

Capital Projects BHS 100 Building Update

Capital Projects :: BHS 100 Building Update

Agenda

Steering Committee :: Process

Escalation :: Market Conditions

Project Phasing 1:: 2

Educational Program :: Security :: Cost

Building Replacement 2009

MAHLUM

Schedule

Campus Organization

Concept A | B

Concept C

Cost Comparison

Next Steps

Capital Projects :: BHS 100 Building Update

Steering Committee Members

BHS 100
Building
Update

Thank you ...



Sean Eaton
Kristen Haizlip
Tom McCloskey

John Ellis
Erin Murphy
Clint Pells
Bruce Weiland

Ian Forbes
Mev Hoberg
Lynn Smith

Capital Projects :: BHS 100 Building Update

Steering Committee Members

Thank you~

:: SEAN EATON

:: JOHN ELLIS

:: IAN FORBES

:: KRISTEN HAIZLIP

:: MEV HOBERG

:: TOM MCCLOSKEY

:: ERIN MURPHY

:: CLINT PELLIS

:: LYNN SMITH

:: BRUCE WEILAND

Capital Projects :: BHS 100 Building Update

October 2016 | Break | April 2018

Process

BHS 100
Building
Update

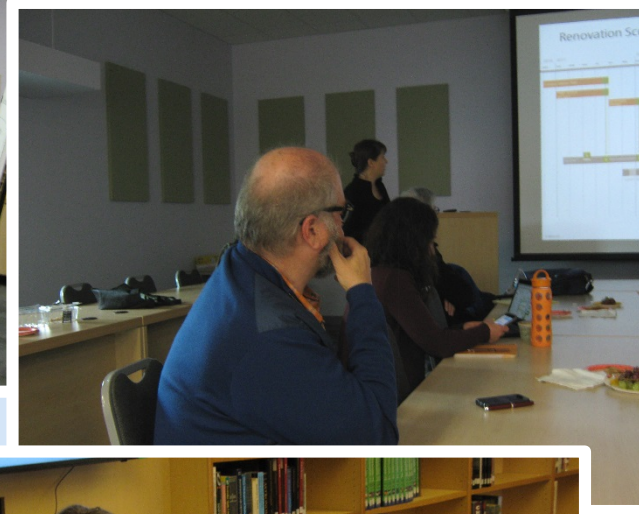


Capital Projects Board Report

04.26.18

Capital Projects :: BHS 100 Building Update Process ...

