

BOARD AGENDA ITEM

January 27, 2026

SUBJECT:

Schematic design plans and preliminary budget for the Midland Valley High School renovation and additions.

BACKGROUND INFORMATION:

The administration has completed the scope for the Midland Valley High School renovation and additions. The architectural firm McMillan Pazdan Smith (MPS) has utilized this scope to produce schematic design plans and preliminary budget for the renovation and additions. The estimated construction budget is \$50,465,000. The overall budget includes design, advertising, FFE, and owner contingency for a total of \$65,000,000. The scope of this work includes new additions and minimal renovation of the existing campus and use of 2024 1% funds.

ADMINISTRATIVE CONSIDERATION:

The Architects will present the schematic design plans and preliminary budget for the Midland Valley High School renovation and additions. Preliminary construction cost estimates and architectural plans will also be distributed for the board's review and approval at the board meeting.

RECOMMENDATION:

Review the schematic design plans and preliminary budget estimate for the Midland Valley High School renovation and additions as presented by McMillan Pazdan Smith (MPS) for information. The total budget needed is \$65,000,000 using 2024 1% funds.

PREPARED BY:

Tim Yarborough
Michael F. Jara



Midland Valley

High School Additions & Renovations Schematic Design



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ARCHITECTURE



Building a better community.

PROGRAM SUMMARY

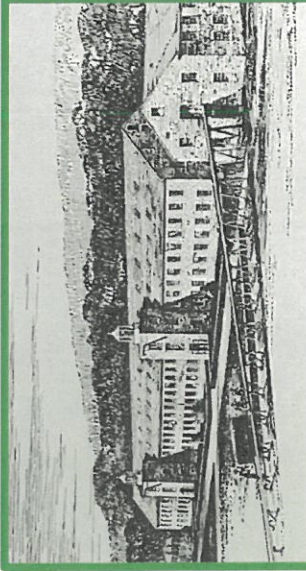
- **Overview**

- New Construction : +/- 88,200 SF
- Renovations : +/- 47,000 SF (+/- 20% of Existing Building)
- Student Capacity: 1,510 students → 2,000 students
- Classroom Count: 81 → 99 Classrooms (+18 New)

- **Project Goals and Priorities:**

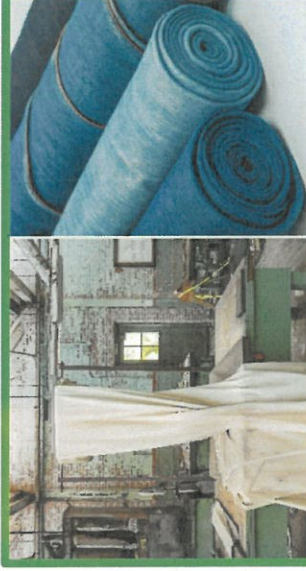
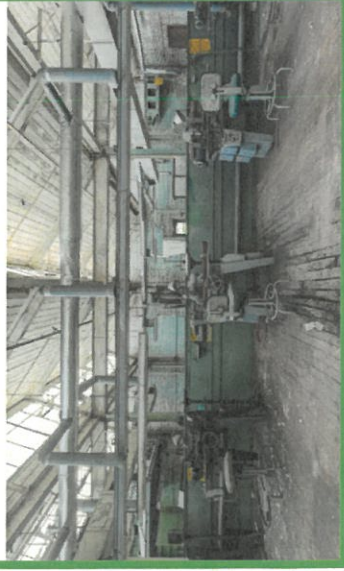
- Secure Building Entrance
- Future Growth for 2,000 Students
- Address Growing and Undersized Departments
- Enlarge Agriculture and Culinary Labs and Enhance Equipment and Support spaces
- Equitable Athletic Competition and Support Spaces
- Increase Usable Width of Hallways
- Maintain Building Use during Renovations

DESIGN INSPIRATION



Recall the vernacular architecture of the mills:

- Prominent entrance
- Tower elements
- Sawtooth forms
- Natural daylighting
- Brick detailing



Celebrate the enduring products and goods from the local mills:

- Granite
- Cotton
- Denim
- Textiles



Create cohesive campus with materials and forms:

