mahlum

11 OCTOBER 2018
SCHEMATIC DESIGN

BHS Building 100 Replacement

BAINBRIDGE ISLAND
SCHOOL DISTRICT No. 303
STRONG MINDS, STRONG HEARTS, STRONG COMMUNITY

PROJECT REVIEW

2016-2018

Oct – Oct	Ed Spec

2018

May-Oct	Schematic Design
September	GCCM Approval
October	Ed Spec Approval
October	Schematic Design Approval
Oct-Dec	Design Development

2019

January	Design Development Approval
Jan- Aug	Construction Documents
August	Construction Documents Approval
April – August	SPED Renovation Construction
July – August	Demolition of Building 100
September	Building 100 Construction begins
September	Building 300 Substantial Completion

PROJECT REVIEW

2020

February	Building 200 Construction Begins
November	Building 100 and 200 Construction Completed
December	Building 100 and 200 Substantial Completion

CONSULTANTS

ARCHITECT
Mahlum

GENERAL CONTRACTOR | CONSTRUCTION MANAGER (GCCM)
FORMA Construction

STRUCTURAL ENGINEER
PCS

LANDSCAPE ARCHITECT
Cascade Design Collaborative

ACOUSTICAL ENGINEER
Stantec

MECHANICAL ENGINEER
Metrix Engineers

GEOTECHNICAL ENGINEER
Aspect Consulting

THEATER CONSULTANT
The Shalleck Collaborative

ELECTRICAL ENGINEER
BCE Engineers

SURVEYOR
AGO Land Surveying

KITCHEN CONSULTANT
JLR Design Group

CIVIL ENGINEER
LPD Engineering

COST CONSULTANT
Robinson Company

BISD DESIGN STANDARDS

:: 50+ Year buildings
:: Low emitting materials
:: Low maintenance, healthy materials
:: Natural daylight
:: LED lighting
:: Lighting controls
:: Indoor air quality
:: Future ready technology
:: Energy efficient windows
:: Low Impact Development (LID)
:: CPTED Safety and Security

PROJECT DESCRIPTION

A new centralized commons will bring student dining to the heart of campus, enhancing safety and security, while greatly expanding project work space for CTE, Fine Arts and Music programs housed in the modern Building 100. The existing Building 200 commons will be transformed into a Theater, with full technical support. The SPED programs displaced by the demolition of the existing Building 100 will be embedded with classrooms in renovated space within the Building 300.

PROJECT SCOPE

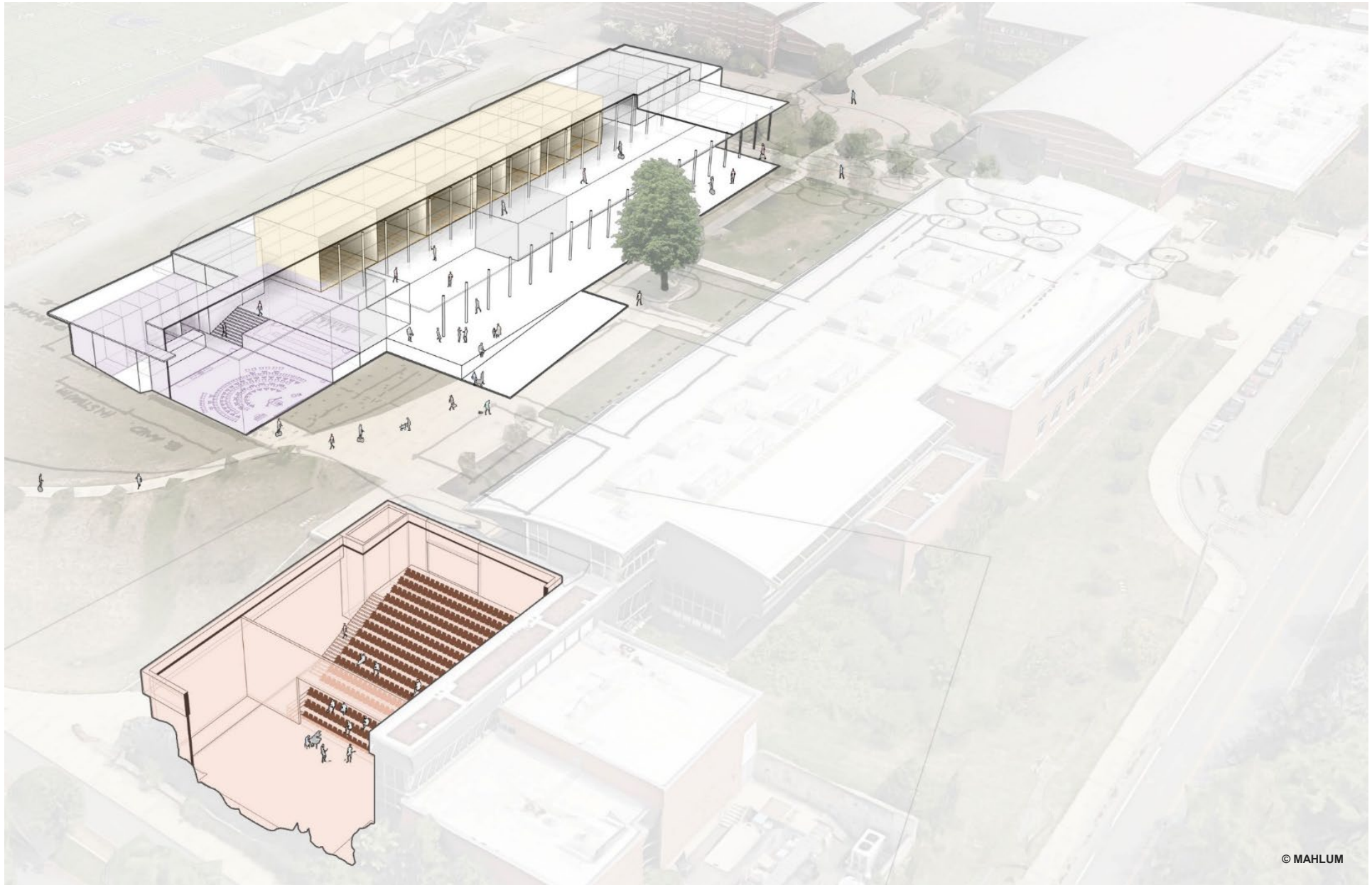
Site Area (acres) : 2.5 - 3.4
Building 100, New (GSF): 35,688 SF, plus 8,967 SF covered exterior dining | work space
Buildings 200|300, Renovated (GSF): 15,833 SF (200) plus 4,364 SF (300)

PROJECTED CONSTRUCTION TIMELINE:

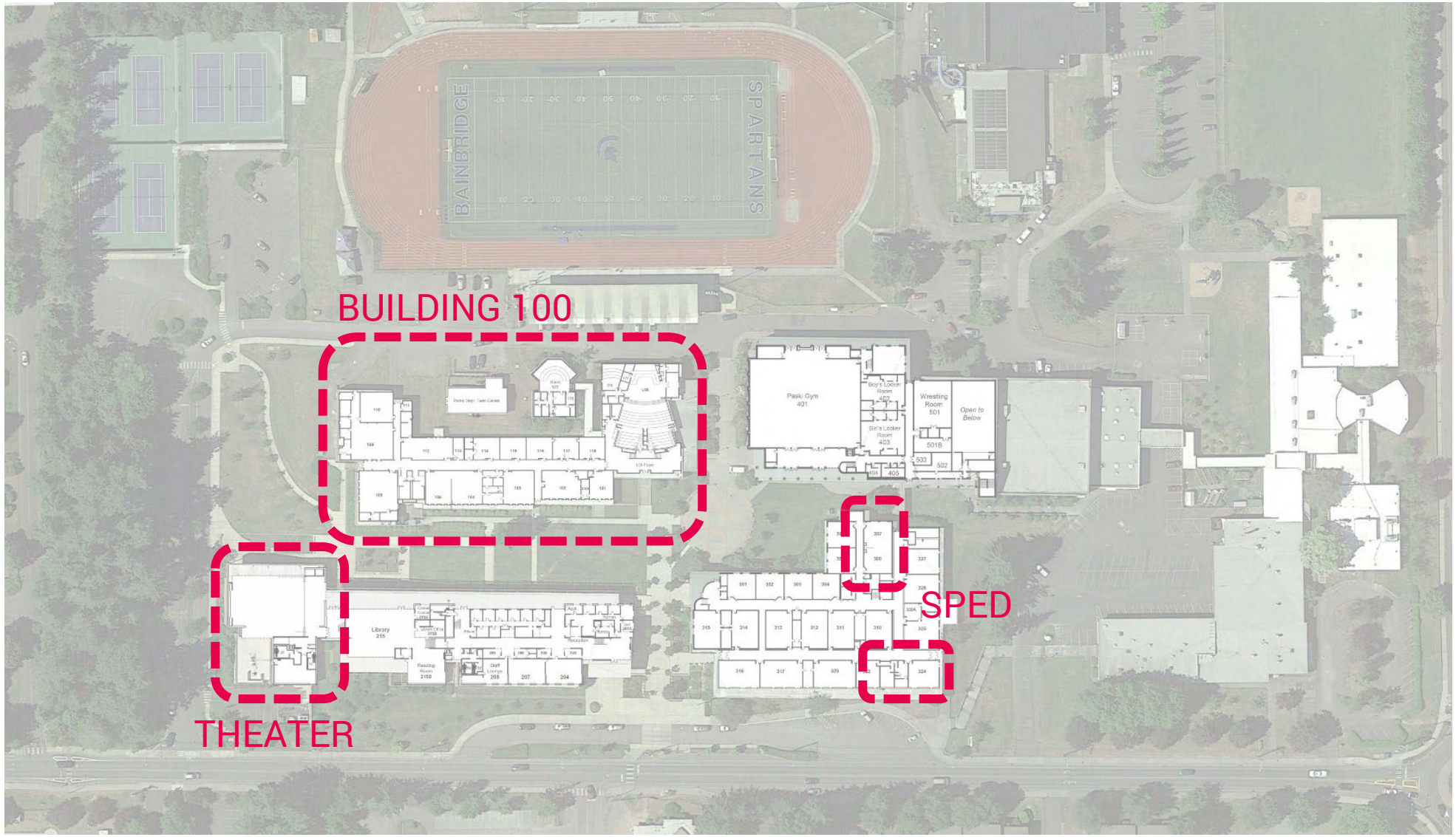
Summer 2019 (Building 300, SPED)
July 2019 – December 2020 (Building 100 and Building 200, Theater)

