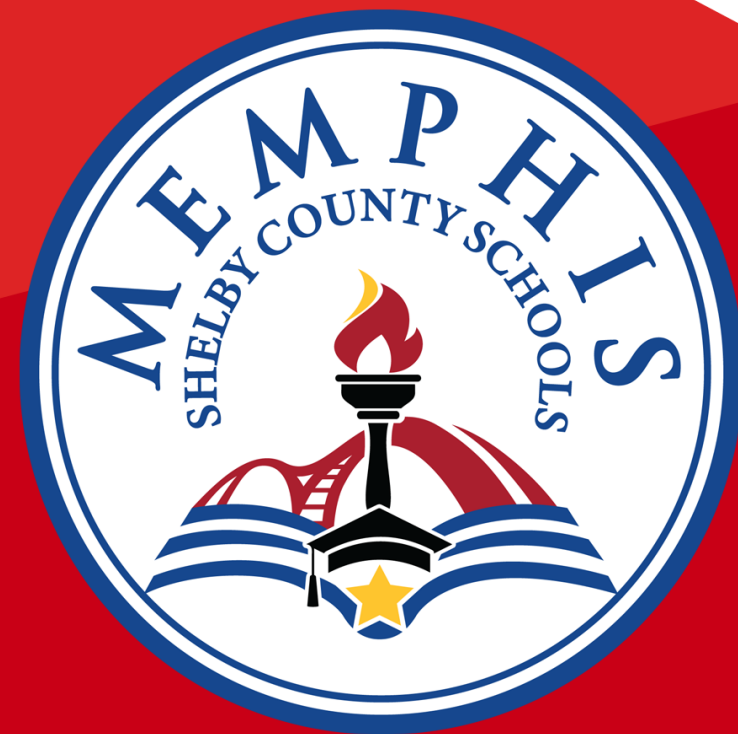


**New Frayser Community High
School
Advisory Committee Meeting
October 25, 2023**





Agenda

- Project Overview
- Introduction of Design Team and CMAR
- Program Elements
- MLK Student Transition
- Funding Requirements and Communication Plan

Project Overview





High-Level Project Overview

- The New Frayser Community High School will serve students currently enrolled at MLK College Preparatory High School and Tresvant High School
- The new building will be located on the current MLK College Prep site, allowing us to accommodate 1,200-1,500 students
- Shelby County has committed \$77 Million to this project:
 - FY 24- \$9.9 million
 - FY 25- \$25 million
 - FY 26- \$25 million
 - FY 27- \$17 million

Introduction of Design Team and CMAR





Design Team

A2H ENGINEERS
ARCHITECTS
PLANNERS

100+
Professionals

1986
Year Founded

Full-service planning and design firm of Engineers, Architects, Planners, Landscape Architects, and Interior Designers with deep experience in educational spaces.

Select Educational Clients

Bartlett City Schools
Believe Memphis Academy
Bethel University
Blount County Schools
Caruthersville School District
DeSoto County Schools
East Tennessee State University
Fayette County Schools
Germantown Municipal School District
Gestalt Community Schools
Jackson-Madison County Schools
KIPP Memphis Charter Schools
Knox County Schools
Lakeland School System
Lauderdale County Schools
Memphis-Shelby County Schools

Millington Municipal Schools
Norton City Schools, Virginia
Oak Ridge City Schools
Putnam County Schools
Rhea County Schools
Roane County Schools
St. Benedict at Auburndale High School
St. George's Independent School
Tennessee Colleges of Applied Technology
Tipton County Schools
University of Memphis
University of Tennessee
University of Tennessee at Martin
Warren County Schools
White County Schools



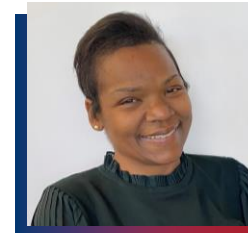


Turner CHRIS WOODS FA

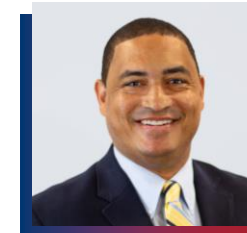
TWF Builders JV



Don Sloan
Preconstruction Lead



Kendra Clay
Community & Citizenship



Montrea Haynes
Senior Project Manager

Construction Manager at Risk

#1

K-12 Builder Nationwide, ENR

\$200M

Local Annual Revenue, Combined

40+

Local Education Projects, Combined



- Arlington High School
- Collierville Elementary School
- Collierville High School
- First Assembly Christian School
- Lakeland Preparatory High School
- Lakeland Preparatory Middle School
- Libertas School of Memphis
- Northpoint Christian School
- Porter Leath
- Raleigh-Egypt High School
- Raleigh-Egypt Middle School
- Tipton-Rosemark Academy
- Trezevant Career & Technology Center
- University of Memphis
- University of Tennessee Health Science Center
- Vollentine Elementary School

Program Elements



NEW FRAYSER COMMUNITY HIGH SCHOOL

PRELIMINARY PROGRAM ELEMENTS

ACADEMIC

- CLASSROOMS
- SPECIAL EDUCATION
- SCIENCE LABS

AUDITORIUM

- RENOVATIONS TO EXISTING STRUCTURE
- PRESERVATION OF ARCHITECTURAL SIGNIFICANCE

OUTDOOR ATHLETIC

- 1,000 SEAT FOOTBALL STADIUM

CORE

- 500 SEAT DINING AREA
- LIBRARY/MEDIA CENTER
- STUDY HALL
- STUDENT COMMON AREAS

FINE ARTS

- ART (DARK ROOM AND KILN)