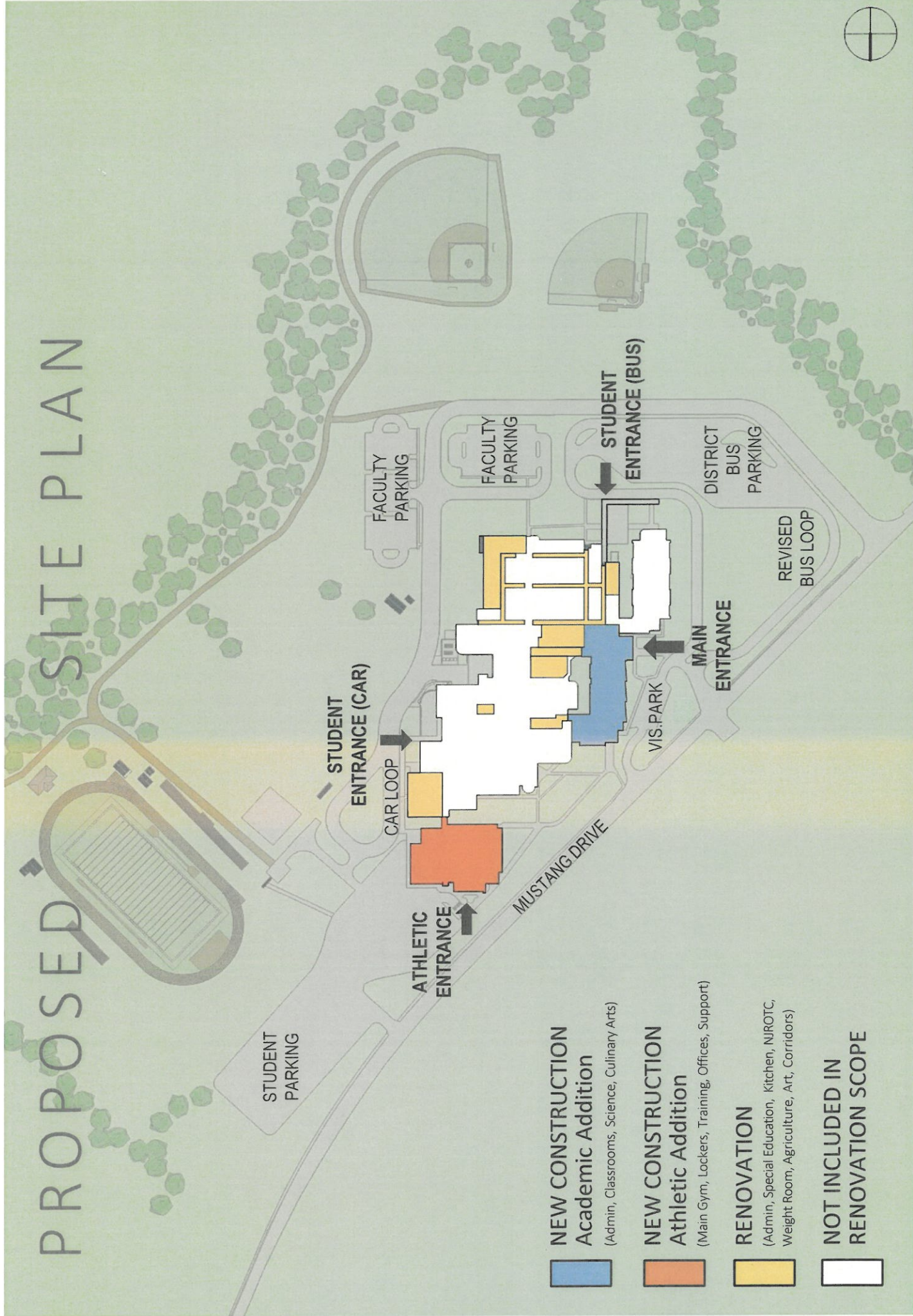
- Consistent exterior finishes
- Feature walls and columns
- Prominent signage
- Curved walls for gathering
- Visibility of Valley Pride



