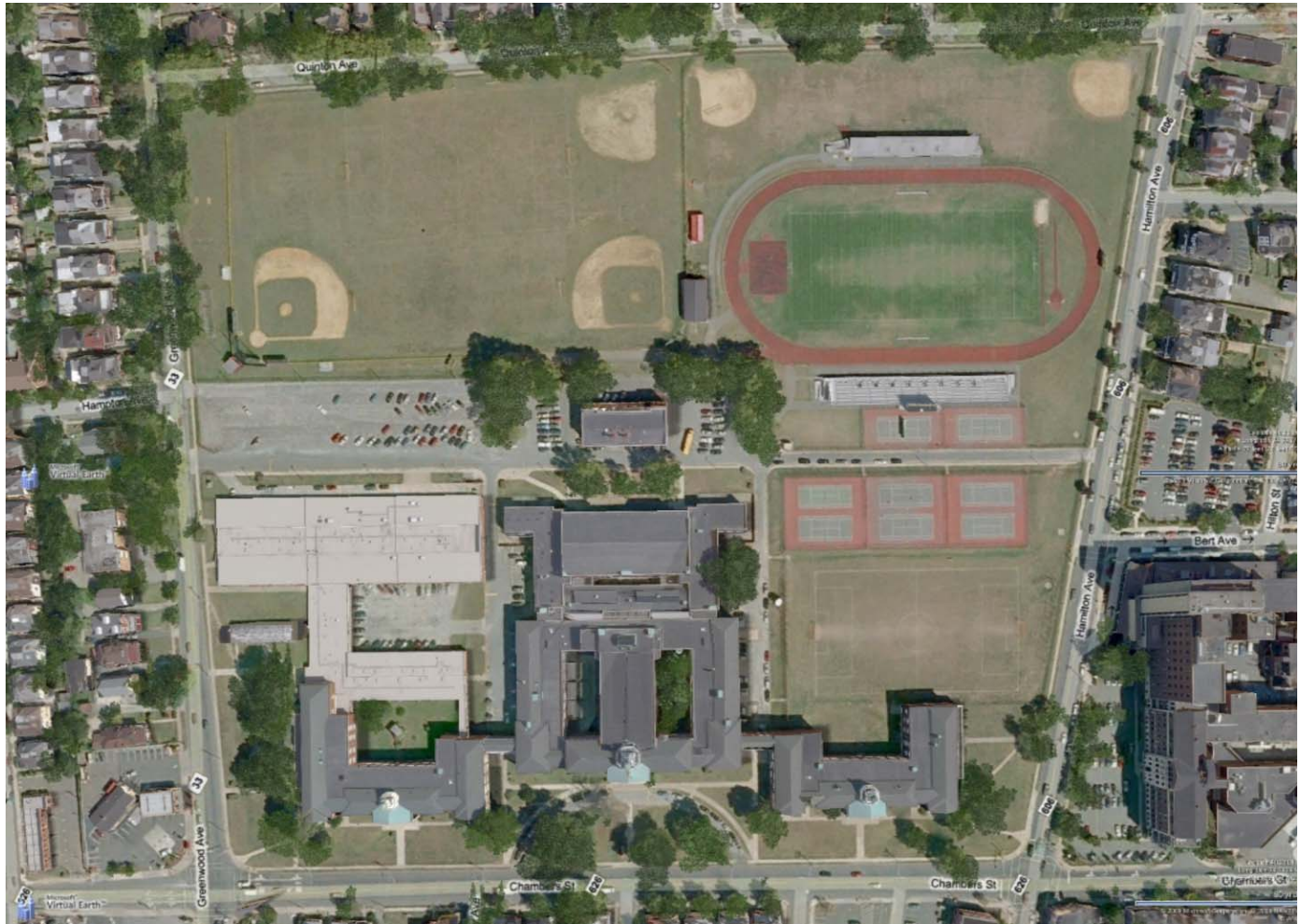
Trenton Central High School: Project Evaluation

January 27, 2014

Trenton Central High School: Options Evaluation

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- Requirements
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Trenton Central High School