BHS 100
Building
Update



Capital Projects Board Report
04.26.18

Capital Projects :: BHS 100 Building Update Process

BHS 100
Building
Update

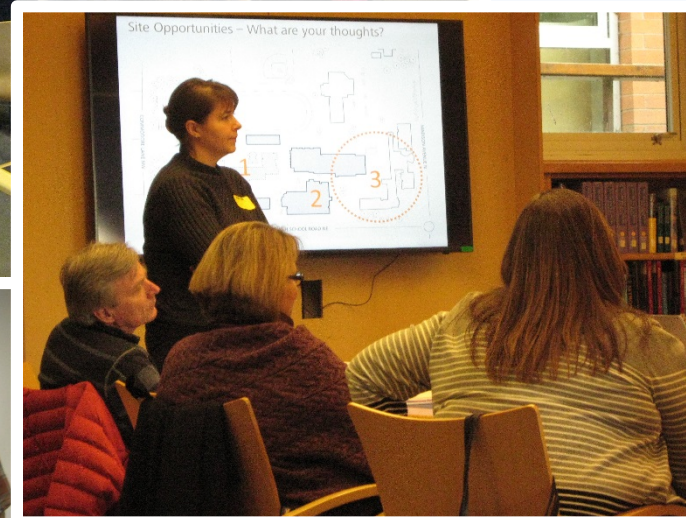


Capital Projects Board Report

04.26.18

Capital Projects :: BHS 100 Building Update Steering Committee Process

BHS 100
Building
Update

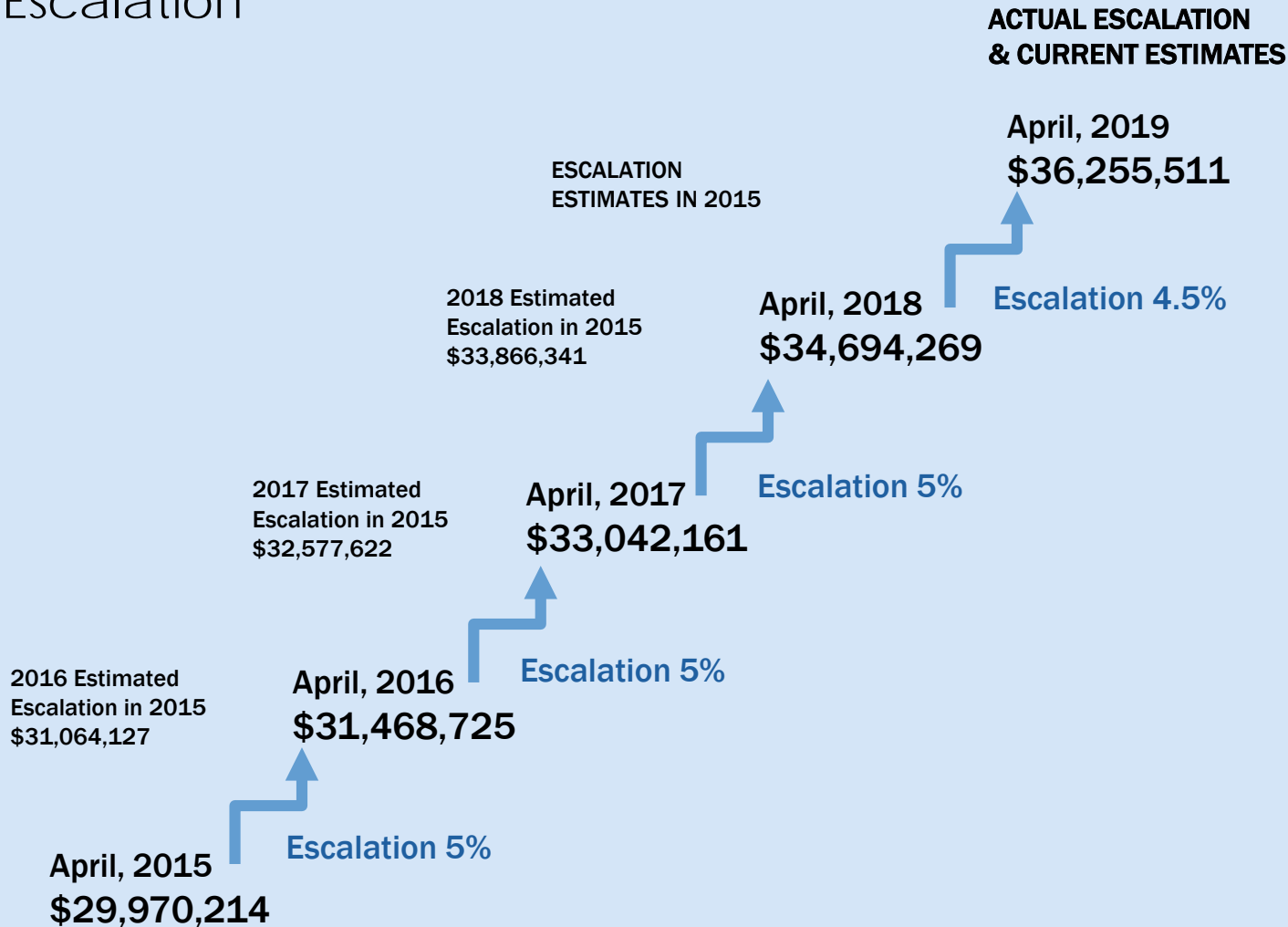


Capital Projects Board Report
04.26.18

Capital Projects :: BHS 100 Building Update

Escalation

BHS 100
Building
Update

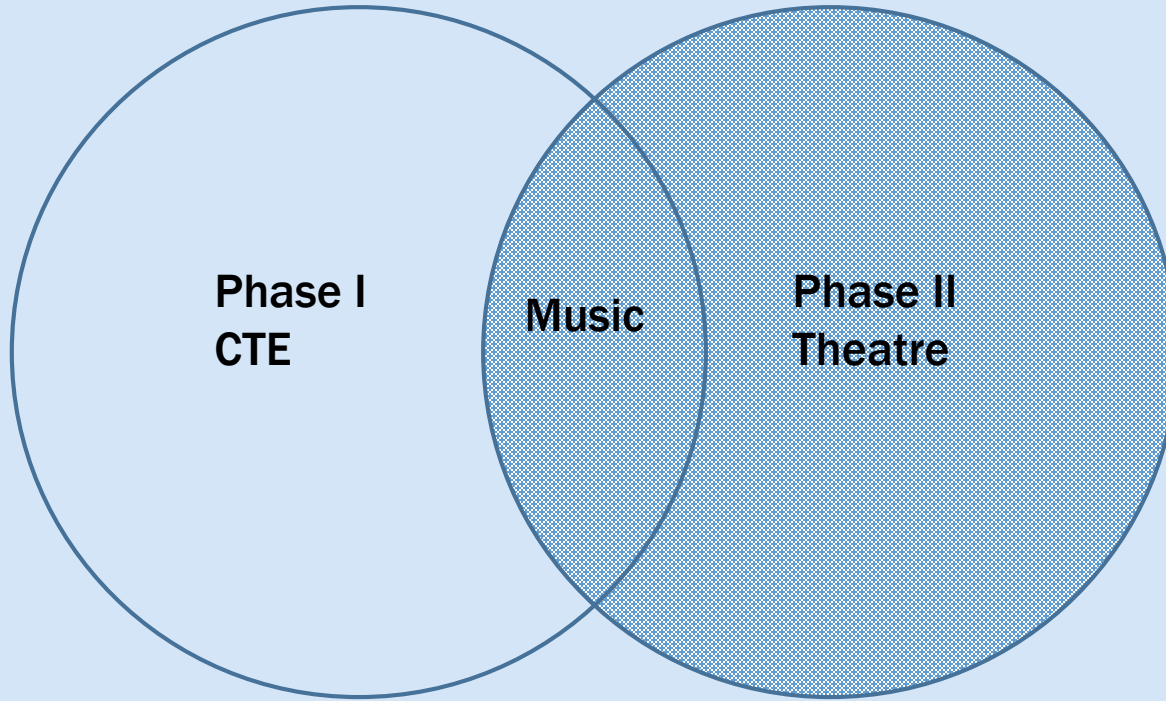


Capital Projects :: BHS 100 Building Update

Phase 1 | Phase 2

BHS 100
Building
Update

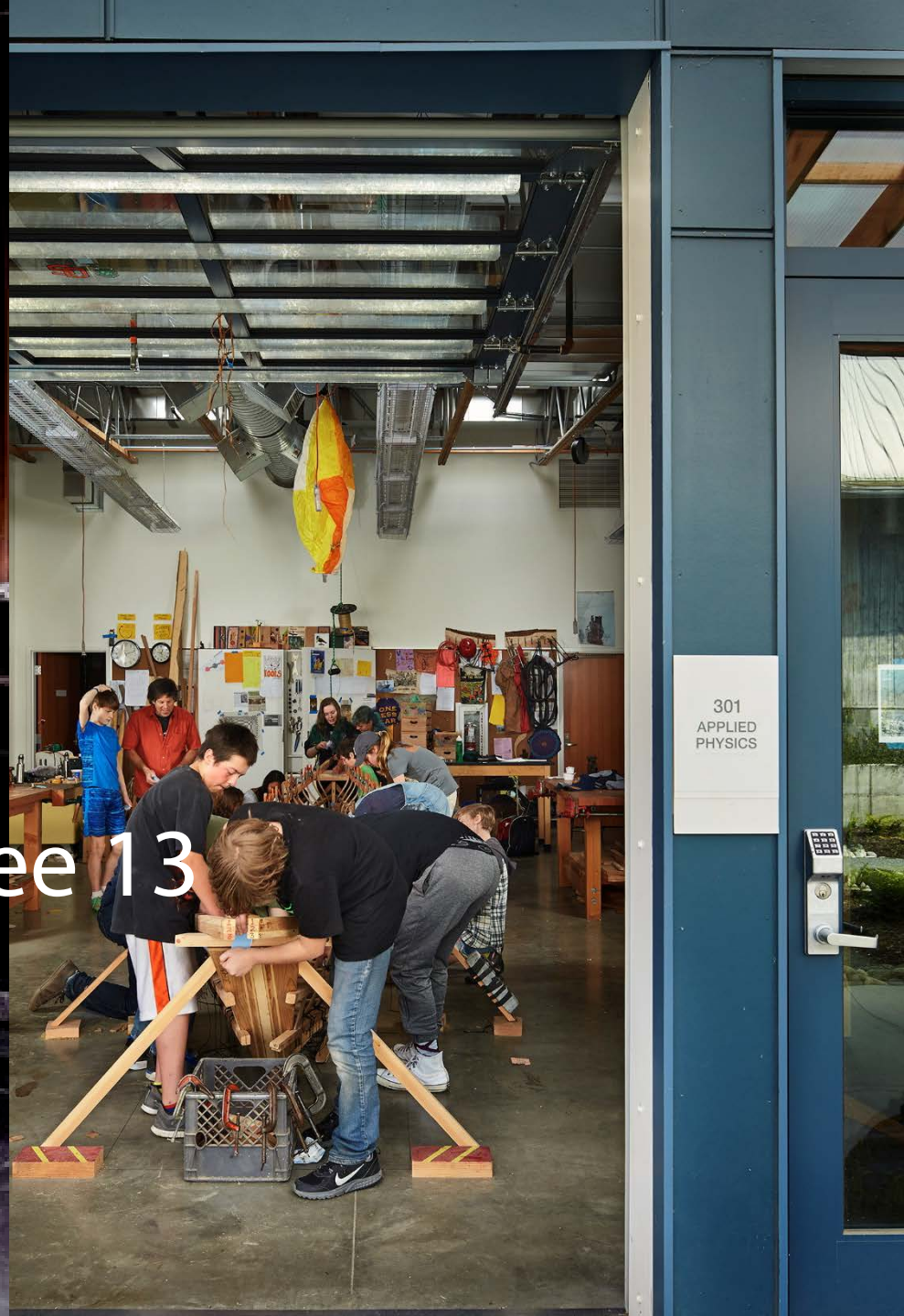
Electives



mahlum

Steering Committee 13 BHS 100 Building

18 April 2018



Agenda

Schedule and Meeting Review

100 Building Conceptual Design

Cost Comparison

Existing Commons as Theater

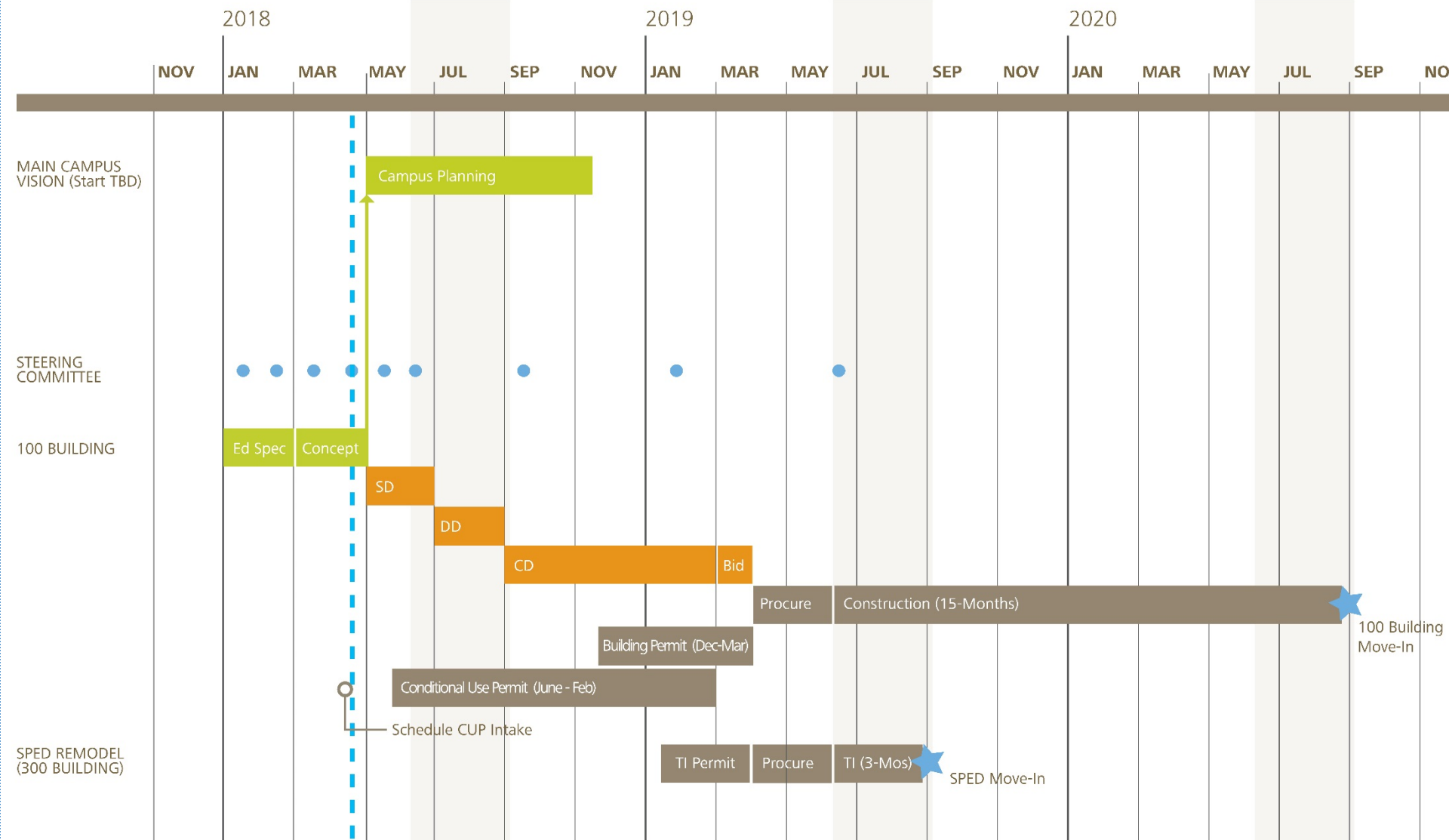
Student Focus on Sustainability

Next Steps

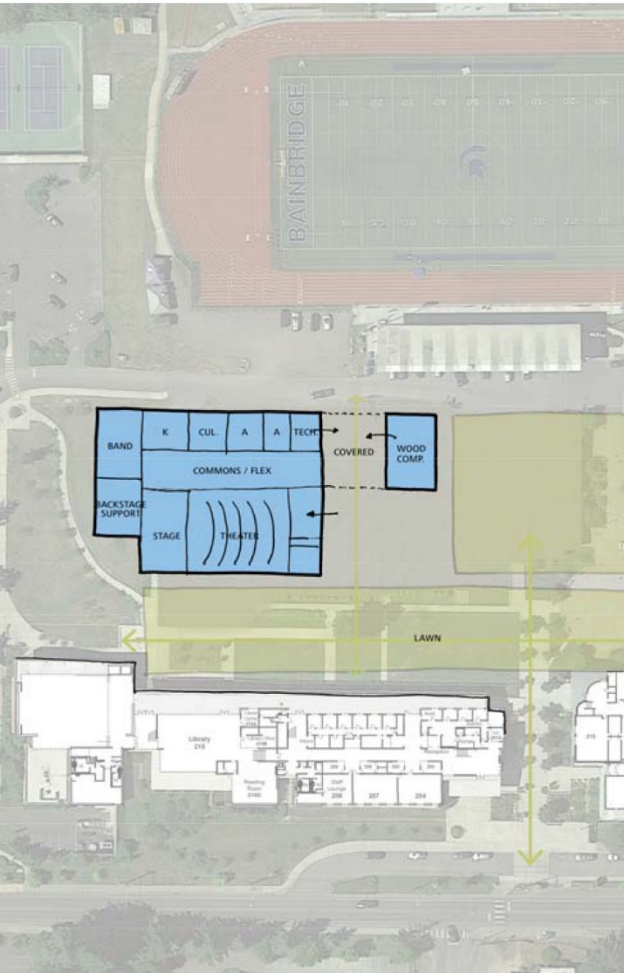
Schedule and Meeting Review

Project Schedule

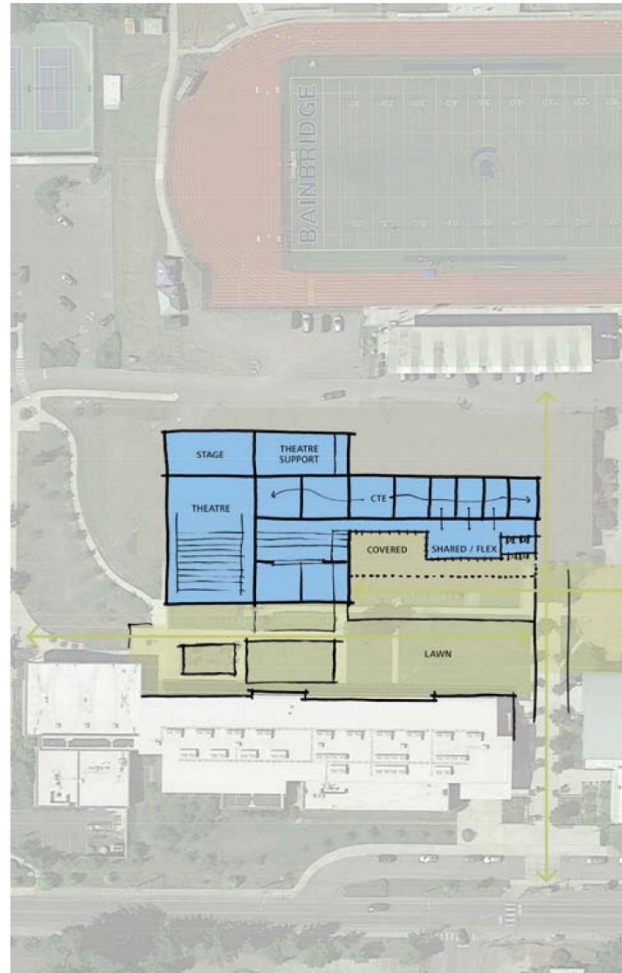
100 Building Update



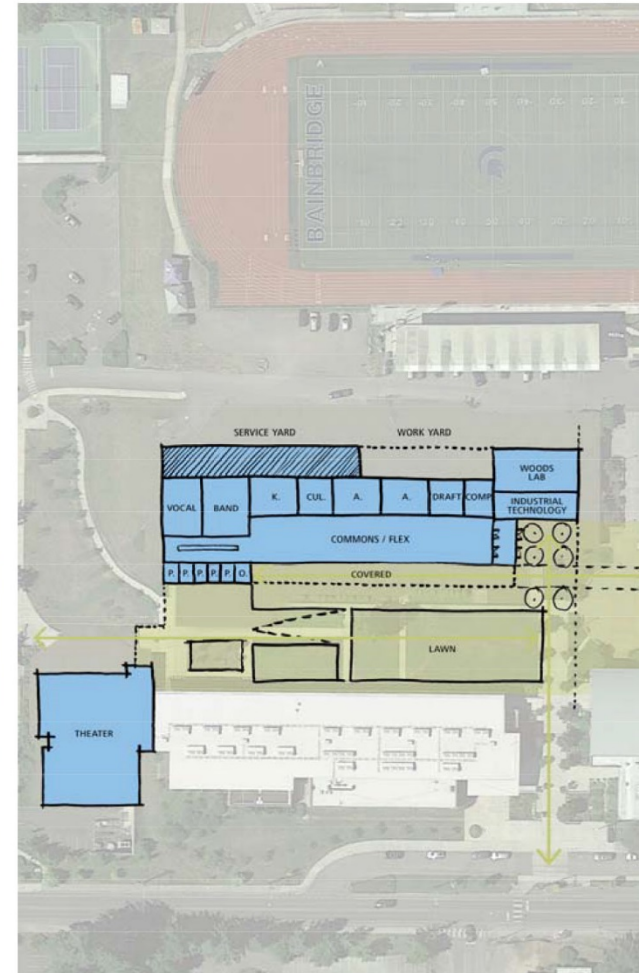
Campus Organization Discussion



Concept A



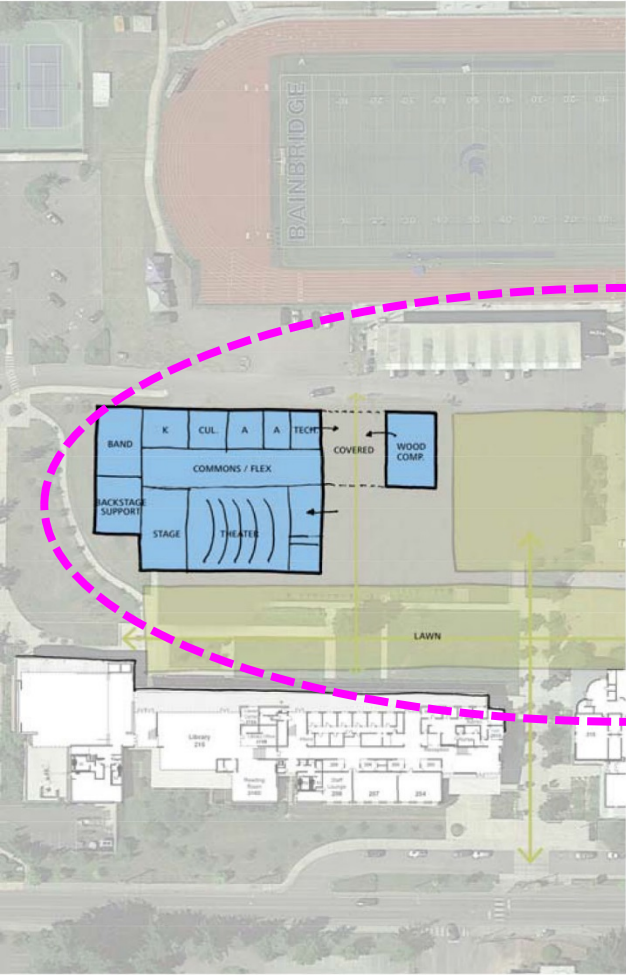
Concept B



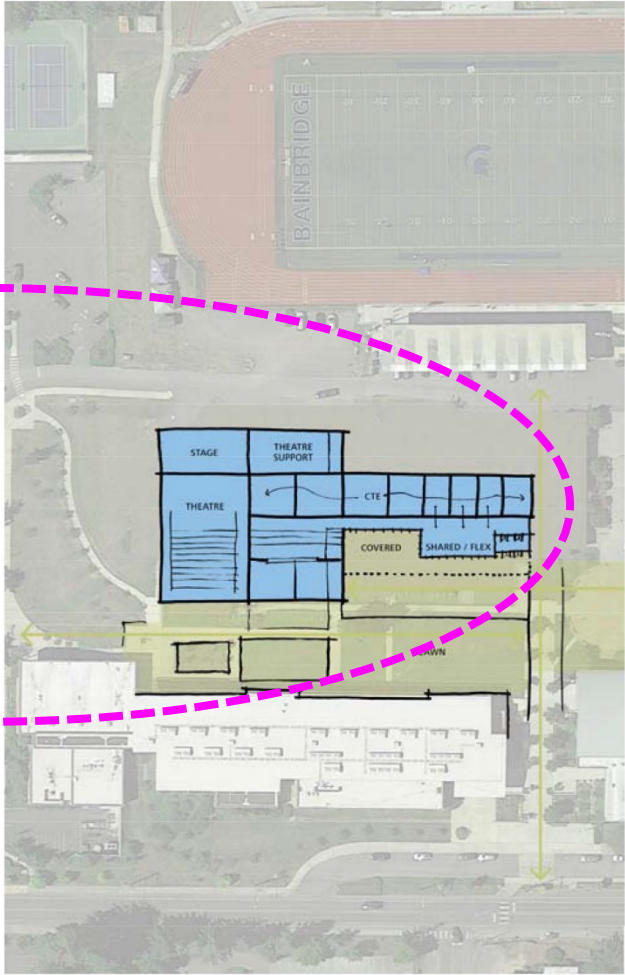
Concept C

100 Building Conceptual Design Options

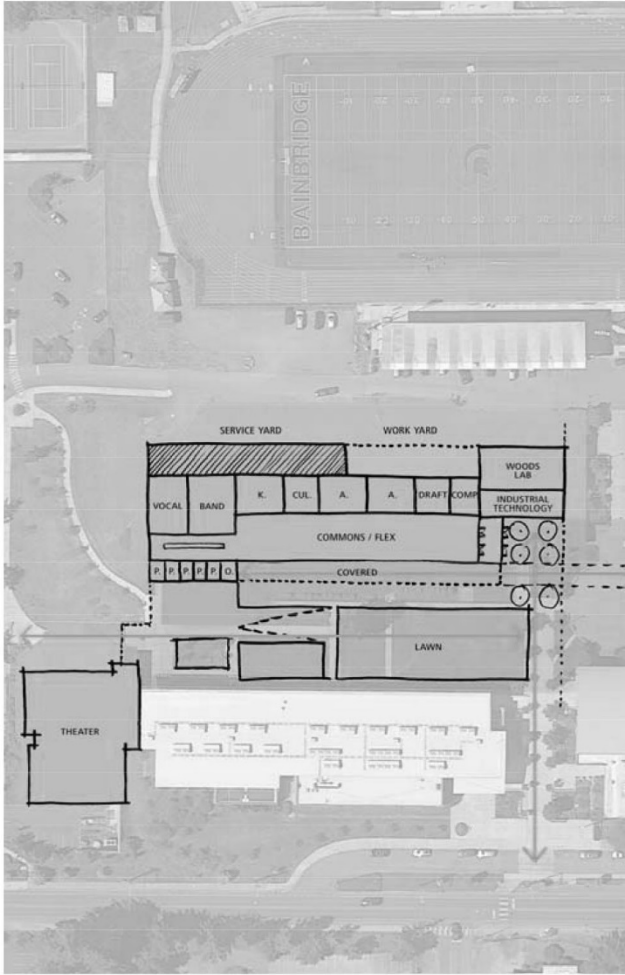
Concept A/B



Concept A

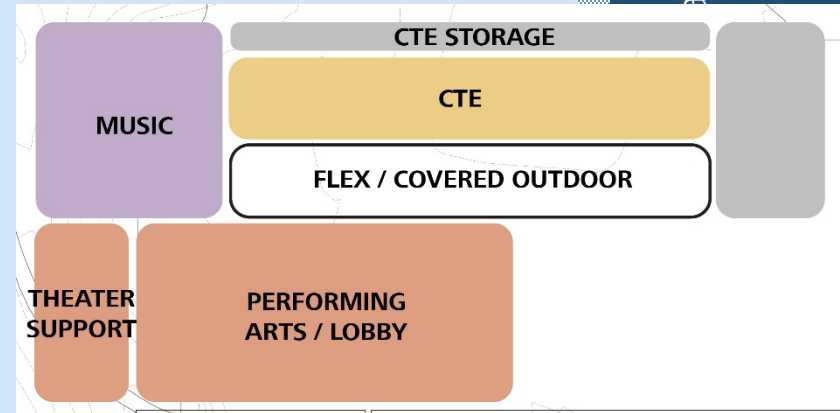
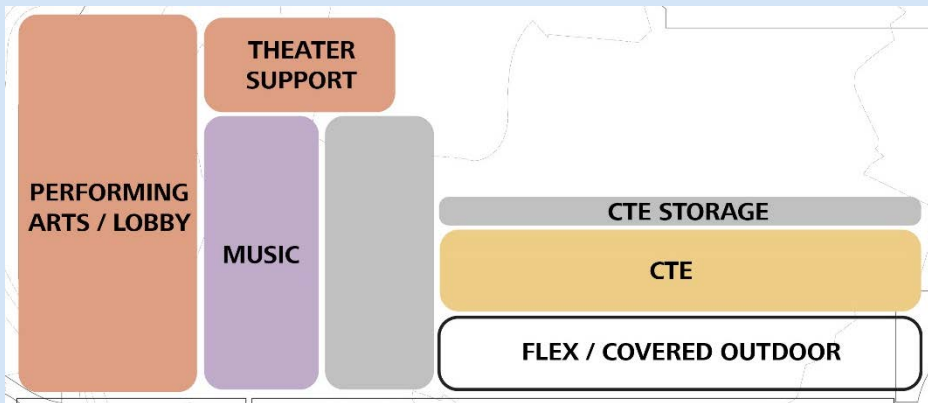
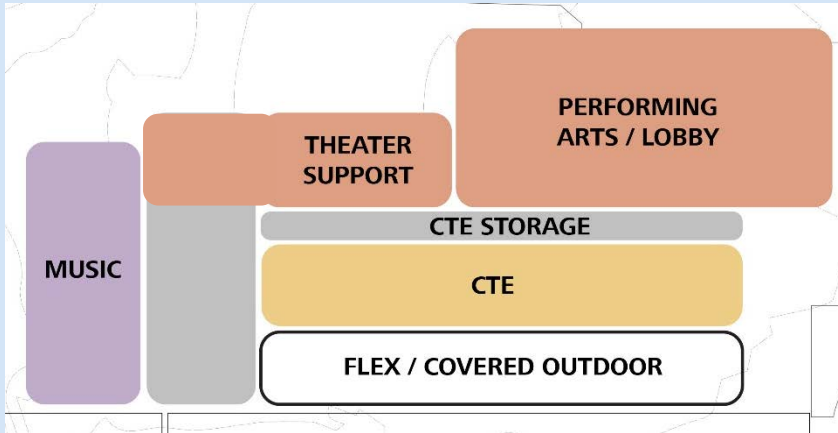


Concept B



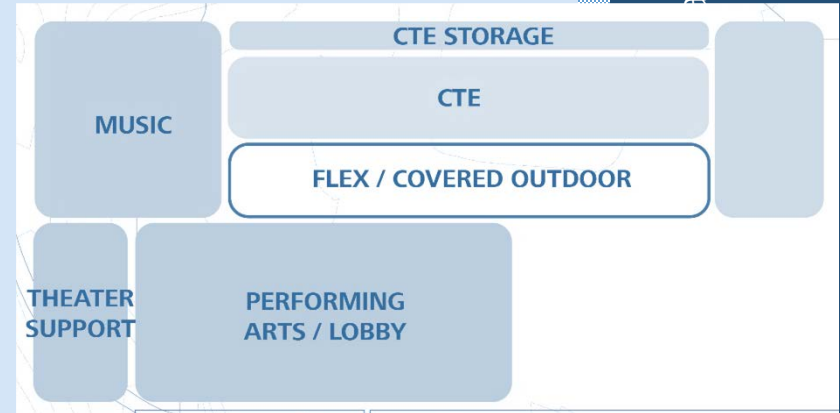
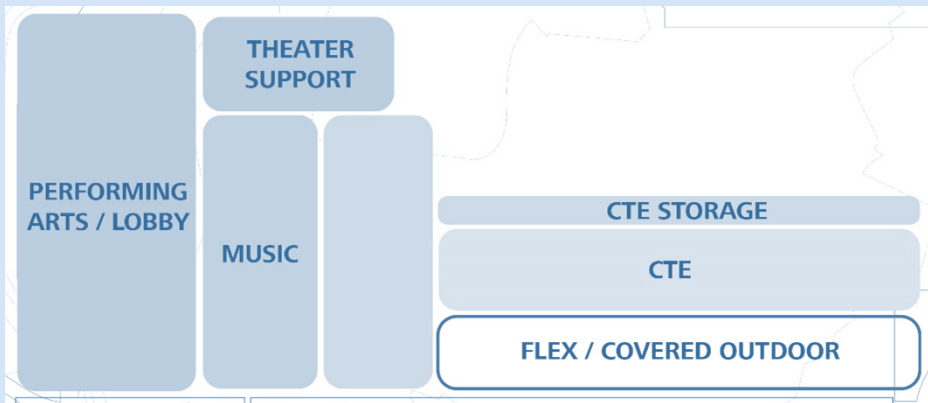
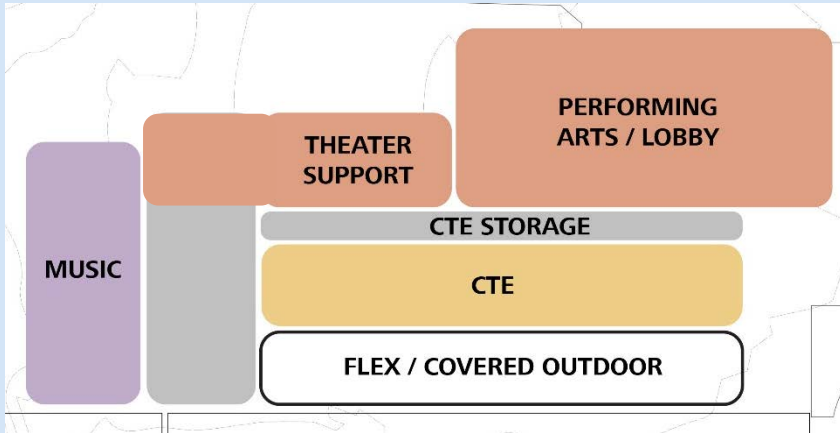
Concept C

Concept A/B :: Diagrammatic Adjacencies



Concept A/B :: Diagrammatic Adjacencies

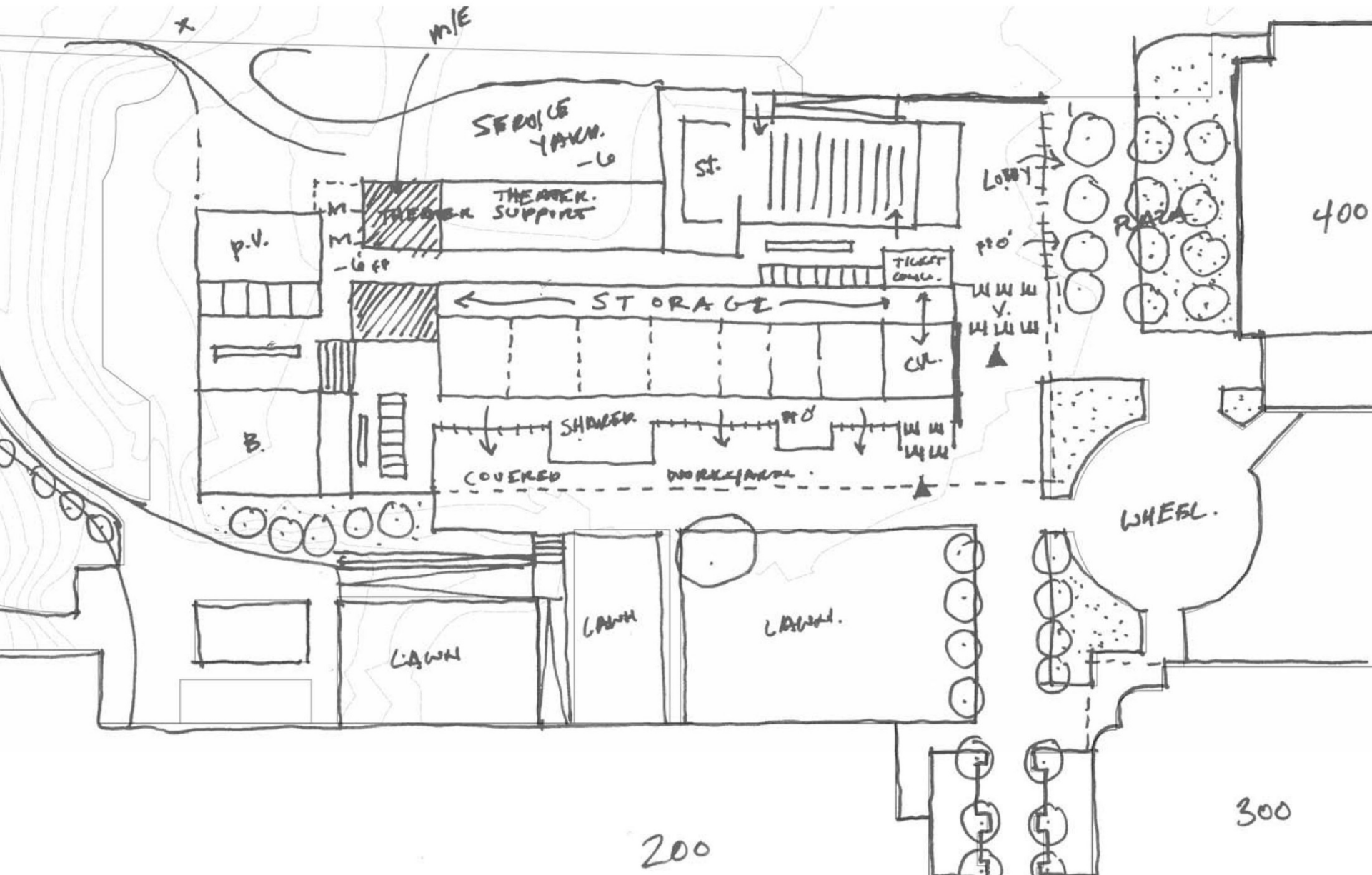
Building Update



ard Report

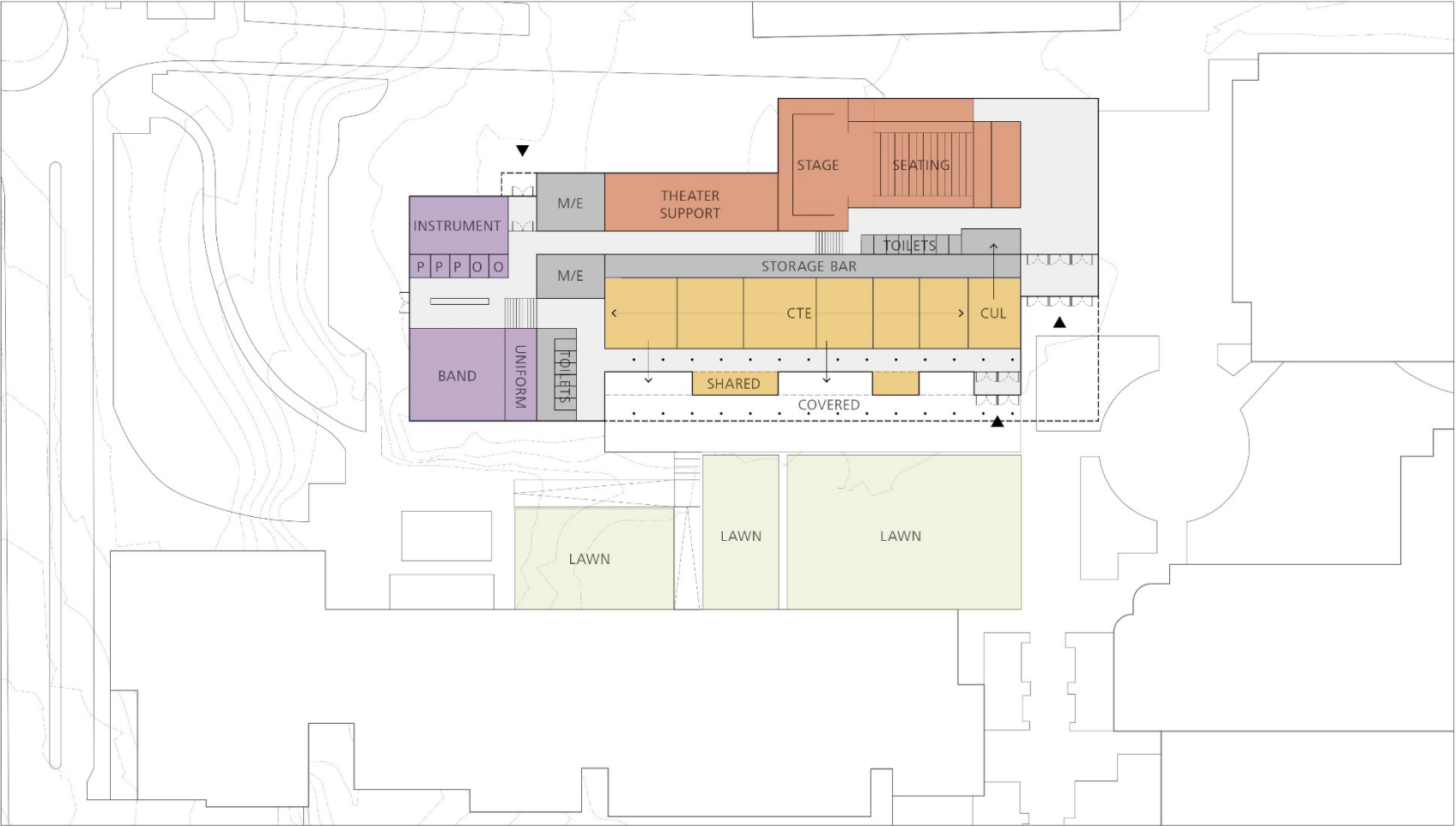
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04.2