INDOOR ATHLETIC

- 1,000 SEAT VARSITY GYM

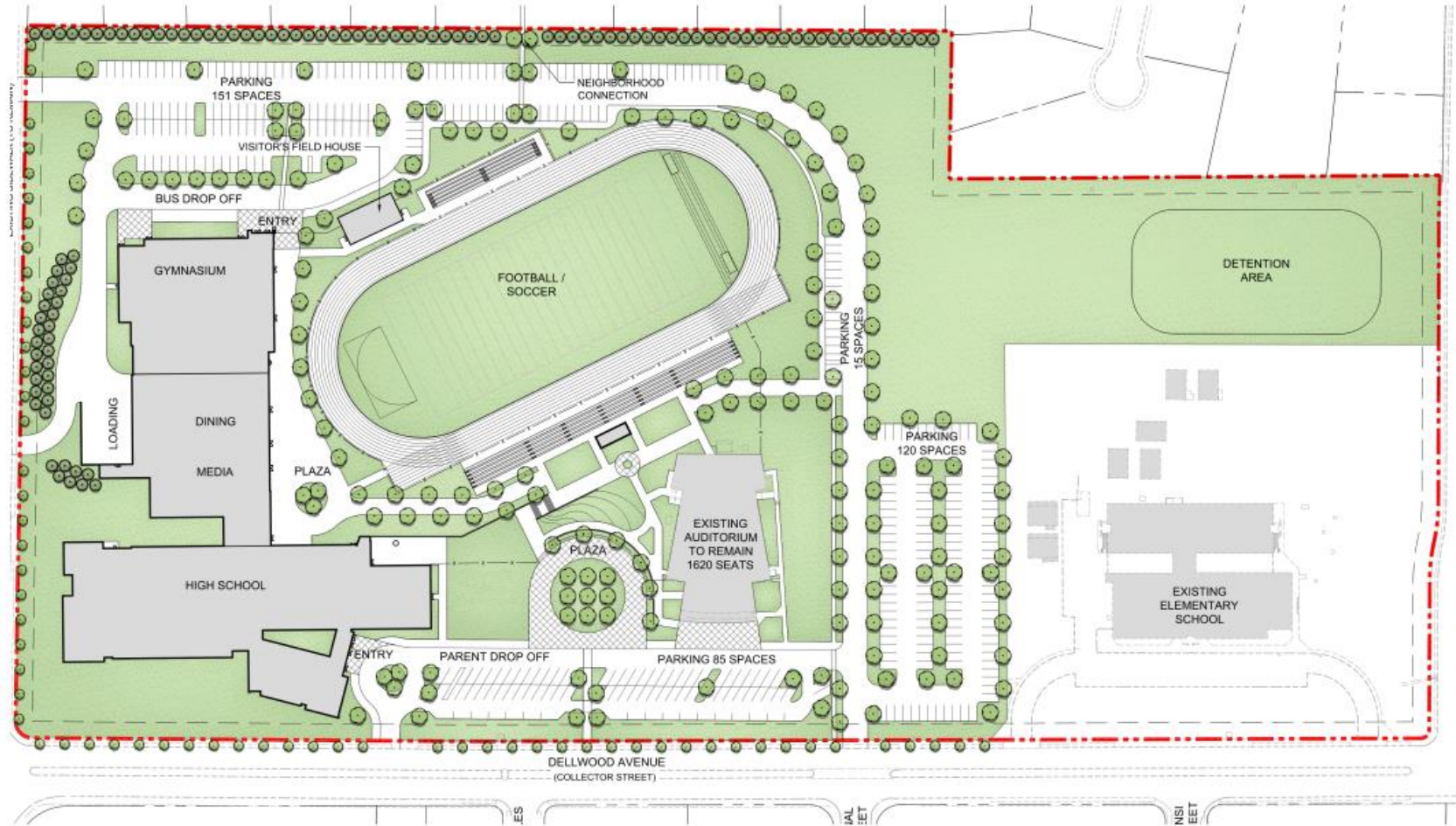


Schematic Design

\$105M FLCC

Overall Area: 222,334 SF

Construction Cost: \$470 SF FLCC

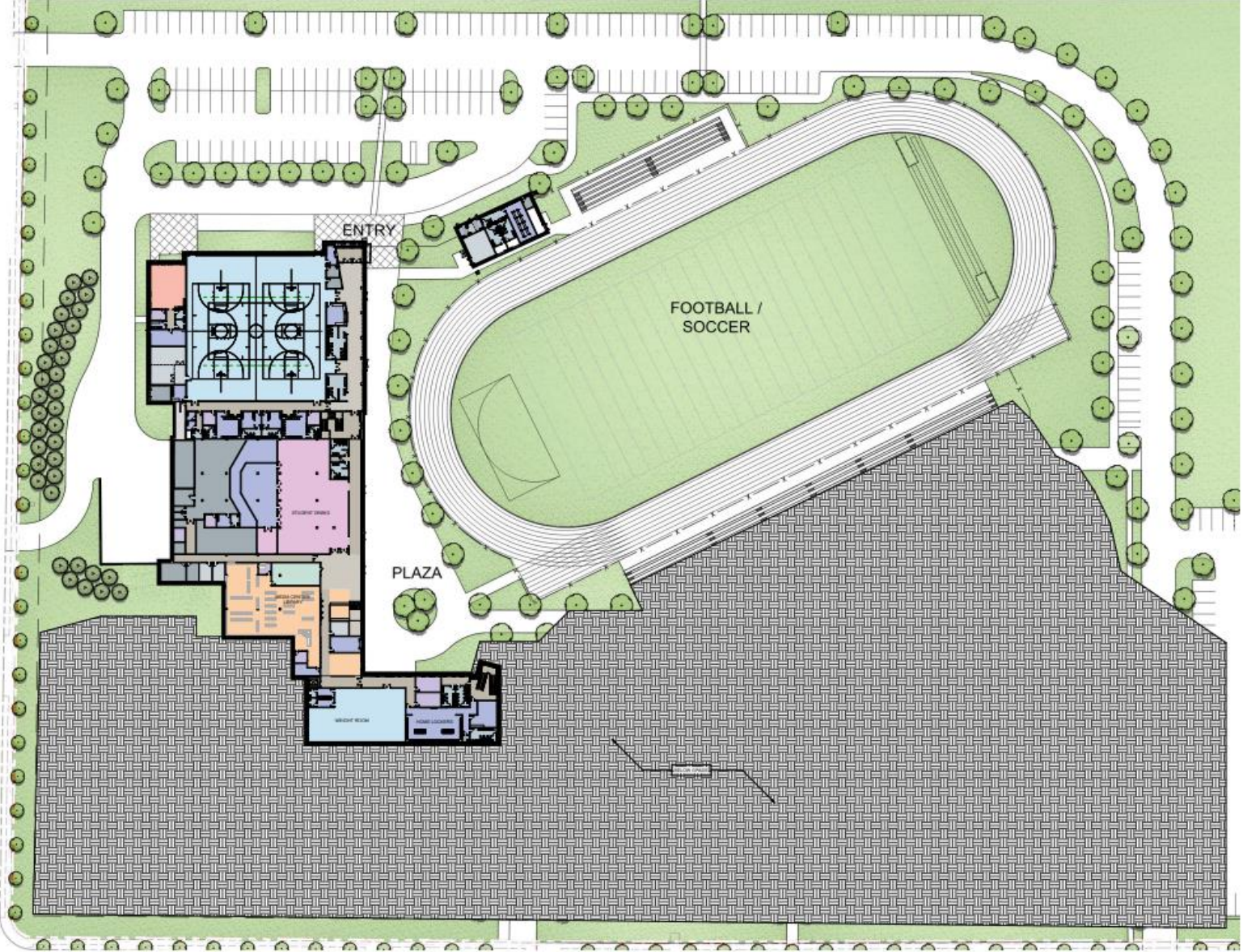


FLCC Fixed Limited Construction Cost

SITE PLAN

Schematic Design

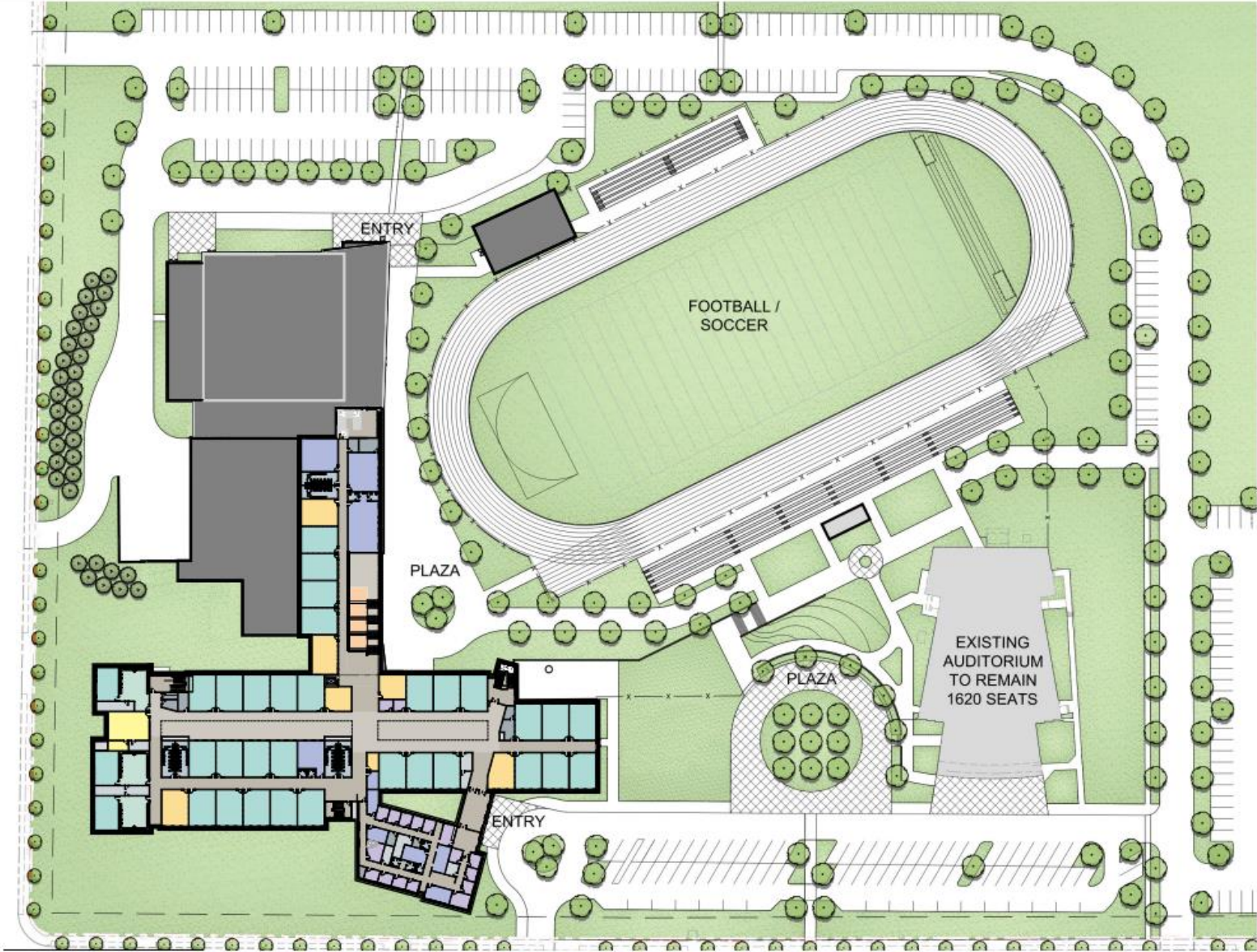
\$105M FLCC



FIRST FLOOR PLAN

Schematic Design

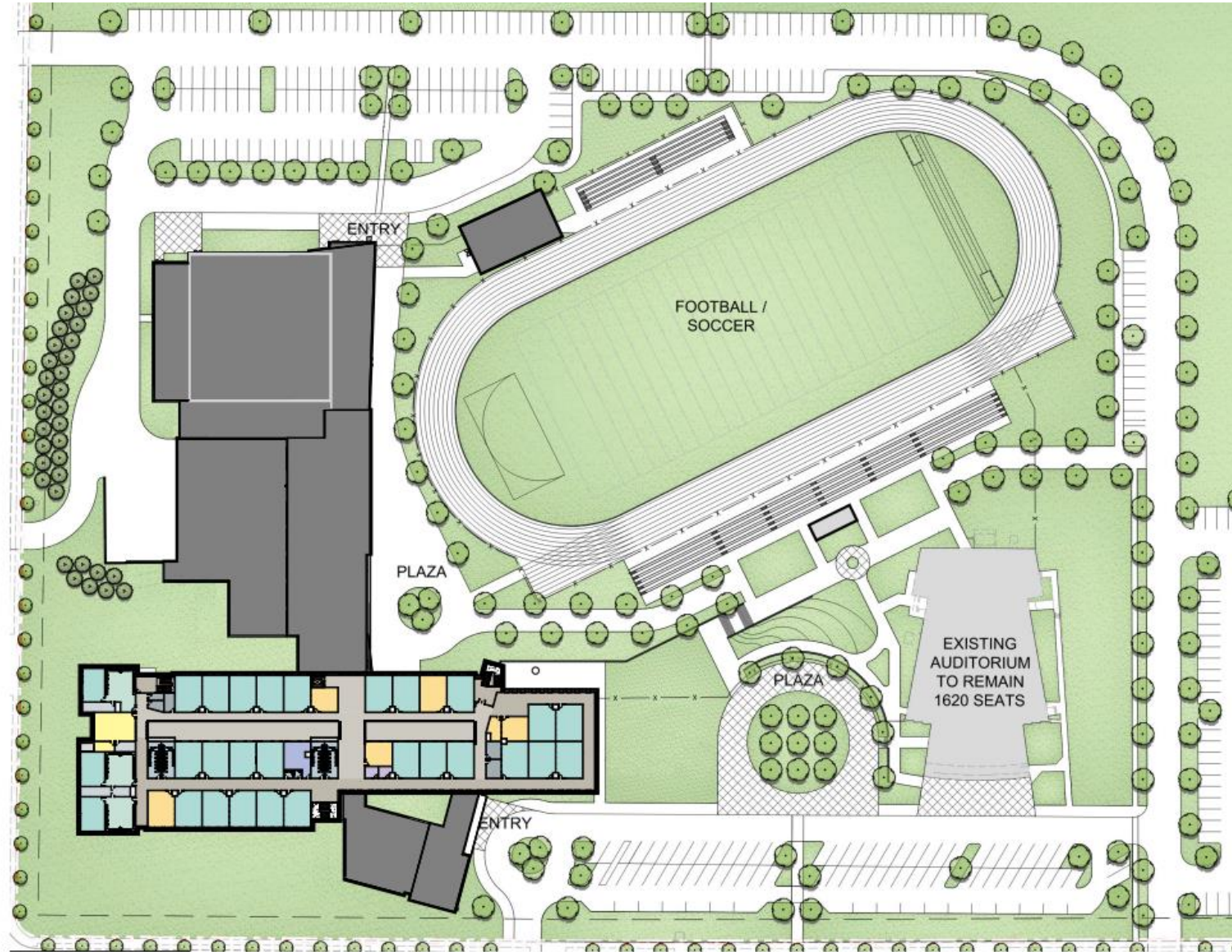
\$105M FLCC



SECOND FLOOR PLAN

Schematic Design

\$105M FLCC



THIRD FLOOR PLAN

Schematic Design

\$105M FLCC



AERIAL VIEW FROM FIELD LOOKIGN SOUTHWEST

Schematic Design

\$105M FLCC



VIEW LOOKING AT DELLWOOD AVENUE ENTRY, ADMIN, AND CLASSROOM BUILDING

Schematic Design

\$105M FLCC



VIEW FROM FIELD TOWARDS GYM AND CLASSROOM BUILDING

MLK Student Transition





Merge Together

- The New Frayser Community High School will be constructed on MSCS land presently occupied by MLK Prep
- To ensure a seamless transition and maintain a safe construction site, MSCS and our partners at Frayser Community Schools developed the “Merge Together” plan
- MLK Prep students will have the option of choosing to transfer to Trezevant or one of three other designated schools