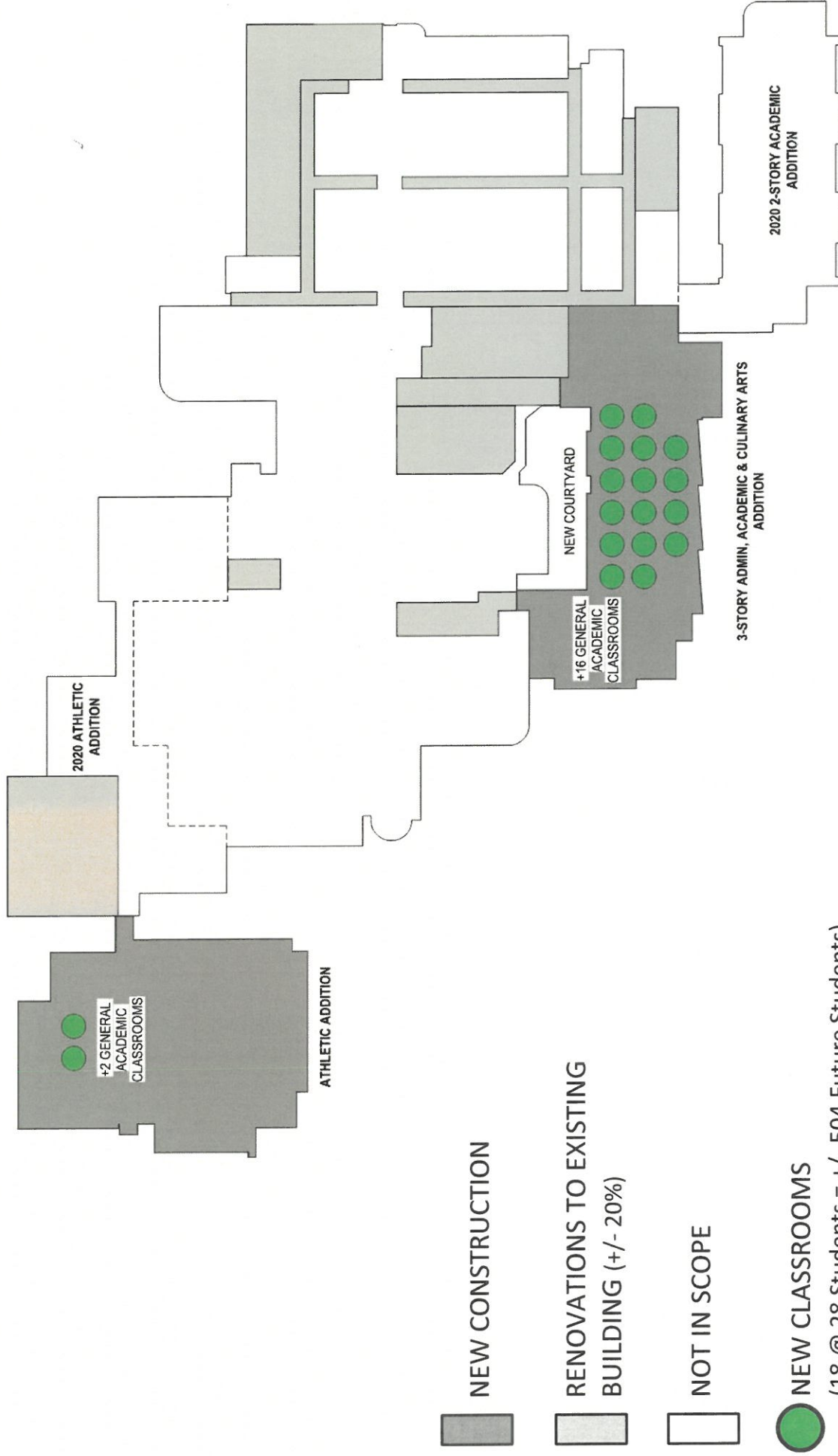
EXISTING CAMPUS



PROPOSED SITE PLAN



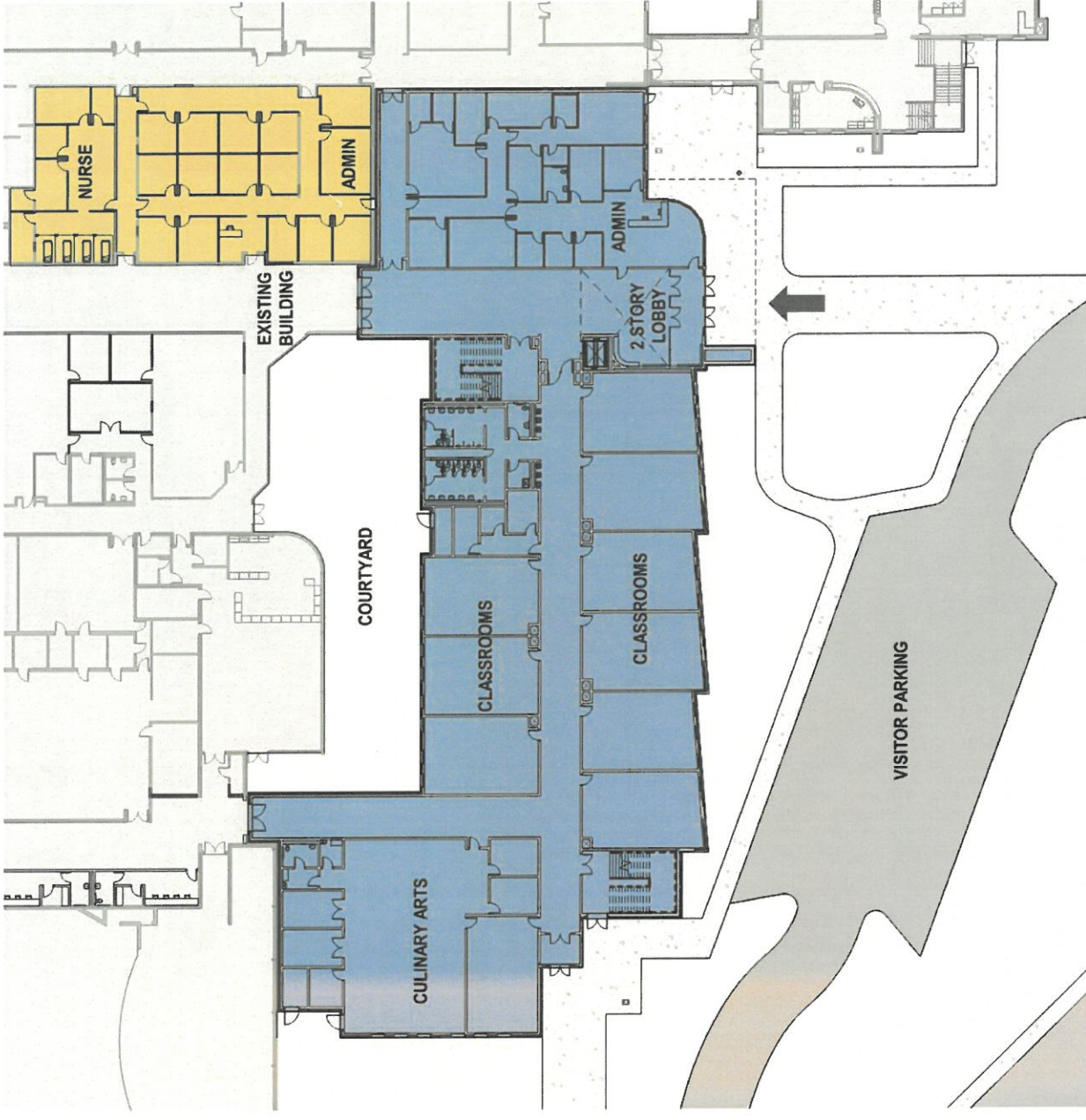
NEW CLASSROOMS



ACADEMIC ADDITION, FIRST FLOOR

Highlights:

- 3-story Addition
- Secure Vestibule at Main Entrance
- New Administrative suite
- New Guidance suite and Nurse in adjacent, renovated building