STATE OF NEW JERSEY
SCHOOLS DEVELOPMENT AUTHORITY

JANUARY 27, 2014

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TCHS Educational Program Requirements

Provide learning environment supportive of the District's Small Learning Community (SLC) educational program organization. Program components include:

- Ninth Grade Academy
- School of Hotel, Restaurant, and Tourism Business
- School of Communications
- Science, Technology, Engineering, and Math (STEM) Academy
- School of Visual and Performing Arts
- Shared Core Facilities – Auditorium, Media Center, PE Facilities, Dining

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Current Project

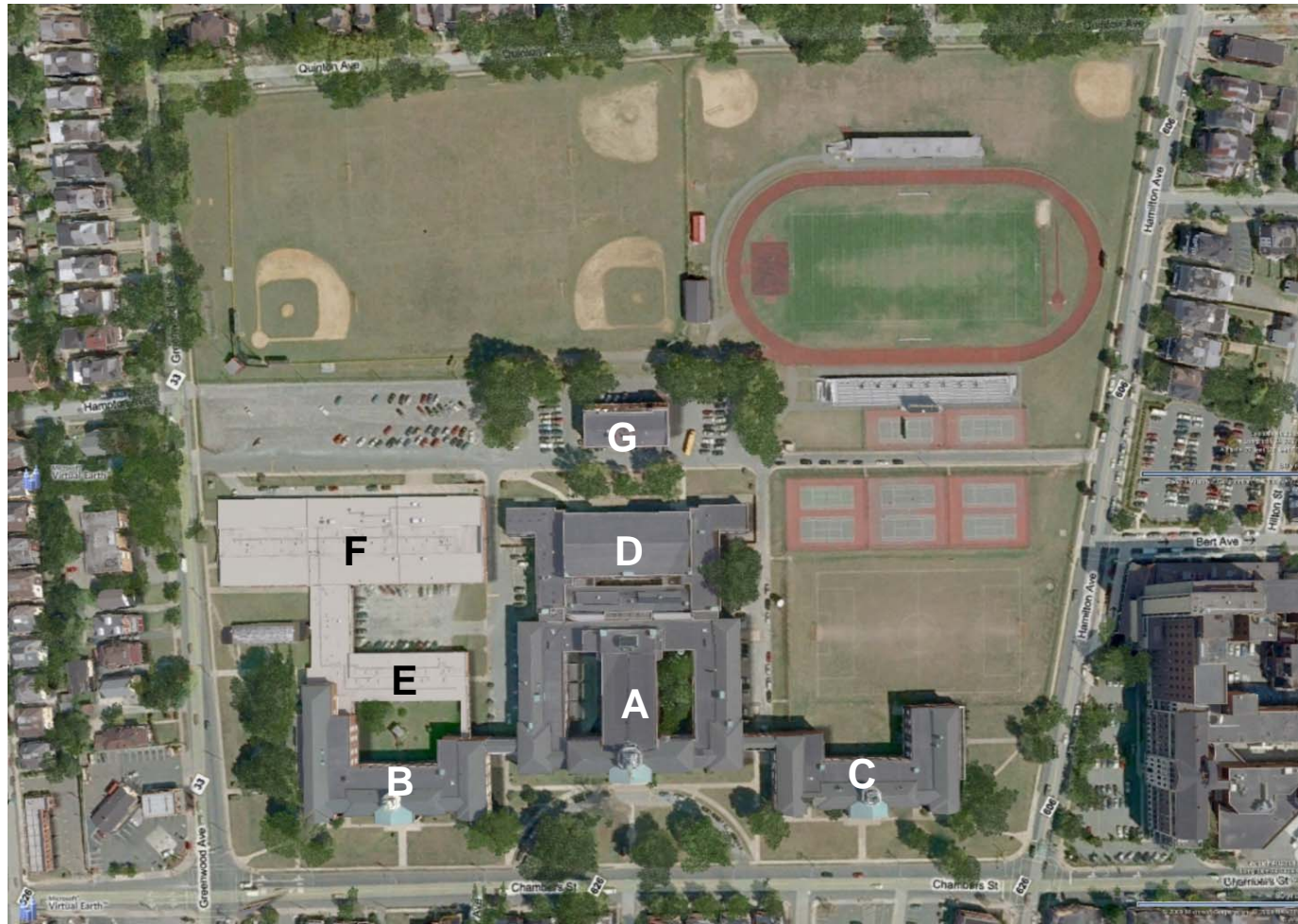
Renovate existing facility with selective program-driven renovations