PROJECTED COMPLETION December 2020

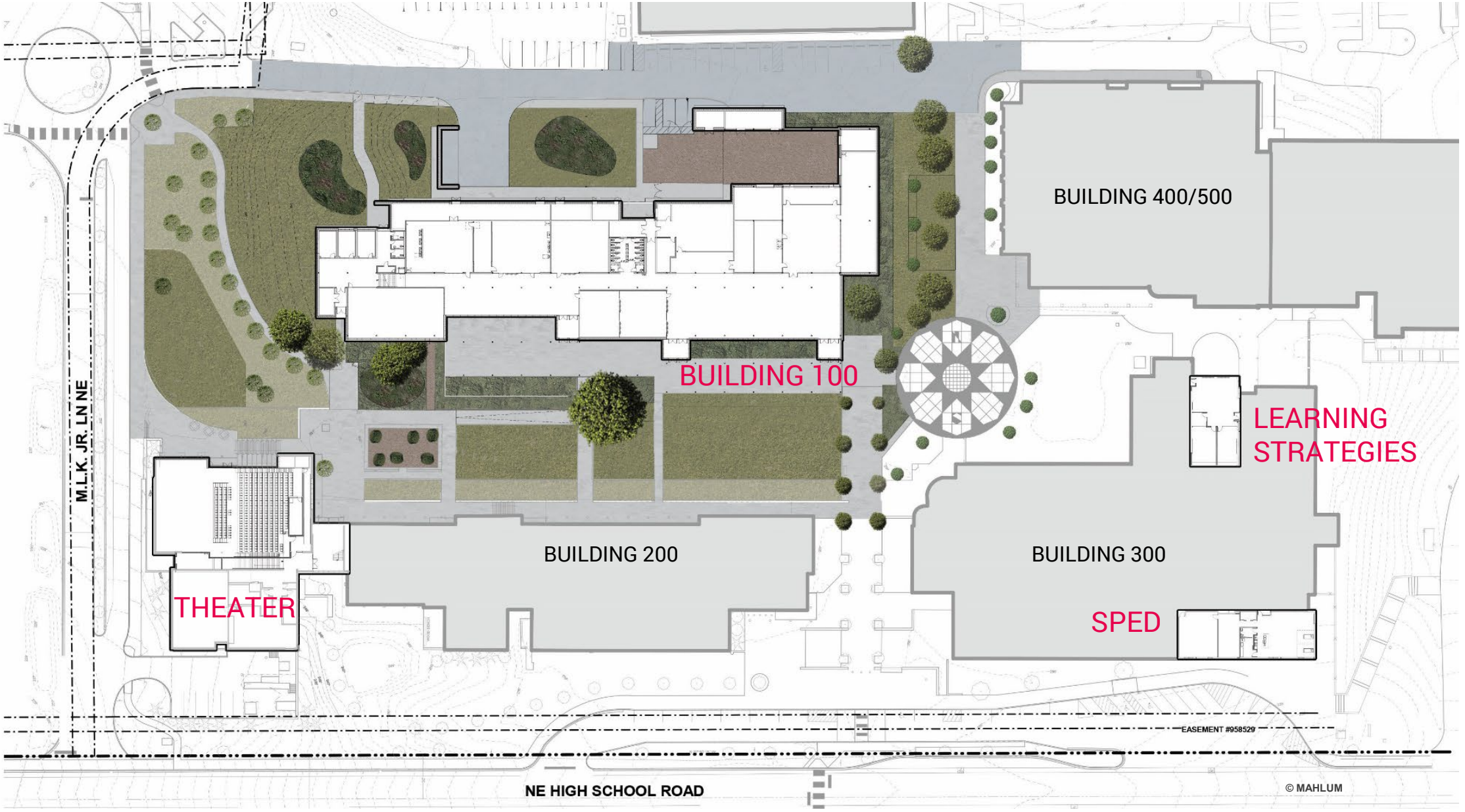
Building 100 Replacement :: Concept



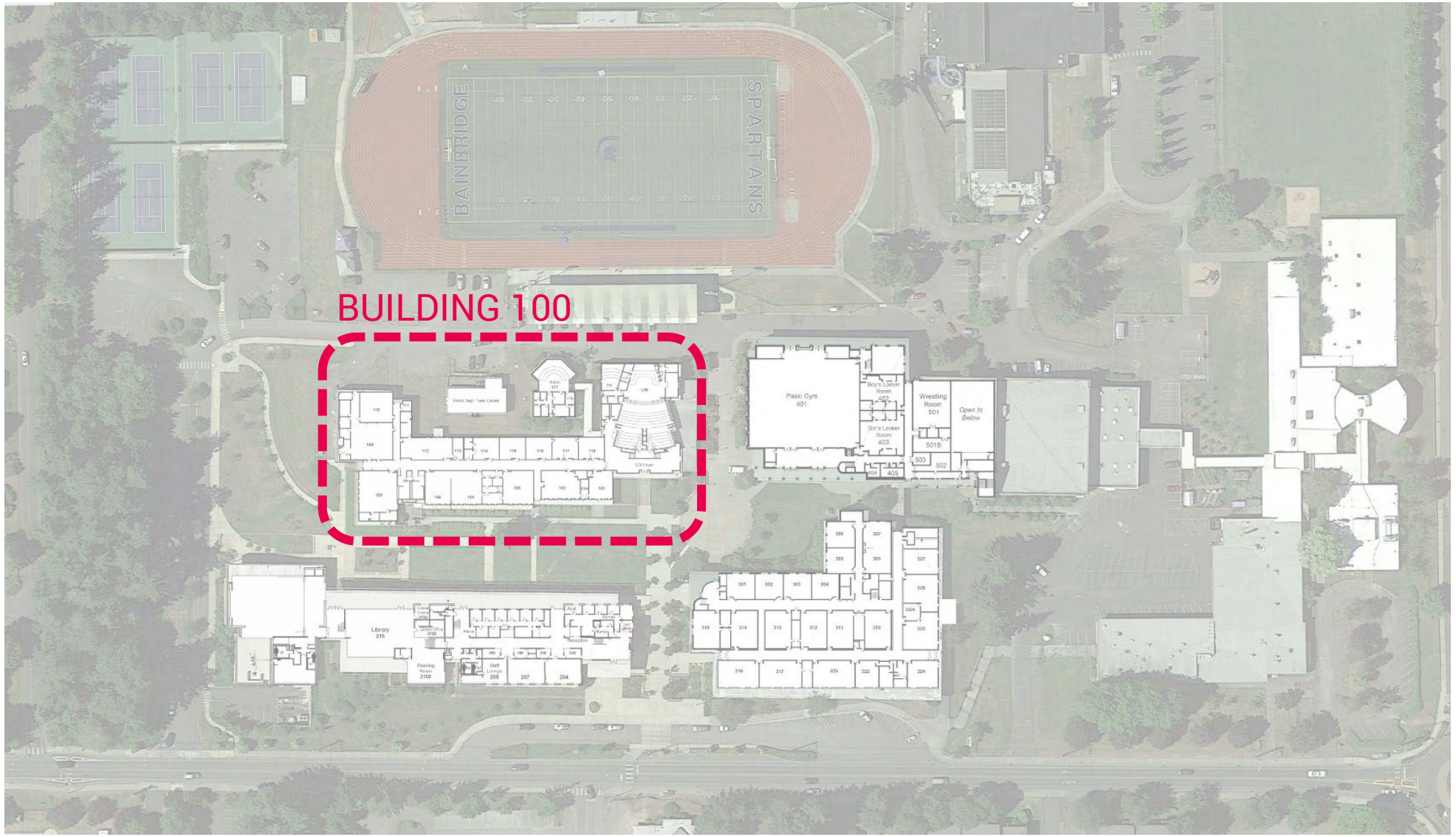
Building 100 Replacement :: Scope of Work



