

NEW EAST REGION HIGH SCHOOL

Advisory Committee Update

December 11, 2023



DRAFT 4 12.11.23

AGENDA

1. Programming Update
2. Cost
3. Overall Site
4. Environmental
5. Schematic Site Plan
6. Schematic Floor Plan
7. Schedule
8. Closing the Gap



PROGRAMMING UPDATE

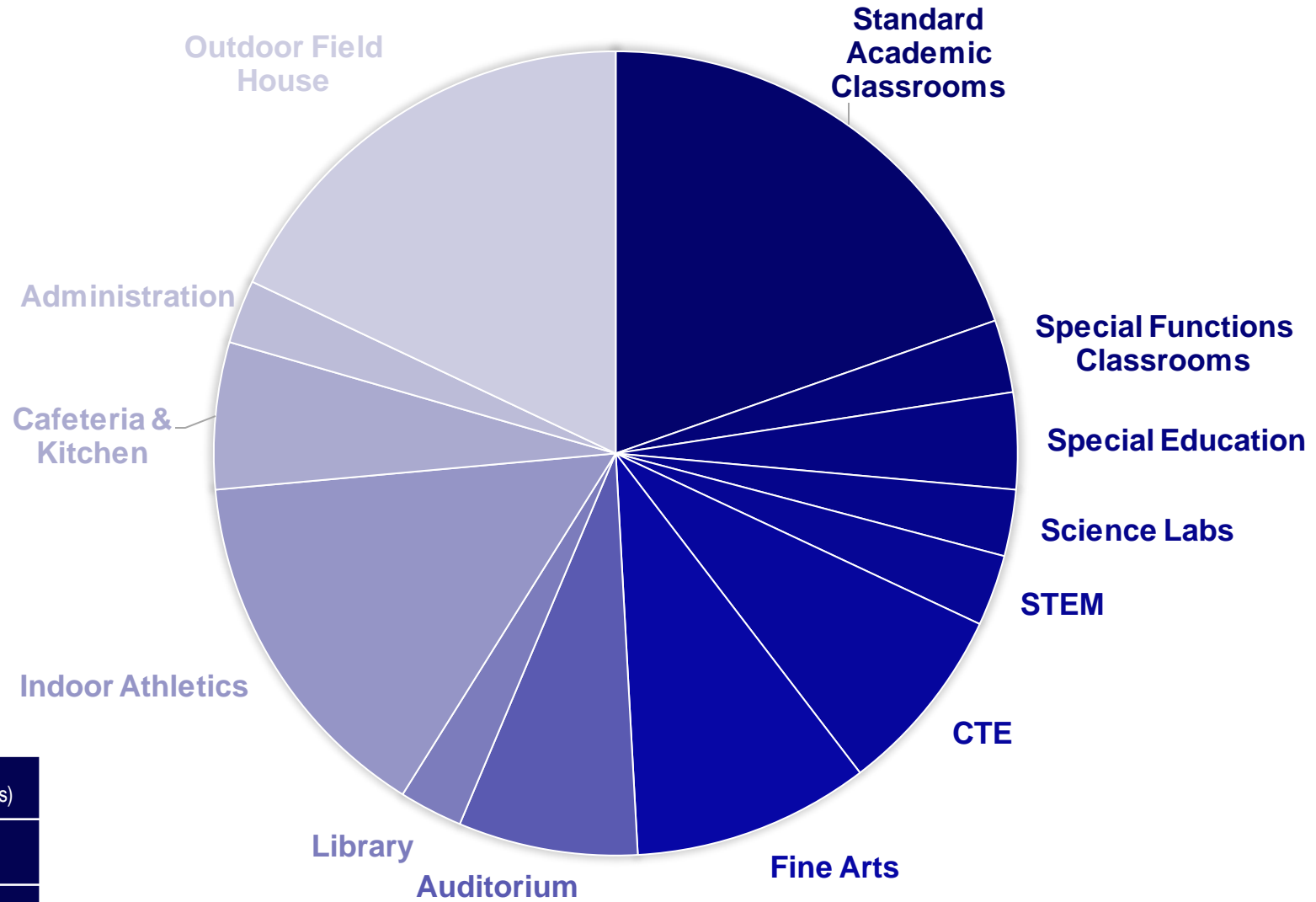


SQUARE FEET ALLOCATION

PROGRAM

OVERVIEW

- 2,000 students
- Current program is **388,620 SF**
 - reduced from 430,000 SF
 - 194 SF/student
 - 328,450 Main Building
 - 60,170 Fieldhouse



COMPARISON: TOTAL SF

GHS (1,800 students)	CHS (3,000 students)	AHS (2,000 students)
265,000 SF	500,000 SF	383,000 SF
147 SF/ST	166 SF/ST	192 SF/ST



PROGRAM

Overview

NAME	# SPACES	GROSS SF
Standard Academic Classroom	69	72,150
Special Function Classrooms	10	10,725
Special Education Spaces	8	14,250
Science Labs	5	9,800
STEM Classrooms/Labs	4	7,960
CCTE Classrooms/Labs	13	25,400
Fine Arts Classrooms	8	34,975
IB Program	2	1,555
Auditorium (seating for 1,000)		24,950
Library		9,380
Varsity Gym & PE Gym	2	53,880
Cafeteria & Kitchen (seating for 800)		20,750
Administrative Offices & Clinic		11,000



COST



COST

Overview

DESCRIPTION	SF	COST	COST PER SF
Academic Building	330,000	\$107,091,600	\$324.52
Fieldhouse	60,000	\$20,225,999	\$337.10
Athletic Fields		\$13,311,918	
SUBTOTAL Construction Cost	390,000	\$140,629,517	\$360.59
Road, Utility, & Sewer Infrastructure		\$8,398,587	
Furniture, Fixtures & Equipment		\$20,585,684	
Projected Escalation Allowance (2025 bid)		\$12,076,502	
Land Acquisition & Site Due Diligence		\$5,331,085	
Soft Costs		\$15,765,624	
Contingencies (5%)		\$10,139,350	
Total Conceptual Project Cost		\$212,926,349	