- Infrastructure Improvements: Address conditions deficiencies in existing facilities, including repair or replacement of building envelope, interior finishes, mechanical, plumbing, electrical, technology, and security infrastructure. (No cooling included as part of HVAC work - heating and ventilation only)
- Renovations: Limited to existing science labs only
- Furniture/Technology Fit-Out: new student and teacher laptops, interactive whiteboards, and mobile science lab equipment
- Temporary Facilities: Required throughout interior construction period (temporary dining facilities required for cafeteria renovations being undertaken with building envelope work)

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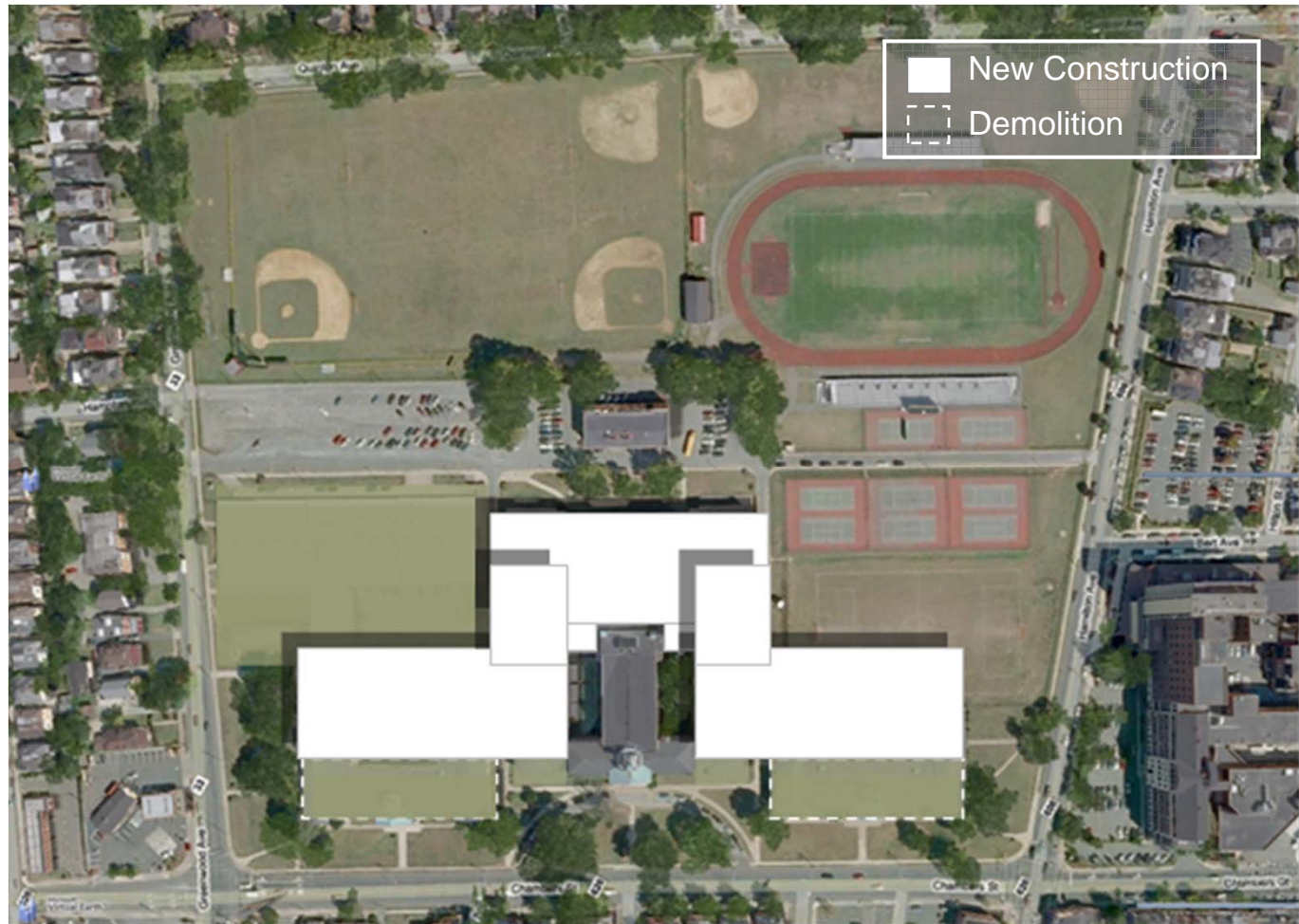
Construct New School Facility in Existing School Location