- The District will solicit input from families and select the top three choices from the following options: Craigmont, Raleigh Egypt, Middle College, and Medical District High School
- The Merge Together bus stop arrangement will closely resemble our bus service from Peabody to Middle College

Funding Requirements and Closing the Gap



OPINION OF PROBABLE COST



Memphis Shelby County Schools

New Frayser High School

Memphis, Tennessee

August 25, 2023

OPINION OF PROBABLE COST

100% Schematic Design Cost Estimate

DESCRIPTION	SQFT	COST	COST	\$/SF
1. Academic Building (incl Gym)	209,585		\$87,316,000	\$417
2. Athletic Fields	221,138		\$7,632,000	\$35
a Home Fieldhouse Interior Buildout	9,000	\$1,046,000		\$116
b Visitor Fieldhouse	2,553	\$1,186,000		\$465
c Athletic Field & Bleachers		\$4,558,000		\$21
d Site Amenities		\$842,000		\$4
3. Demolition	221,138		\$883,000	\$4
4. Renovate Existing Auditorium	21,000		\$4,900,000	\$233
5. Site Improvements	221,138		\$8,742,000	\$40
TOTAL at Schematic Design	221,138		\$109,473,000	\$495
ADDITIVE ALTERNATES				
5. Performing Arts Classrooms	9,710		\$3,900,000	\$402
6. CTE Classrooms	23,970		\$10,000,000	\$417
7. Auxillary Gym	8,095		\$3,400,000	\$420
TOTAL including Alternates	262,913		\$126,773,000	\$482
Soft Cost, Design, & FFE			\$19,500,000	
TOTAL ESTIMATED COST	262,913		\$146,273,000	\$556