COST

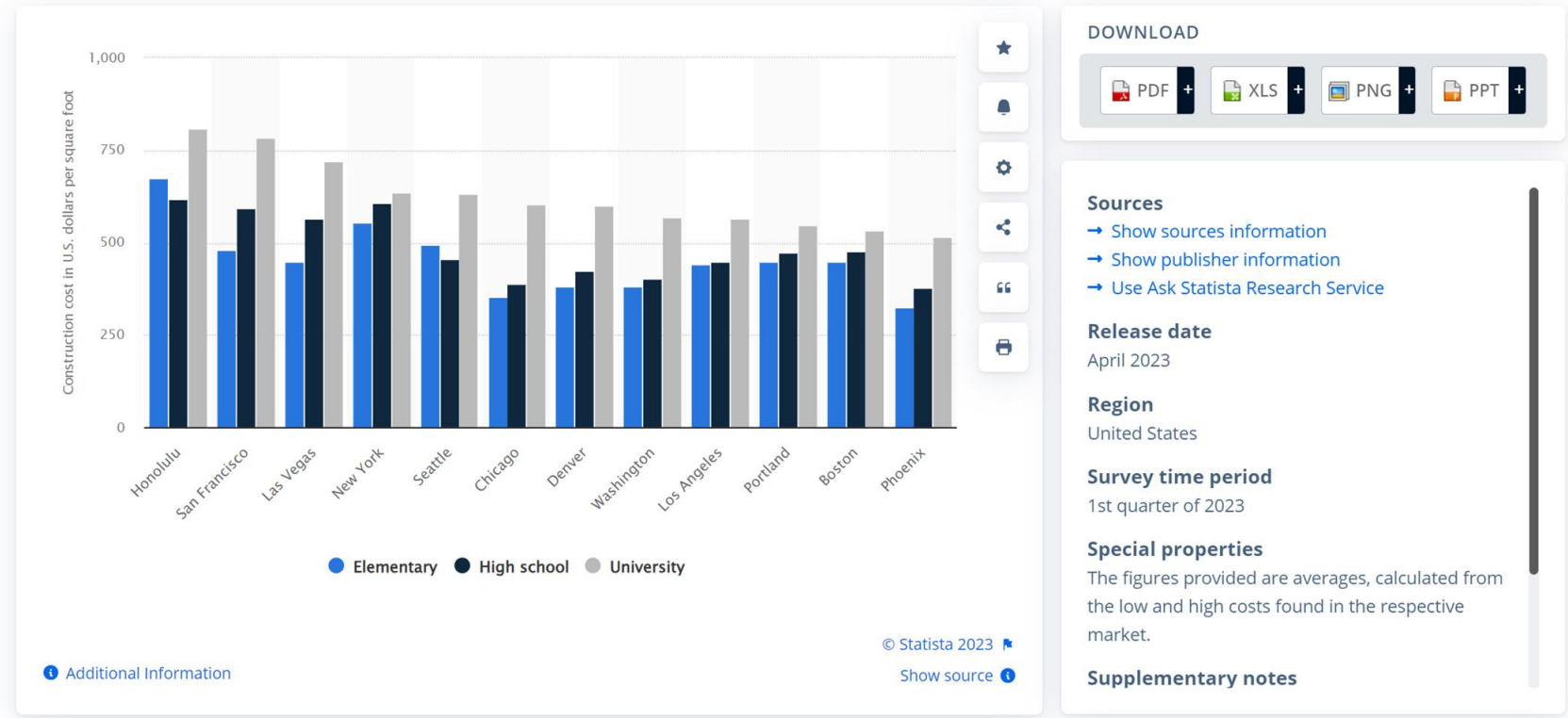
National Comparison

In 2023, the national average cost for high school educational buildings ranged from **\$377/SF** to **\$617/SF**.

source: statista.com

Average construction costs of educational buildings in the United States in 1st quarter of 2023, by city

(in U.S. dollars per square foot)



COST

Local Comparison

SCHOOL	SF	COST	COST PER SF
Collierville HS (escalated to 2023)	500,000	\$166,000,000	\$332
Bartlett HS Renovation (escalated to 2023)	403,000	\$100,000,000	\$403
Hernando HS (2022 bid)	239,750	\$87,500,000	\$365
MSCS NERHS	390,000	\$140,629,517	\$360.59

NOTE: The costs above exclude costs for land, infrastructure, soft costs, and contingencies.