- Infrastructure Improvements: Limited to building envelope work in existing central plant building (G Wing)
- Maintain existing iconic elements – main entrance portico, clock tower, auditorium, and adjoining three-story wings which will be completely renovated
- Work with Board of Education to design new school that will fully support the District's Small Learning Communities educational programs
- Provide new furniture and technology equipment throughout
- Maintain existing central power plant (G Wing) with building envelope work to ensure structural integrity and operational performance
- Temporary Facilities: Required throughout construction

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Evaluation

	Current Project	New School
Addresses Facility Conditions Needs?	Substantially	Fully
Provides Cooling for Entire Facility?	No	Yes
Eliminates all asbestos and hazmats?	No	Yes*
Provides Complete Furniture and Technology Fit-Out?	No	Yes
Ongoing Operational Expense?	Higher	Lower
Ongoing Maintenance Expense?	Higher	Lower
Addresses Capacity Needs?	Yes	Yes
Accommodates New Educational Program?		

* - New School project will include remediation of remaining hazmats in existing structure to remain.

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Educational Program Accommodation

	Current Project	New School
General Classrooms	More than half of existing classrooms do not meet DOE standard for minimum room area	All classrooms will meet DOE facilities standard for room area (750 SF min.)
Science Labs	Three existing science labs will be renovated. Mobile lab units to be provided for other required labs	Total of 13 new science labs to be provided per Educational Program
Computer and Technology Labs	Seven existing computer labs (four of which are undersized) to remain "as is"	Total of 12 new computer/tech labs to be provided per Educational Program

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Educational Program Accommodation

	Current Project	New School
Other Specialized Instructional Areas	No provision made for any new specialized instructional areas. Eight existing art and music areas to remain "as is".	Total of 24 additional new specialized instructional areas (including Culinary Arts Lab, Cosmetology Classroom, Digital Communications Lab, Photo Media Lab, Television Studio, Design & Engineering Lab, Manufacturing Process Lab, Dynamics of Machinery Lab, Structure & Design Lab, Anatomy Lab, and various art and music spaces) to be provided

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Educational Program Accommodation

	Current Project	New School
Media Center (Library)	Existing 3,680 SF Library/Media Center to remain "as is".	New 10,000 SF "state of the art" media center
PE Facilities - Gymnasium	Existing 14,000 SF gymnasium to remain "as is" (Note that due to built-in bleachers, usable area of existing gymnasium is approx. 10,000 SF)	New 15,000 SF gymnasium
Other PE Facilities	Other existing PE facilities to remain "as is"	New 7,500 SF Auxiliary Gym, weight room, all new locker and team rooms, PE offices, etc.

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Educational Program Accommodation

	Current Project	New School
Program Organization	Distribution and organization of SLCs will be significantly limited and restricted by existing facility layout – likely that some specialized and support spaces will necessarily need to be located outside of their SLC (in some instances, remotely so).	New school will be designed to be fully supportive of new Small Learning Community (SLC) program organization [Ninth Grade Academy, School of Hotel, Restaurant, Tourism, and Business, School of Communications, Science, Technology, Engineering, and Math (S.T.E.M.) Academy, and Visual and Performing Arts Academy]

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Ongoing Maintenance Expense?	Higher	Lower
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Accommodates New Educational Program?	No	Yes

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Conclusion & Recommendation

While current project is slightly less expensive and can be completed and occupied more quickly, a new school is recommended for the following reasons:

- New school can be designed to fully accommodate current educational programs resulting in a better learning environment for the students
- Provides an essentially new facility at a comparable cost
- New school will be more efficient and less expensive for the District to operate and maintain



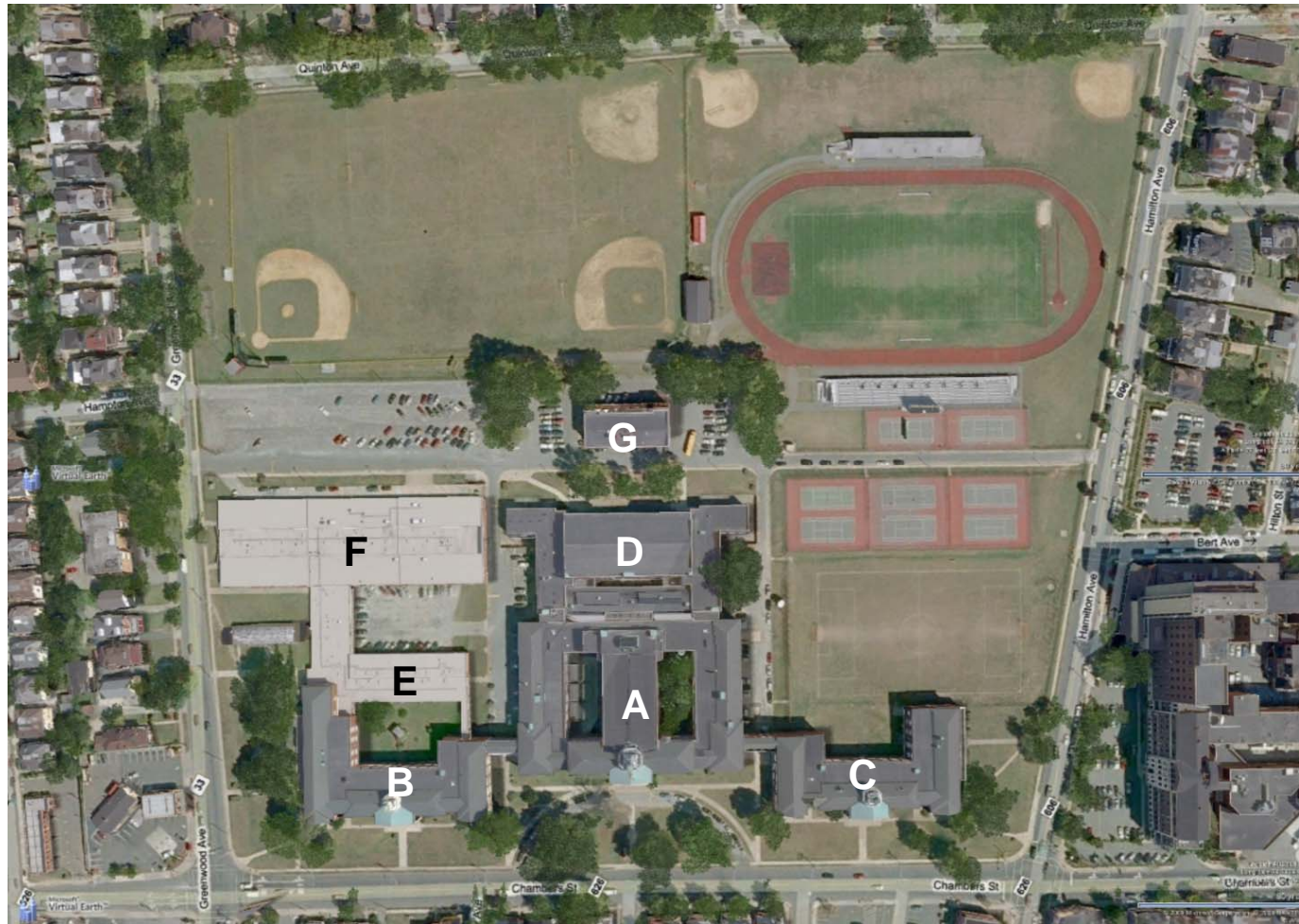
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