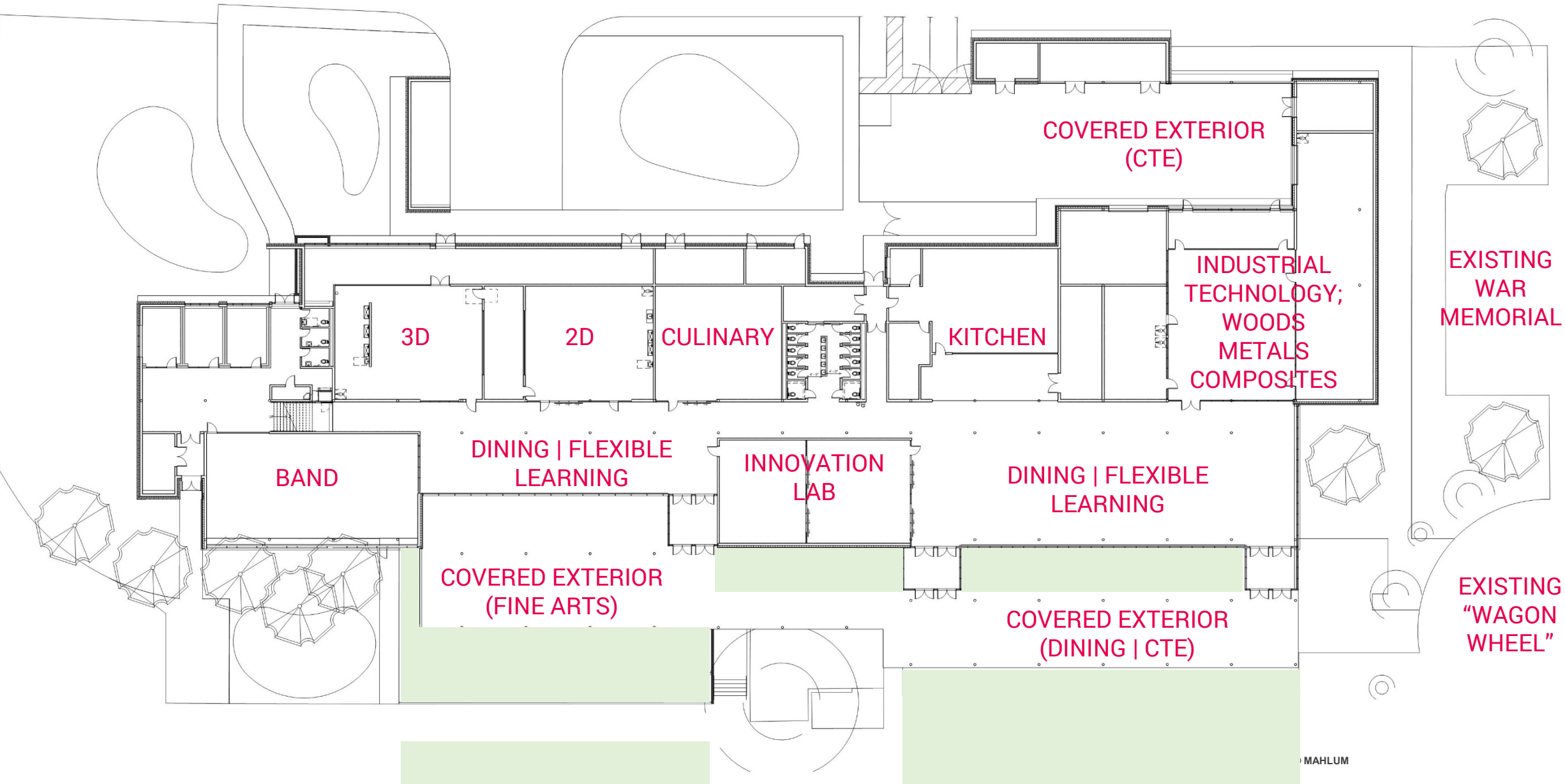
Building 100 Replacement :: Site Plan



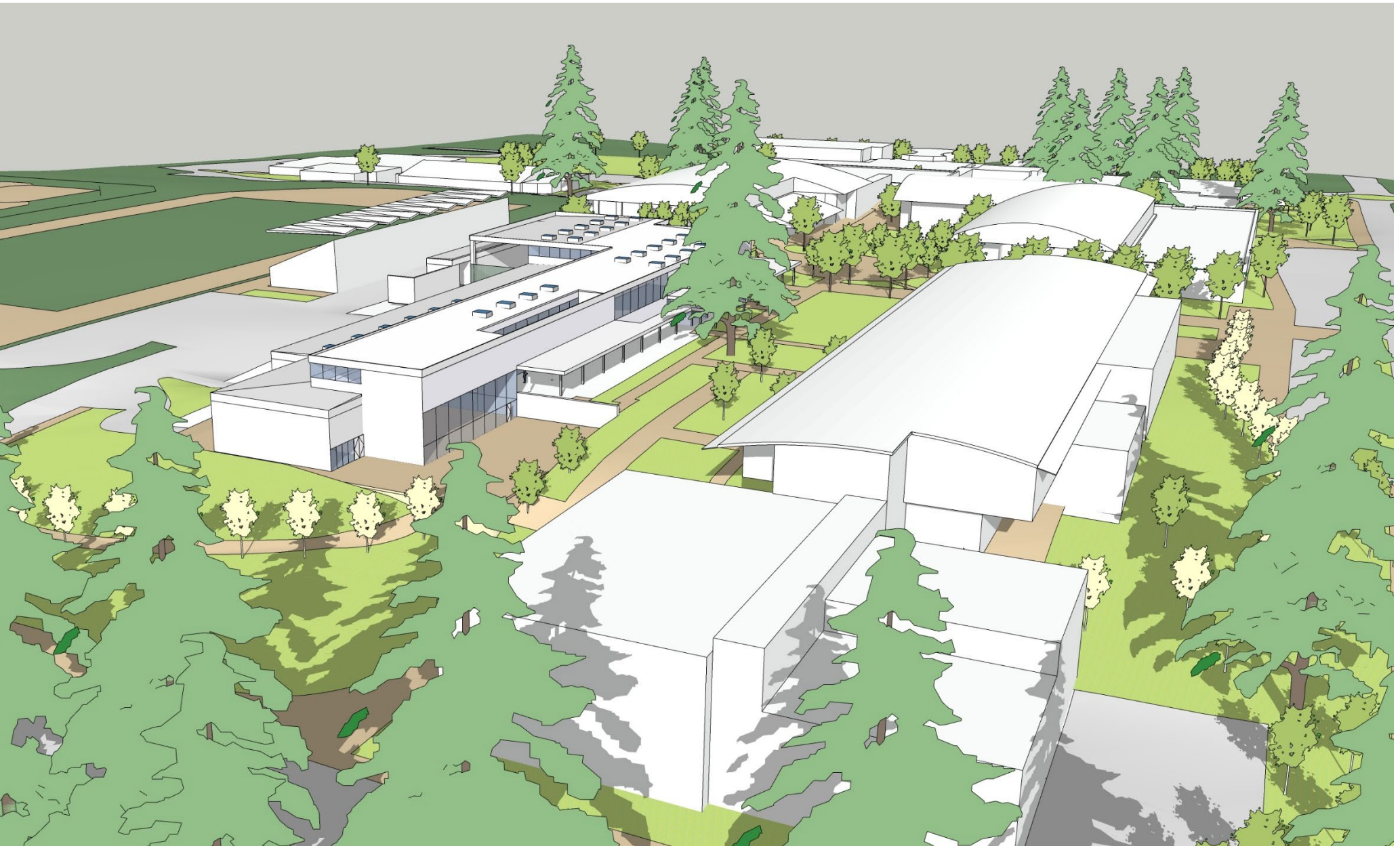
Building 100 Replacement :: Scope of Work