Concept A/B



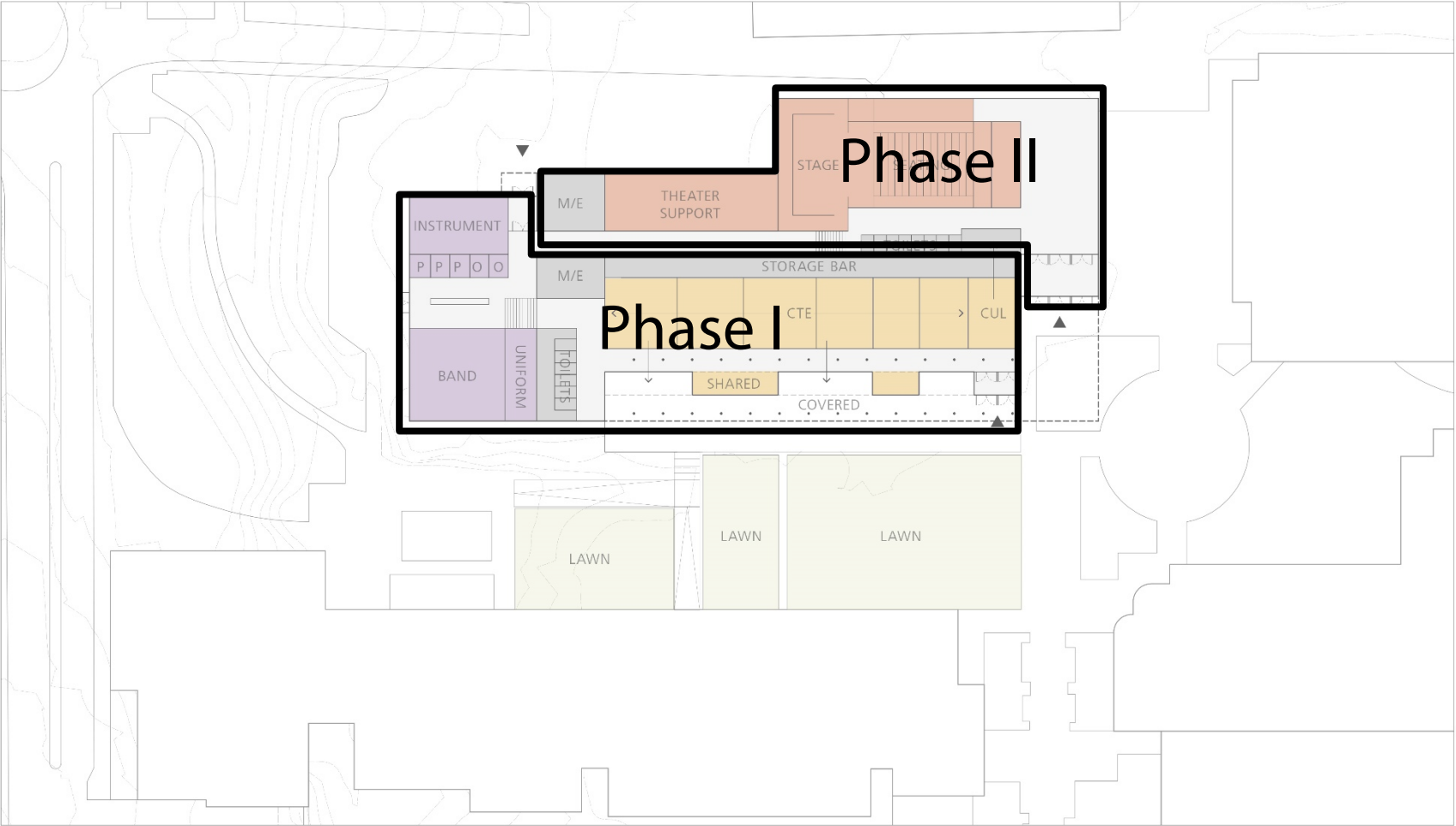
Concept A/B :: Potential Phasing

100 Building Update



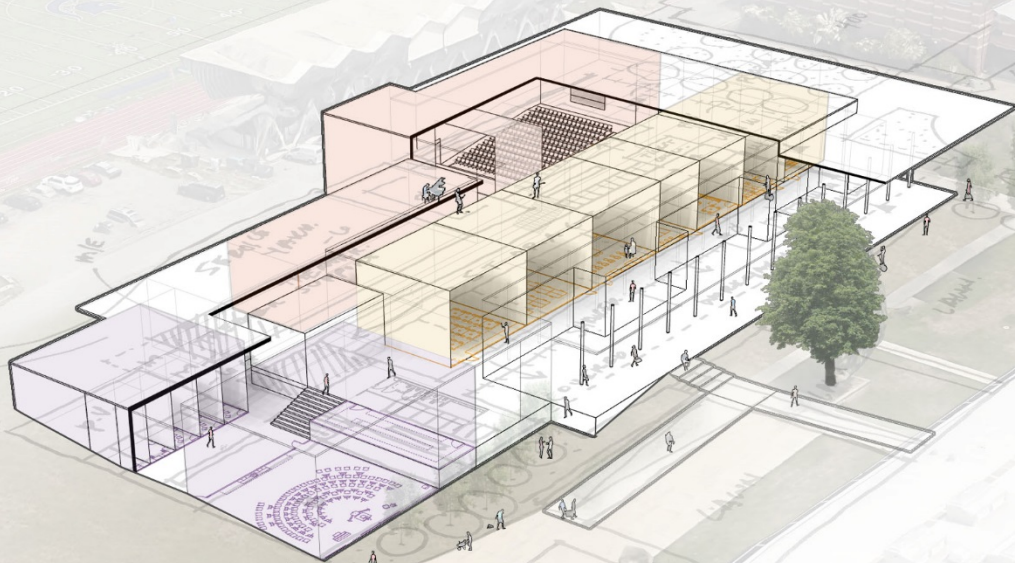
Concept A/B :: Potential Phasing

100 Building Update



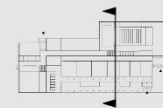
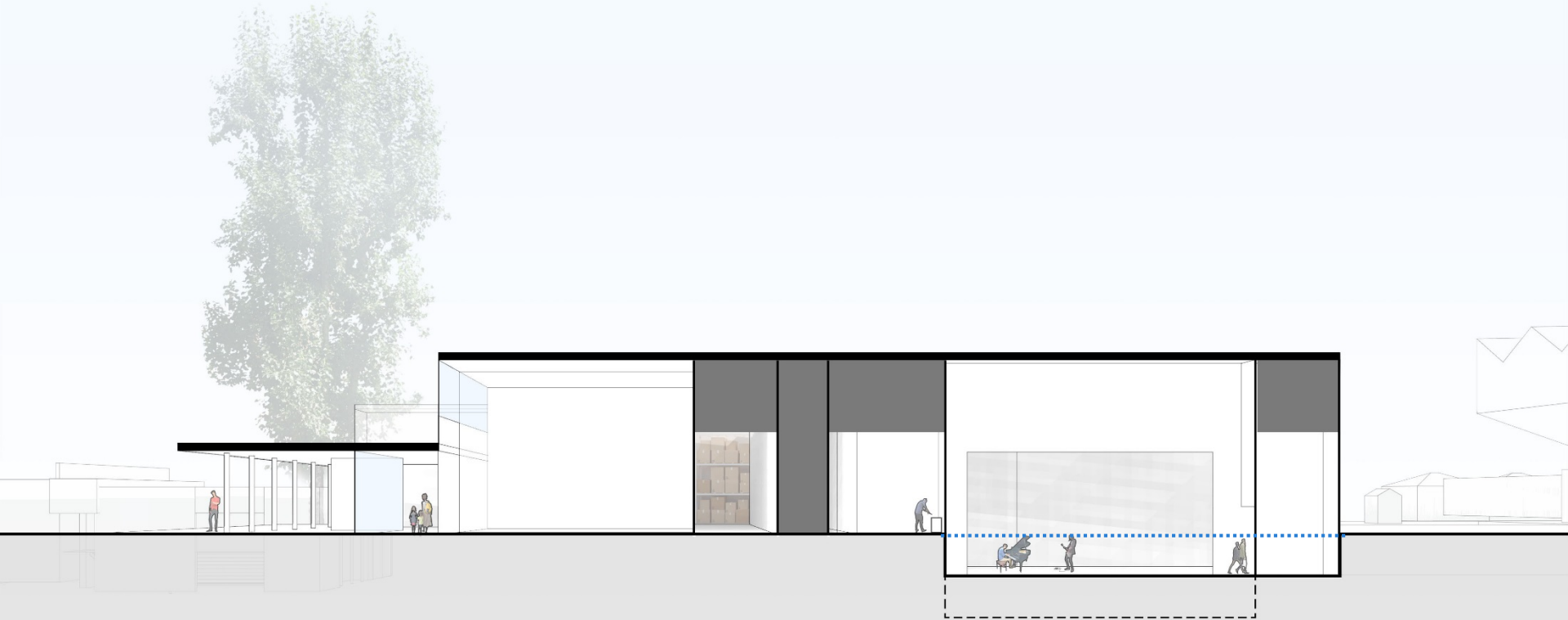
0 25' 50'

Concept A|B :: Massing



Concept A|B :: Section

100 Building
Update



0 15'

Concept A|B :: Public Approach

100 Building
Update

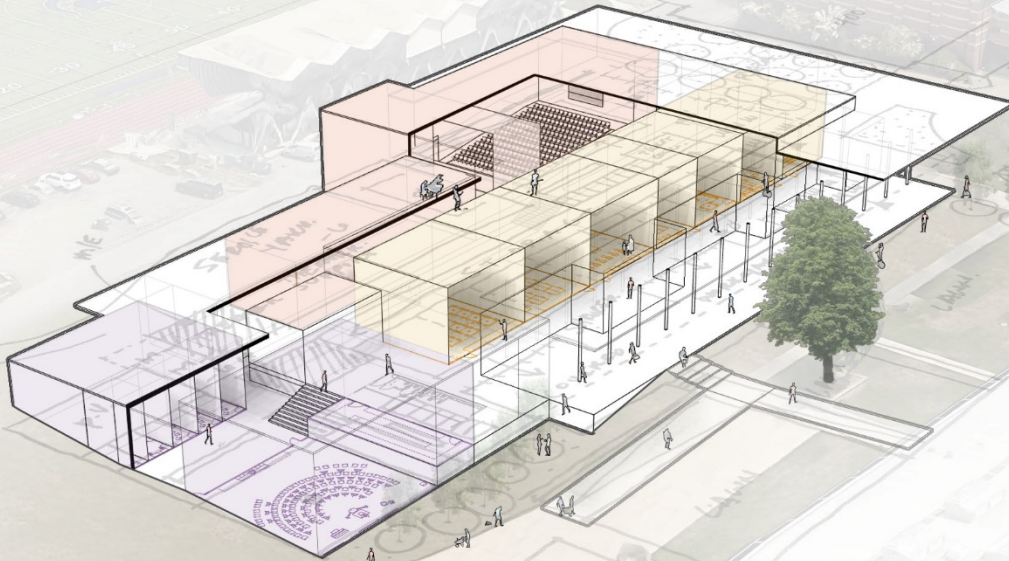


Concept A|B :: Inner Campus Approach

100 Building Update

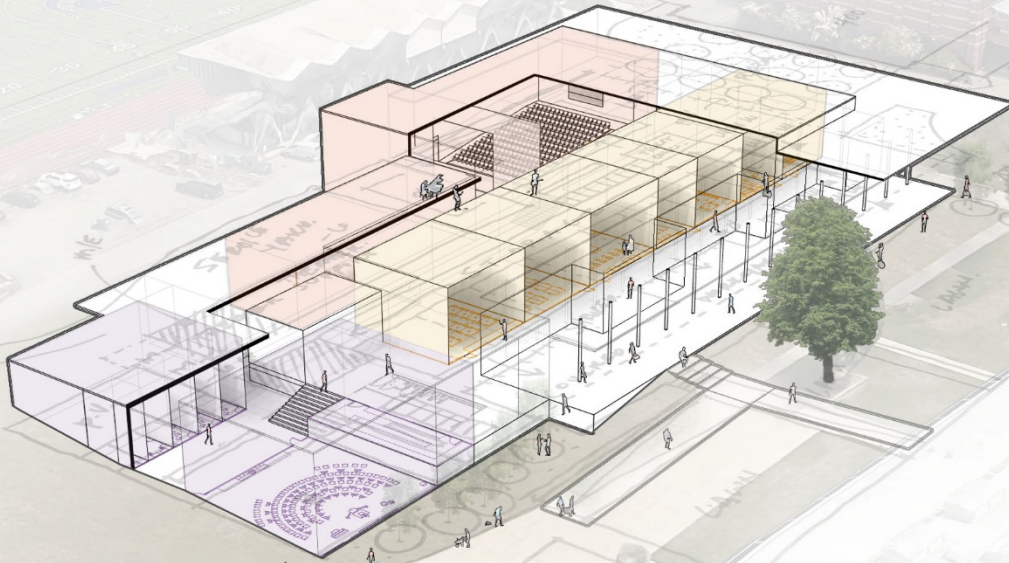


Concept A|B :: Pros



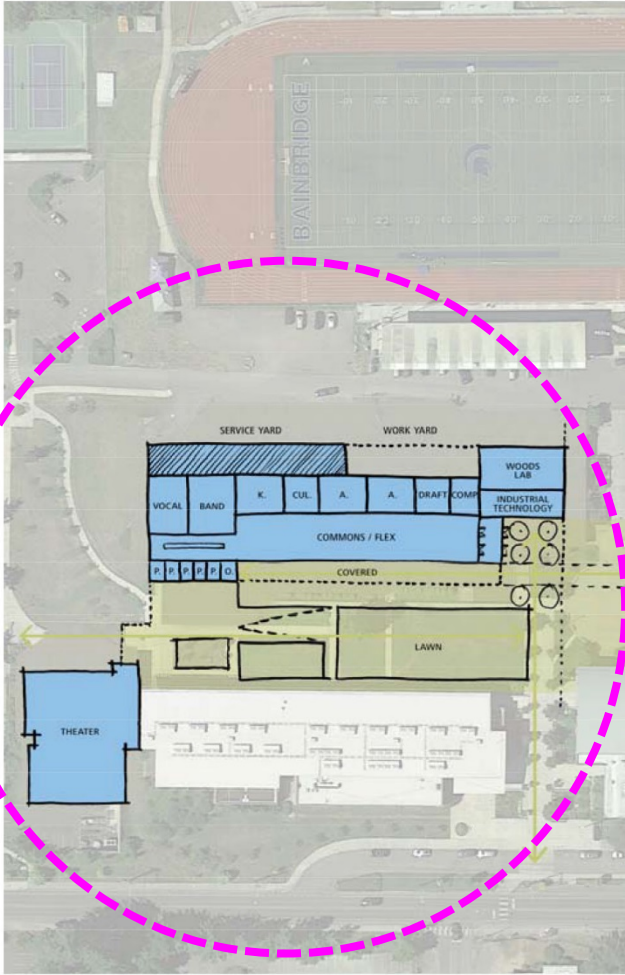
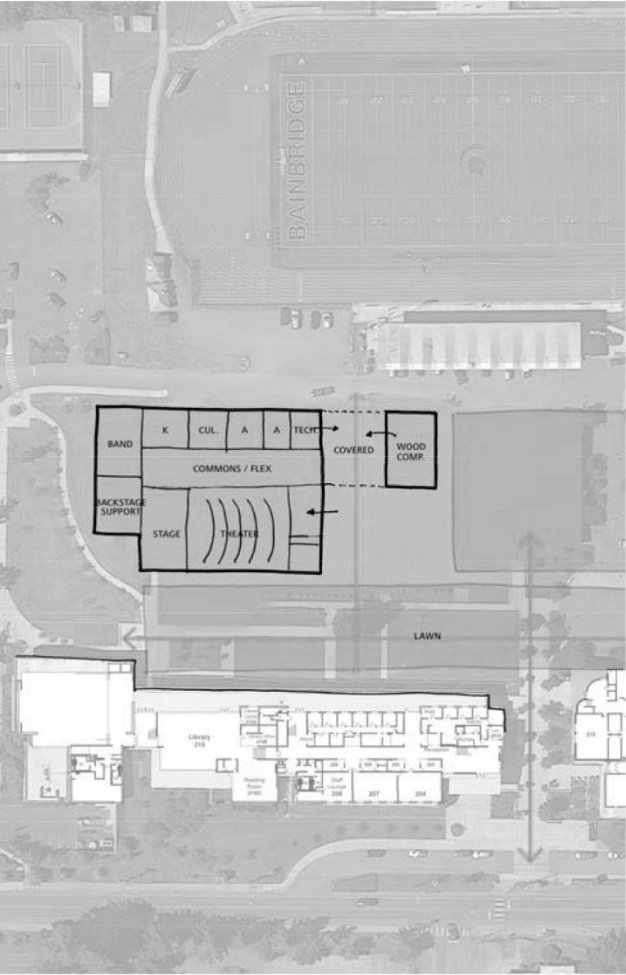
- Theater/Music/CTE benefit from back-of-house adjacencies
- Theater could have full pit; budget contingent
- Theater could have dedicated lobby; budget contingent
- Theater lobby and culinary arts have immediate adjacency for concession sales opportunities
- Theater seating capacity is not constrained by existing space, >350 possible; budget contingent

Concept A|B :: Cons

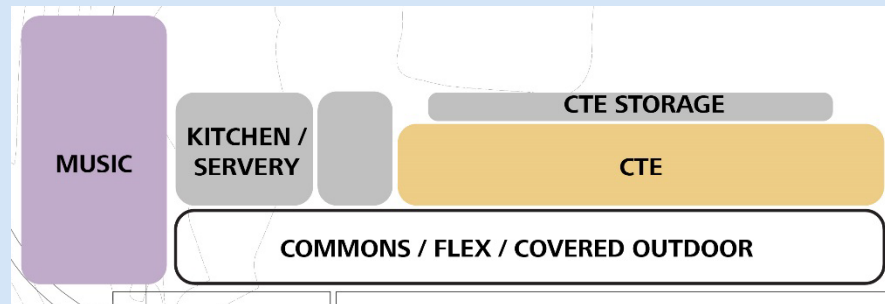
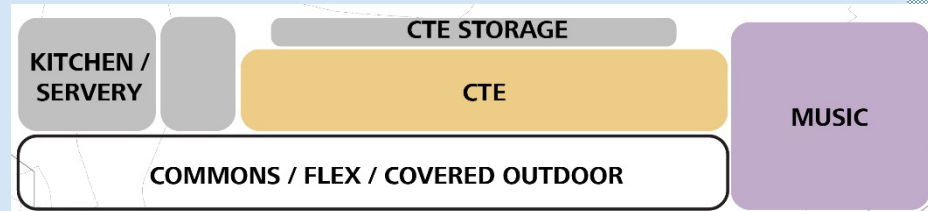
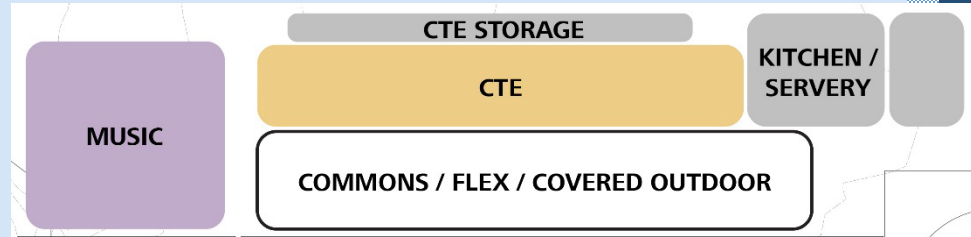


- Theater has a higher cost/sf as 100% new construction
- No interim performance space accommodated if project needs to be phased
- Phasing premium (example: exterior skin redundancy)
- Commons remains in the existing location on campus; no clear sightlines between administration and students are out of the heart of campus at lunch
- CPTED challenges

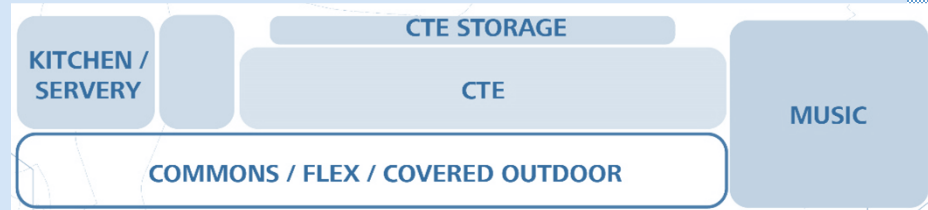
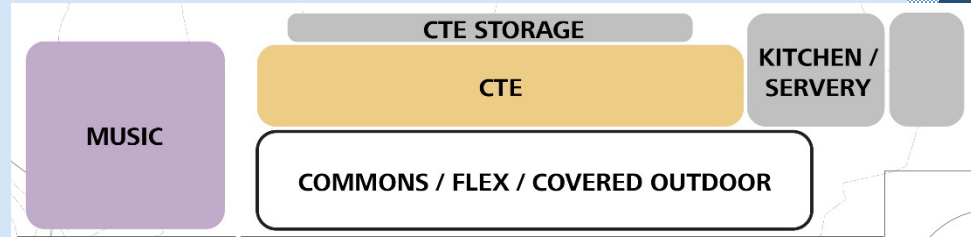
Concept C