OVERALL SITE



SITE

Initial Site Options



SITE

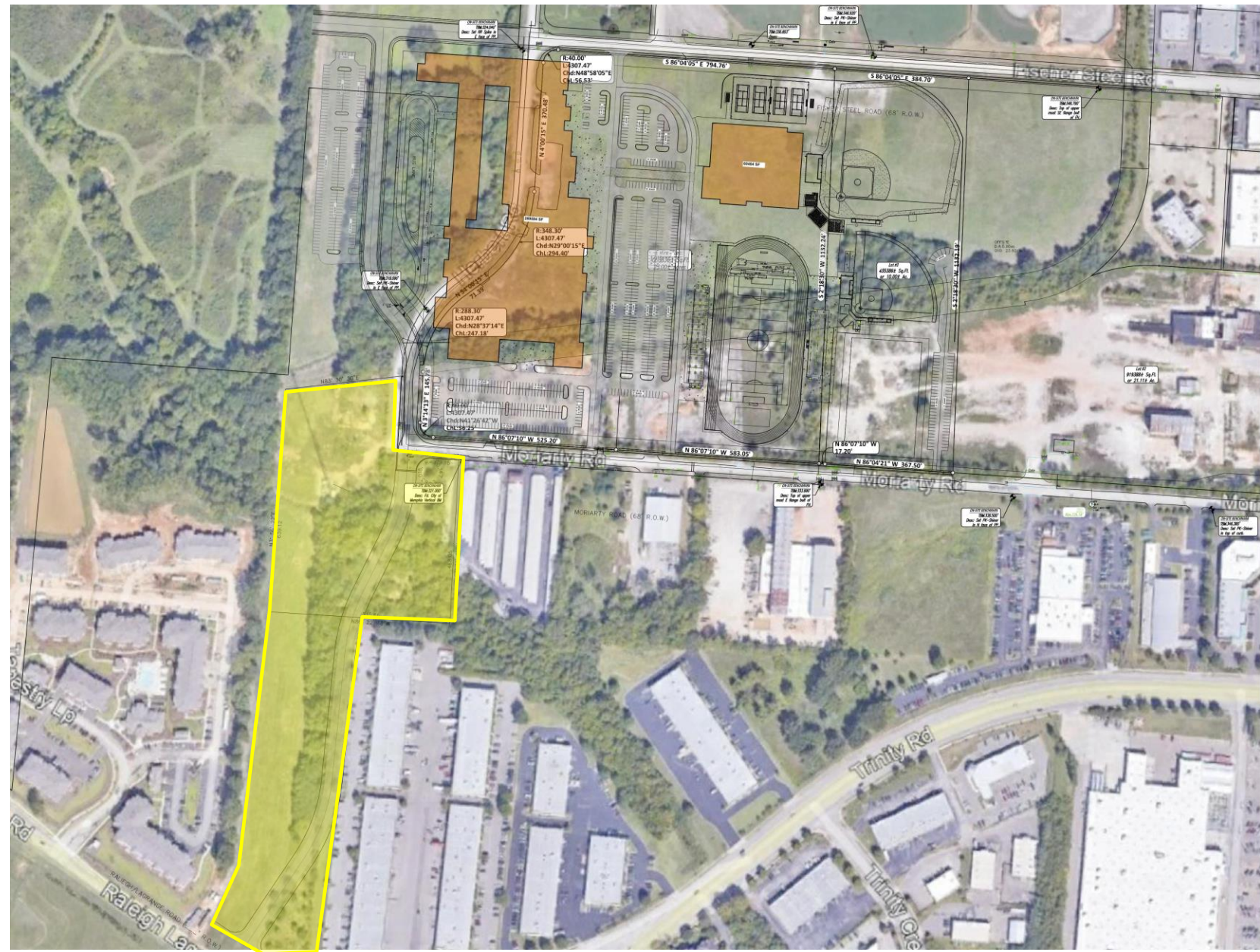
Final Site Selection



SITE

Additional Site Acquisition

- Investigating additional ingress/egress to Raleigh Lagrange