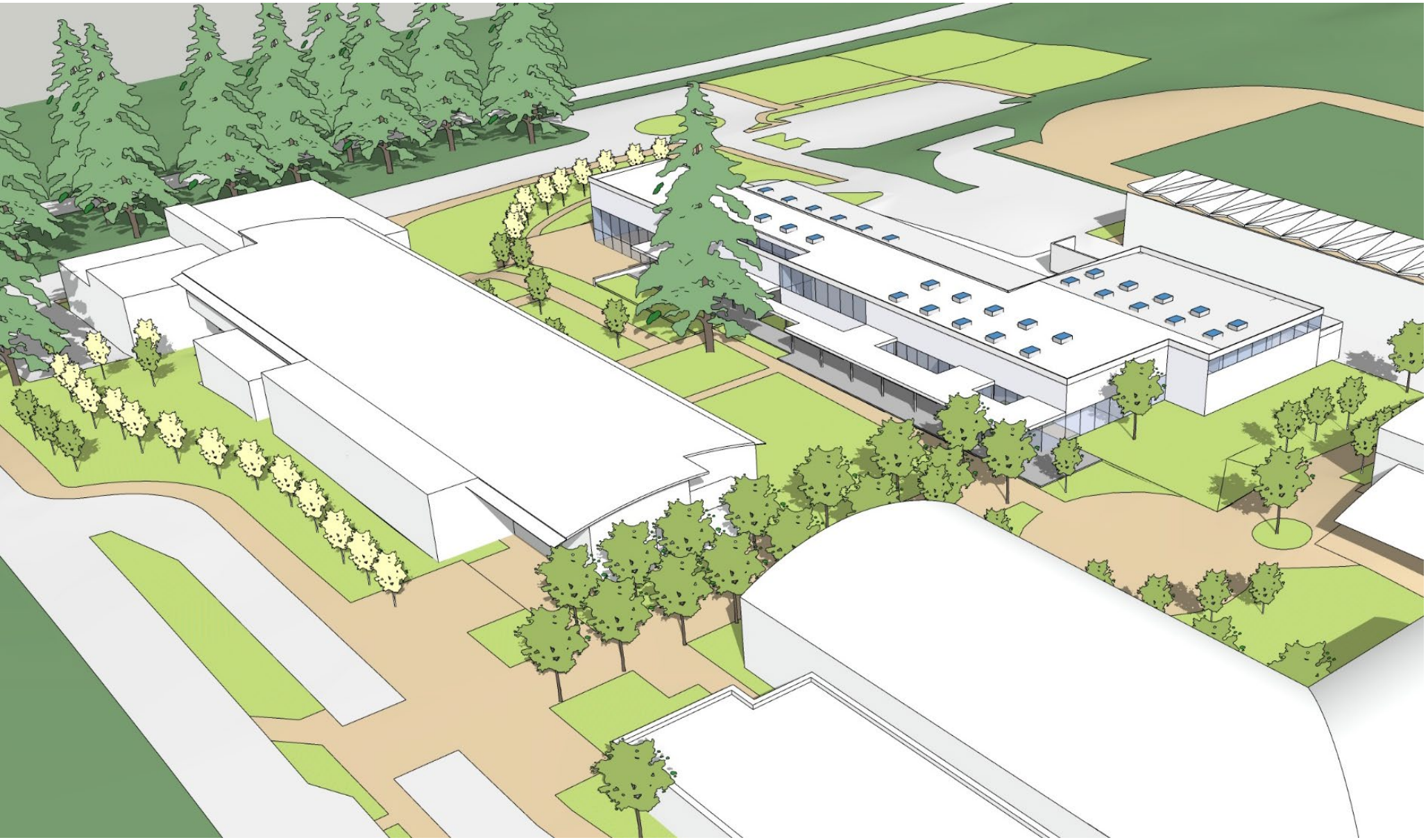
Building 100 Replacement :: Floor Plan

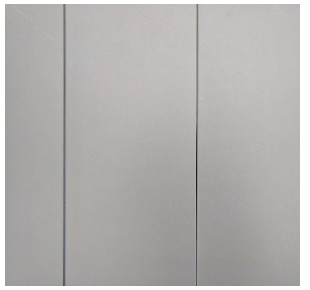


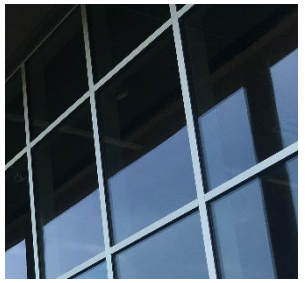
Building 100 Replacement

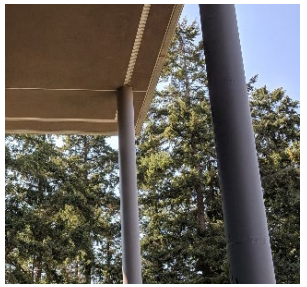


Building 100 Replacement









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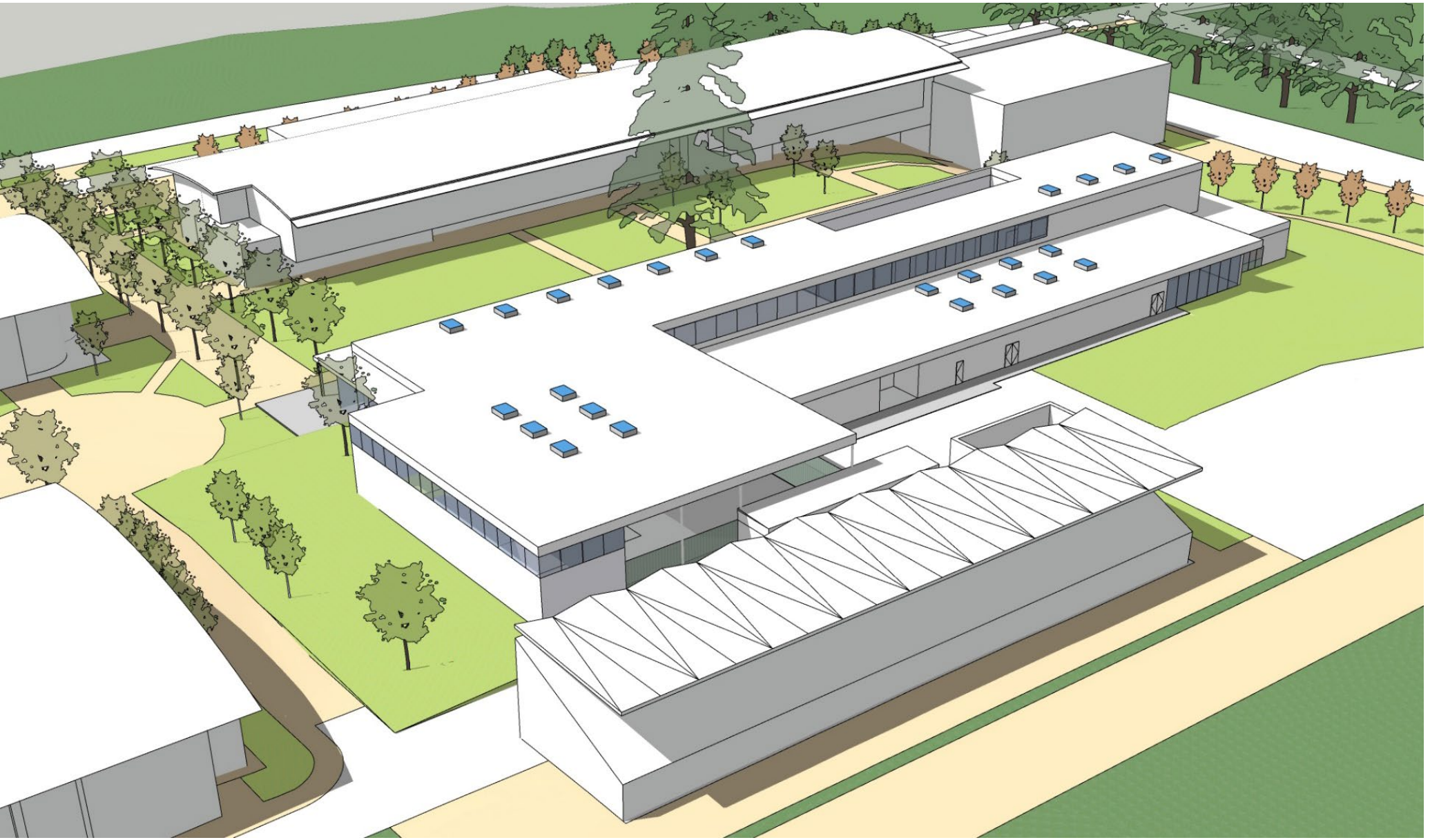
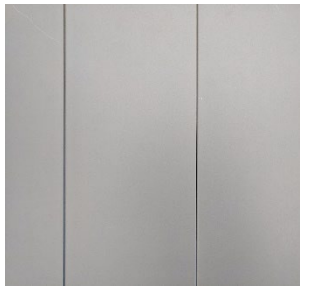
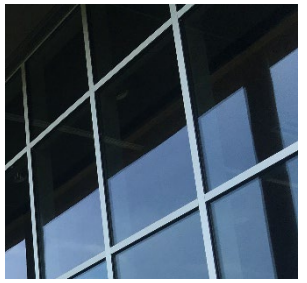
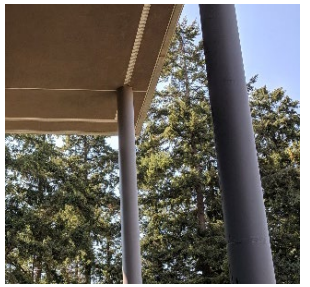
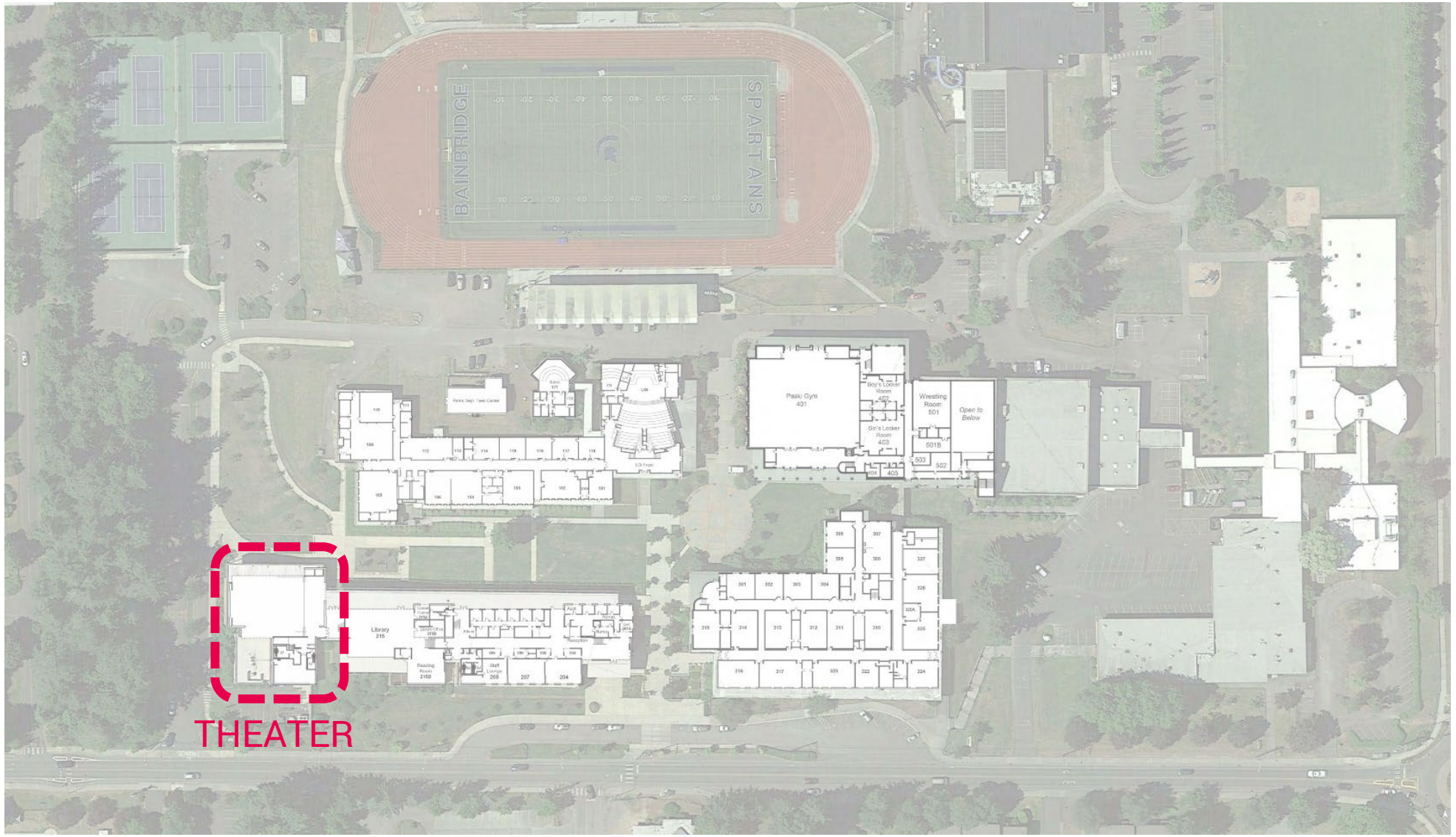