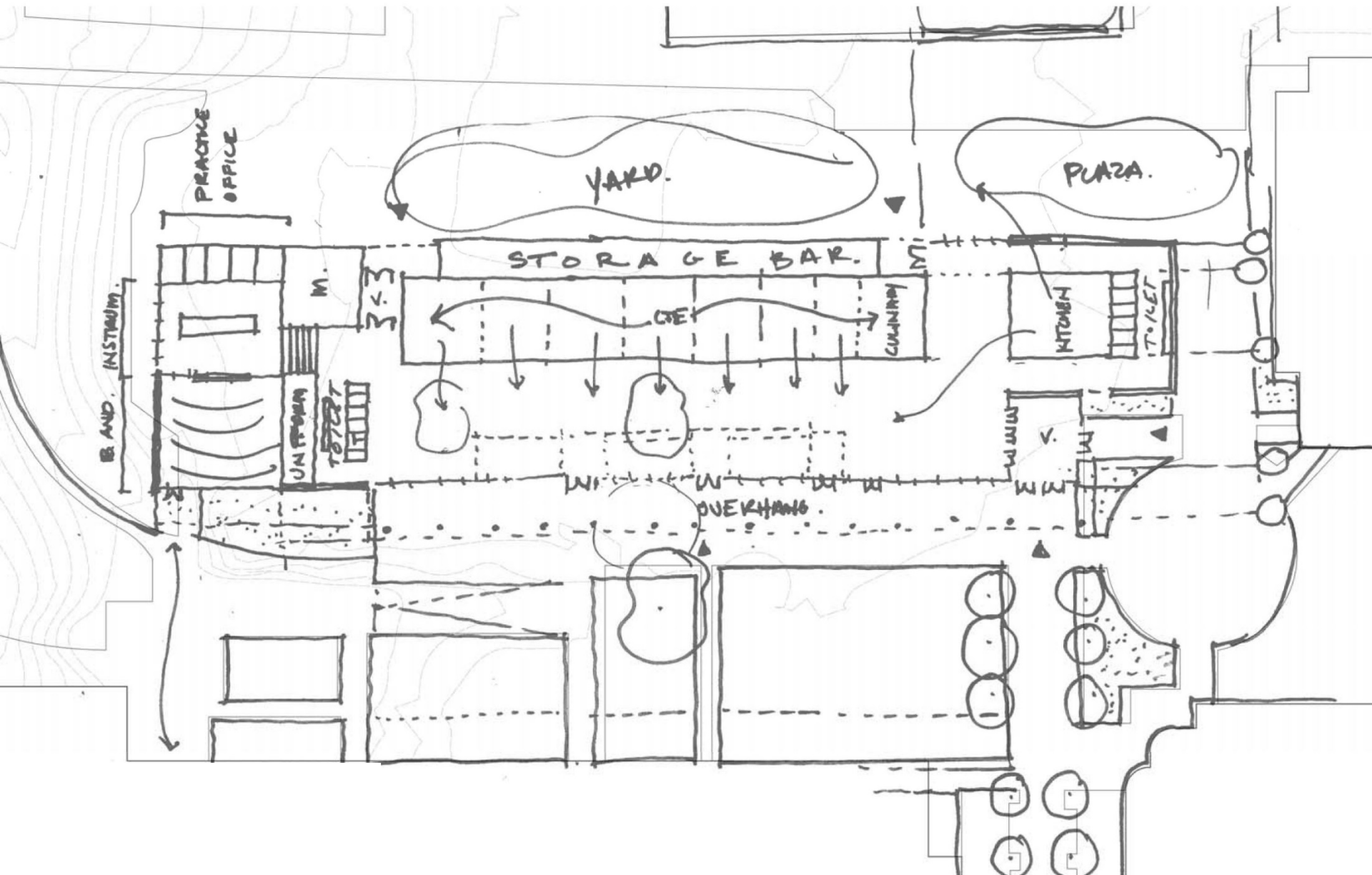
Concept C :: Diagrammatic Adjacencies



Concept C :: Diagrammatic Adjacencies

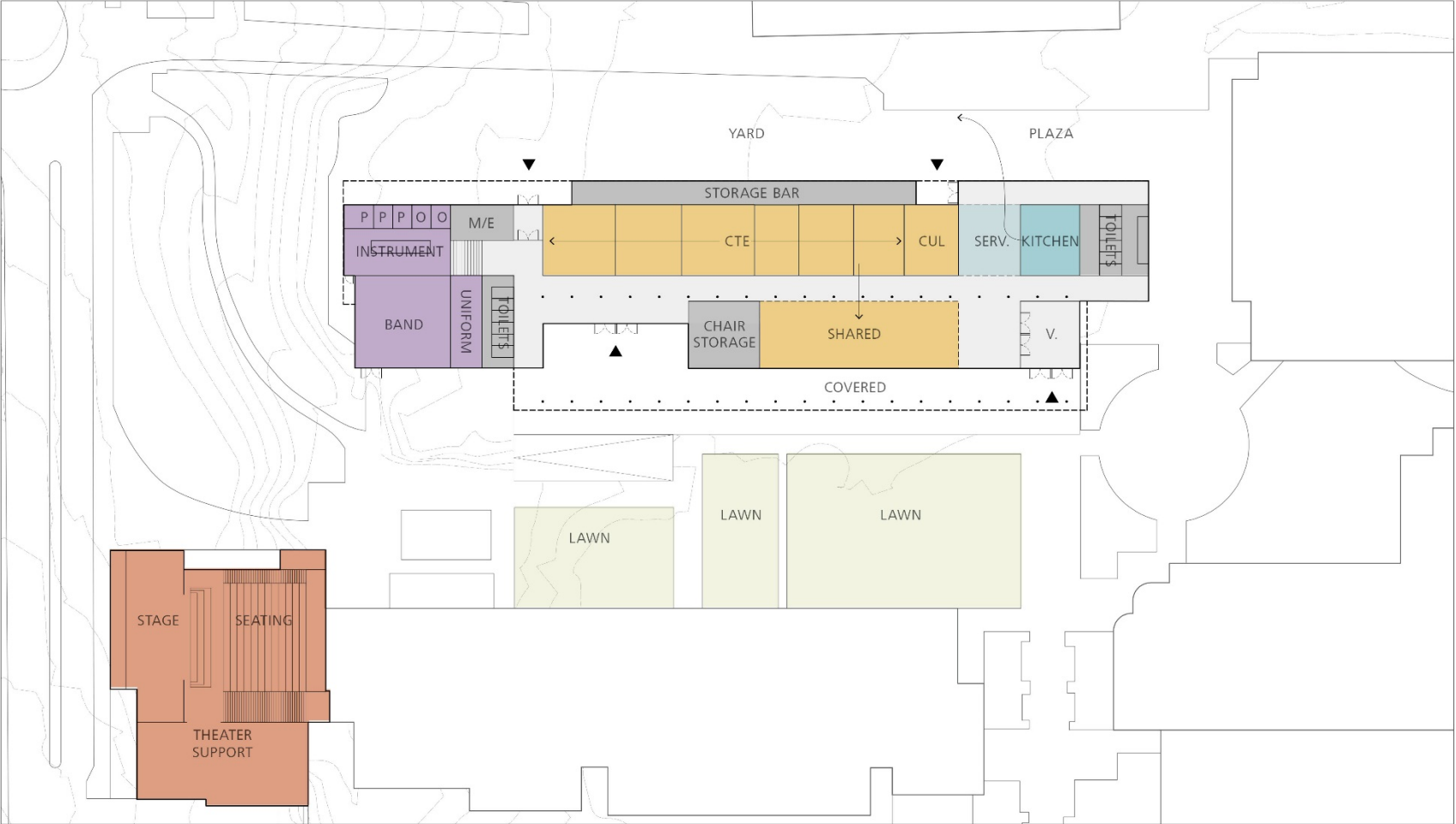


Concept C



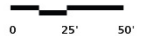
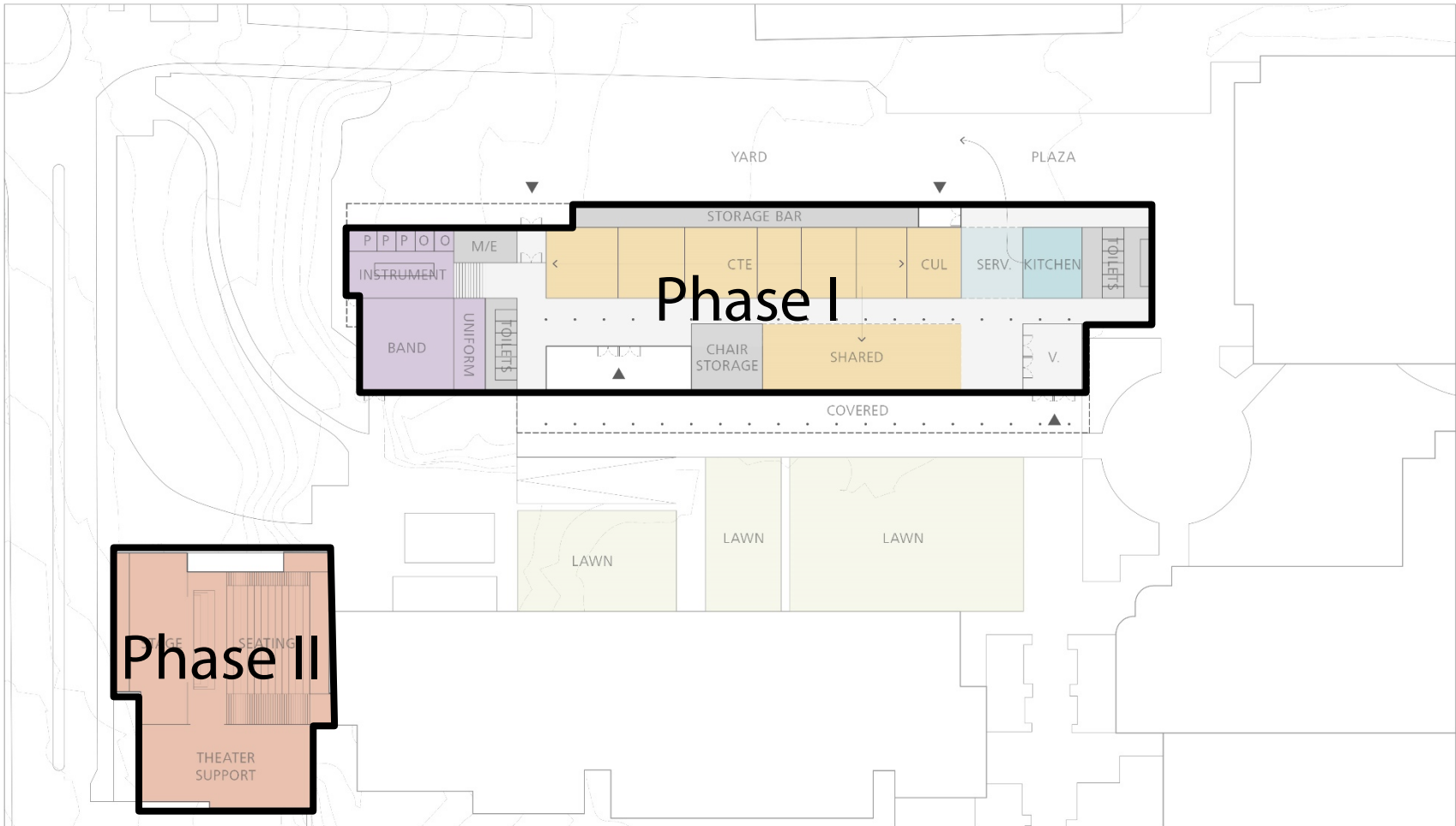
Concept C :: Potential Phasing

100 Building Update

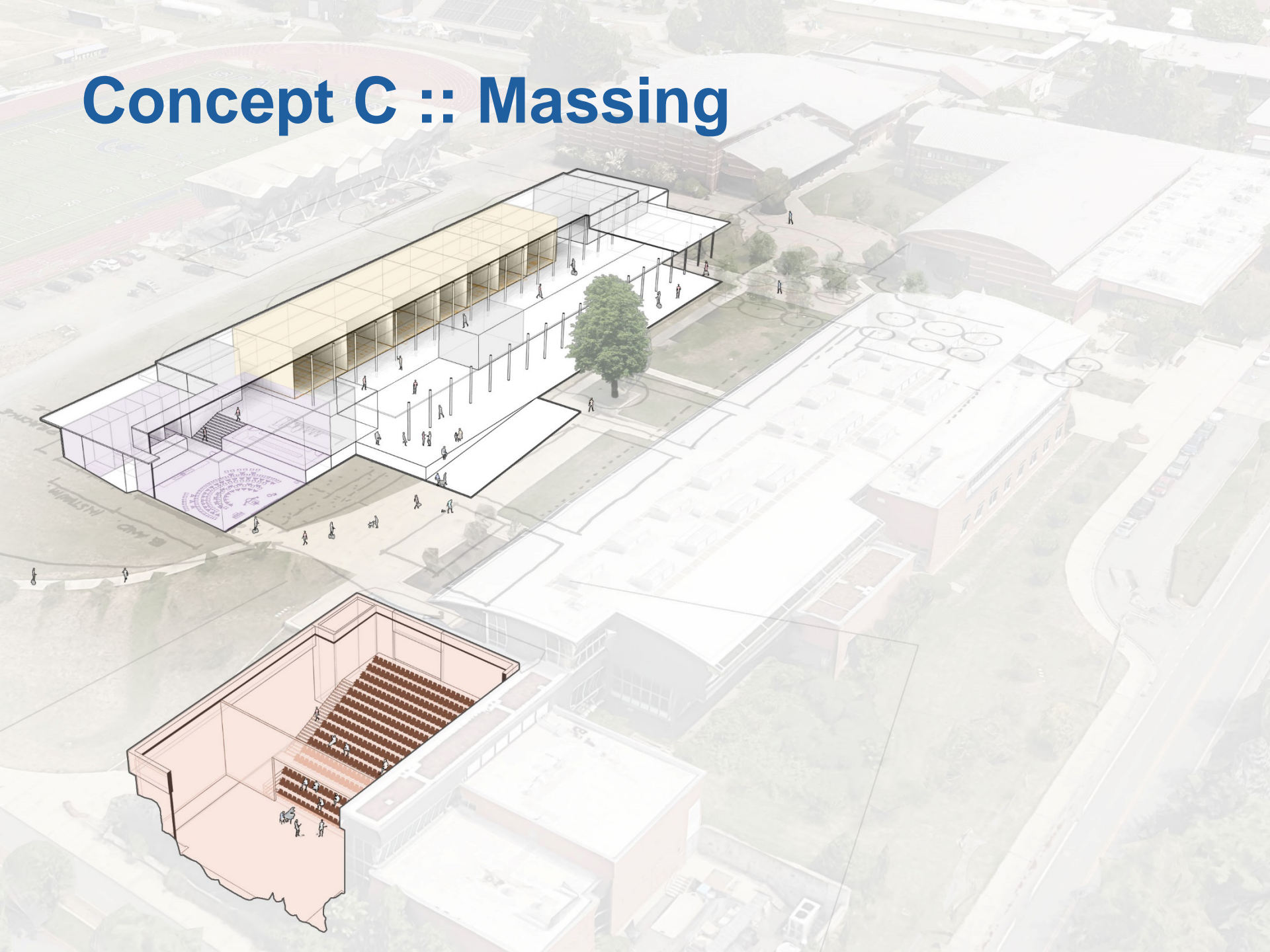


Concept C :: Potential Phasing

100 Building Update

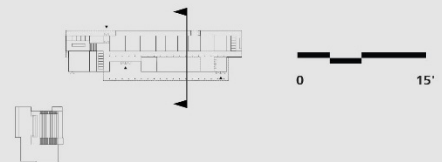
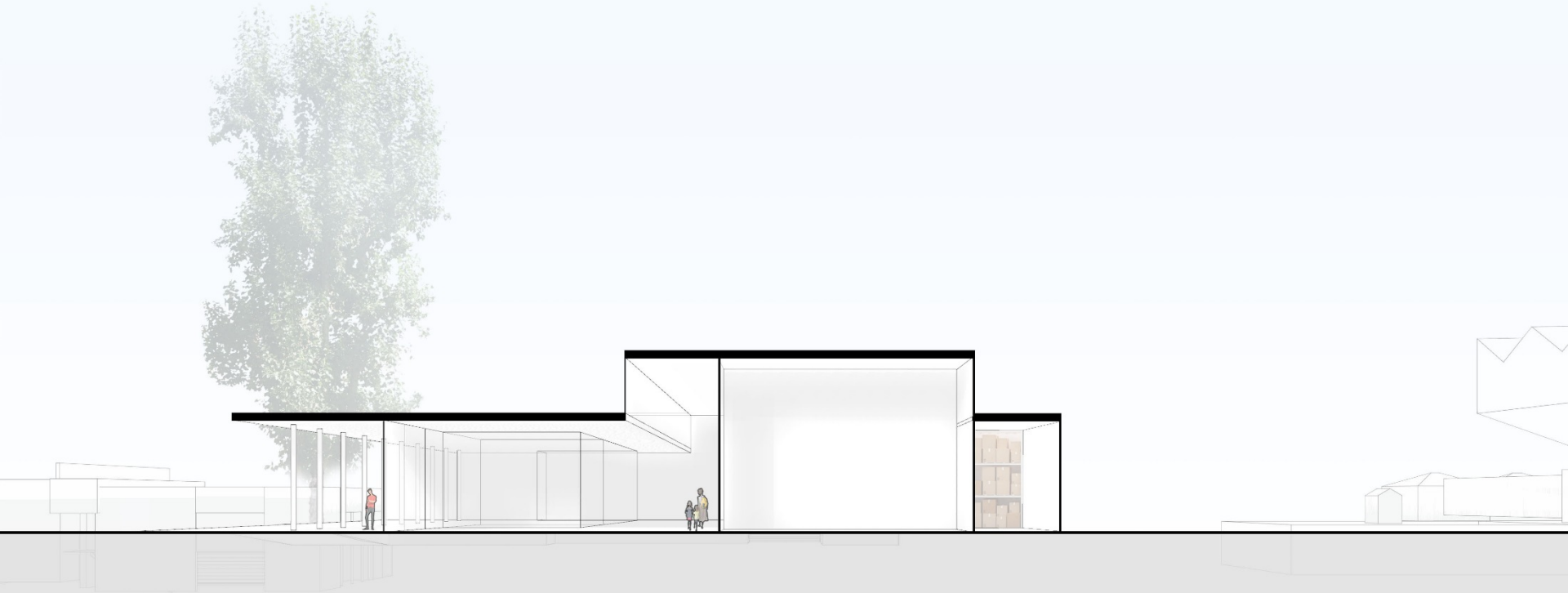


Concept C :: Massing



Concept C :: Section

100 Building
Update



Concept C :: Public Approach

100 Building
Update

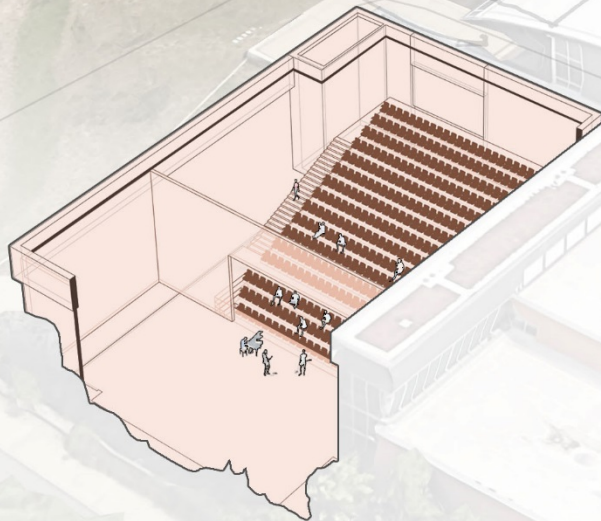
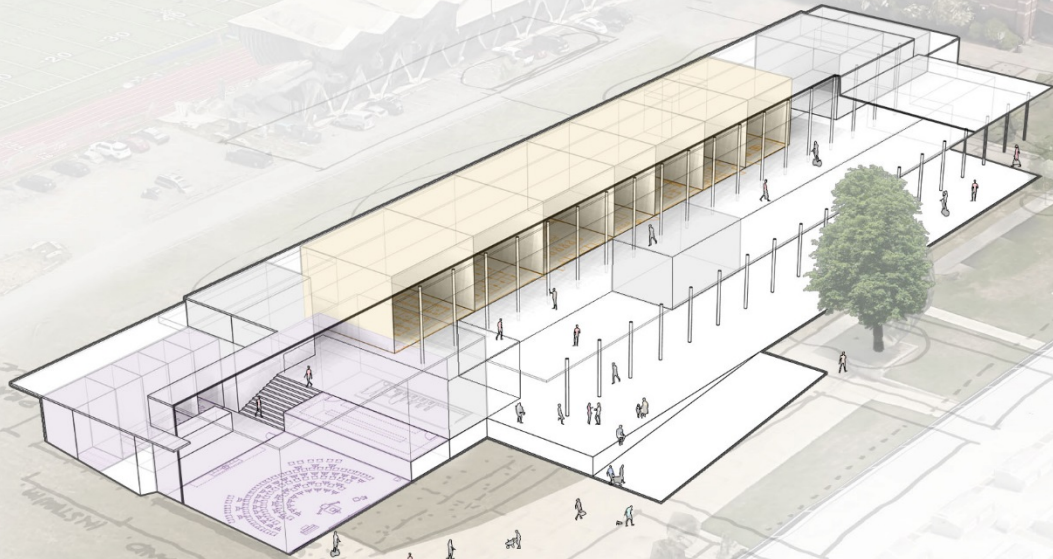