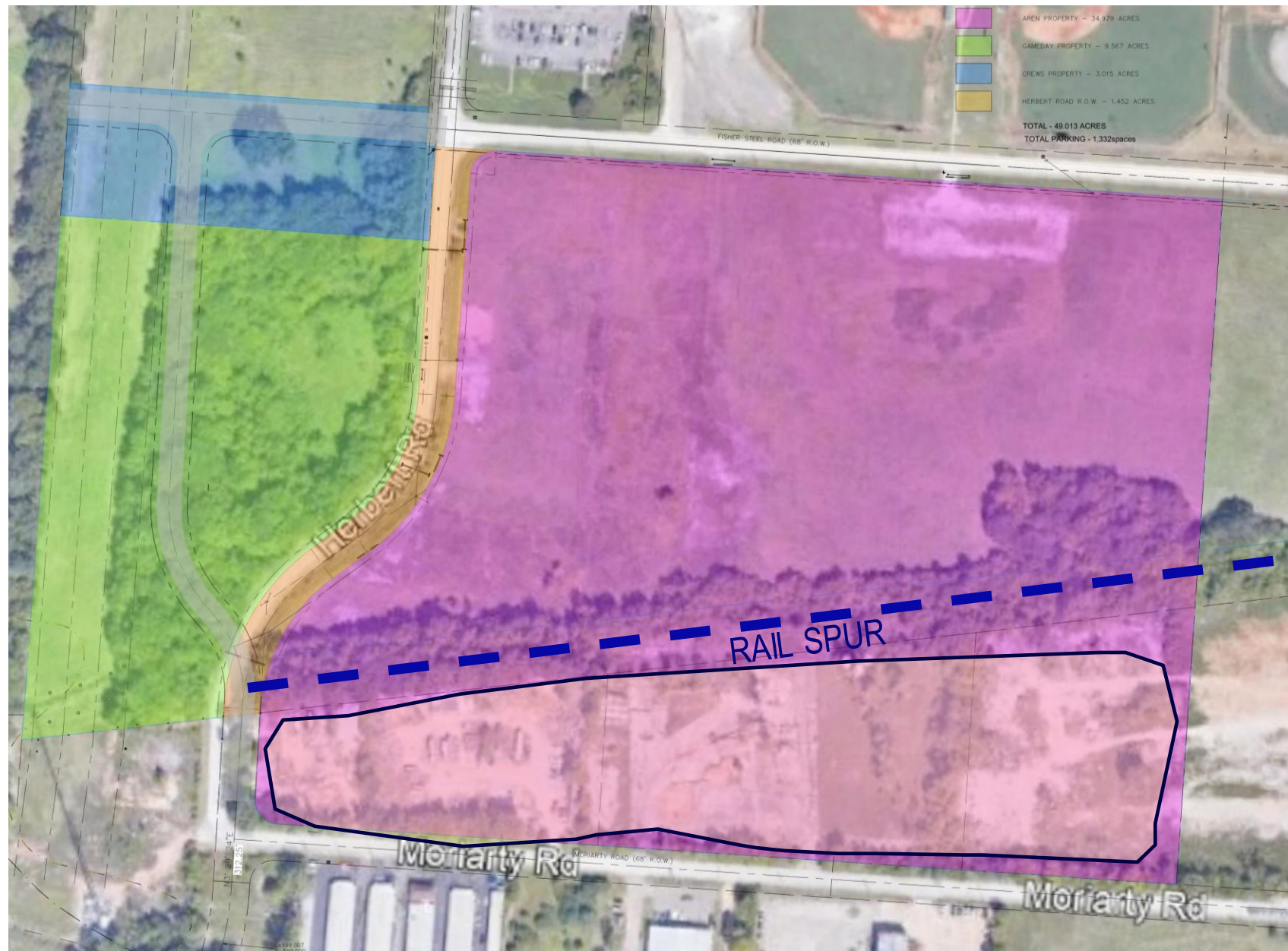


ENVIRONMENTAL



ENVIRONMENTAL

- Environmental concerns identified on the site south of the existing rail spur
- MSCS in conversations with TDEC to explore possible solutions

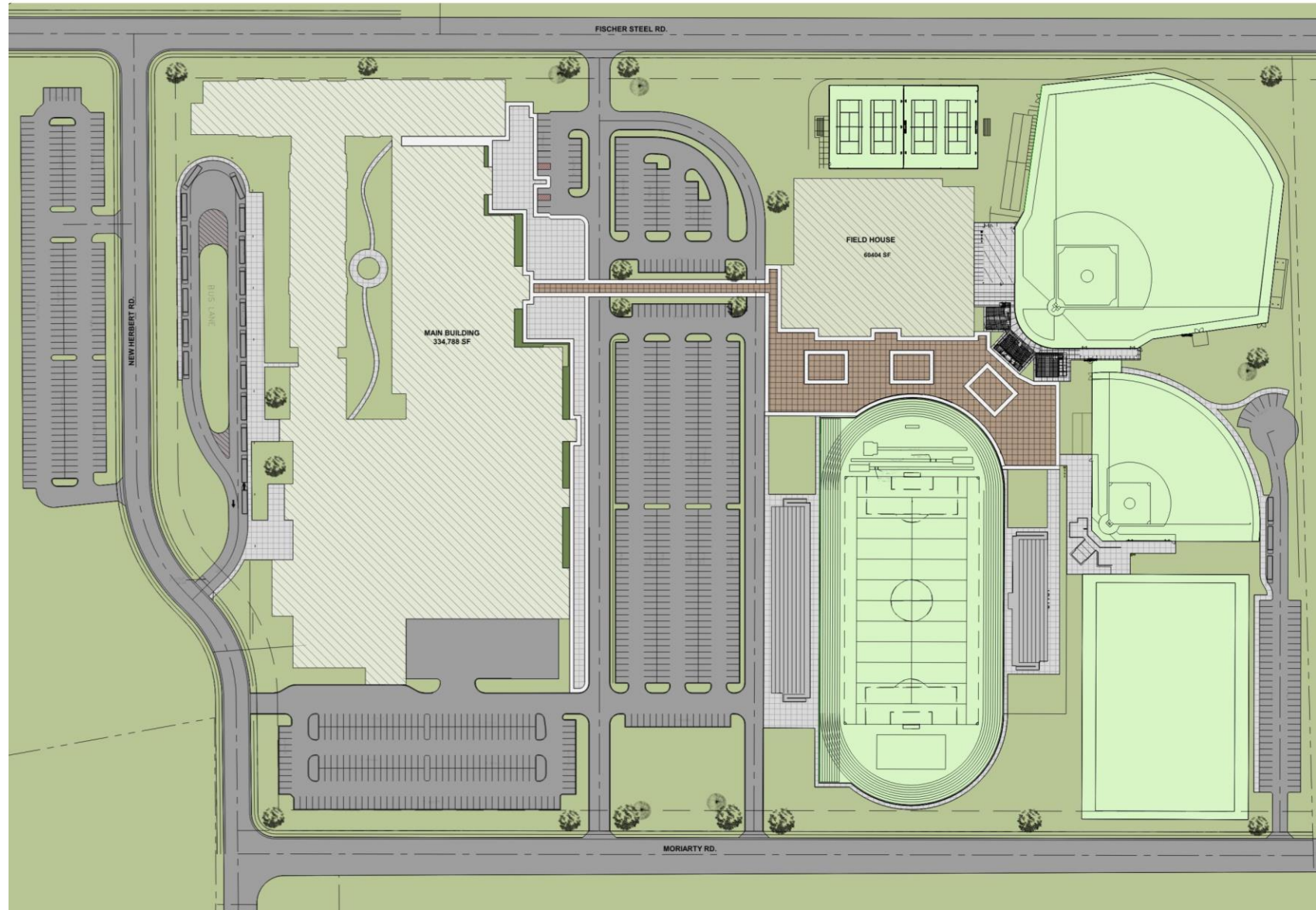


SCHEMATIC SITE PLAN



SCHEMATIC SITE PLAN

- 928 total parking spaces
- Bus Lane (18+ buses)
- Indoor Practice Facility
- Football stadium
- Baseball stadium
- Softball stadium
- Tennis Courts (4)
- Practice Field (future soccer)
- Athletics Plaza



SCHEMATIC FLOOR PLAN

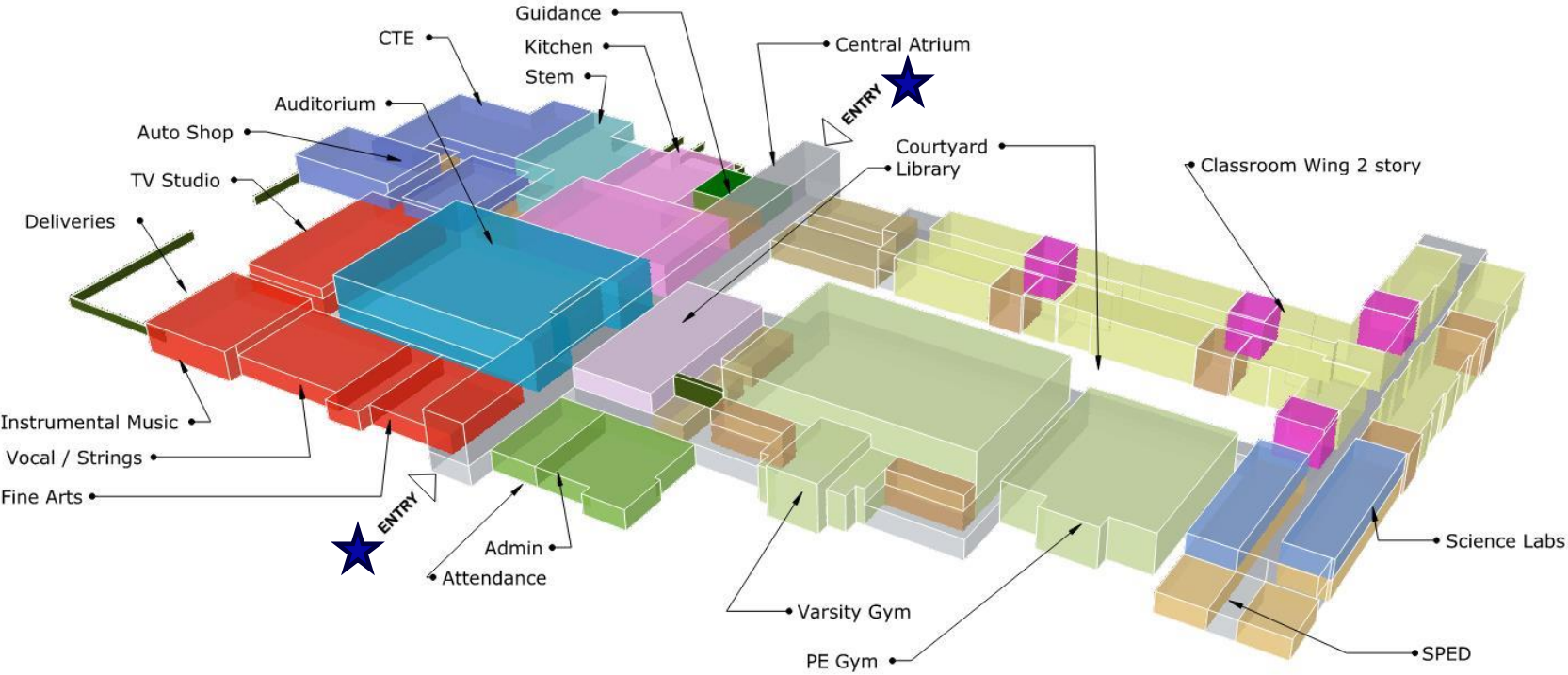


SCHEMATIC FLOOR PLAN

- 2 Secure Main Entry Points
- Central Entry Corridor
- Classrooms organized around central courtyard
- CTE, Fine Arts, and Kitchen organized around shared loading & service court

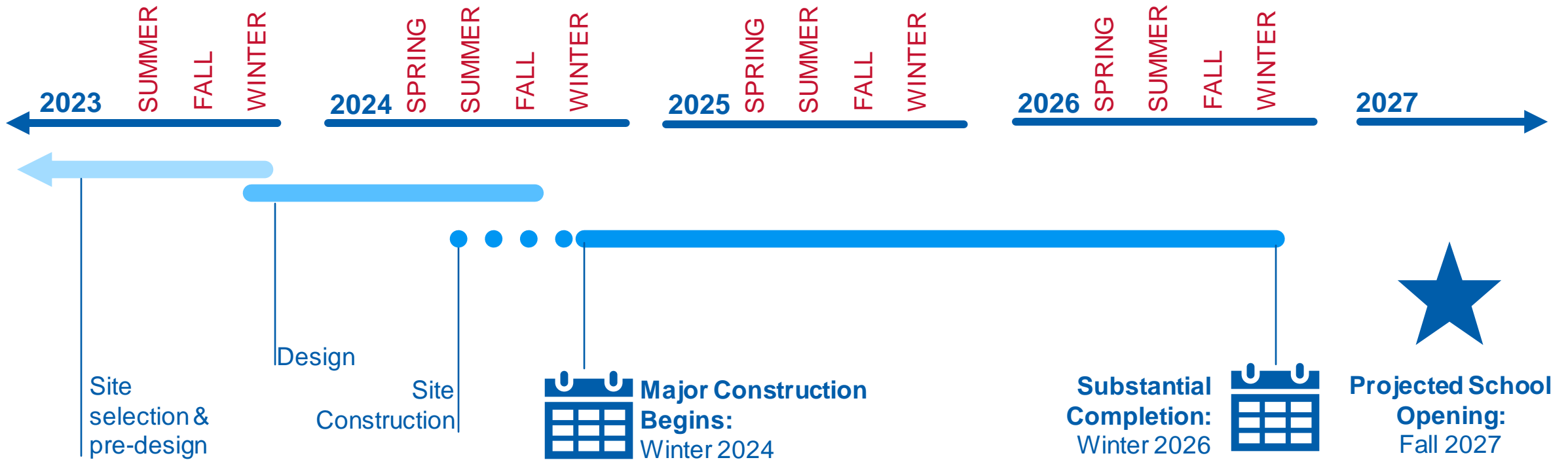


SCHEMATIC 3D SPACE DIAGRAM



SCHEDULE





NOTE: This preliminary schedule is conceptual and is subject to change.



Closing the Gap





CLOSING THE GAP

- Reduce Project Scope
- Value Engineer (change materials, etc.)
- Phase Athletic and/or Specialty Buildings
- Street, MLGW, and Sewer Improvements Supported by the City Advocacy
- Shelby County Funding Prioritization
- Corporate Sponsorships for Naming Rights Opportunities

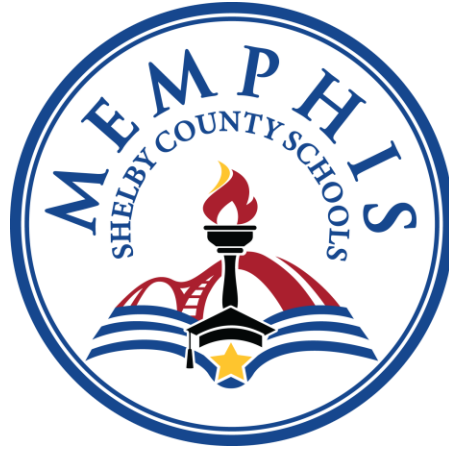




FUNDING CAMPAIGN COMMUNICATIONS PLAN

- **Phase 1: Campaign Launch**
 - Campaign Website
 - Community Kick-Off Event
 - Infrastructure Tour
 - Email Newsletter
- **Phase 2: Storytelling and Engagement**
 - Student Ambassadors
 - Local and Corporate Partnerships
 - Quarter Themes
 - Impact Reports
- **Phase 3: Mid-Campaign Push**
 - Mid-Campaign Event
 - Celebrity Endorsement
 - Legacy Donor Recognition
- **Phase 4: Final Push and Closing**
 - Final Gala Event
 - Impact Showcase
 - Local School Challenges
 - Thank You Campaign





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