

MUSD District Office Relocation Options



District Office Relocation Options

Option 1: Add a 3rd floor on the Ayer Innovation Learning Center/ Ed. Park

Option 2: Build a new building at one of our existing school sites

Option 3: Lease an office space

Option 4: Combination of new buildings & moving superintendent & board room to MHS, nurses & other transient district team to school sites

Single Story GEN 7 Buildings on Existing School Site



Two Story Buildings on Existing School Site



Cost Estimates

	BUILDING TYPE	SQUARE FOOTAGE	COST PER SQUARE FOOT	BUILDING COST	SITE WORK/SOFT COSTS	TOTAL COST
Option One	Third Story at Ayer Site	26,000	\$1,111	\$28,886,000	N/A (included with school construction)	\$28,886,000
Option Two A	Single Story Gen 7	26,000	\$430 (approx)	\$11,180,000	\$2,000,000	\$13,180,000
Option Two B	Two Story Gen 7	26,000	\$500 (approx)	\$13,000,000	\$2,000,000	\$15,000,000
Option Three	Lease Office Space	26,000	\$1.26/month	\$32,760/month	Annual Cost	\$393,120
Option Four	Two Story Gen 7	16,000 (new)	\$500	\$8,000,000	\$1,800,000	\$9,800,000
Additional Parking at Ayer	Parking Spaces at Ayer	10,000 (approx. 50 spaces)	\$20	\$200,000	\$50,000	\$250,000

Option One Pros Third Story at Ayer Site	Option One Cons Third Story at Ayer Site	Option Two A Pros Single Story Gen 7 on Existing Site	Option Two A Cons Single Story Gen 7 on Existing Site	Option Two B Pros Two Story Gen 7 on Existing site	Option Two B Cons Two Story Gen 7 on Existing site
District Office remains at Ayer site	Most expensive option	Lowest cost	Larger footprint	Smaller footprint	Requires stairs and elevators
Easy commute location for staff	May be a need for additional parking	Easily accessible by all	Will require a larger site than two story	Reduced cost over traditional two story construction	Increase cost over single story Gen 7
Current location is not in a residential neighborhood	Requires temporary housing for District Office staff	No stairs or elevators	Will need to mitigate traffic issues	All new construction	Will need to mitigate traffic issues
	Requires two moves	Construction timeline reduced	If placed in a residential neighborhood added traffic may be an issue	Only one move for staff. No interim housing needed	If placed in a residential neighborhood added traffic may be an issue
		All new construction		Construction timeline reduced	

Option Three Pros Leased Office Space	Option Three Cons Leased Office Space	Option Four Pros Some New Buildings and Some Use of Existing Space on School Sites	Option Four Cons Some New Buildings and Some Use of Existing Space on School Sites
Space may be immediately available	Long term cost is expensive	Reduced cost as some existing space at school sites will be used for some staff members	If placed in a residential neighborhood added traffic may be an issue
Only one move for District staff	District will not own building	Only one move for District staff	Will need to mitigate traffic issues
Parking and traffic mitigation may not be an issue	Must configure the space to meet staff needs	Construction timeline reduced	