Concept C :: Inner Campus Approach

100 Building
Update

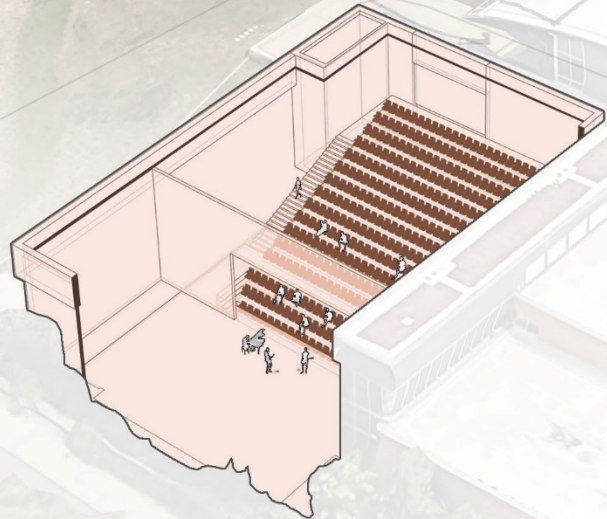
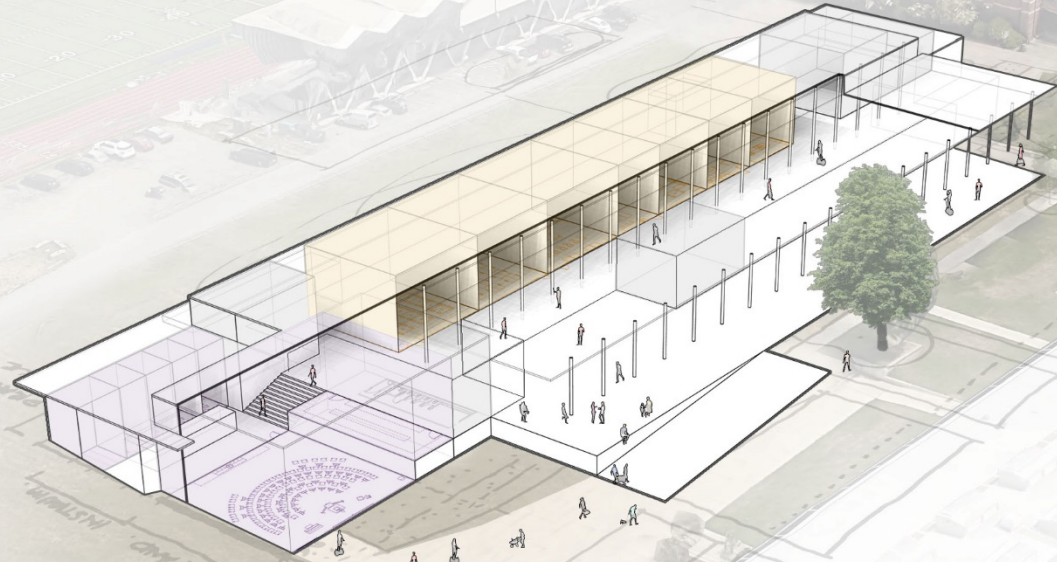


Concept C :: Pros



- Commons relocated to keep kids at the heart of campus; adjacent to administration
- 50% of the day CTE programs benefit from an additional +/- 5,000 sf of educational space (nearly doubles CTE area)
- Lower project cost but more educational programming area
- Lower risk phasing (interim performance space provided prior to Phase II completion)
- Less excavation and less site area impacted

Concept C :: Cons



- Partial pit (pit-lit) instead of full pit
- Larger lobby provided (commons) but it is not immediately adjacent to theater
- Scene shop may not be immediately adjacent to stage; could be height constrained
- Seating capacity range constrained by existing space 320-420
- Band equipment not immediately adjacent to stage

Cost Comparison

100 Building Summary Areas - DRAFT

100 Building
Update

	Bond	Concepts A B
CTE / Arts	12,150	11,100
Music	5,300	4,350
Performing Arts	15,820	13,860
Building Support	2,550	2,300
Net Area New	35,820	31,610
Unassignable Space	10,640	13,260
Gross Floor Area New	46,460	44,870

100 Building Summary Areas - DRAFT

100 Building Update

	Bond	Concepts A B	Concept C
Dining (350 seats)			8,950
CTE / Arts	12,150	11,100	11,100
Music	5,300	4,350	4,350
Performing Arts	15,820	13,860	0
Building Support	2,550	2,300	1,700
Net Area New	35,820	31,610	26,850
Unassignable Space	10,640	13,260	8,090
Gross Floor Area New	46,460	44,870	34,190
200 Building Remodel			14,190

Draft Cost Model – Concept C

Performing Arts Remodel	14,190	SF	\$	240	\$	3,402,762
CTE / Music / Commons	34,190	SF	\$	370	\$	12,650,300
Theater Equipment/Lighting	1	LS	\$	2,150,000	\$	2,150,000
SPED Renovation at Bldg 300	4,900	SF	\$	233	\$	1,141,700
Demo/Abatement Bldg 100/600	44,312	SF	\$	14.25	\$	631,446
Sitework Allowance	2.5	Acre	\$	750,000	\$	1,875,000
Construction Cost (March 2018)					\$	21,851,208

Draft Cost Model – Concept C



Construction Cost (May 2018)			\$ 21,851,208
Escalation to May 2019 @ 5.88%			\$ 1,284,851
Total Construction Cost May 2019 (Design/Bid/Build)			\$ 23,136,059
Project Development/Soft Costs @ 48.2%			\$ 11,151,580
Total Project Cost			\$ 34,287,639
Bid Climate/Low Competition - 10% on Construction Cost			\$ 2,313,606
Total Project Cost w/ Market Premium			\$ 36,601,245
Exclusions: Premiums for GCCM contracting. Allow 10% of Total Project Costs Additional parking lots and site reconstruction beyond 2.5 acre site Campus wide storm and water quality upgrades Bainbridge Youth Services TI			

Capital
04.26.18

Draft Cost Model – Concept A|B

Performing Arts Addition	21,610	SF	\$	418	\$	9,032,980
CTE Addition	23,260	SF	\$	370	\$	8,606,200
Theater Equipment/Lighting	1	LS	\$	2,150,000	\$	2,150,000
SPED Renovation at Bldg 300	4,900	SF	\$	233	\$	1,141,700
Demo/Abatement Bldg 100/600	44,312	SF	\$	14.25	\$	631,446
Sitework Allowance	2.5	Acre	\$	750,000	\$	1,875,000
Construction Cost (May 2018)					\$	23,437,326

Draft Cost Model – Concept A|B

Construction Cost (May 2018)	\$ 23,437,326
Escalation to May 2019 @ 5.88%	\$ 1,378,115
Total Construction Cost May 2019 (Design/Bid/Build)	\$ 24,815,441
Project Development/Soft Costs @ 48.2%	\$ 11,961,042
Total Project Cost	\$ 36,776,483
Bid Climate/Low Competition – 10% on Construction Cost	\$ 2,481,544
Total Project Cost w/ Market Premium	\$ 39,258,027
Exclusions: Premiums for GCCM contracting. Allow 10% of Total Project Costs Additional parking lots and site reconstruction beyond 2.5 acre site Campus wide storm and water quality upgrades Bainbridge Youth Services TI	

Draft Cost Model – Concept A|B Comparison

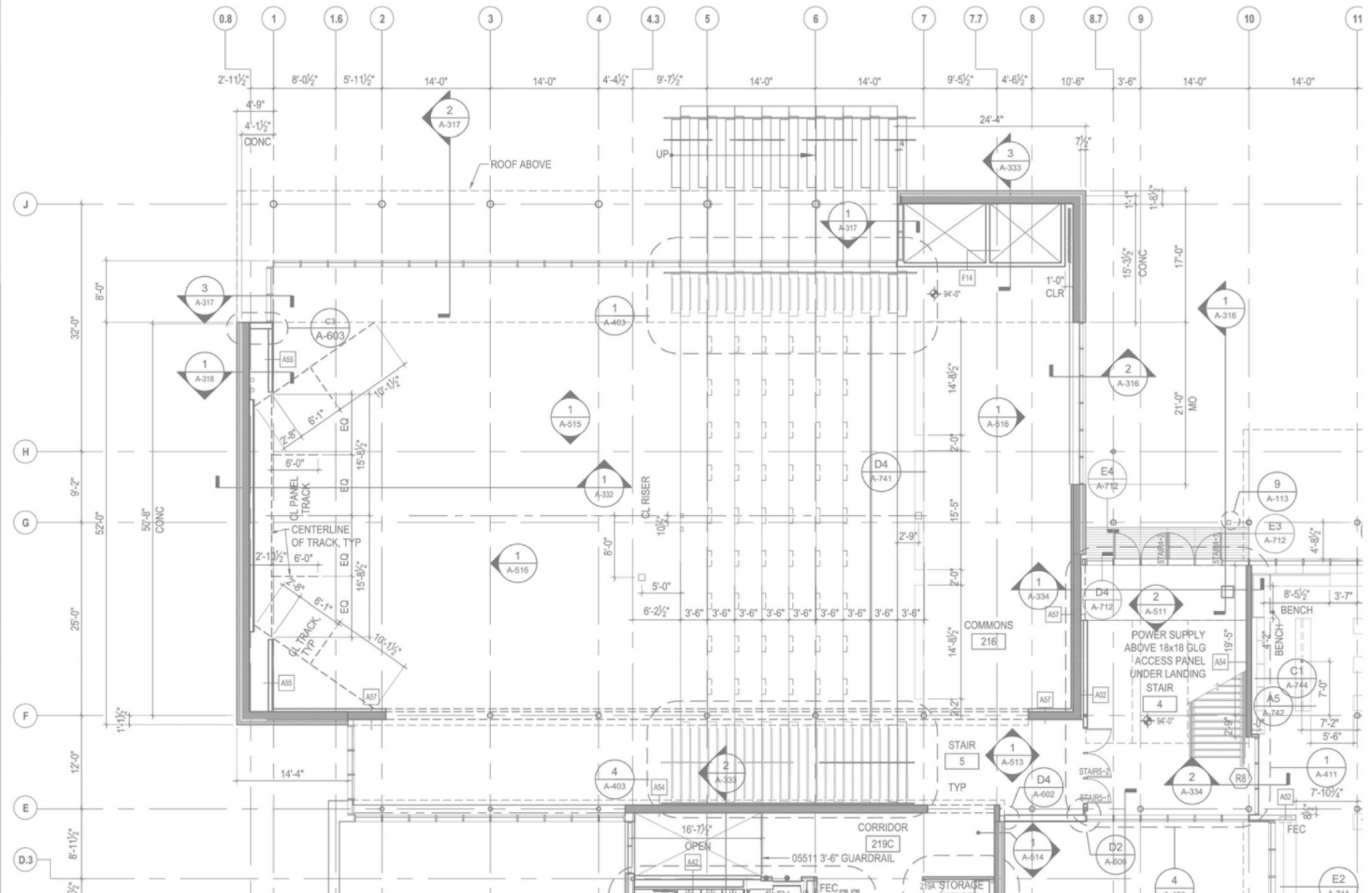
Construction Cost (May 2018)	\$ 23,437,326	\$ 21,851,208
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Total Construction Cost May 2019 (Design/Bid/Build)	\$ 24,815,441	\$ 23,136,059
Project Development/Soft Costs @ 48.2%	\$ 11,961,042	\$ 11,151,580
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Exclusions: Premiums for GCCM contracting. Allow 10% of Total Project Costs
 Additional parking lots and site reconstruction beyond 2.5 acre site
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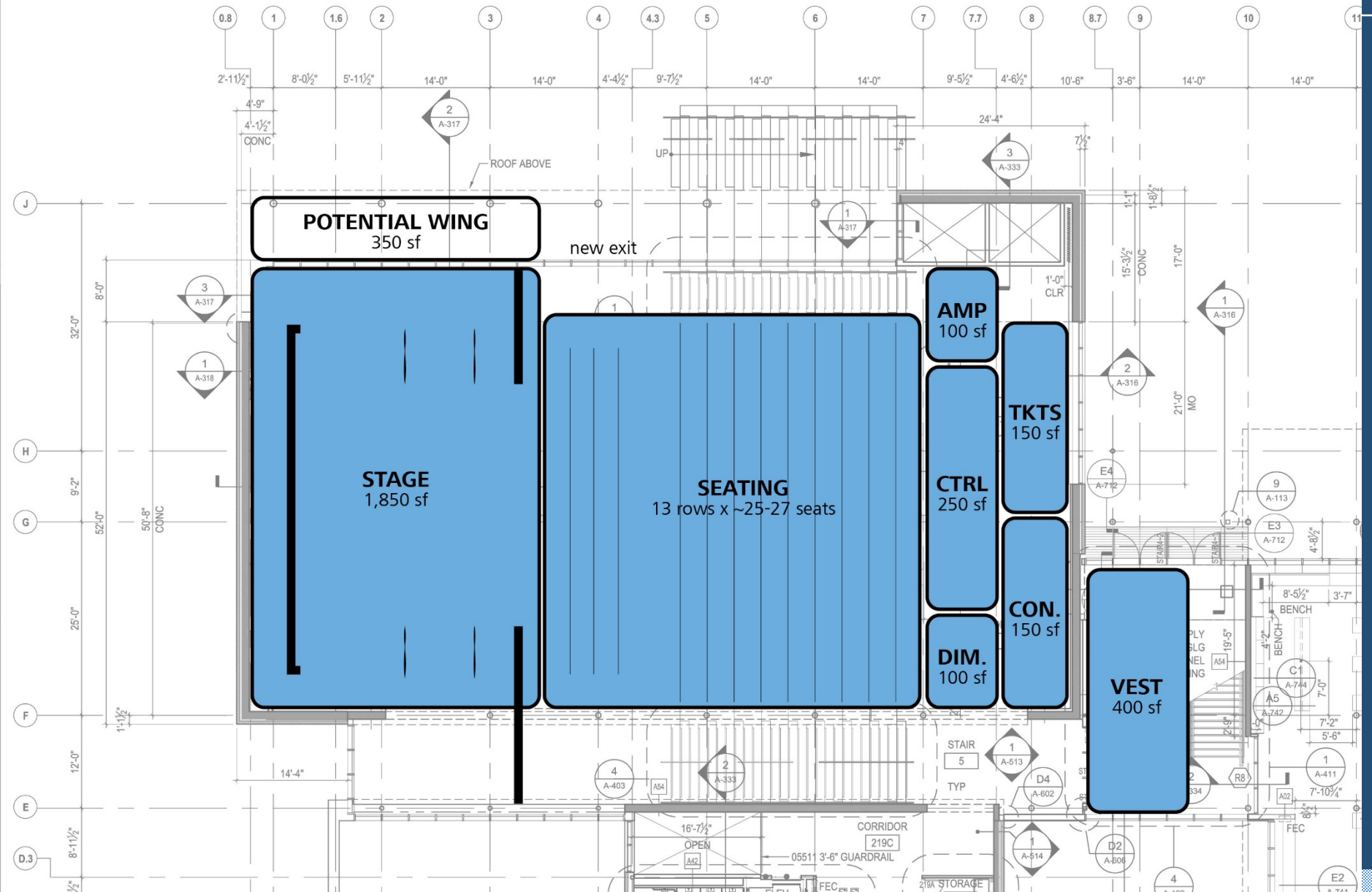
Existing Commons as Theater