Closing the Gap

- Reduce Project Scope
- Value Engineer (change in 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
Right 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

FAILURE IS NOT AN OPTION



Appendix



NEW FRAYSER HIGH SCHOOL

COST & SIZE COMPARISON

TWF Builders JV									Provided by NERHS Project Team	
										
Project Name	Cost Model	Average Cost per SF	New Frayser High School	Stratford High School	Seaforth High School	Hillwood High School	Hernando High School	Crestview	Germantown High School	MSCS NERHS
Location			Memphis, TN	Stratford, CT	Pittsboro, NC	Nashville, TN	Hernando, MS	Kansas City, MO	Germantown, TN	Memphis, TN
Data Date			2023	2017	2018	2022	2022	2023	2023	2023
Gross Area			283,913	245,000	213,271	315,064	239,750	71,425	290,000	360,000
Cost			\$125,890,000	\$90,884,882	\$61,384,344	\$120,000,000	\$87,500,000	\$35,500,000	\$128,800,000	\$160,000,000
Cost / SF			\$443.41	\$370.96	\$287.82	\$380.87	\$364.96	\$497.02	\$444.14	\$444.44
Location Factor - Memphis - Q1 of 2023	261.9		261.9	309.9	254.1	265.9	261.9	295.4	261.9	261.9
Turner Cost Index - Q2 of 2023	1365		1365	1017	1051	1255	1255	1349	1365	1365
ESCALATED COST / SF - Q2 OF 2024		\$400.74	\$443.41	\$420.78	\$385.29	\$408.03	\$396.95	\$445.89	\$444.14	\$444.44