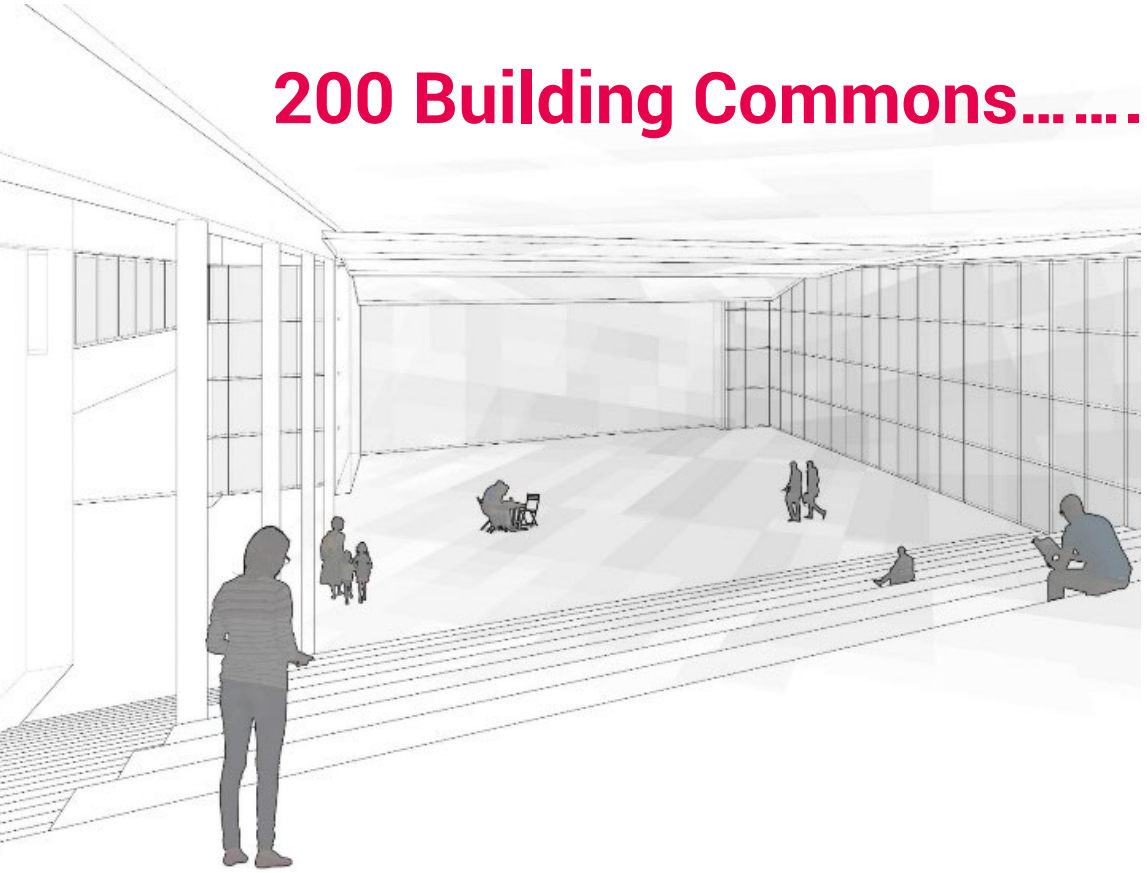


Building 100 Replacement :: Bldg 200 Scope

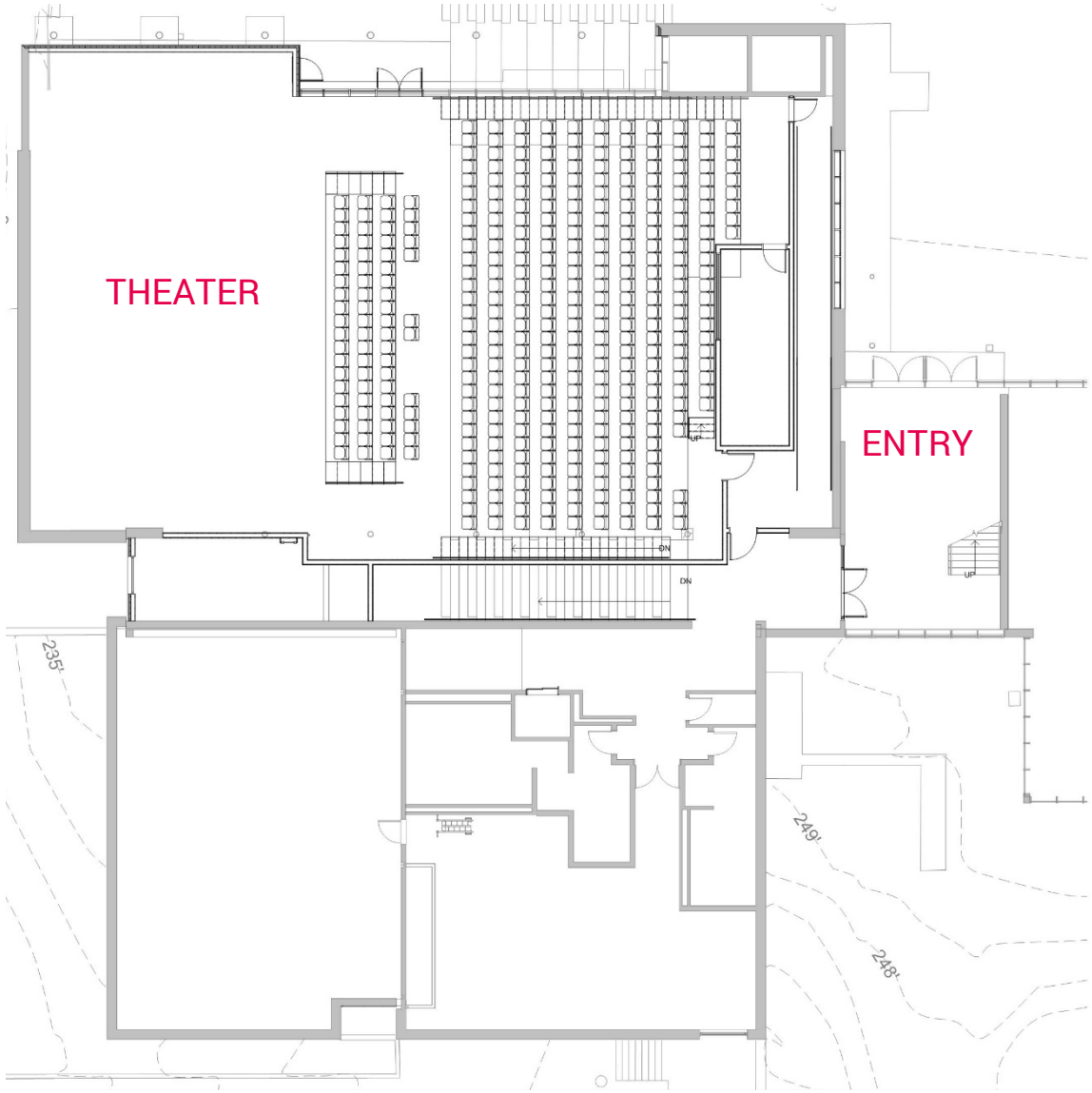


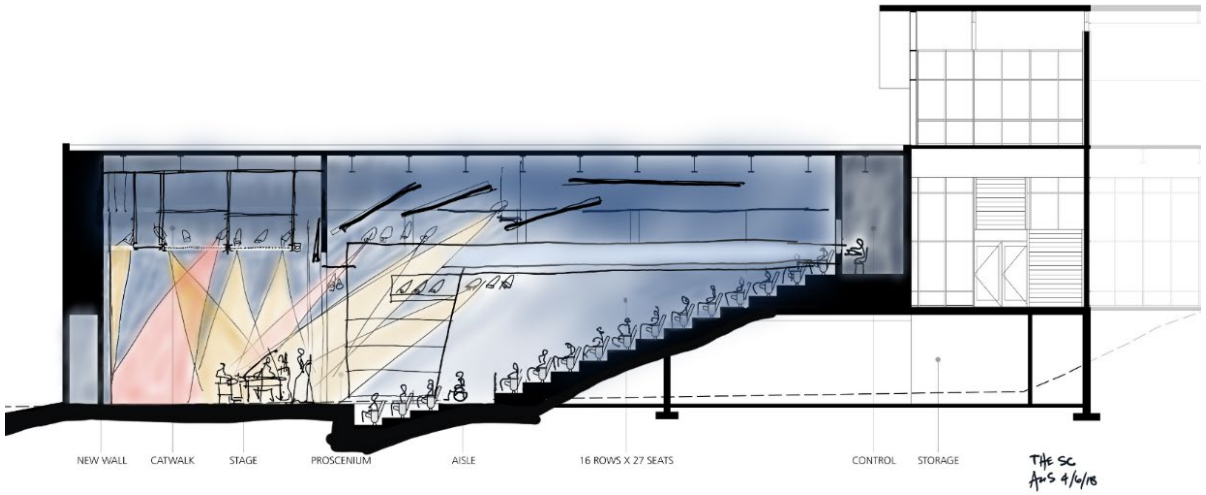
Building 100 Replacement :: Bldg 200 Scope