Commons – Upper Level

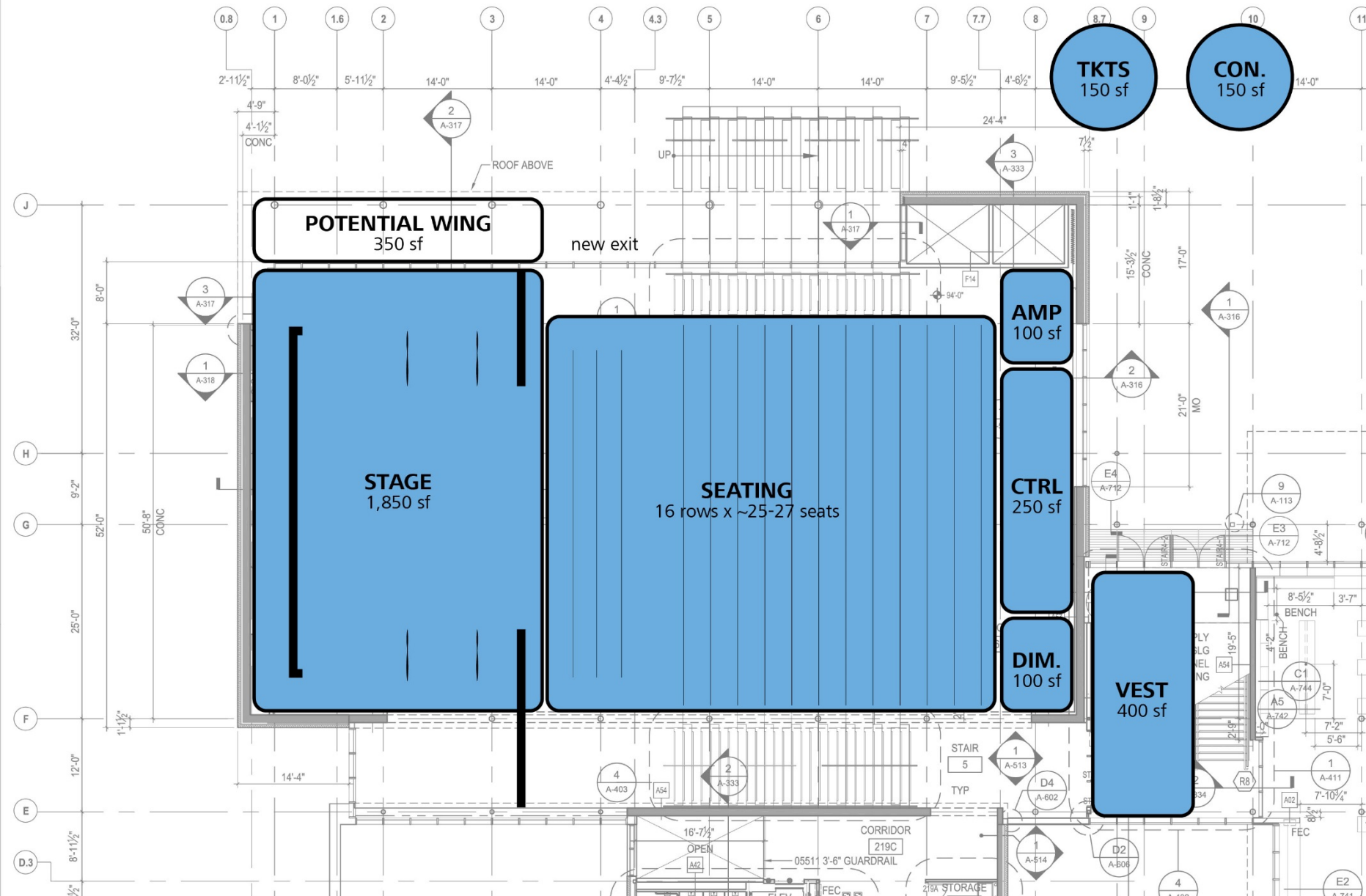


Theatre – Upper Level



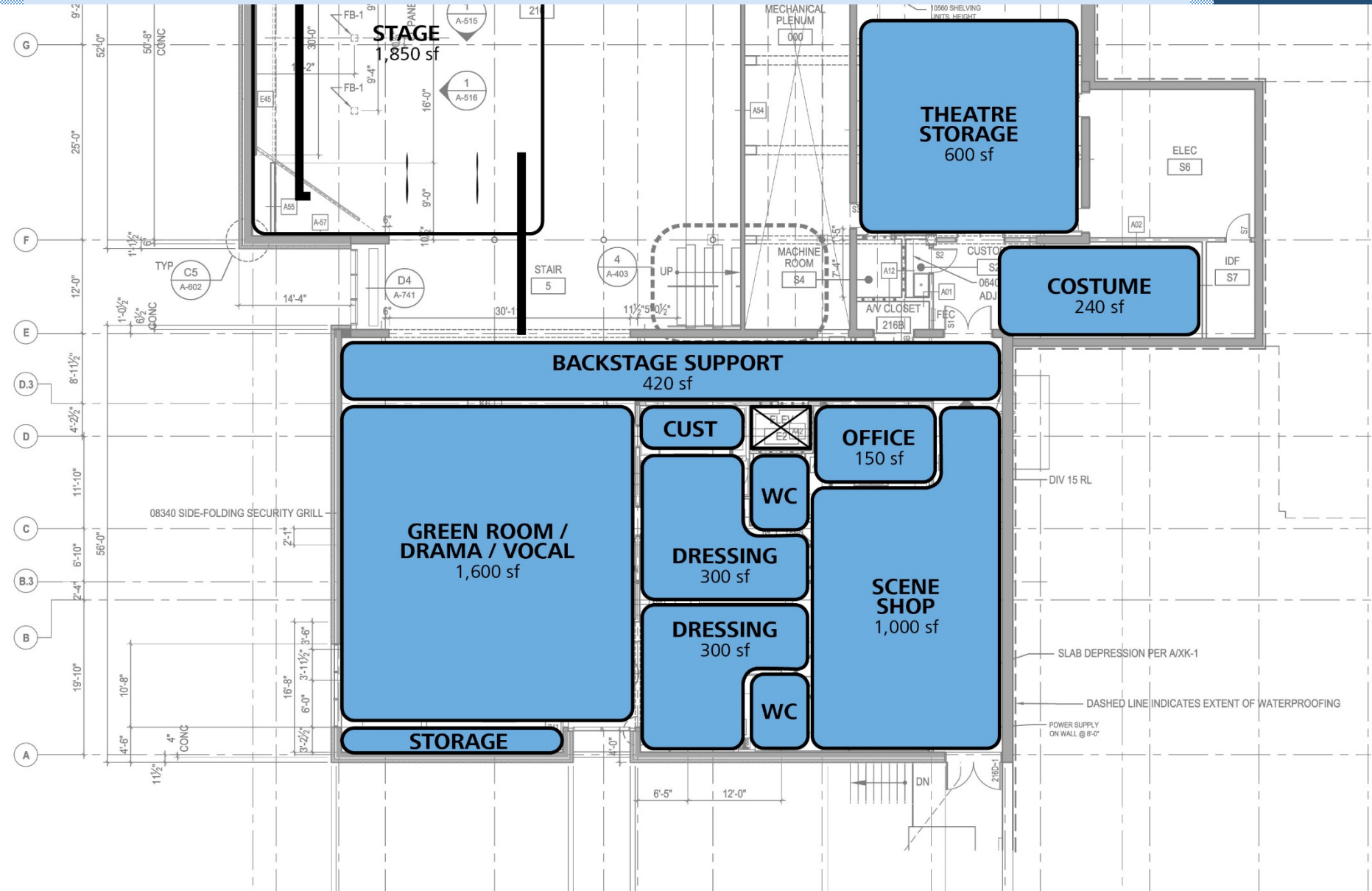
Theatre – Upper Level

100 Building
Updates



Theatre – Lower Level

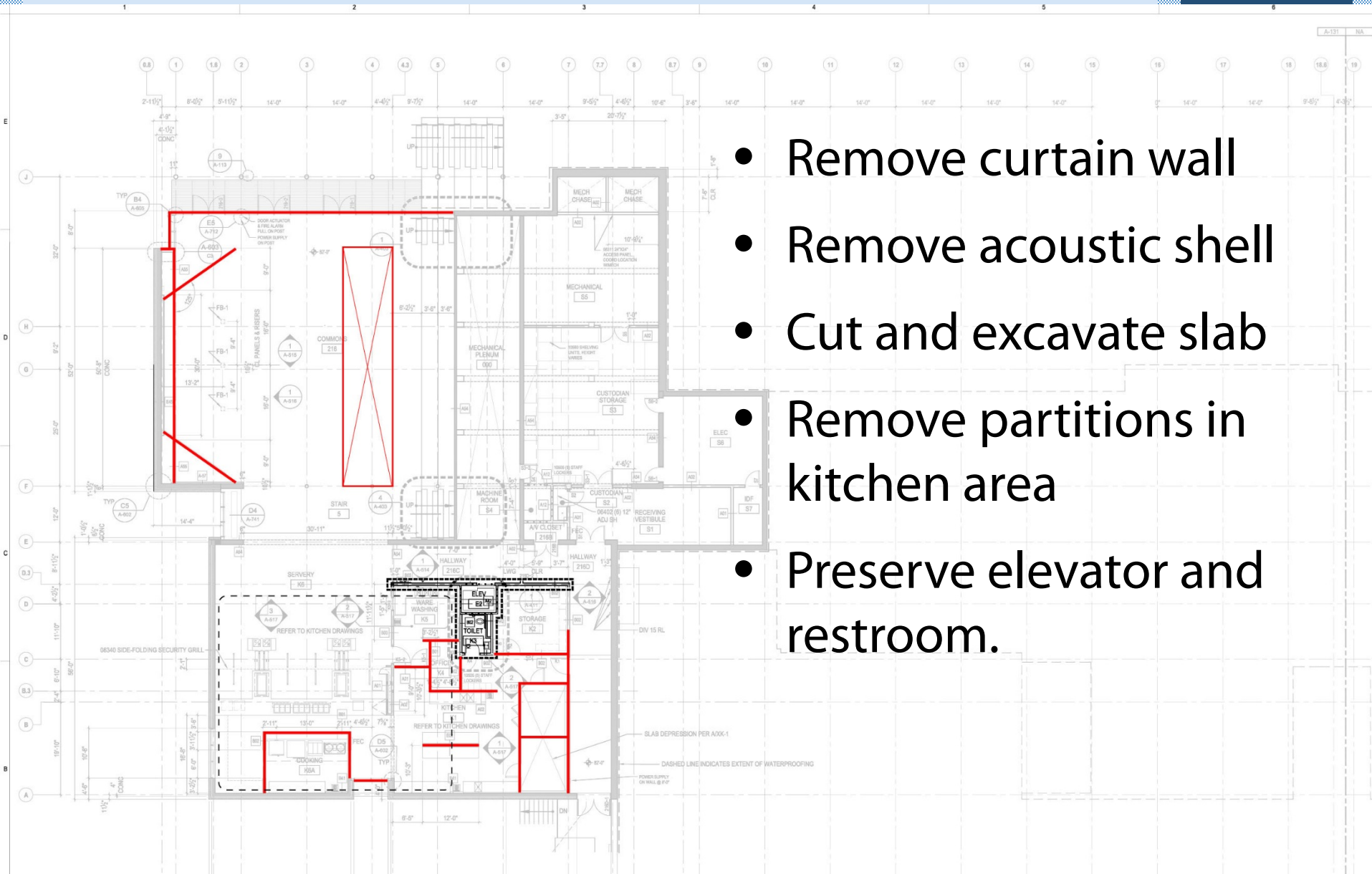
100 Building Update



200 Building Commons – Demo Scope

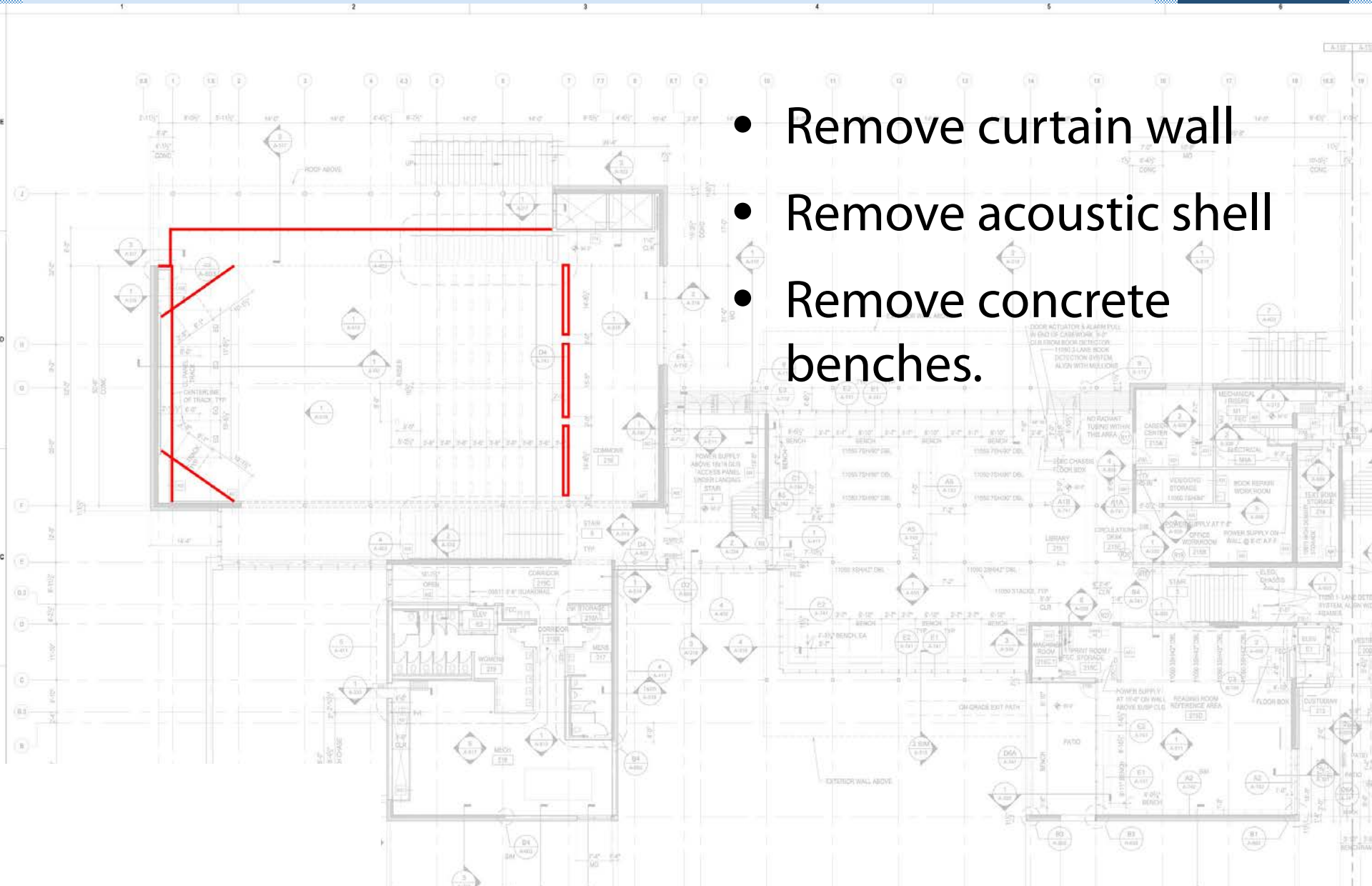
200 Building Update

- Remove curtain wall
- Remove acoustic shell
- Cut and excavate slab
- Remove partitions in kitchen area
- Preserve elevator and restroom.



200 Building Commons – Demo Scope

- Remove curtain wall
- Remove acoustic shell
- Remove concrete benches.



200 Building Theatre – New Scope

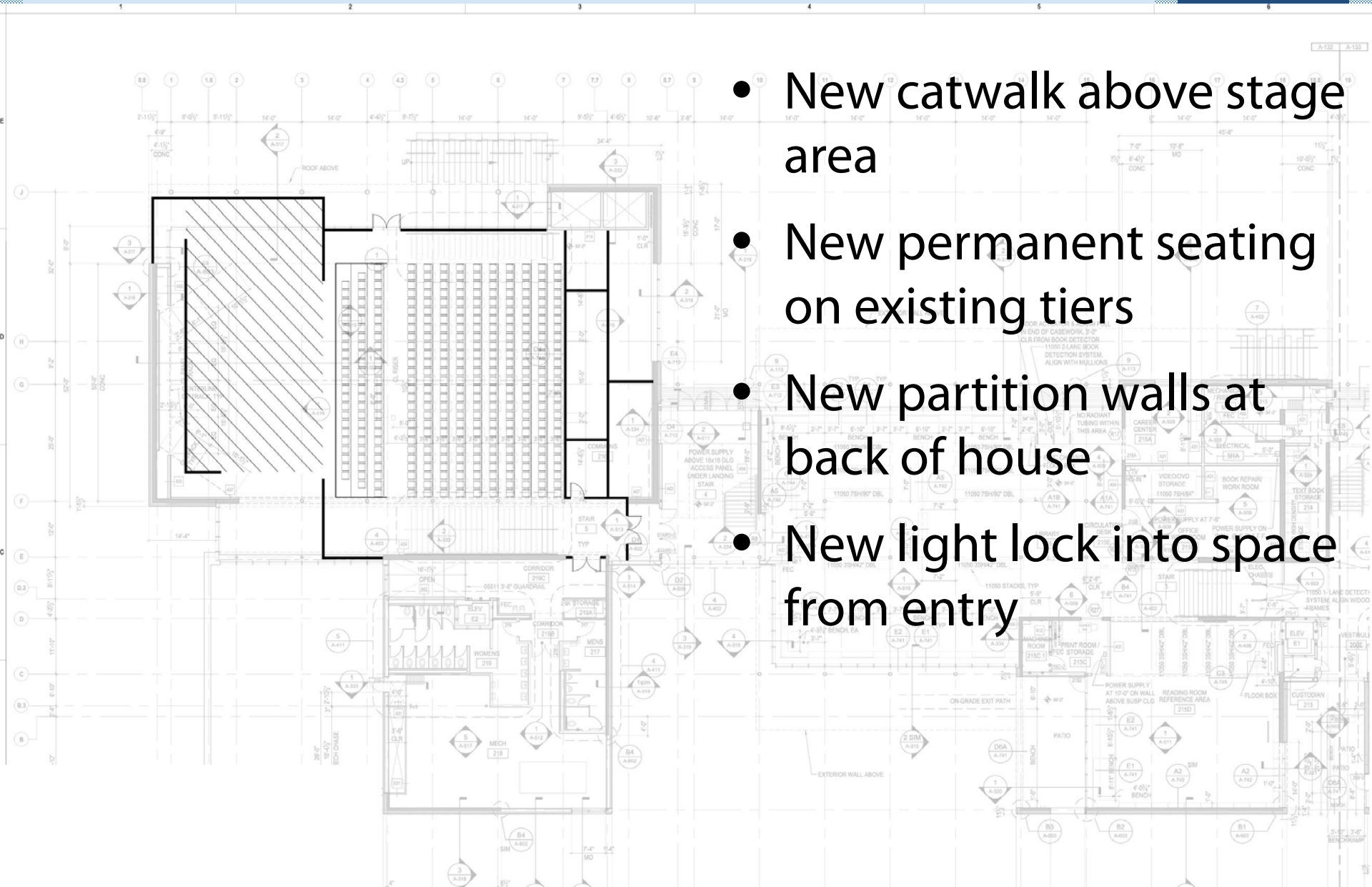
100 Building Update

-
- New concrete pit with removable tiers
 - New exterior wall
 - New proscenium and backstage passage
 - New partitions in support areas.
 - New single occupancy restroom.

200 Building Theatre – New Scope

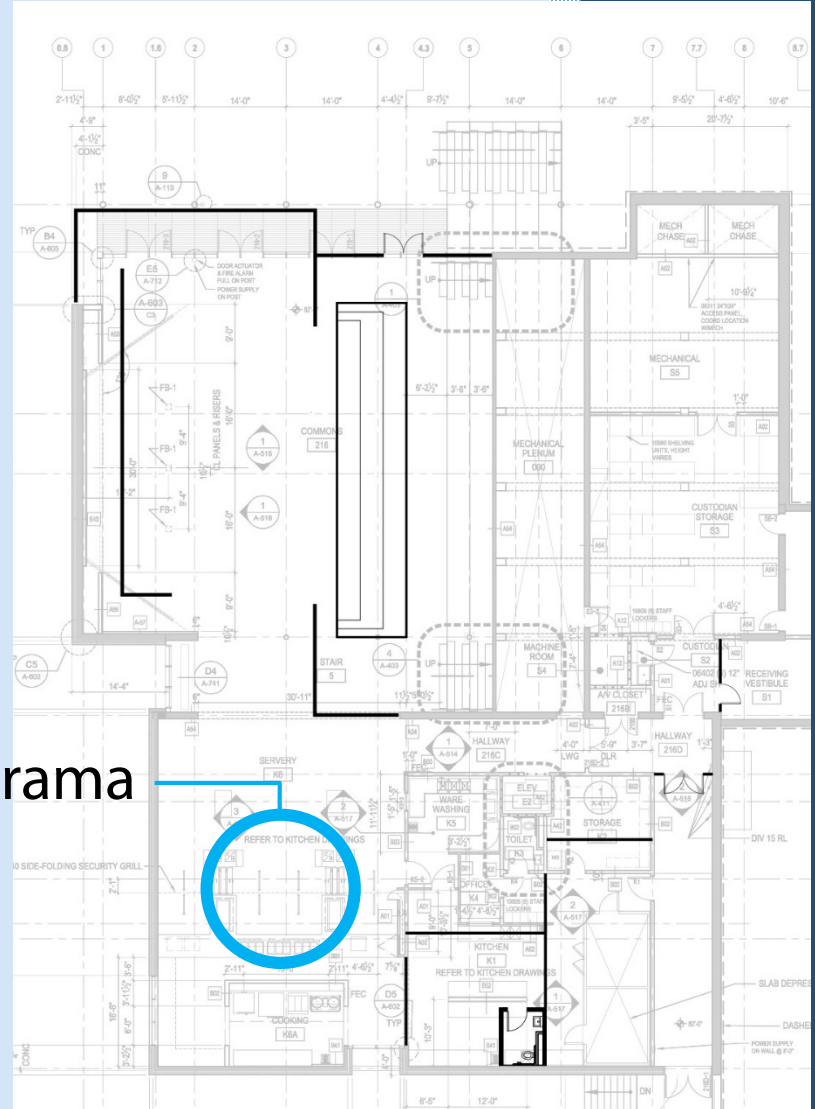
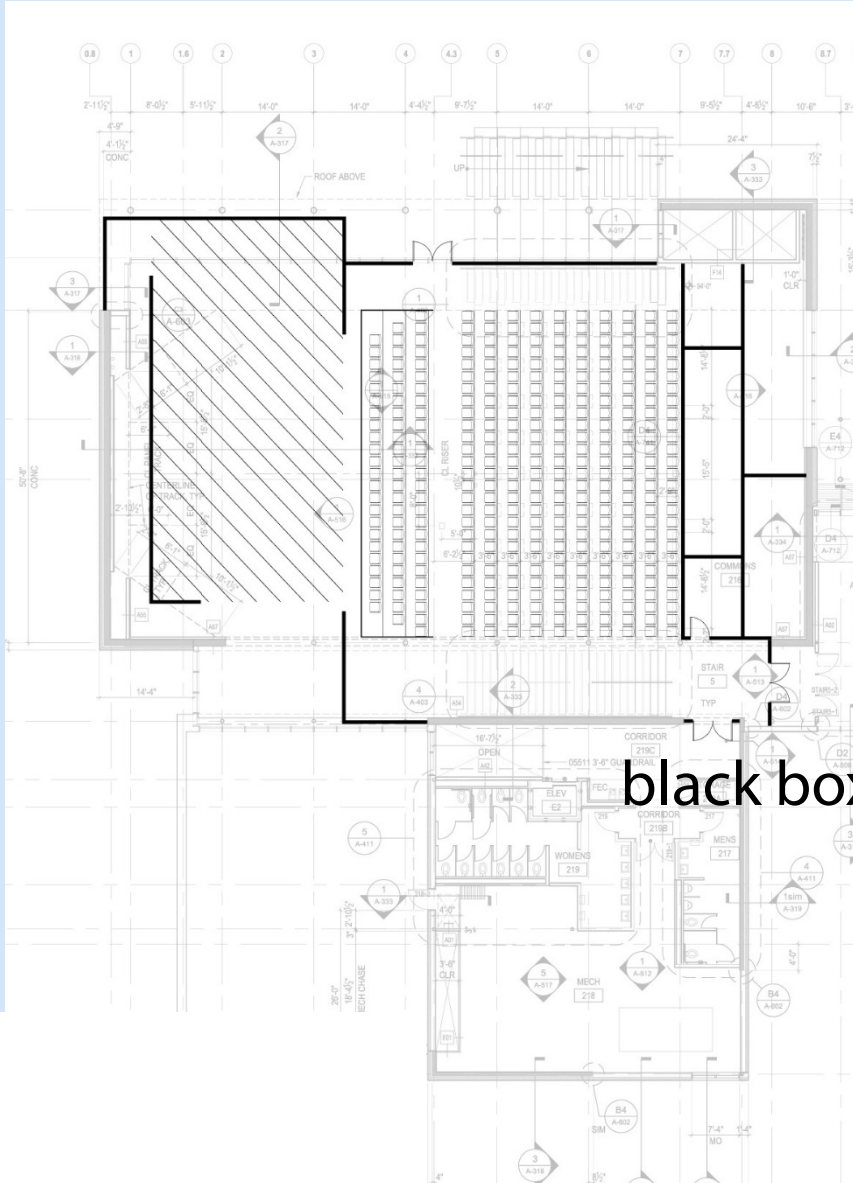
100 Building Update

- New catwalk above stage area
- New permanent seating on existing tiers
- New partition walls at back of house
- New light lock into space from entry

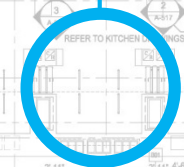


200 Building Theatre – Spaces Provided

ICC Building
Update



black box / drama



Performing Arts Program Elements

Teaching/Rehearsal: Drama Classroom

10 Building
Update

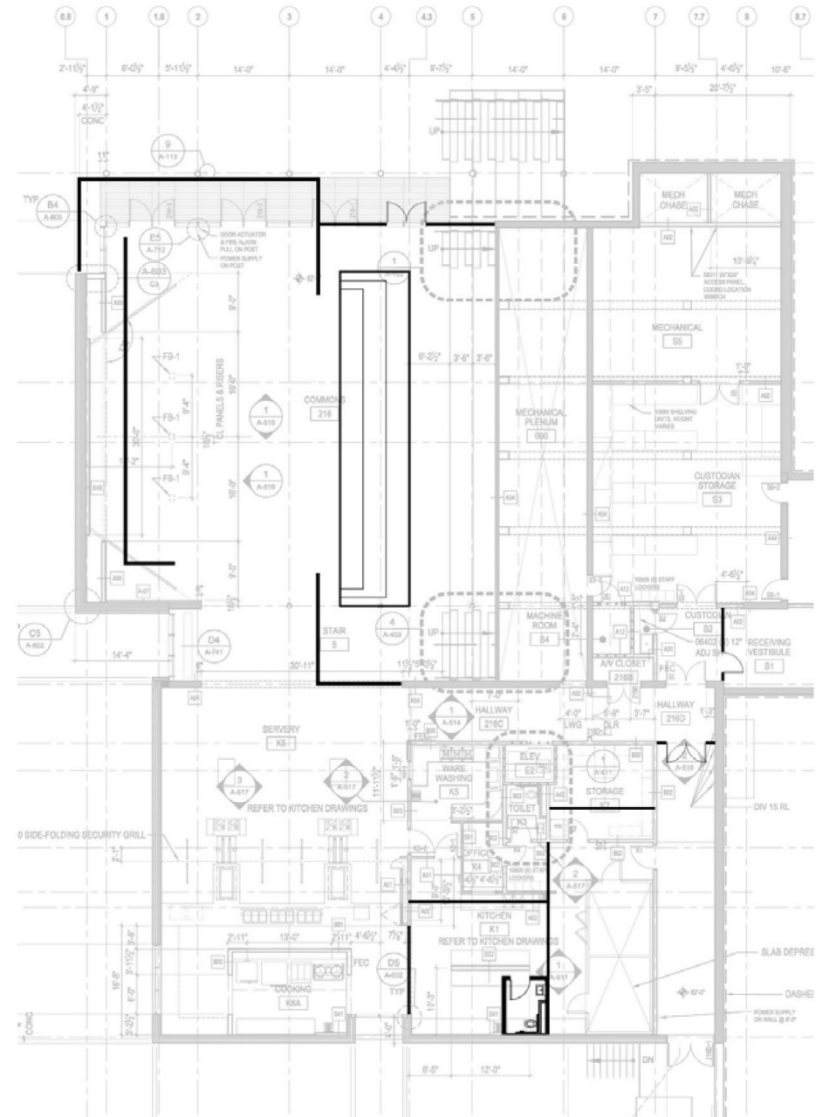
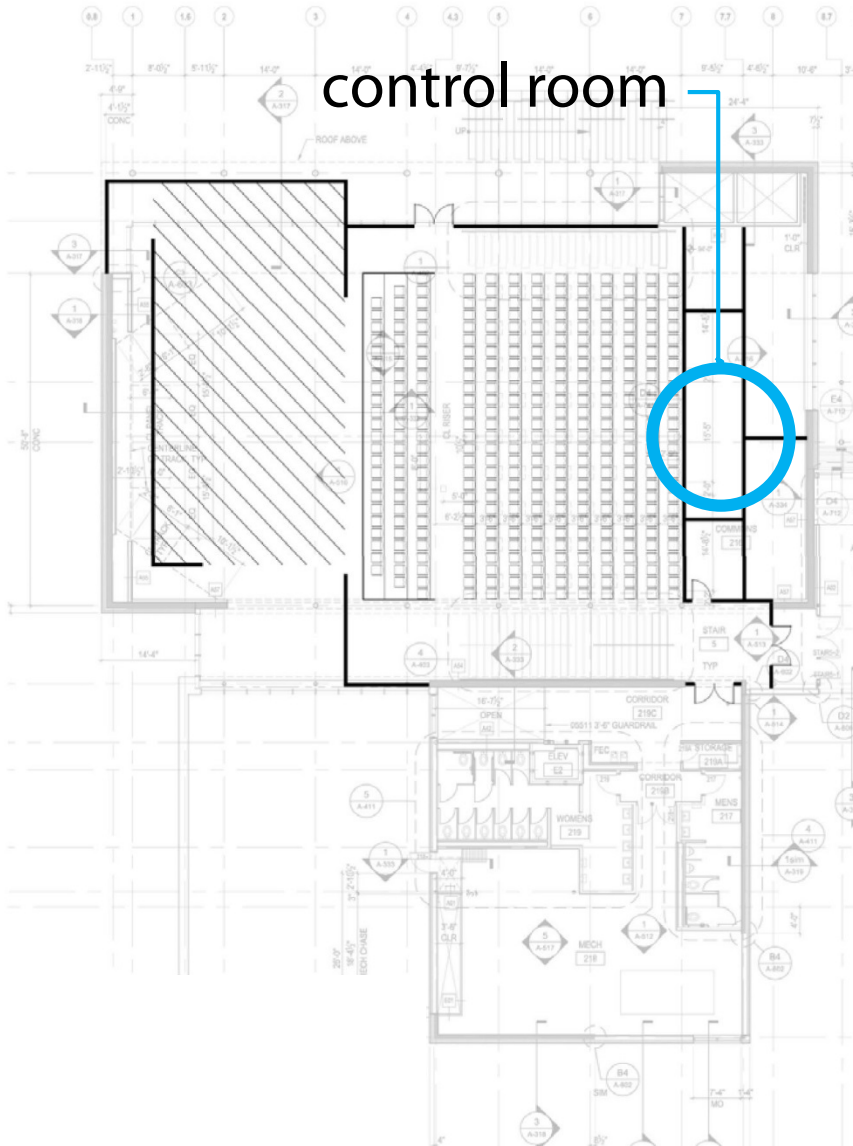