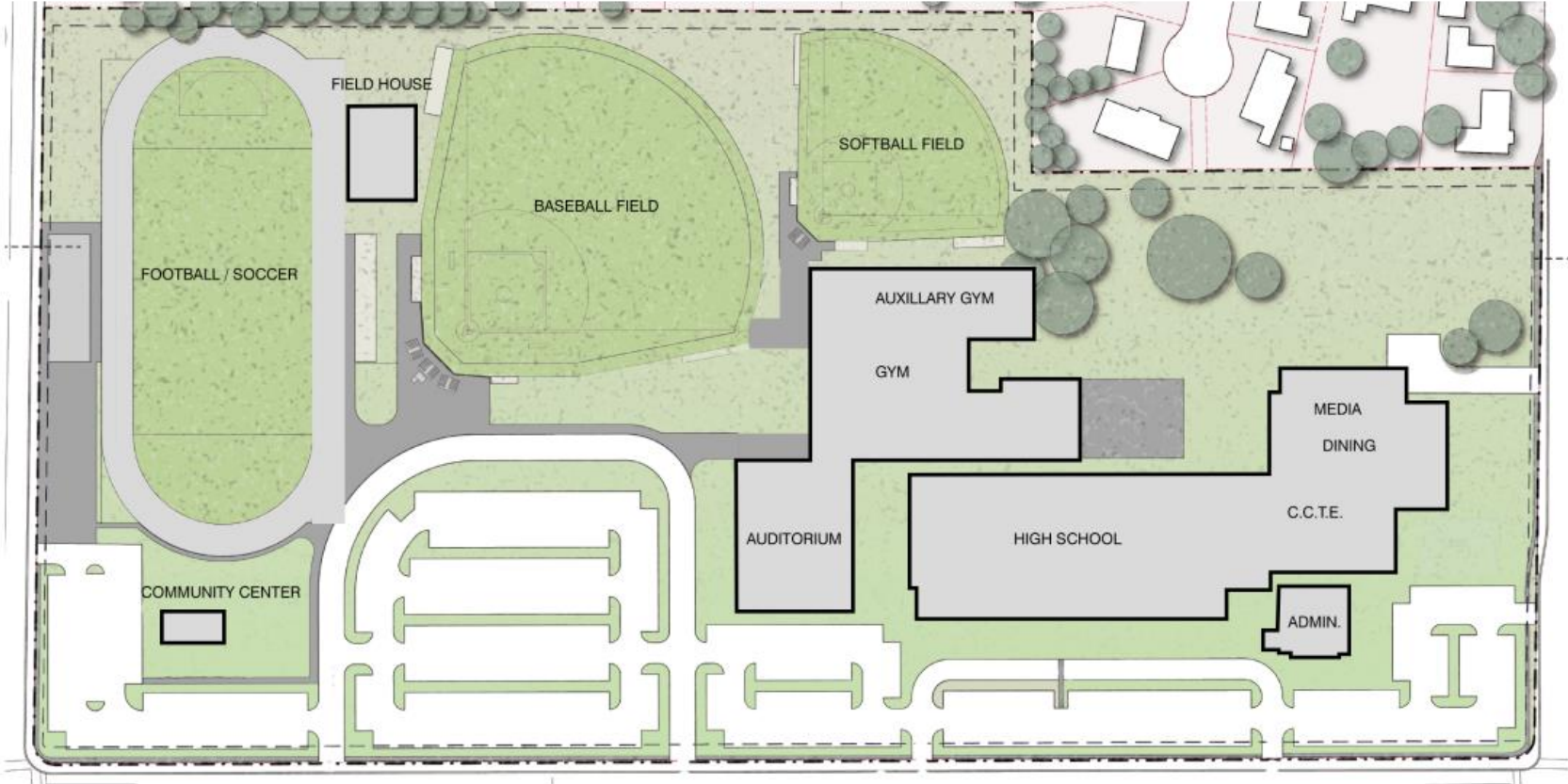
* Does not include Demo



Pre-Design

Overall Area: 302,467 SF

Construction Cost: \$425 SF



SITE PLAN

Pre-Design

Reduction to \$105M FLCC

Removed:

- Baseball field
- Softball field
- CCTE
- Performing Arts Auditorium
- Performing Arts Classrooms & support
- Auxillary Gym
- Multi-use Instructional Rooms

Reduced Area:

- Classroom size
- Gym seating capacity
- Library / Media
- Cafeteria
- Art rooms
- Teacher workrooms
- Community room
- Parking count