200 Building Commons…….

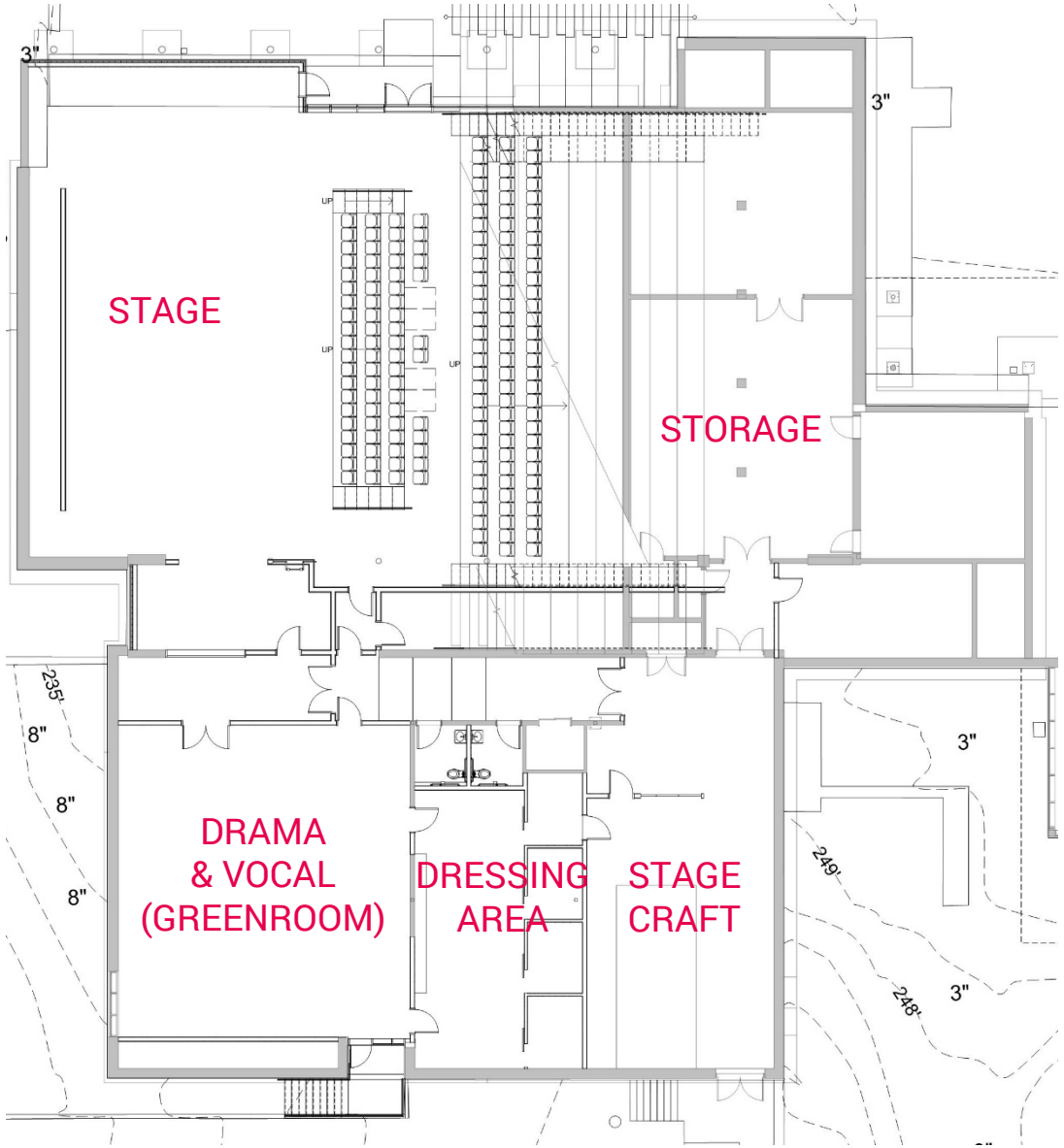


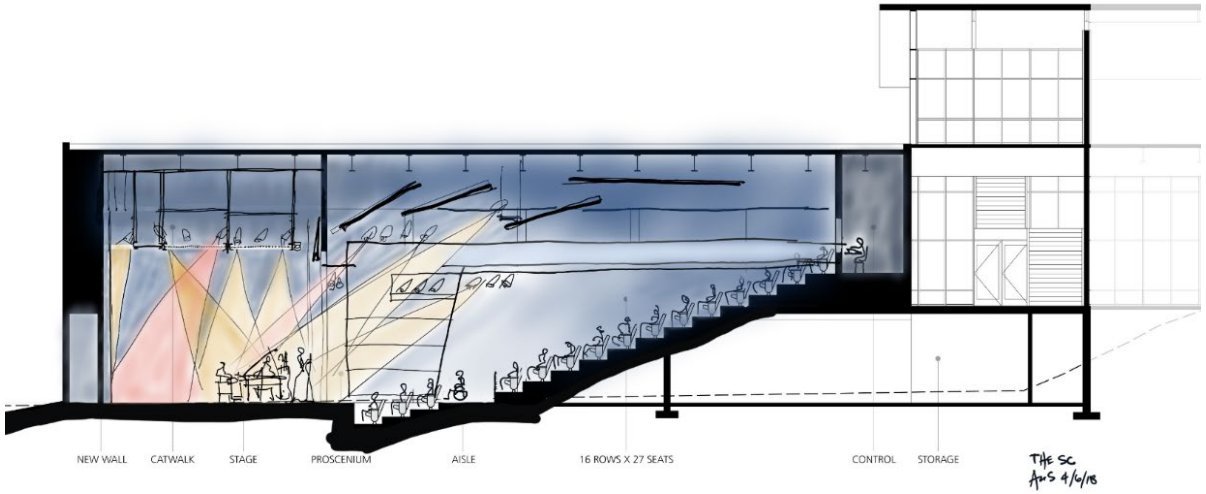
Building 100 Replacement :: Bldg 200 Scope