Teaching/Rehearsal: Studio Theatre

100 Building
Update



200 Building Theatre – Spaces Provided



Performing Arts Program Elements

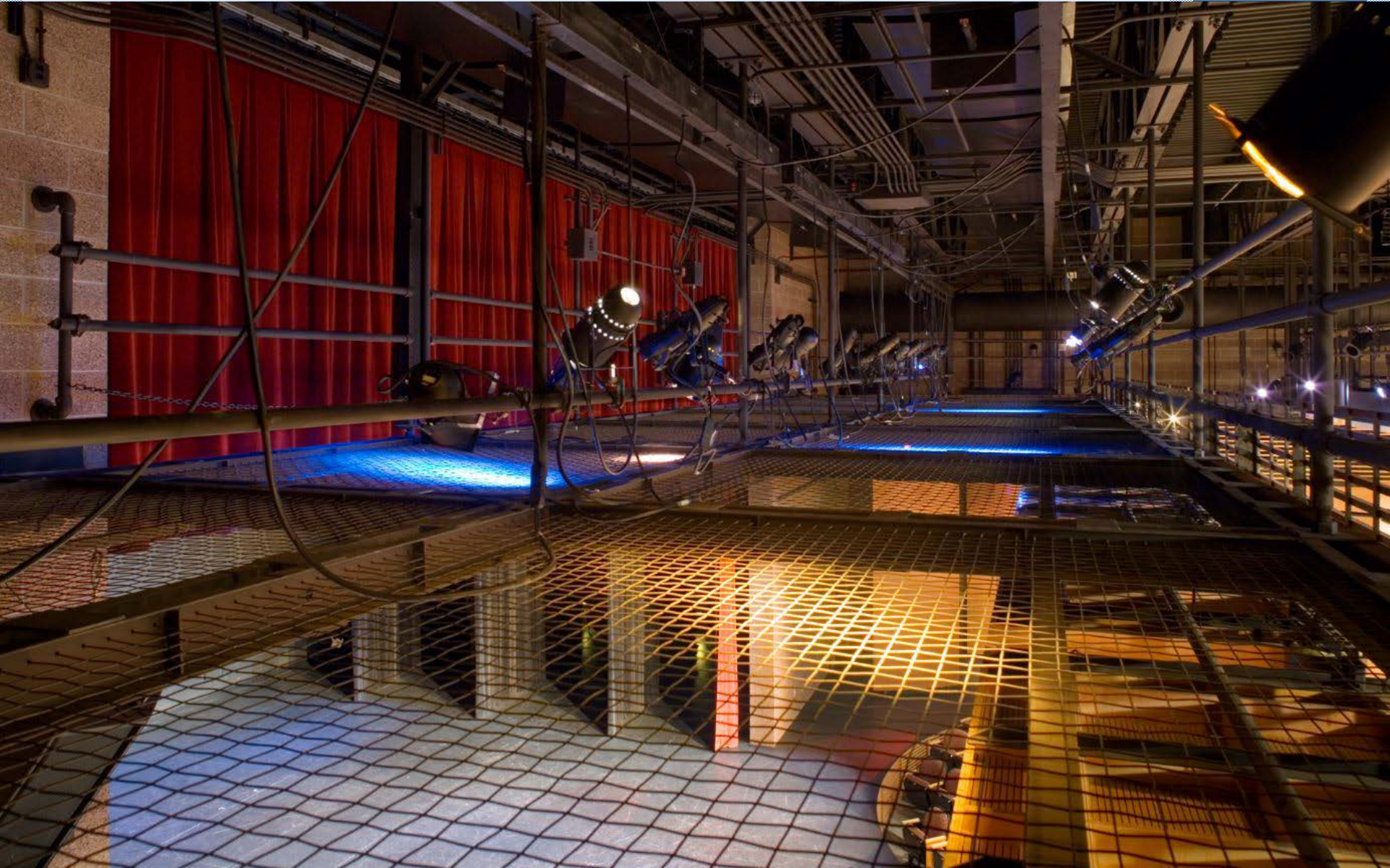
Technical Functions: Control Room

Building Update

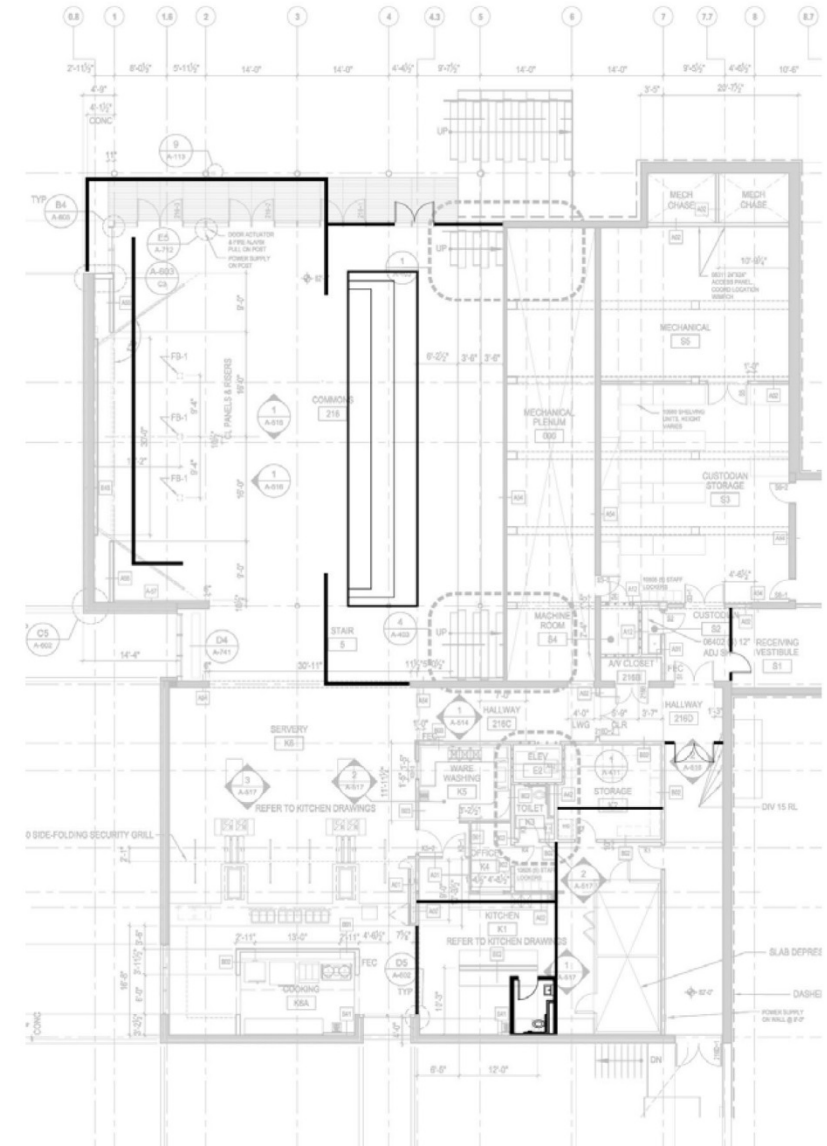
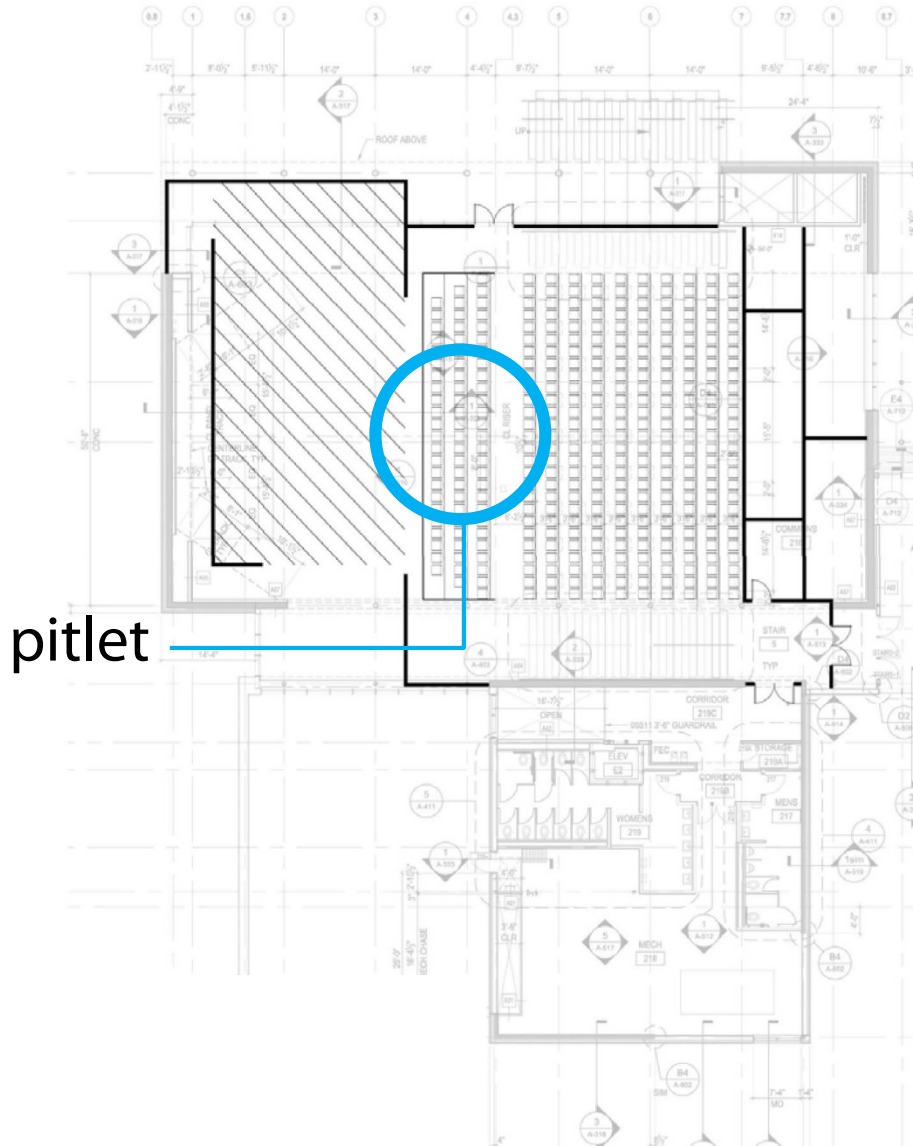


Auditoria Technical Functions: Overhead Support

10 Funding
update



200 Building Theatre – Spaces Provided

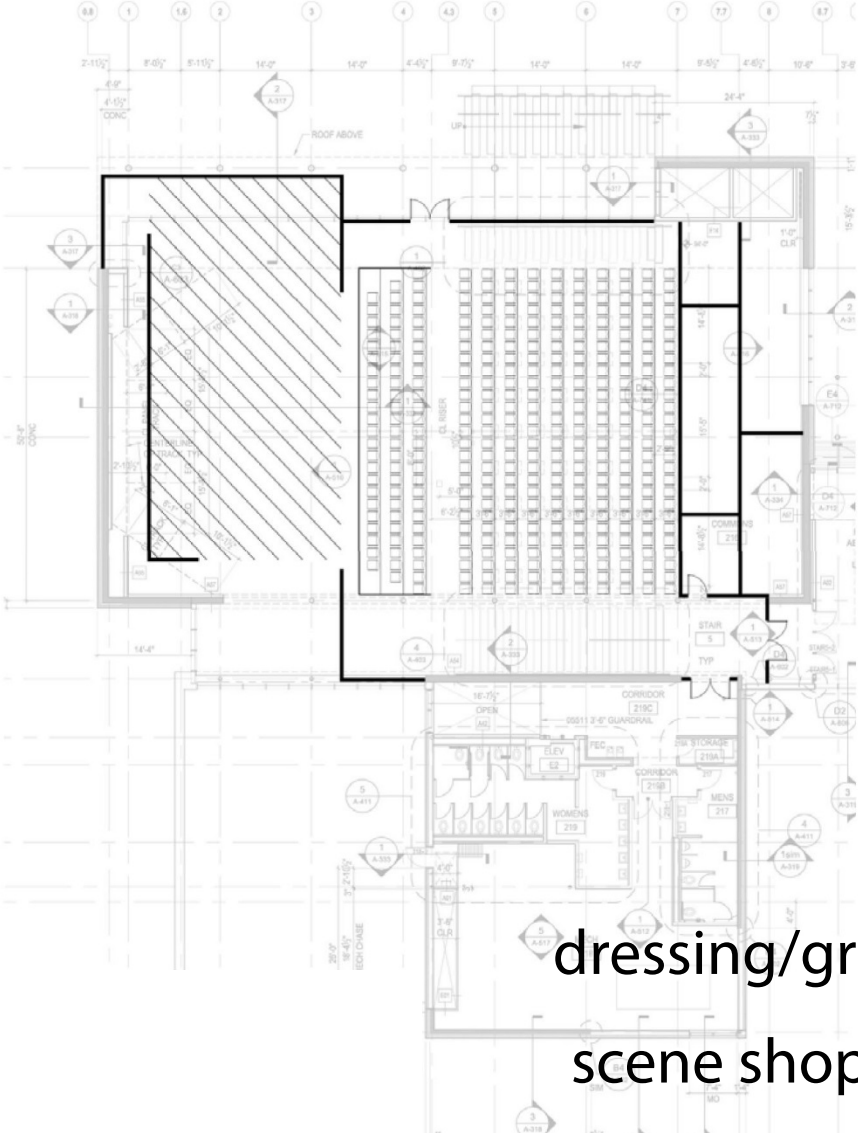


Technical Functions: 'Pitlet'