SITE PLAN



Removed

FLCC

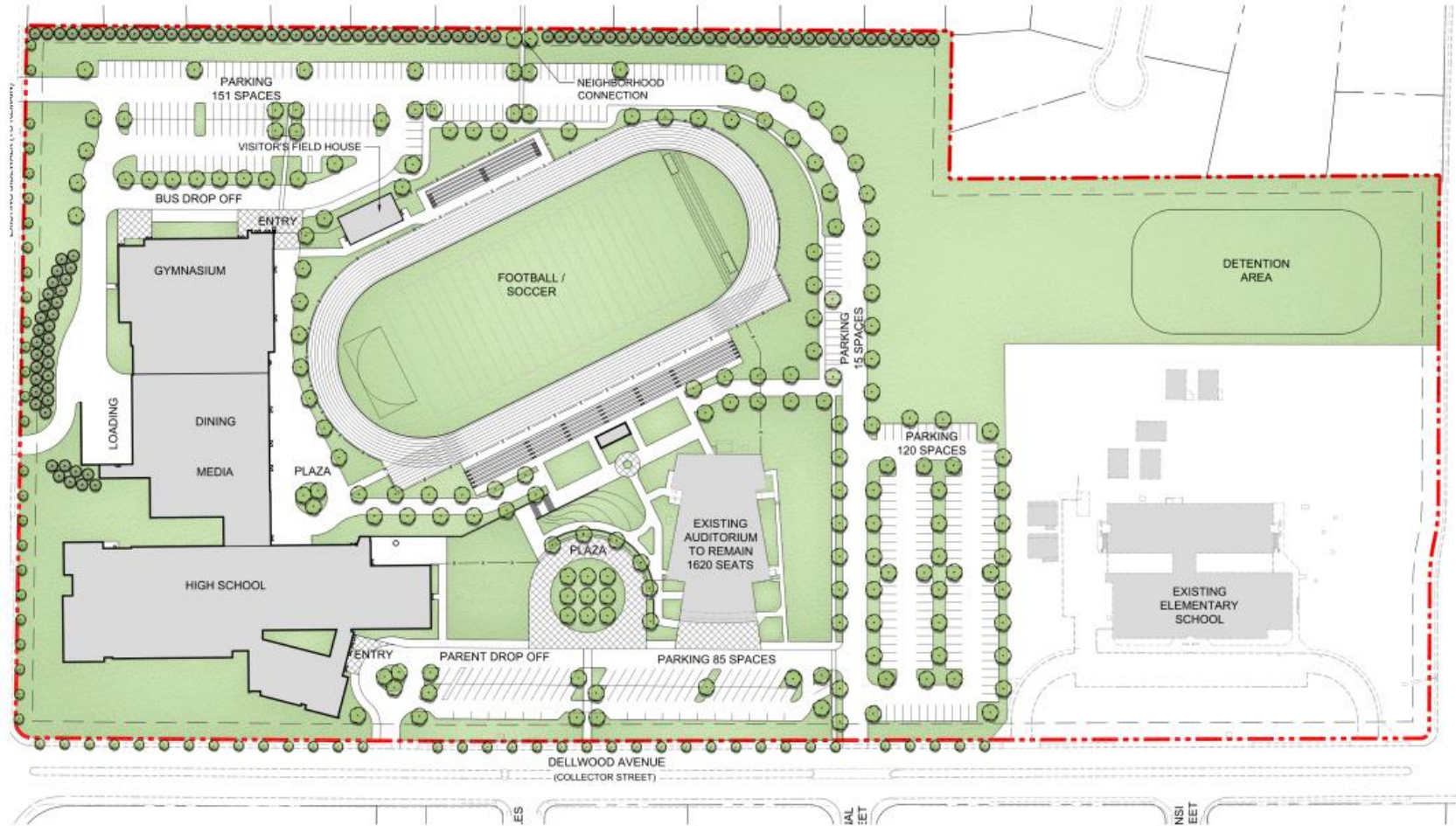
Fixed Limited
Construction Cost

Schematic Design

\$105M FLCC

Overall Area: 222,334 SF

Construction Cost: \$470 SF FLCC



FLCC Fixed Limited Construction Cost

SITE PLAN

Budget Alignment

+/- \$72M FLCC Target

Budget Alignment Scenerios:

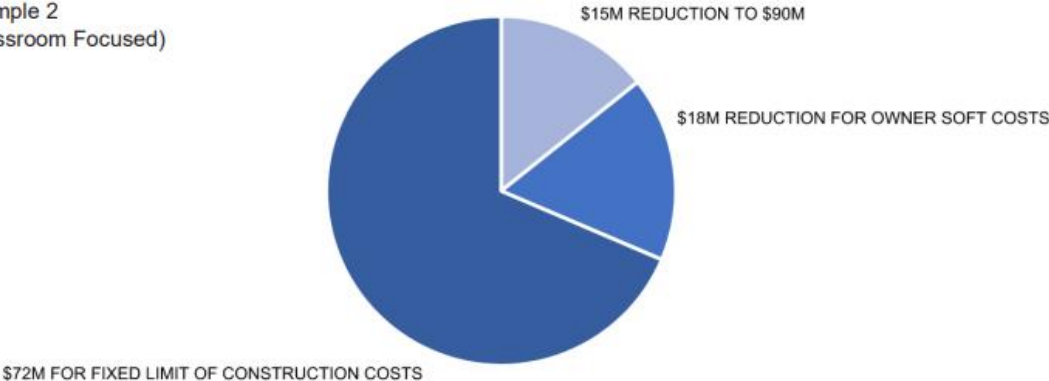
Revisions to the project are required to bring the \$105M Fixed Limit of Construction Cost (FLCC) into alignment with an adjusted budget. It is assumed that \$90M is currently available for project cost, and approximately 20% of that funding is required for owner realted soft costs, leaving and FLCC of +/- 72M.

Revisions to the project are required to bring the FLCC into alignment with an adjusted budget.

In addition to design revisions (such as reductions in area, and revisions materials) the following examples demonstrate order of magnitude scope reductions. It is assumed that these may be defered, and funded via other means at a future date.

Example 1
(Athletics Focused)

Example 2
(Classroom Focused)



FLCC Fixed Limited Construction Cost

Budget Alignment

+/- \$72M FLCC Target



Interior Construction Deferred

All Construction Deferred:

1A	Gym	\$ 19.0M
1B	Home Field House Interior	\$ 0.9M
1D-a	Field	\$ 3.3M
1D-b	Bleachers	\$ 0.7M
1D-c	Visitors Field House	\$ 1M
8	Reduce site amenities	\$ 0.8M

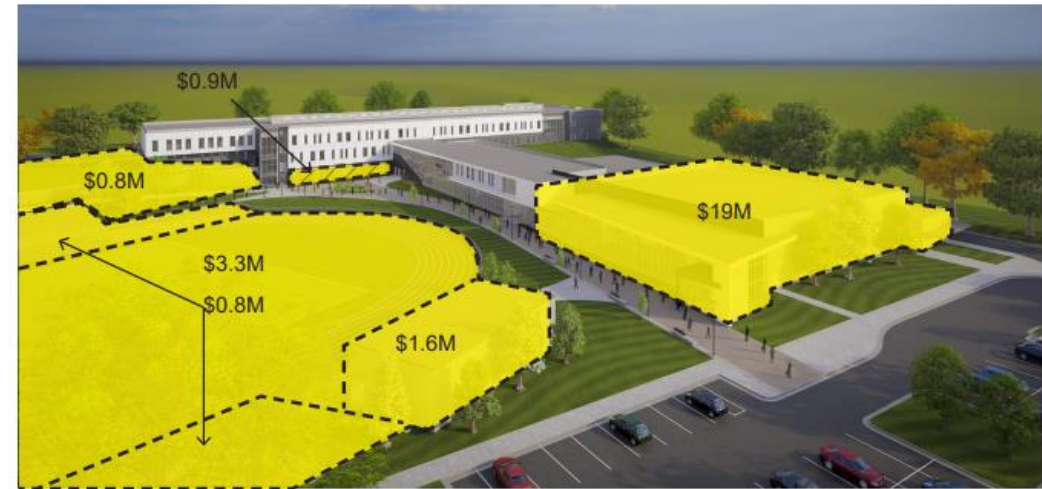
TOTAL: \$ 25.7M

105M - 26.4M = \$79.3M FLCC

Comments:

Defer entirely
Defer interior
Defer athletic field
Defer bleachers
Defer visitors field house
Defer site landscaping