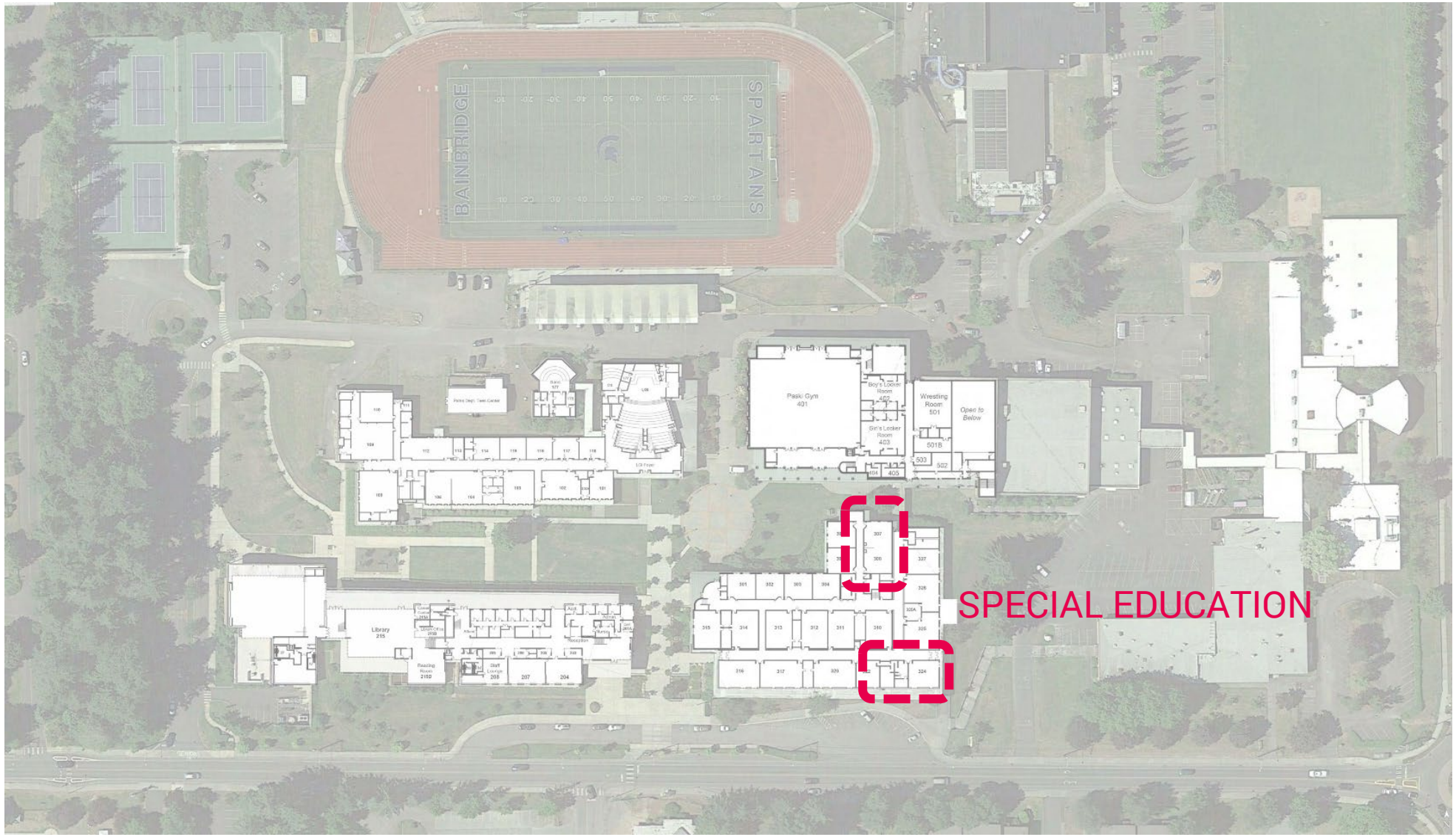


Building 100 Replacement :: Bldg 200 Scope

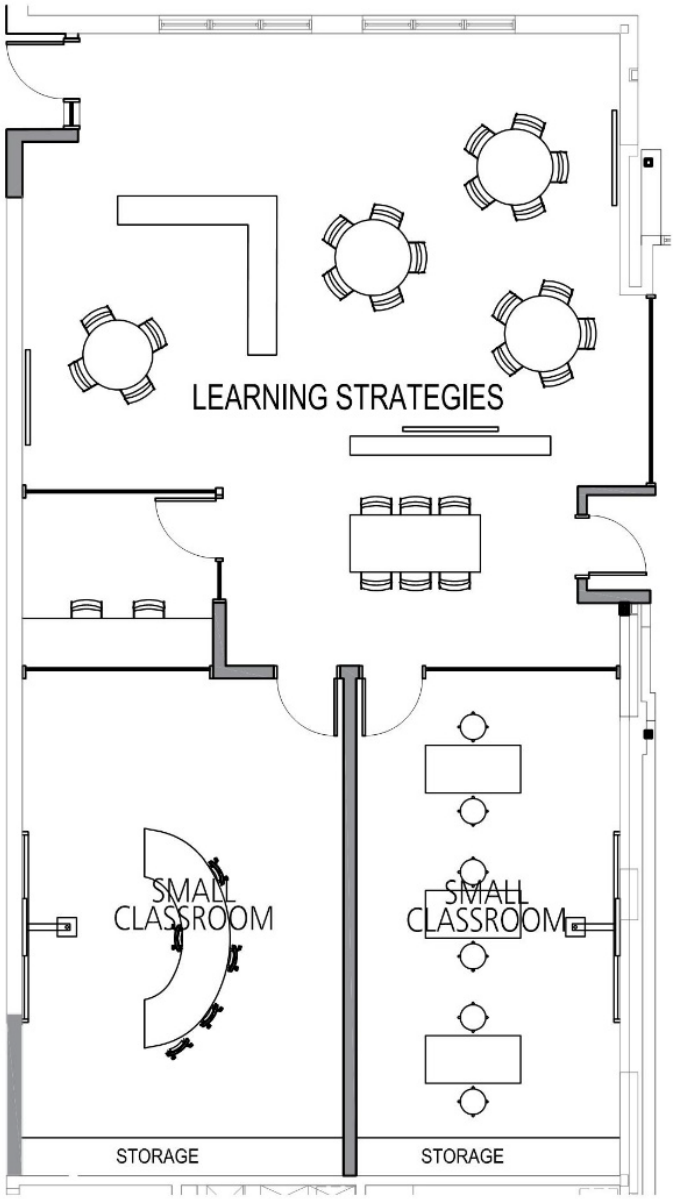




Building 100 Replacement :: Bldg 300 Scope

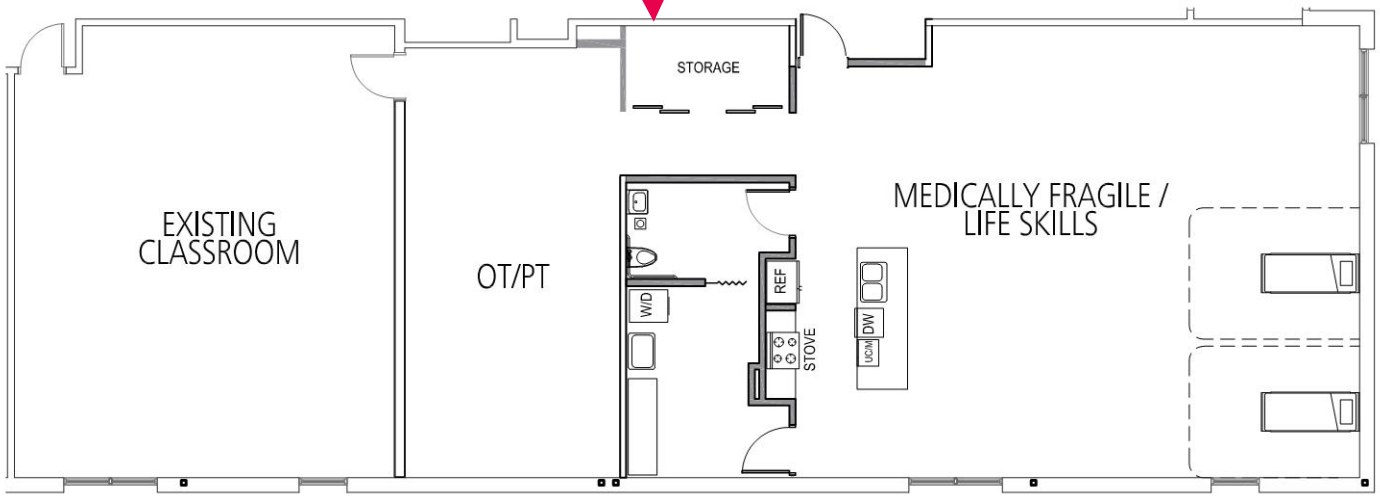


Building 100 Replacement :: Bldg 300 Scope

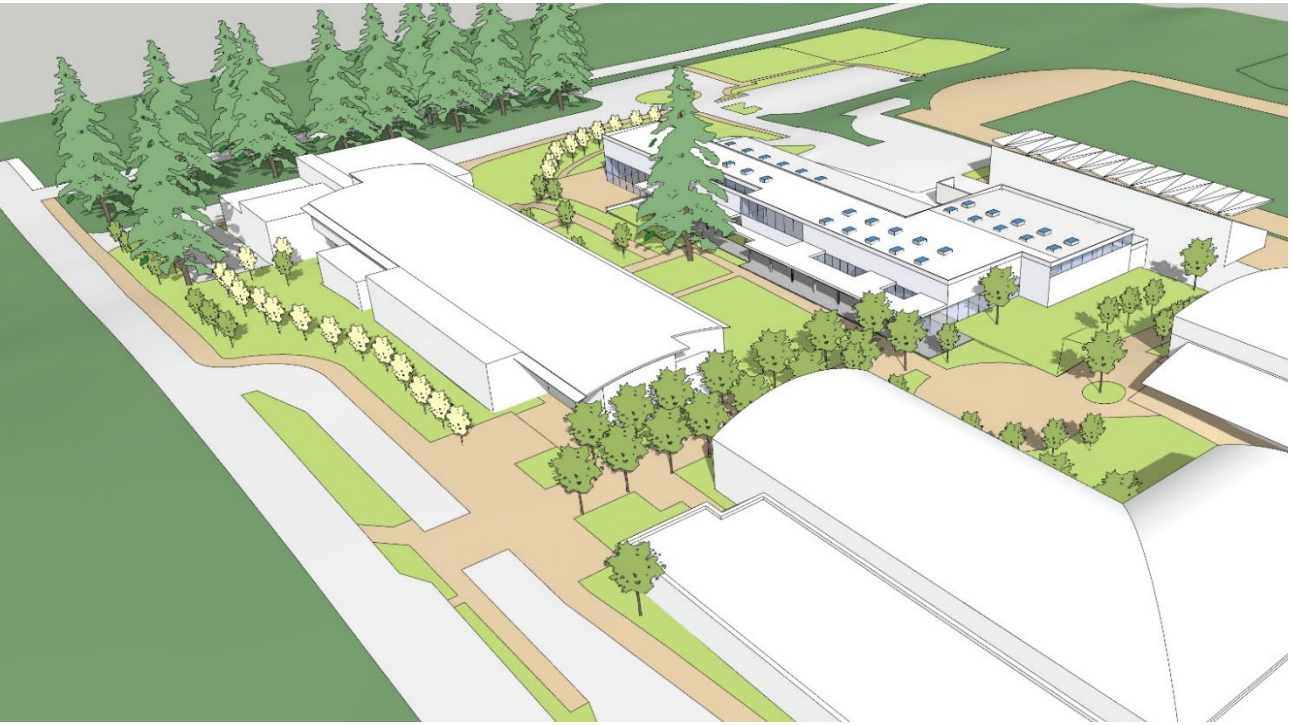


LEARNING STRATEGIES

MEDICALLY FRAGILE
OT/PT



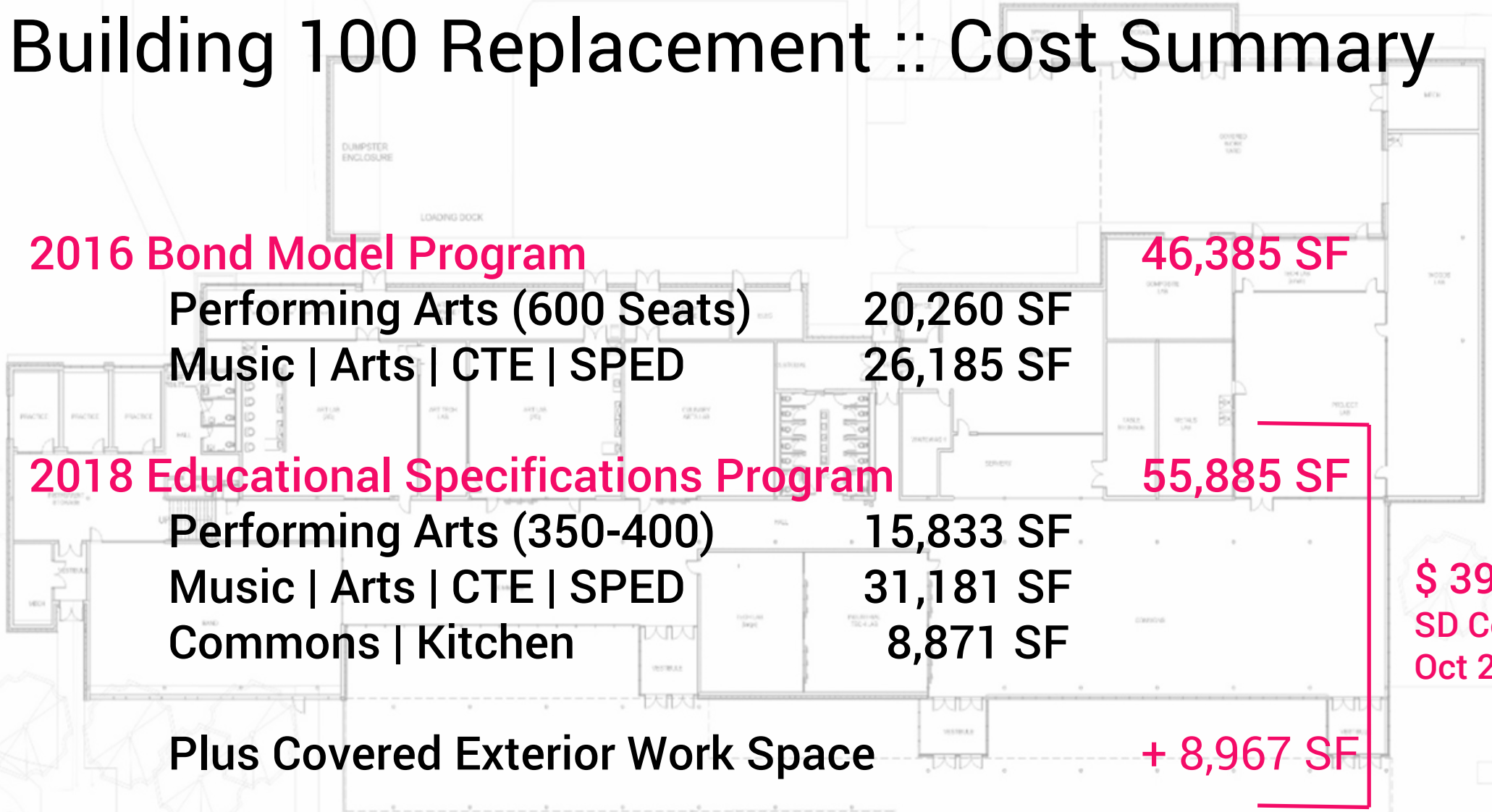
Building 100 Replacement Cost Summary



Building 100 Replacement :: Cost Summary

2016 Bond Request	$ 30,000,000
State Match	1,750,000
Interest Earnings	1,000,000
Total Confirmed Resources	**$ 32,750,000**
Direct Costs	$ 21,340,272
Est.| Design Contingencies	2,667,534
GC|CM Fee | Contingency	2,144,137
SGC | NSS Specified General Conditions | Negotiated Support Services	2,205,823
Guaranteed Maximum Price SD Estimate	$ 28,357,766
SD Cost Estimate Oct/2018 (includes soft costs)	**$ 39,500,000**
Shortfall	**$ 6,750,000**

Building 100 Replacement :: Cost Summary



2016 Bond Model Program		**46,385 SF**
Performing Arts (600 Seats)	20,260 SF	
Music | Arts | CTE | SPED	26,185 SF	
2018 Educational Specifications Program		**55,885 SF**
Performing Arts (350-400)	15,833 SF	
Music | Arts | CTE | SPED	31,181 SF	
Commons | Kitchen	8,871 SF	
Plus Covered Exterior Work Space		+ 8,967 SF

$ 39,500,000
SD Cost Estimate
Oct 2018

Building 100 Replacement :: Value Engineering

Cost Reductions

- Reduced the height of building by 3'
- Simple, modular building design with typical storefront sizes
- Storefront in-lieu of curtainwall glazing
- Single high volume story versus multiple stories that require full elevator and stairs
- Brick | Masonry is used conscientiously for visual impact and campus continuity
- Lower cost materials-metal panels are used as appropriate
- Building follows existing topography versus expensive regrade efforts
- Construction of Bldg 100 & Bldg 200 Renovation concurrently avoids extended construction $
- Remodel underutilized classrooms in Bldg 300 for Special Education | Learning Strategies
- Working with CoBI to meet stormwater management requirements efficiently, reducing site impacts

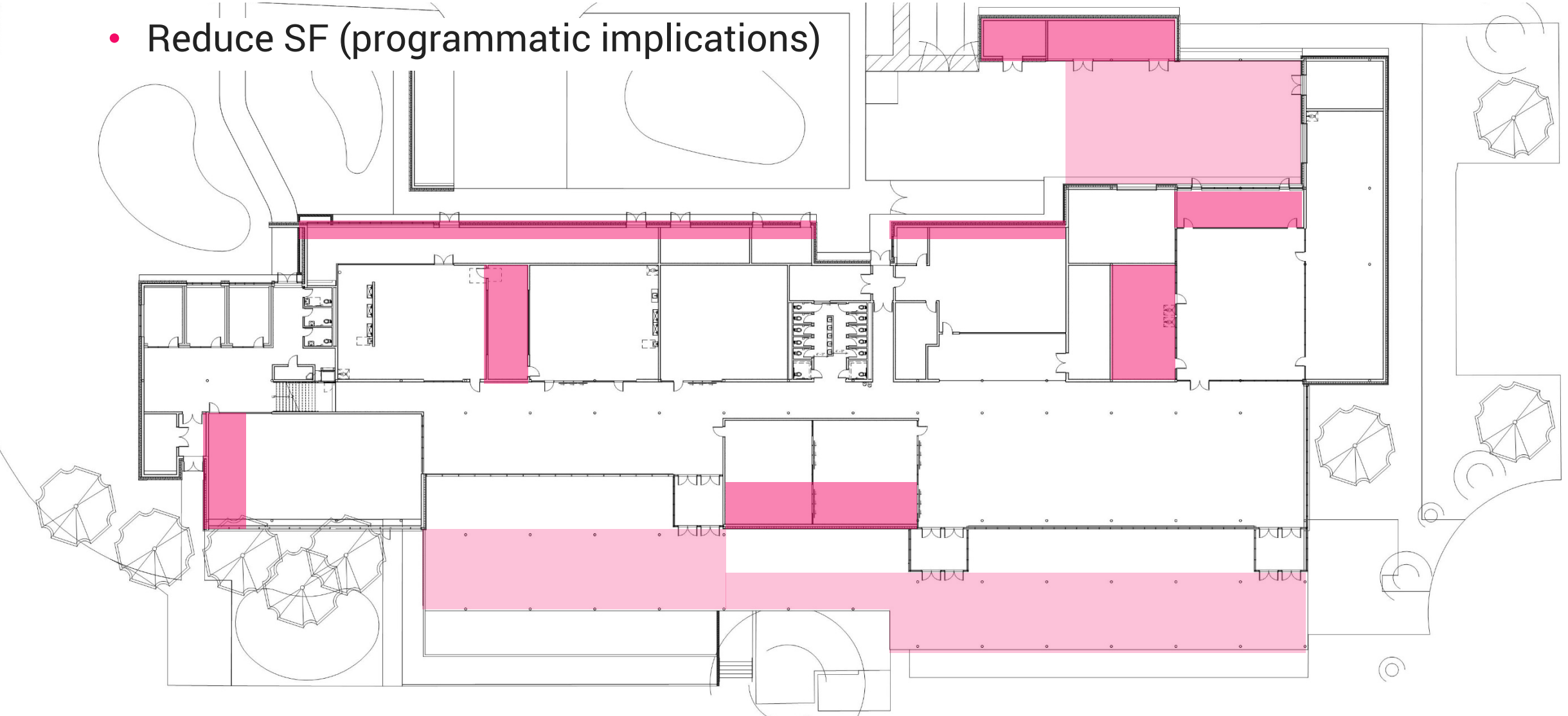
Building 100 Replacement :: Value Engineering

Cost Reductions

- Efficient use of circulation space
- Fully utilize the Commons; extending educational project space without increasing SF
- Extend Commons space with outdoor covered area, increasing capacity of dining for less cost/SF than enclosed space
- Modular, flexible education spaces for future educational space flexibility
- Utilize durable, low maintenance, easy to clean materials such as concrete floors; non-precious and cost effective
- Convert the existing Building 200 Commons to a Theater utilizing the existing raked seating and volume for less cost/SF than new space
- Partnering with GC/CM contractor
  (Forma's expertise in identifying value engineering options early in design)
- Reuse existing kitchen equipment in new kitchen construction wherever possible

Building 100 Replacement :: Value Engineering | Cost Reductions, Future Considerations

- Reduce SF (programmatic implications)



Building 100 Replacement
Schematic Design and Cost Estimate

Questions?