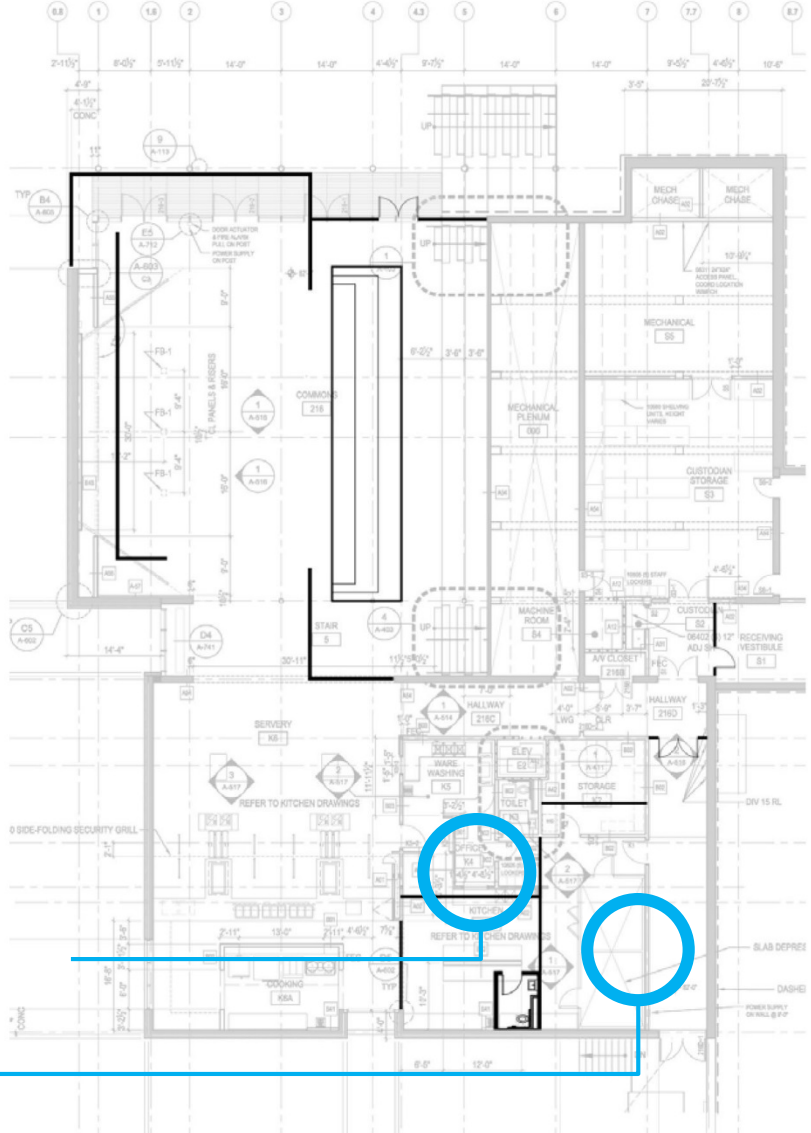
100 Building
Update



200 Building Theatre – Spaces Provided



dressing/green
scene shop



Performing Arts Program Elements

Shop: Scenery Construction

100 Building
Update



Performing Arts Program Elements

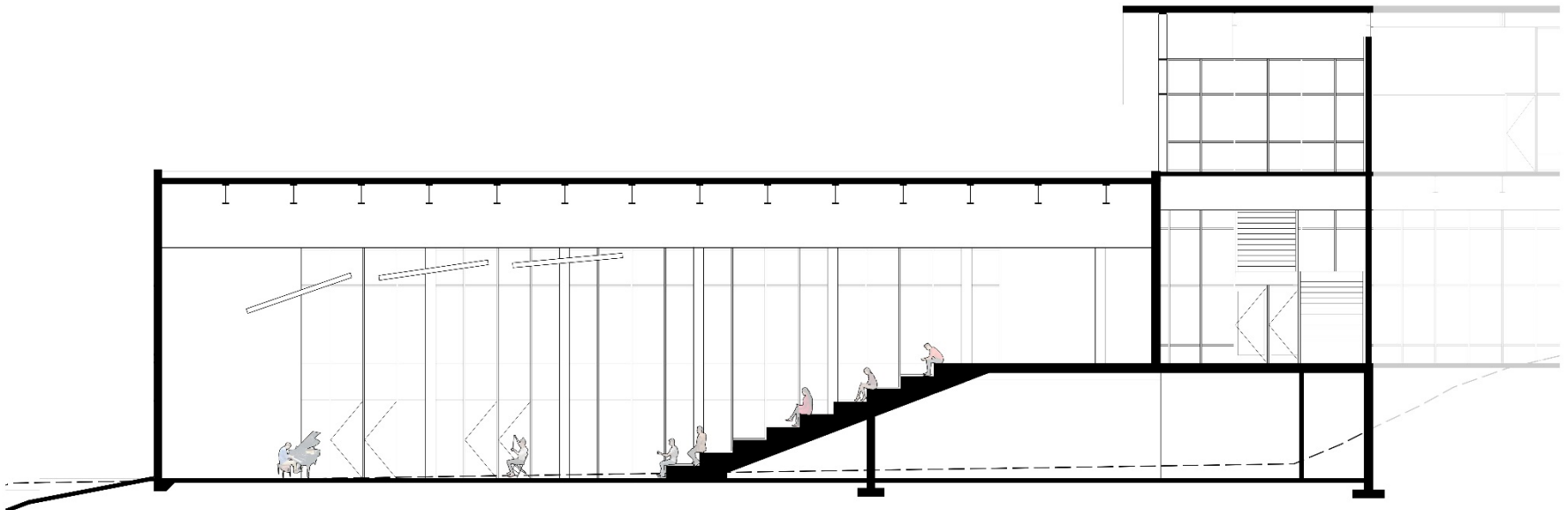
Backstage Make-up: Dressing, Green

110 Building
Update



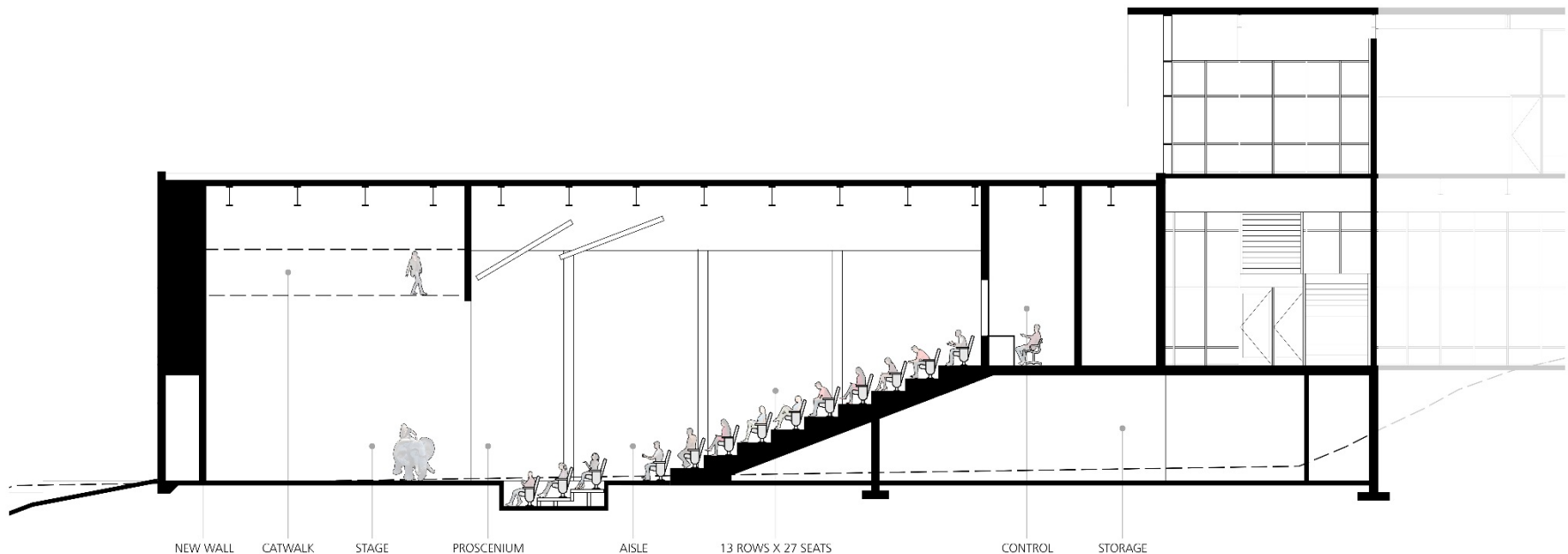
Commons - Existing

- 10 rows open risers, flat floor



Theatre – Seating Added

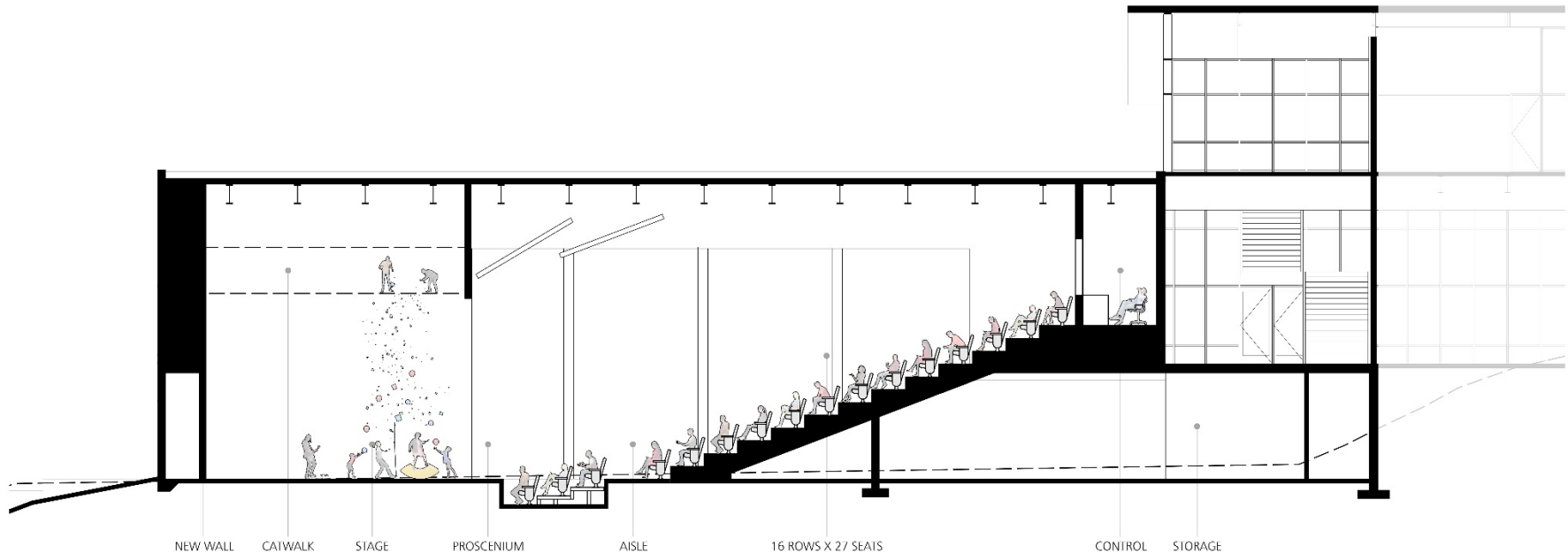
- 13 rows (~25-27 seats across) ~315-346



Theatre – Back Rows Added

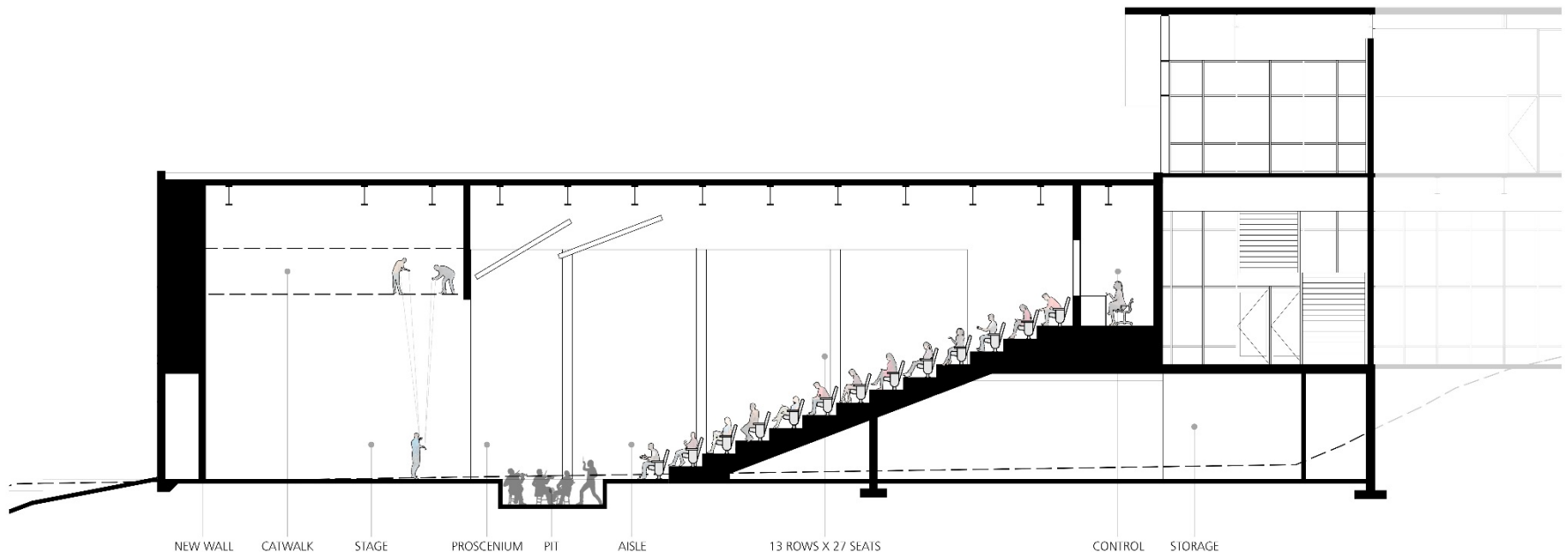
100 Building
Updates

- 16 rows (~25-27 seats across) ~390-420



Theatre – Orchestra ‘Pitlet’ w/ Back Rows

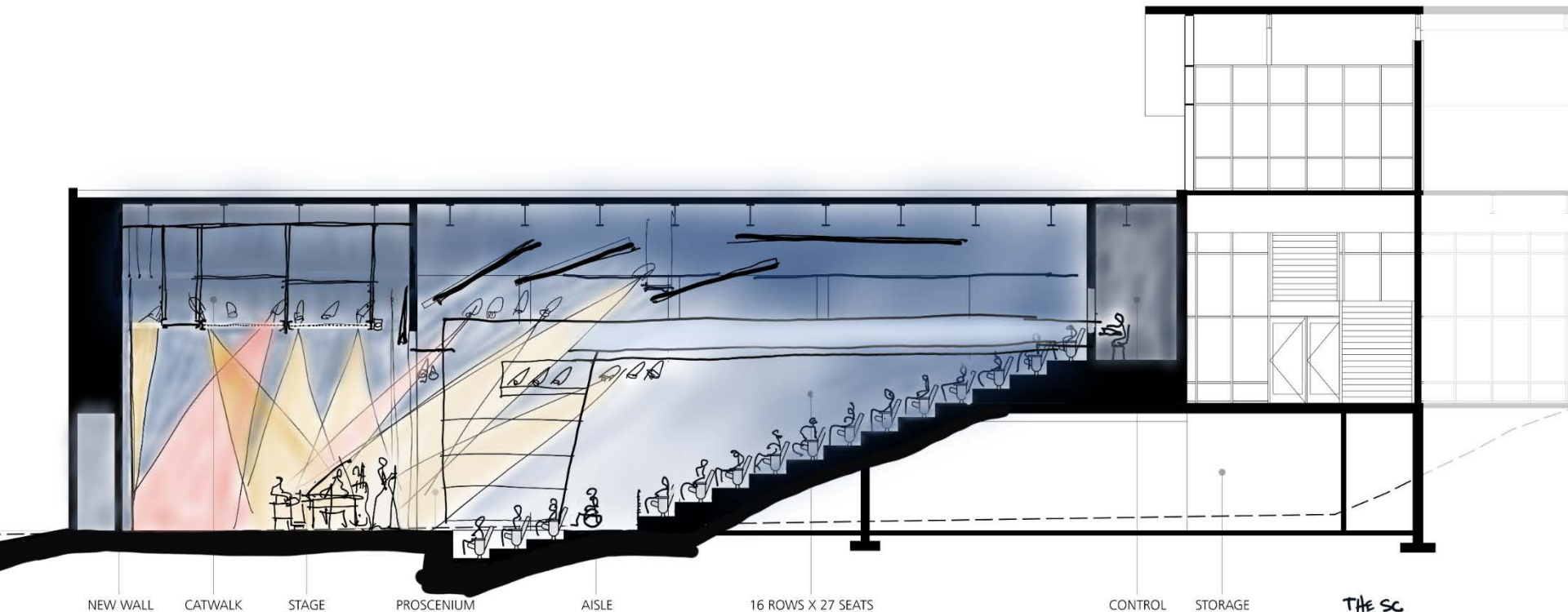
- 13 rows (~25-27 seats across) ~315-346



Theatre

100 Building Update

- 16 rows (~25-27 seats across) ~390-420



NEW WALL

CATWALK

STAGE

PROSCENIUM

AISLE

16 ROWS X 27 SEATS

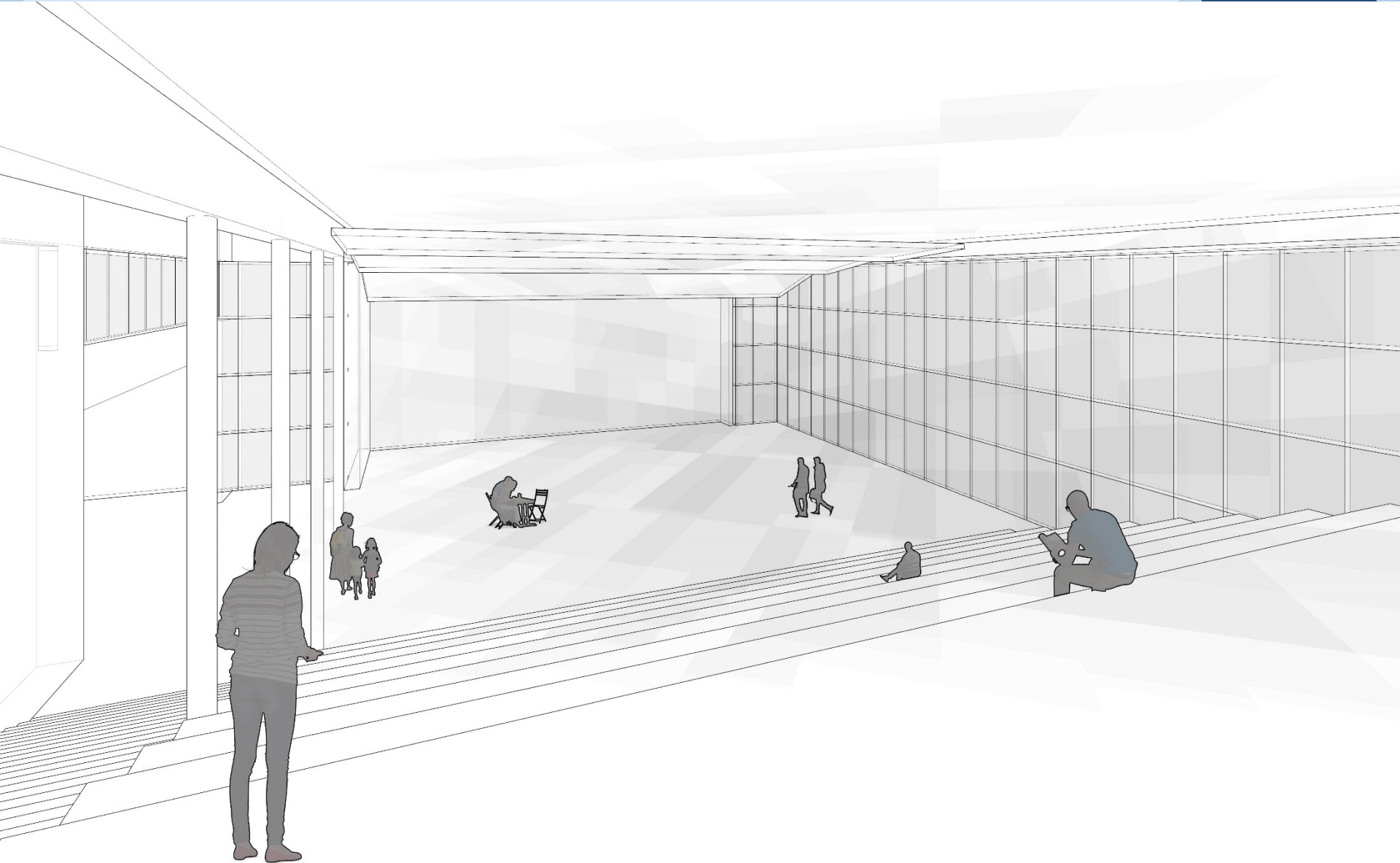
CONTROL

STORAGE

THE SC
Apr 5 4/6/18

200 Building Commons

100 Building
Update



200 Building Commons As Theater

100 Building
Update



Capital Projects :: BHS 100 Building Update

2016 Budget Overview


BHS 100
Building
Update

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Bond Estimate

BHS 100
Building
Update

		DRAFT		BAINBRIDGE SCHOOL DISTRICT BAINBRIDGE HIGH SCHOOL BUILDING 100 REPLACEMENT Bond Estimate Update MARCH 27, 2018 Updated April 1st, 2018	
Performing Arts Renovation at Bldg 200	14,190	SF	\$ 240	\$ 3,402,762	
Theater Equipment/Lighting/Seating	1	LS	2,150,000	\$ 2,150,000	
Music/CTE/Commons/Kitchen Addition	34,190	SF	\$ 370	\$ 12,650,300	
SPED Renovation at Bldg 300	4,900	SF	233	\$ 1,141,700	
Bainbridge Youth Services TI (Bldg 200)	1,225	SF	233	\$ -	
Demo/Abatement Bldg 100/600	44,312	SF	\$ 14.25	\$ 631,446	
Sitework Allowance 2.5 Acre	2.5	AC	\$ 750,000	\$ 1,875,000	
Total Construction Cost March 2018				\$ 21,851,208	
Escalation to May 2019 (5% per yr) @ 5.88%				\$ 1,284,851	
Total Construction Cost May 2019 (Design/Bid/Build)				\$ 23,136,059	
Project Development/Soft Costs @ 48.2%				\$ 11,151,580	
Total Project Cost				\$ 34,287,639	
Bid Climate/Low Competition Premium 10% on Const. Cost				\$ 2,313,606	
Total Project Cost w/Market Premium				\$ 36,601,245	
Estimate assumes existing infrastructure/building services at Bldg 200, 300, 400 & 500 are adequate to support renovation, new program. Estimate assumes kitchen/food service in Bldg 200 or 100 is NOT available during construction and renovation					
Exclusions: Premiums for Alternative Contracting (GC/CM) Allow 10% of Construction Cost + Soft Costs Additional Parking Lots and Re-construction of lots beyond 2.5 Acre of Project Site Campus Wide Storm and Water Quality Upgrades Re-roofing and Exterior Wall/Thermal Upgrades to Bldg 200 Seismic, Structural, Code Upgrades to Bldg 200					

Page 1

Capital Projects :: BHS 100 Building Update

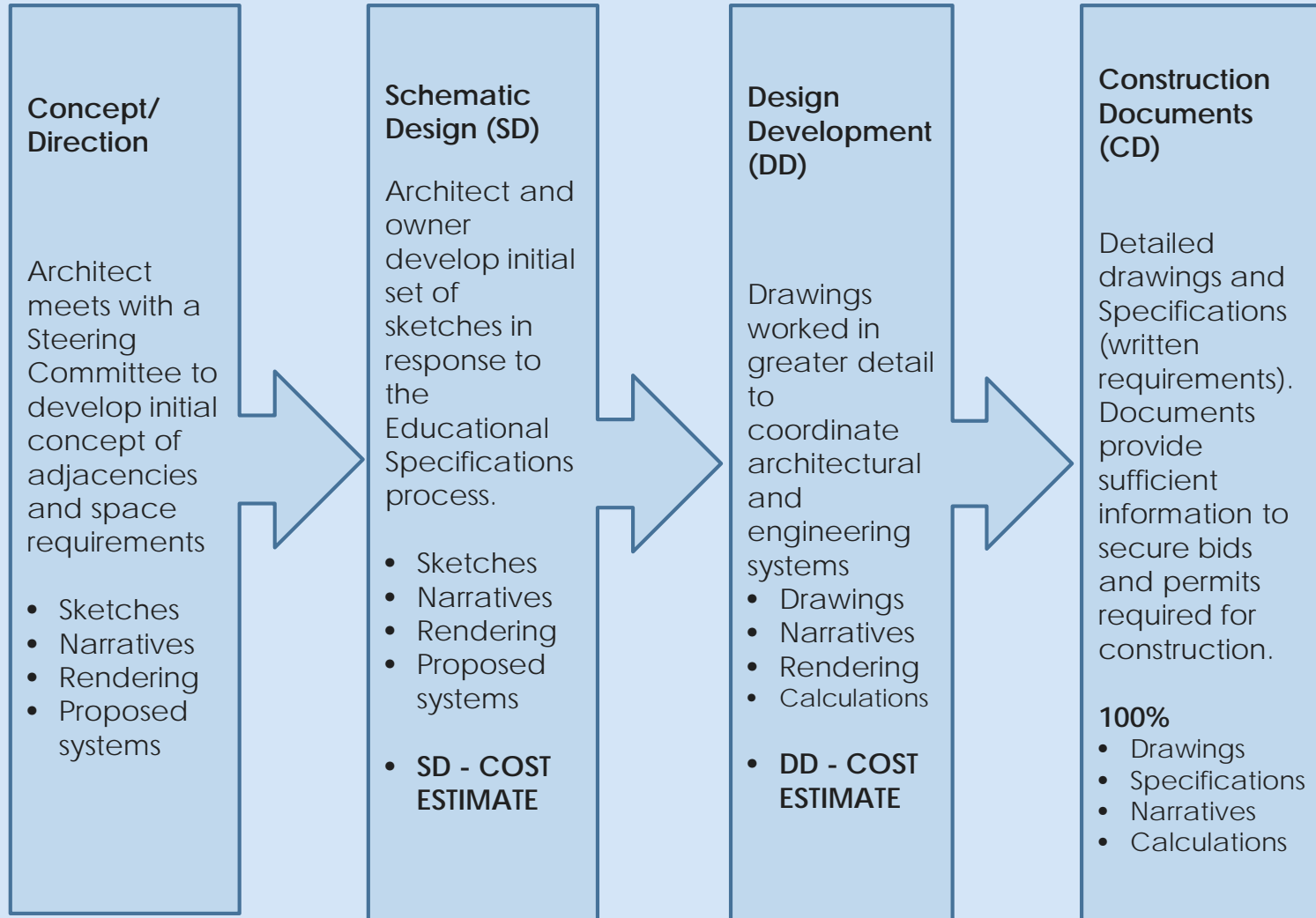
2016 Budget Overview

BHS 100
Building
Update

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BHS 100 Building Board Approvals



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2016 Budget Overview

100 Building
Update

Next Steps

Concept - Board Approval (5/10)

Finalize Educational Specifications

Conditional Use Permit

Phasing Schedule | Cost Estimates

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Capital Projects :: BHS 100 Building Update

Theater Options



**BAINBRIDGE SCHOOL DISTRICT
BAINBRIDGE HIGH SCHOOL
BUILDING 100/600 REPLACEMENT
MASTER PLAN ESTIMATE
NOVEMBER 2015**

	April 2015 Construction Cost	Non Construction Related Costs (48.2%) April 2015	Project Cost Escalated to 2017 Bid 8.7%	Project Cost Escalated to 2018 Bid 13%
Model Program 46,385				
Performing Arts 600 Seat (20,260 SF)	\$ 7,090,300			
Music/Arts/Spec. Ed/CTE (26,185 SF)	\$ 8,490,625			
Performing Arts Equipment Allowance	\$ 2,000,000			
Demo/Abatement Bldg 100/600	\$ 553,900			
Sitework Allowance 2.5 Acre	\$ 1,125,000			
Sub-Total Construction Cost	\$ 19,259,825			
Island Premium 5%	\$ 962,991			
Total Construction Cost April 2015	\$ 20,222,816	\$ 29,970,214	\$ 32,577,622	\$ 33,866,341

Refer to General Summary Sheet for Explanation of Assumptions, Project Development Costs and Escalation Rates

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Theater Options

100 Building
Update

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Questions