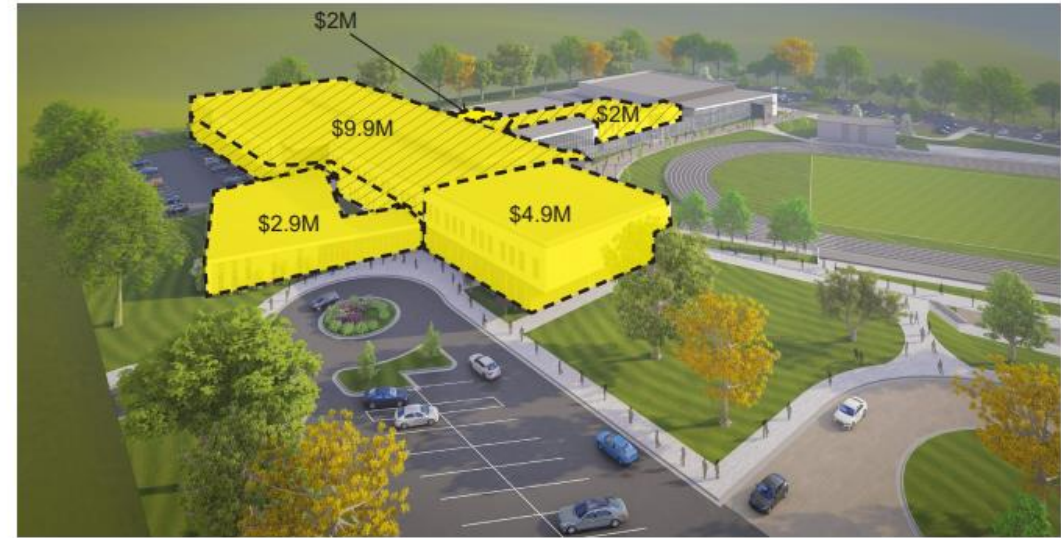
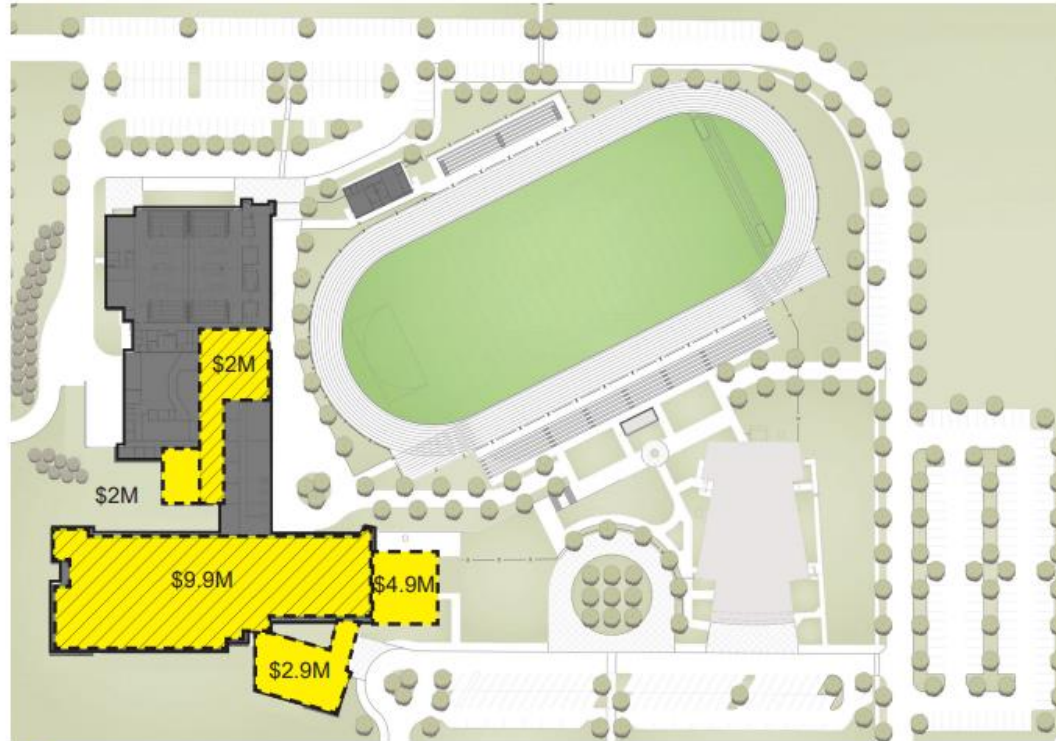
Example 1 (Athletics focused)



Budget Alignment

Example 2 (Classroom focused)

+/- \$72M FLCC Target



Interior Construction Deferred

All Construction Deferred:

2A	Media portion	\$ 1.9M
4	Level 2 (interior deferred)	\$ 1.9M
5	East classroom	\$ 4.9M
6A	Admin	\$ 2.9M
9A	Level 3 (interior deferred)	\$ 9.8M

TOTAL: \$ 21.4M

105M - 21.7M = **\$83.6M FLCC**

Comments:

- Defer 4.9sf portion entirely
- Defer interior, build stairs (lose 150 students)
- Defer 12 classrooms (lose 300 students)
- Defer admin entirely
- Defer interior and south stair (lose 750 students)