- Display walls in Lobby
- 16 new general Classrooms (first and second floor)
- Enlarged Culinary Arts Lab with enhanced equipment
- Distributed Admin for supervision
- Two points of connection to existing school for smooth flow

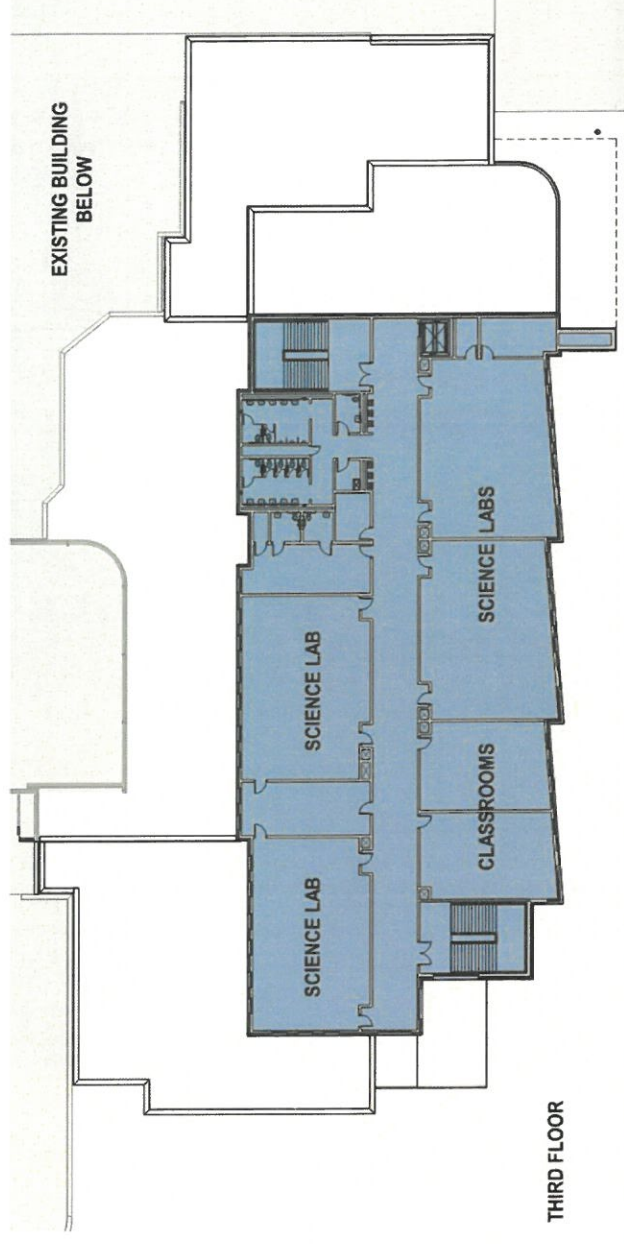
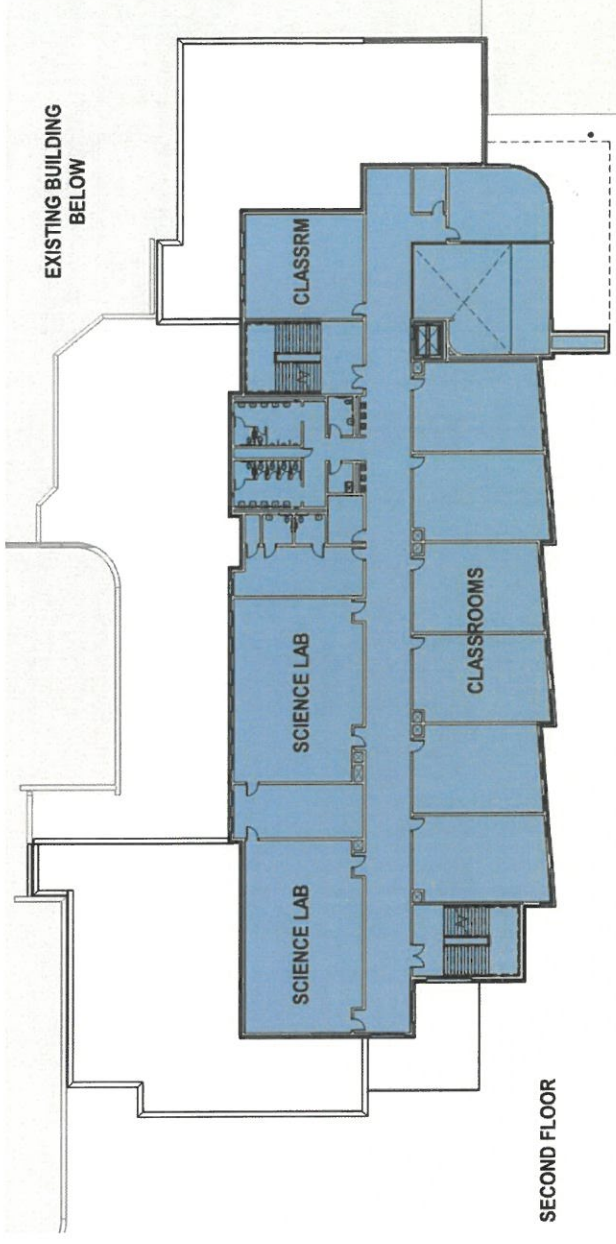


■ Academic Addition
■ Renovation

ACADEMIC ADDITION, UPPER FLOORS

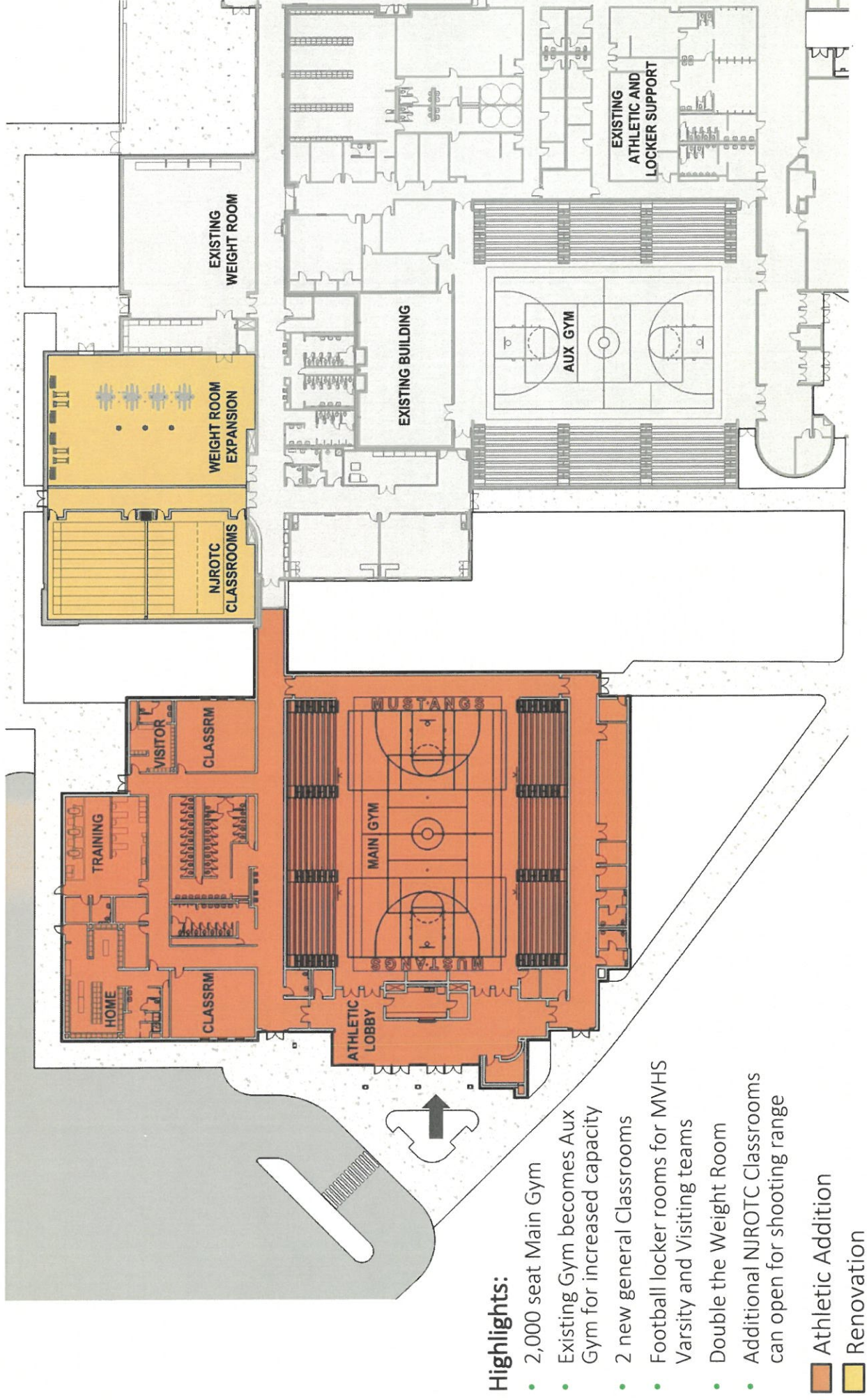
Highlights:

- 3-story Addition
- 6 new Science Labs
- 3 new Science Classrooms
- Shared Science Prep and Storage
- Distributed Admin for supervision
- Upper floor conference space

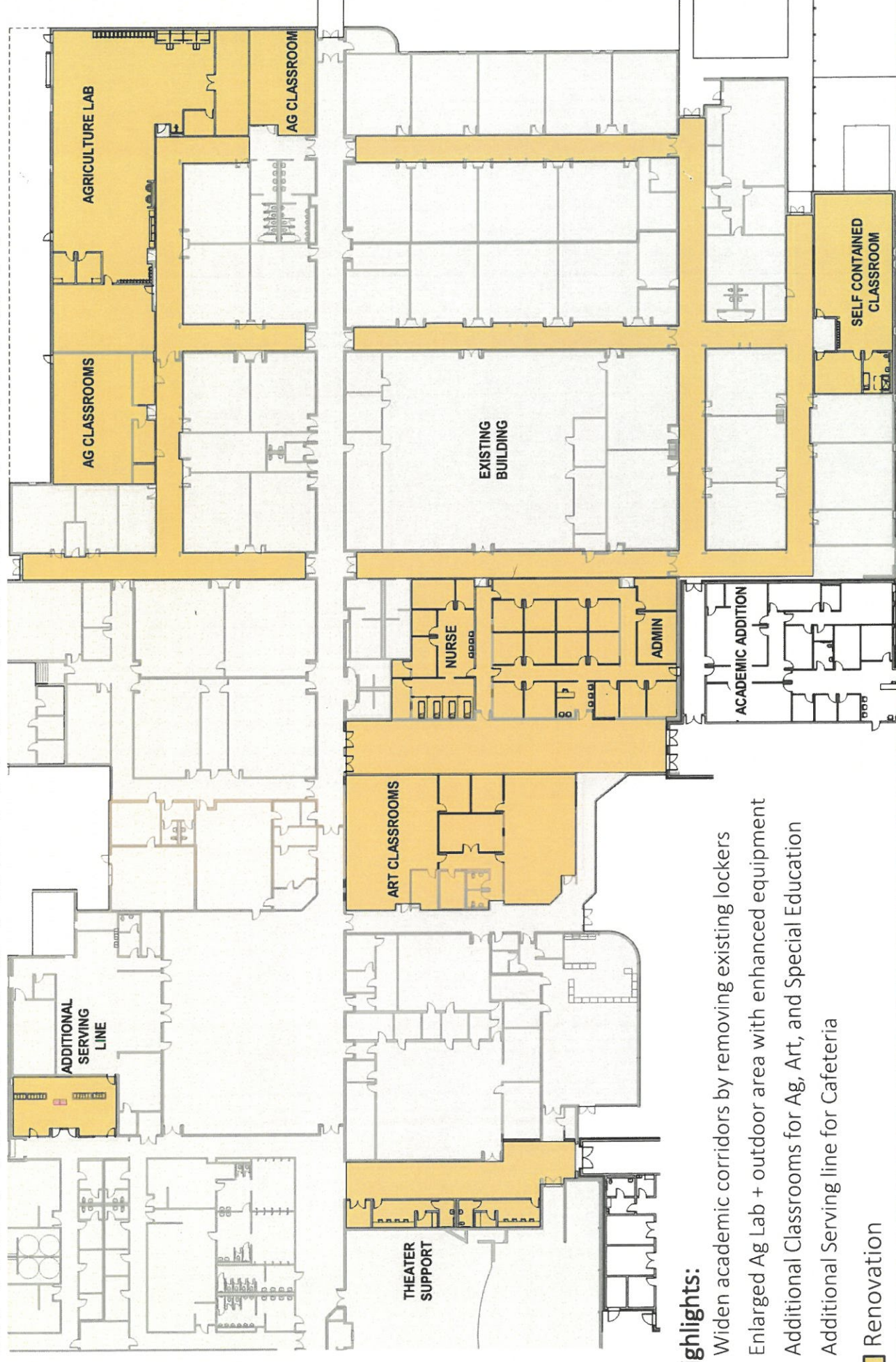


■ Academic Addition

ATHLETIC ADDITION + RENOVATION



EXISTING BUILDING RENOVATION



Highlights:

- Widen academic corridors by removing existing lockers
- Enlarged Ag Lab + outdoor area with enhanced equipment
- Additional Classrooms for Ag, Art, and Special Education
- Additional Serving line for Cafeteria



ACADEMIC ADDITION



ACADEMIC ADDITION, MAIN ENTRANCE



ACADEMIC ADDITION, SIDE ENTRANCE

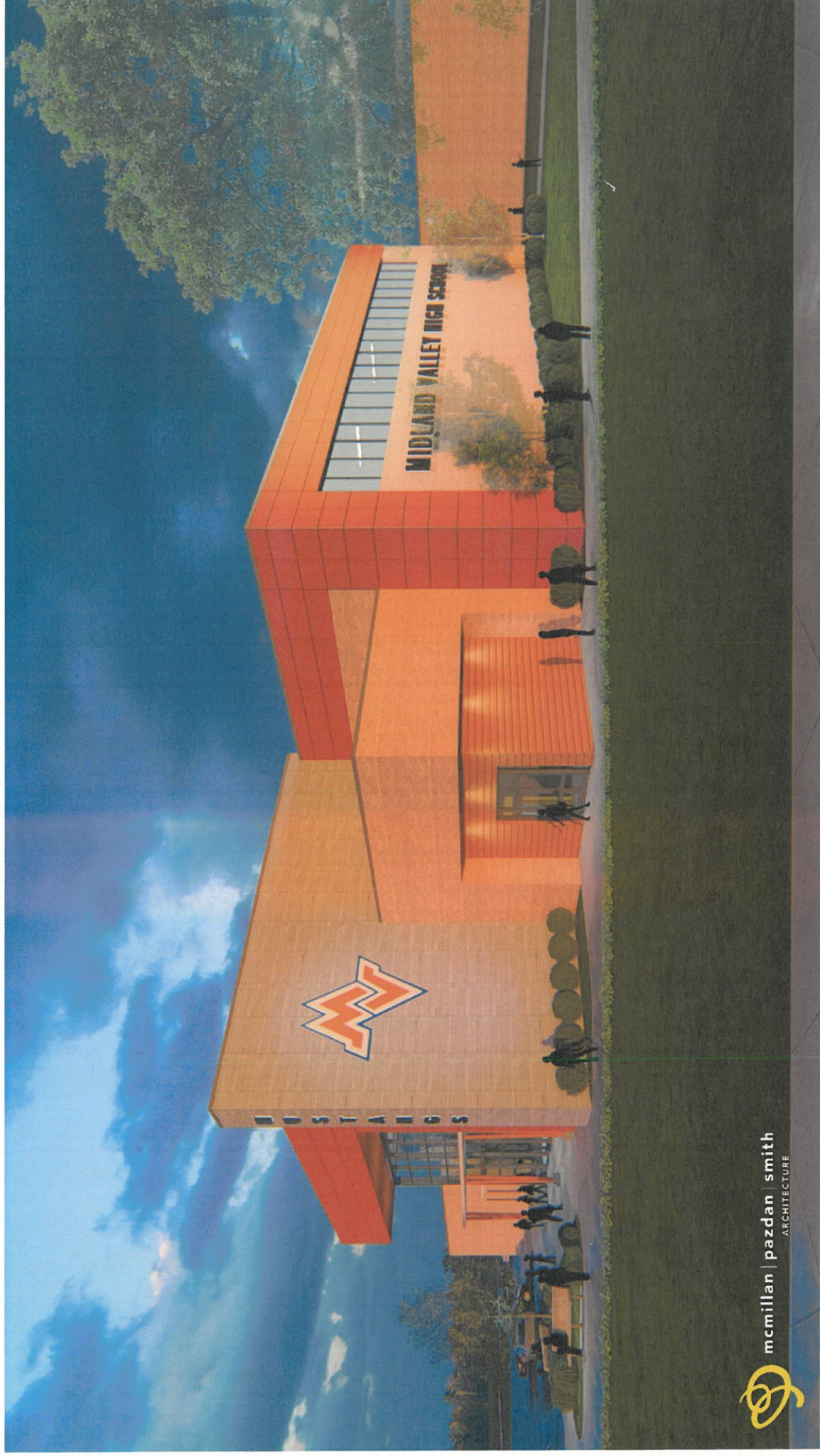


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ATHLETIC ADDITION, ENTRANCE



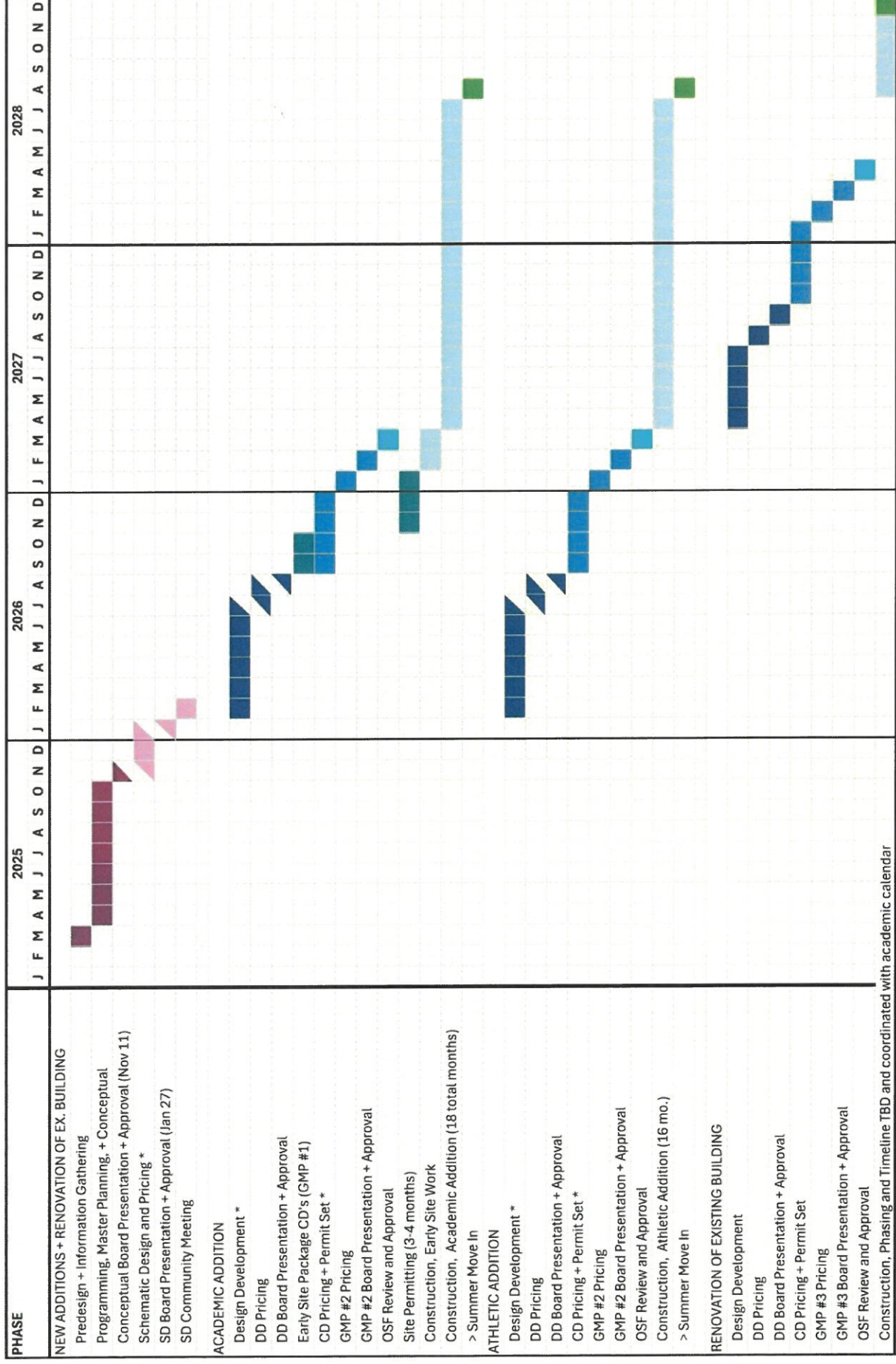
ATHLETIC ADDITION, MUSTANG DRIVE



PROJECT BUDGET

CURRENT SCHEMATIC DESIGN				11/11/2025
		SQUARE FEET	COST PER SF	CONCEPTUAL ESTIMATE
CONSTRUCTION COSTS				
	New Construction : Front Academic Addition	59,000	425	\$ 25,075,000
	Administration, General Classrooms, Science Labs, Culinary Arts			\$ 23,375,000
	New Construction : Side Athletic Addition	29,200	450	\$ 13,140,000
	Main Competition Gym, Varsity and Visiting Locker Rooms, Training Room, Toilets, Athletic Support			\$ 12,600,000
	Renovations to Existing Building	47,000	250	\$ 11,750,000
	Administration, Expanded Weight Room, NJROTC, Agriculture, Special Education, Art, Corridors			\$ 11,750,000
	Renovation Contingency			\$ 1,000,000
Subtotal, Probable Base Bid			\$ 50,465,000	\$ 48,725,000
SOFTS COSTS				
Geotechnical Engineering, Site Surveys, Testing and Inspections, Impact and Tap Fees, FF&E and Maintenance Equipment, Data Security and IT, A/E Professional Fees				
Estimated Soft Costs (+/- 25% project budget)			\$ 12,000,000	\$ 12,000,000
Probable Base Bid + Soft Costs			\$ 62,465,000	\$ 60,725,000
Owner Contingency (+/- 5% project budget)			\$ 2,535,000	\$ 4,275,000
Probable Base Bid + Soft Costs + Owner Contingency			\$ 65,000,000	\$ 65,000,000

PROJECT SCHEDULE



*All Design phase timelines are dependent on Owner approval of scope and pricing, as well as OSF review and concurrence to proceed

THANK YOU



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ideas taking shape