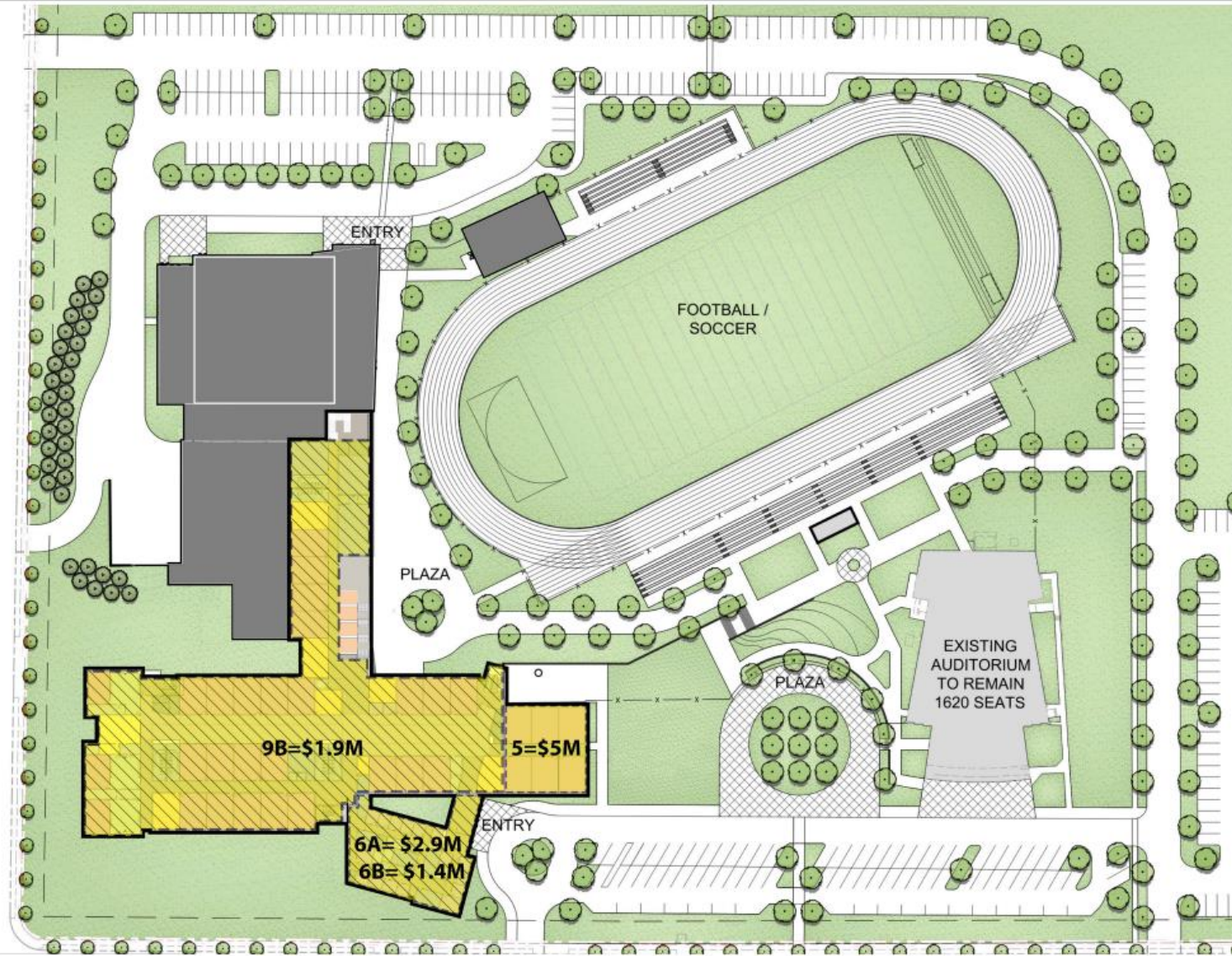
No.	Description	Order of Magnitude Savings	Build in 2025 6%	Build in 2026 8%	Build in 2027 5%	Build in 2028 5%	Build in 2029 5%	Build in 2030 5%
	Architectural							
1	<u>OPTION 1 - Defer portions of the Athletic Program</u>							
1A	Gym (Defer for Future Construction)	19M	\$20,130,000	\$21,740,000	\$22,820,000	\$23,970,000	\$25,160,000	\$26,420,000
1B	Home Field House (Build Exterior Walls Only For FEMA - Defer Interior Buildout - 9,000 sf)	.9M	\$960,000	\$1,040,000	\$1,090,000	\$1,140,000	\$1,200,000	\$1,260,000
1C	Remove Home Field House (level 1) Completely - 9,000 sf	1M	\$1,040,000	\$1,120,000	\$1,180,000	\$1,240,000	\$1,300,000	\$1,360,000
1D	<u>Athletic Field, Visitor Field House, Bleachers</u>							
1D-a	Defer Athletic Field	3.3M	\$3,450,000	\$3,730,000	\$3,920,000	\$4,110,000	\$4,320,000	\$4,530,000
1D-b	Defer Bleachers	.7M	\$790,000	\$860,000	\$900,000	\$950,000	\$990,000	\$1,040,000
1D-c	Defer Visitor's Field House	1M	\$1,130,000	\$1,220,000	\$1,280,000	\$1,350,000	\$1,410,000	\$1,480,000
2	<u>OPTION 2 - Defer Construction of the Portion of Media That is Not Below Classrooms - 4,900 sf</u>							
2A	Defer Construction of 4,900 sf Portion of the Media Facility Entirely (Defer for Future Construction)	1.9M	\$2,080,000	\$2,240,000	\$2,360,000	\$2,470,000	\$2,600,000	\$2,730,000
2B	Build Exterior Walls Only of 4,900 sf Portion of Media (Defer Interior Buildout)	1M	\$1,090,000	\$1,180,000	\$1,240,000	\$1,300,000	\$1,360,000	\$1,430,000
4	<u>OPTION 4 - Build Exterior Walls Only of 2nd Floor Classroom Wing & Buildout Only the Stair Commons - 11,000 sf (Defer Classroom Interior Buildout)</u>	1.9M	\$2,040,000	\$2,200,000	\$2,310,000	\$2,430,000	\$2,550,000	\$2,680,000
5	<u>OPTION 5 - Defer Construction of the Eastern Most Stack of 12 Classrooms - 13,000 sf (Defer for Future Construction)</u>	4.9M	\$5,170,000	\$5,580,000	\$5,860,000	\$6,150,000	\$6,460,000	\$6,780,000
6	<u>OPTION 6 - Defer Construction of Administration - 8,300 sf</u>							
6A	Defer Construction of Administration Building Entirely (Reuse Existing Buildings for Admin)	2.9M	\$3,080,000	\$3,330,000	\$3,490,000	\$3,670,000	\$3,850,000	\$4,040,000
6B	Construct Administration Exterior Walls Only (Defer Interior Buildout)	1.4M	\$1,450,000	\$1,570,000	\$1,650,000	\$1,730,000	\$1,810,000	\$1,910,000
8	<u>OPTION 8 - Reduce Site Amenities</u>	.8M	\$890,000	\$960,000	\$1,010,000	\$1,060,000	\$1,120,000	\$1,170,000
9	<u>OPTION 9 - Defer Interior Buildout of Classrooms</u>							
9A	Build Exterior Walls Only of Entire 3rd Floor - 49,232 sf (Defer Interior Buildout & South Stair	9.8M	\$10,440,000	\$11,270,000	\$11,840,000	\$12,430,000	\$13,050,000	\$13,700,000
9B	Defer Portions of 2nd Floor, Including Restrooms - 9,600 sf	1.9M	\$2,040,000	\$2,200,000	\$2,310,000	\$2,420,000	\$2,540,000	\$2,670,000
Add A	<u>Construct Performing Arts Classrooms</u>	3.9M	\$4,120,000	\$4,450,000	\$4,670,000	\$4,900,000	\$5,150,000	\$5,400,000
Add B	<u>Construct CTE Classrooms</u>	10M	\$10,800,000	\$11,660,000	\$12,250,000	\$12,860,000	\$13,500,000	\$14,180,000
Add C	<u>Renovate Existing Auditorium</u>	4.9M	\$5,230,000	\$5,650,000	\$5,930,000	\$6,230,000	\$6,540,000	\$6,870,000
Add D	<u>Construct Auxiliary Gym</u>	3.4M	\$3,650,000	\$3,940,000	\$4,140,000	\$4,340,000	\$4,560,000	\$4,790,000



SITE PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN