



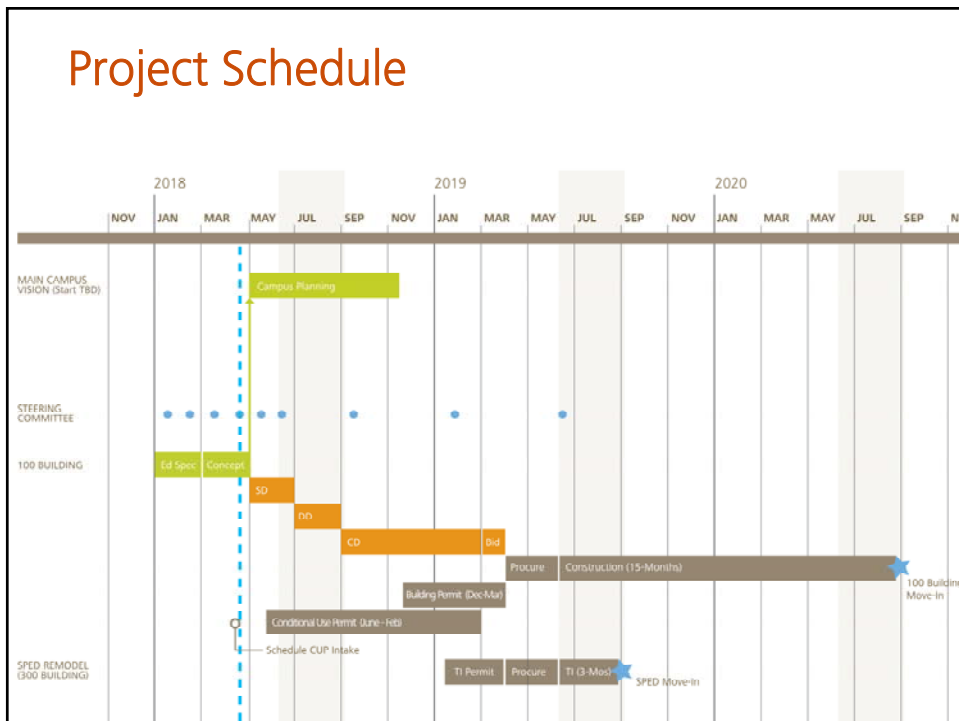
Agenda

- Schedule and Meeting Review
- 100 Building Conceptual Design
- Cost Comparison
- Existing Commons as Theater
- Student Focus on Sustainability
- Next Steps

Schedule and Meeting Review

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Project Schedule



Steering Committee 12 Summary 3/14

Schematic Design begins May 01

Board review of Concept Design 26 March

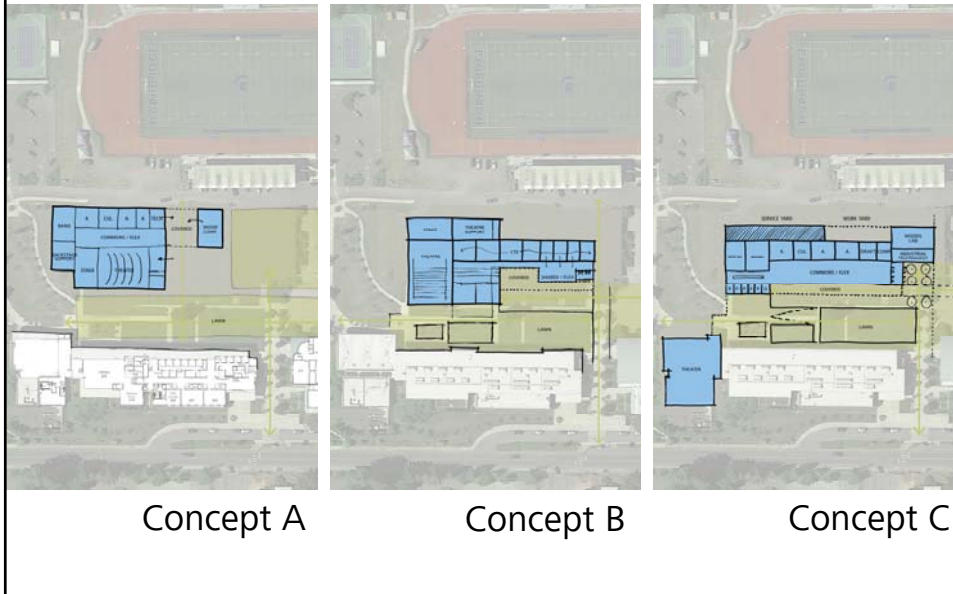
BYS requested 1,200 – 2,200 sf of space; ideally located near administration

Board direction required

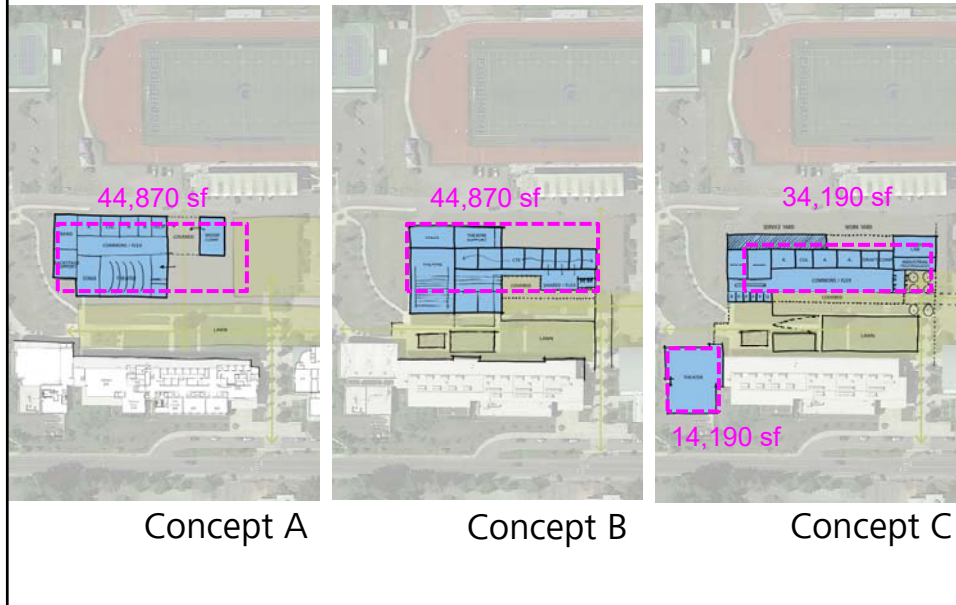
Campus security CPTED best practices are a design priority and will drive campus planning

Concept C (existing commons to become theater) was positively received for campus organization improvements; cost will need to be analyzed for compatibility with budget alongside Concept A|B

Campus Organization Discussion

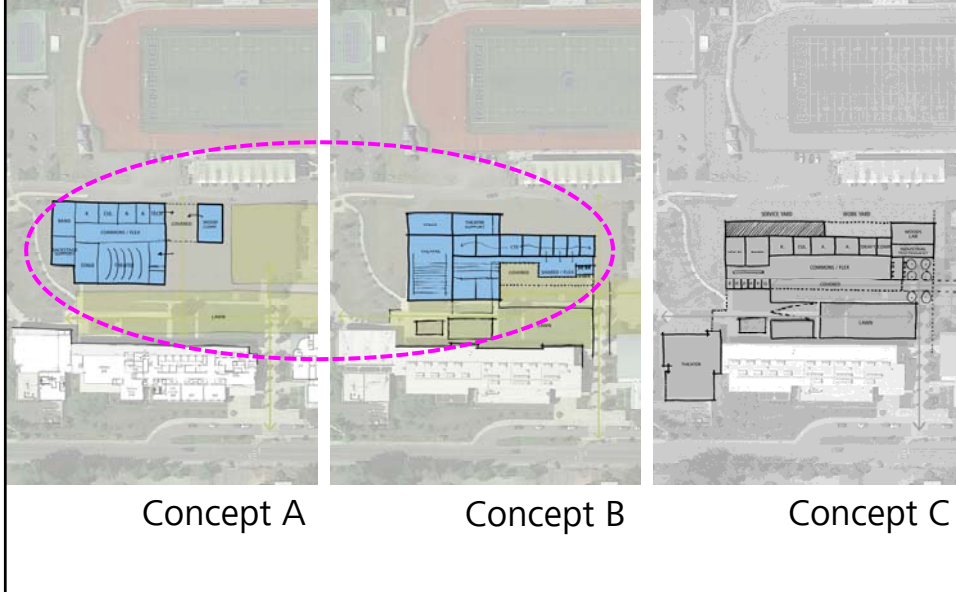


Building Concepts - Gross Area Equivalent

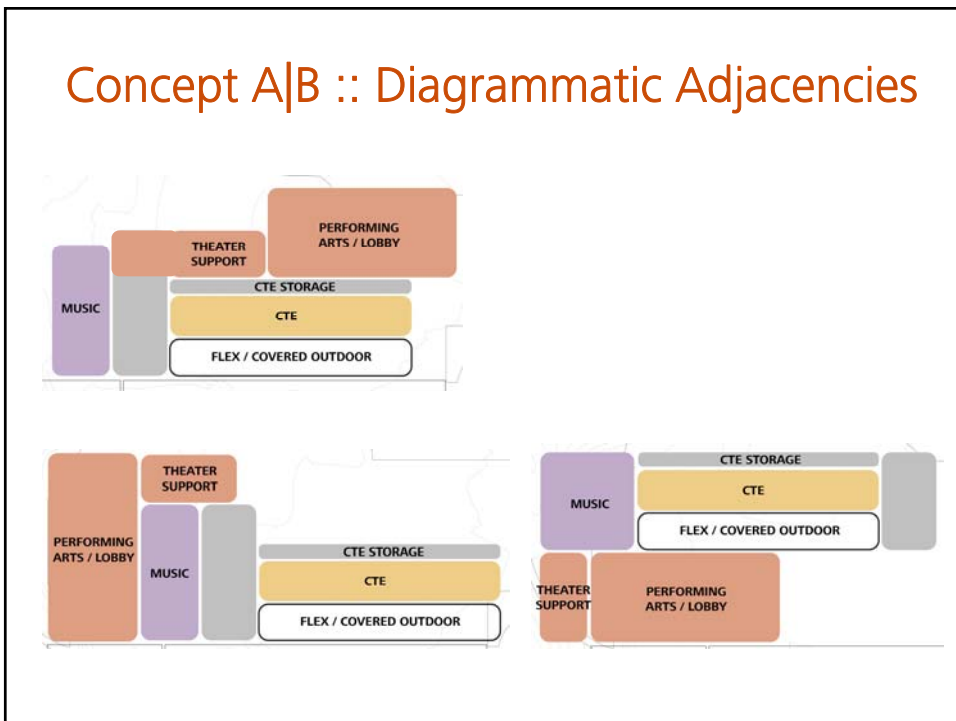


100 Building Conceptual Design
Options

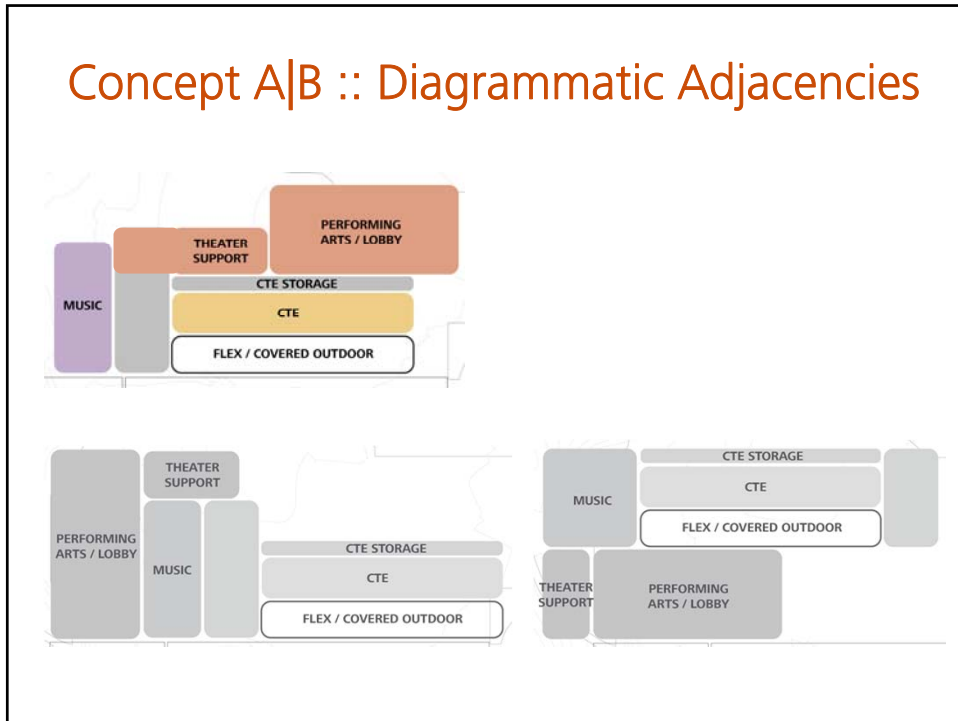
Concept A|B



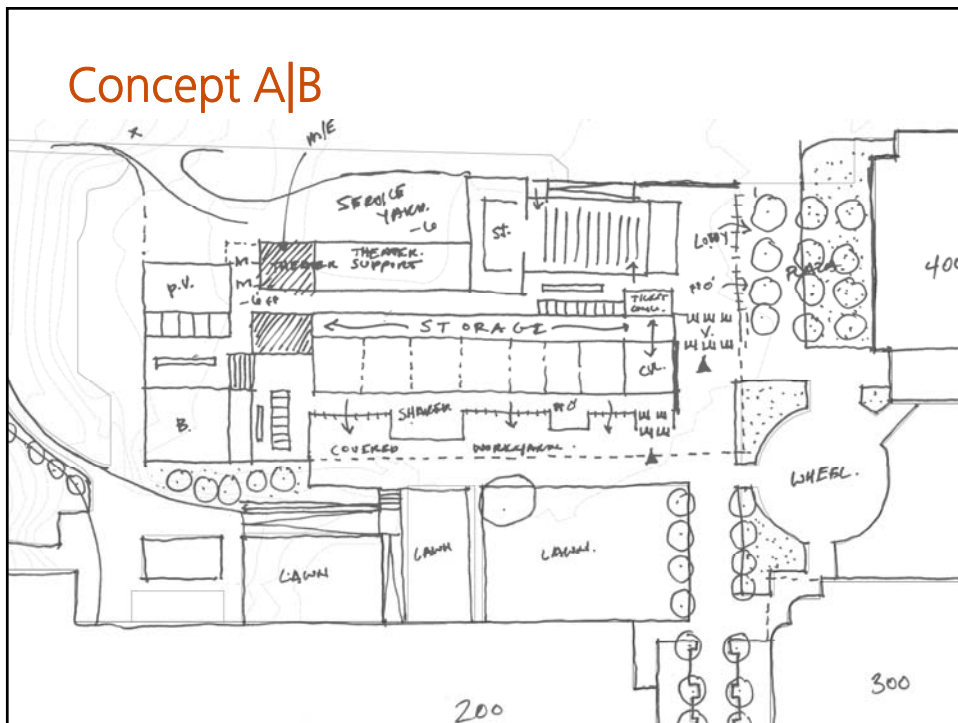
Concept A|B :: Diagrammatic Adjacencies



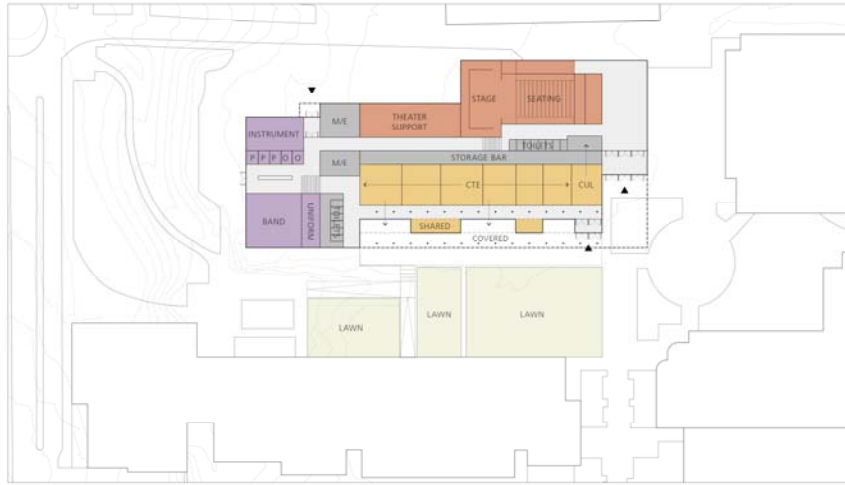
Concept A|B :: Diagrammatic Adjacencies



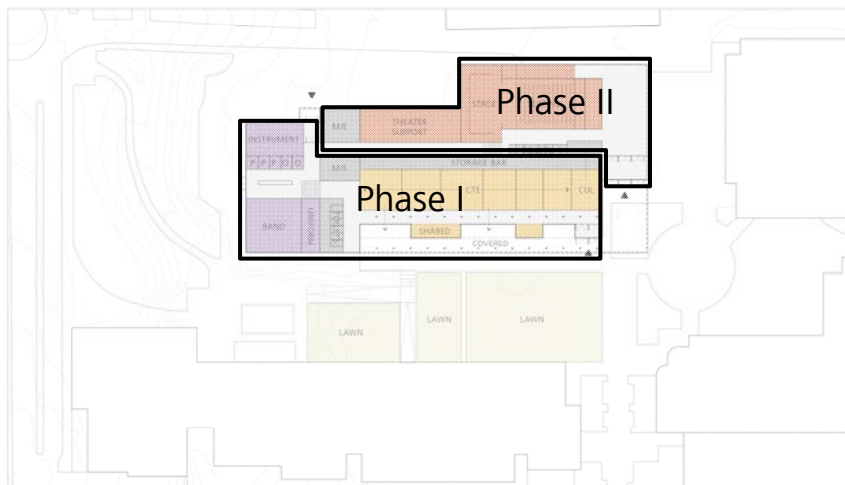
Concept A|B



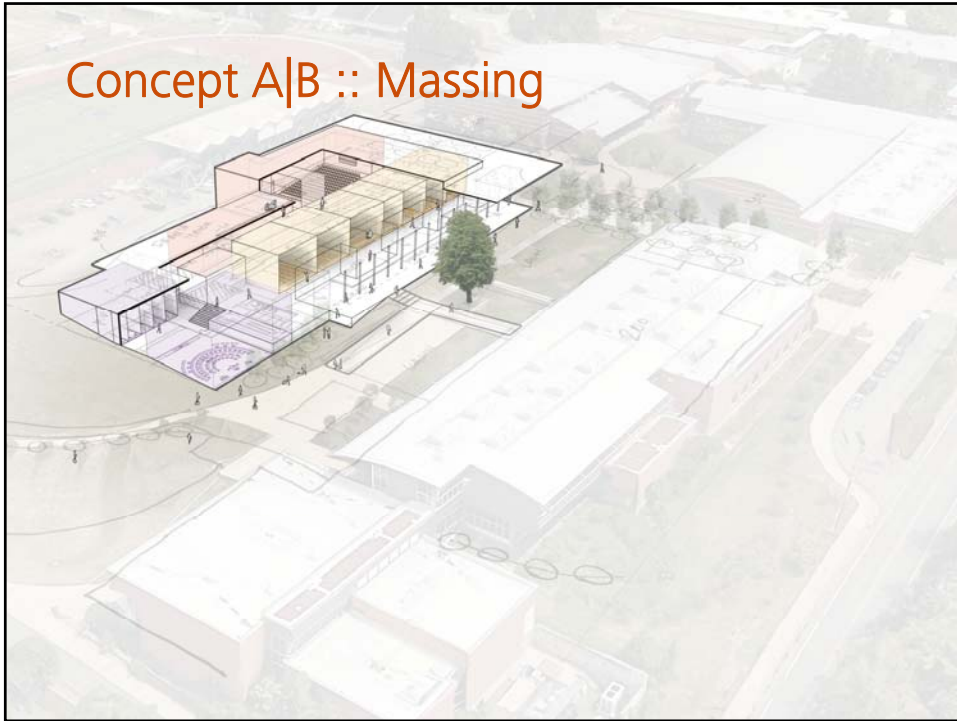
Concept A|B :: Potential Phasing



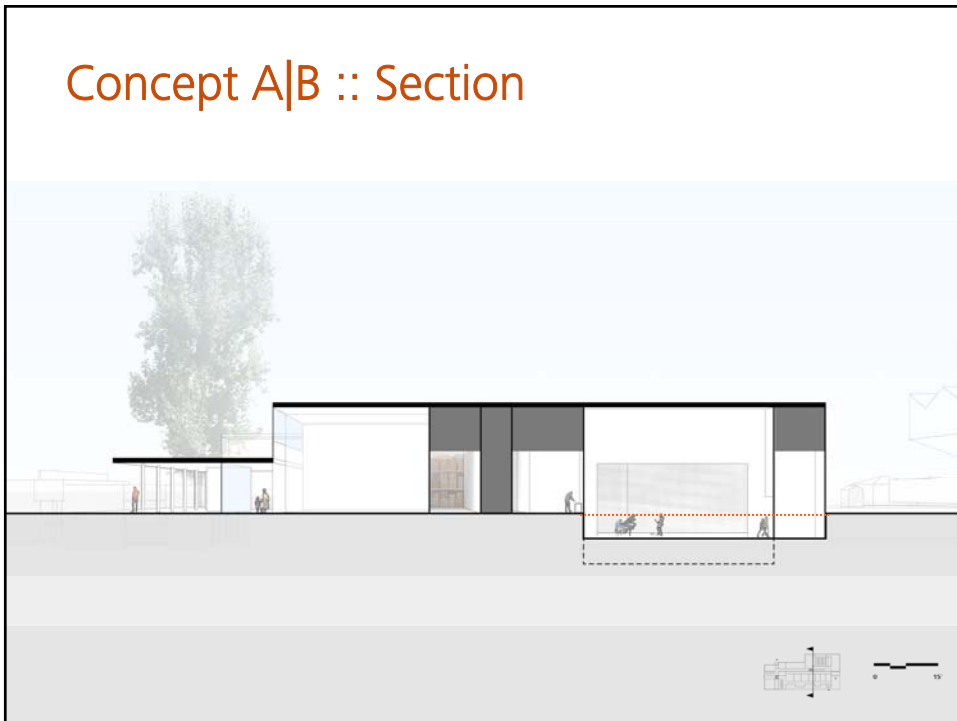
Concept A|B :: Potential Phasing



Concept A|B :: Massing



Concept A|B :: Section



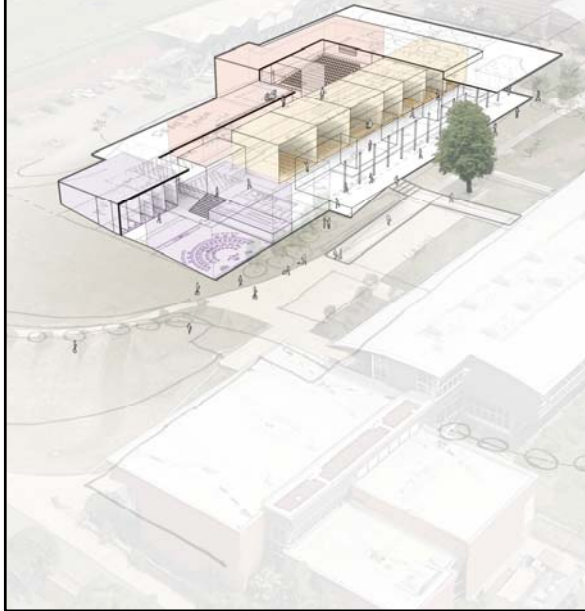
Concept A|B :: Public Approach



Concept A|B :: Inner Campus Approach

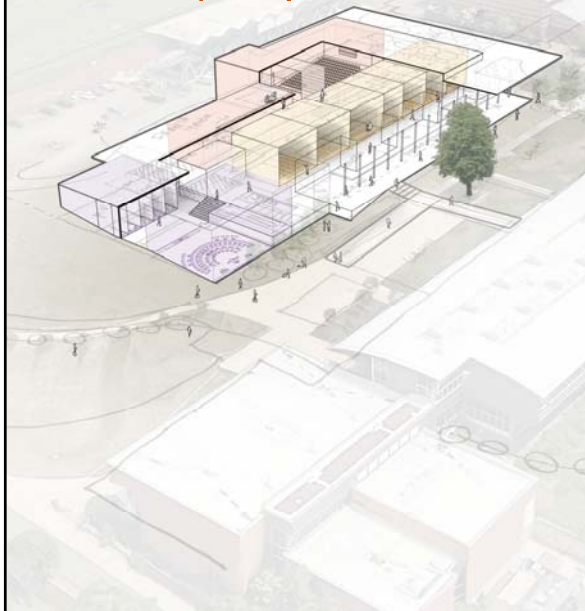


Concept A|B :: Pros



- 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

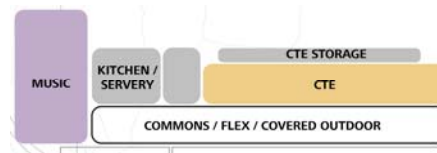
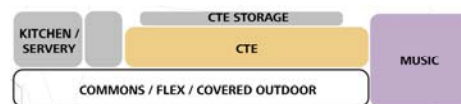
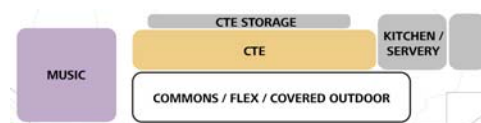


- Theater has a higher cost/sf as 100% new construction
- No interim performance space accommodated if project needs to be phased
- Phasing premium (example: exterior skin redundancy)
- Commons remains in the existing location on campus; no clear sightlines between administration and students are out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

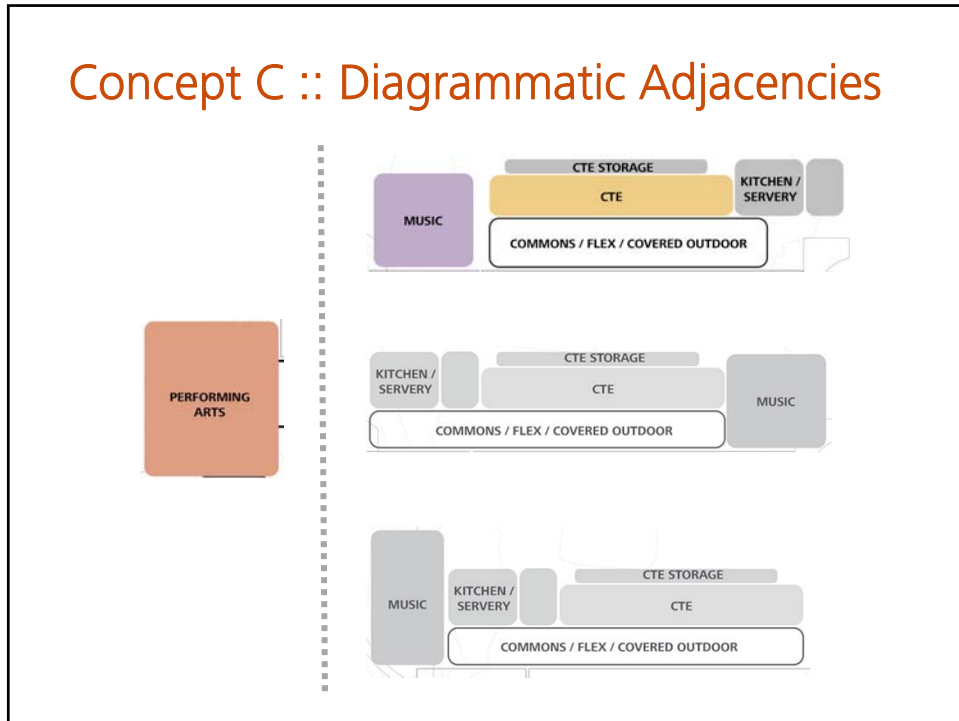
Concept C



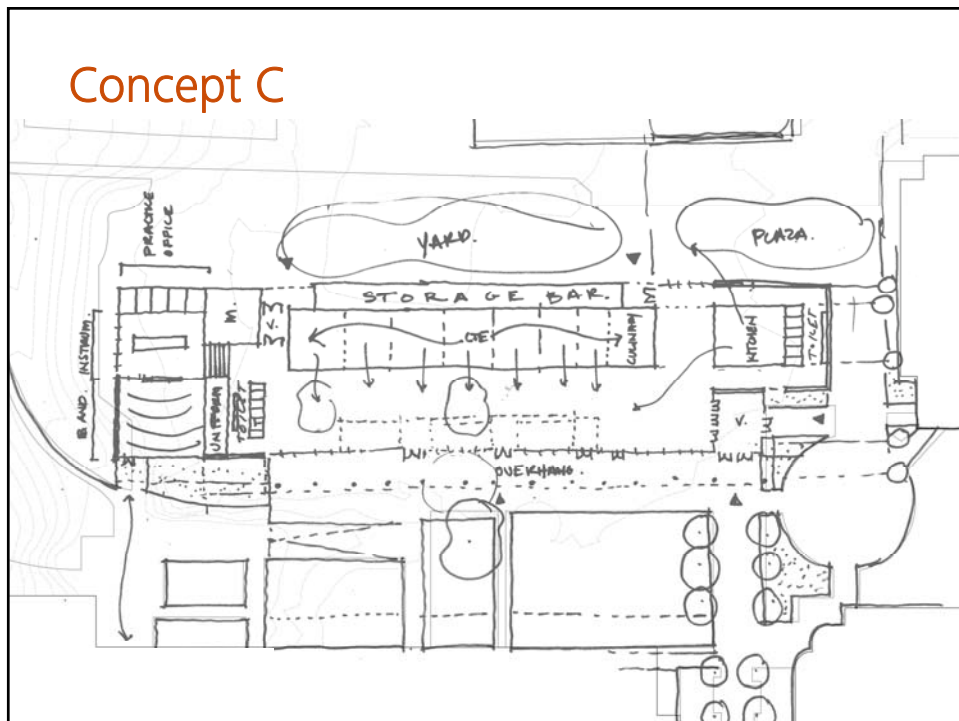
Concept C :: Diagrammatic Adjacencies



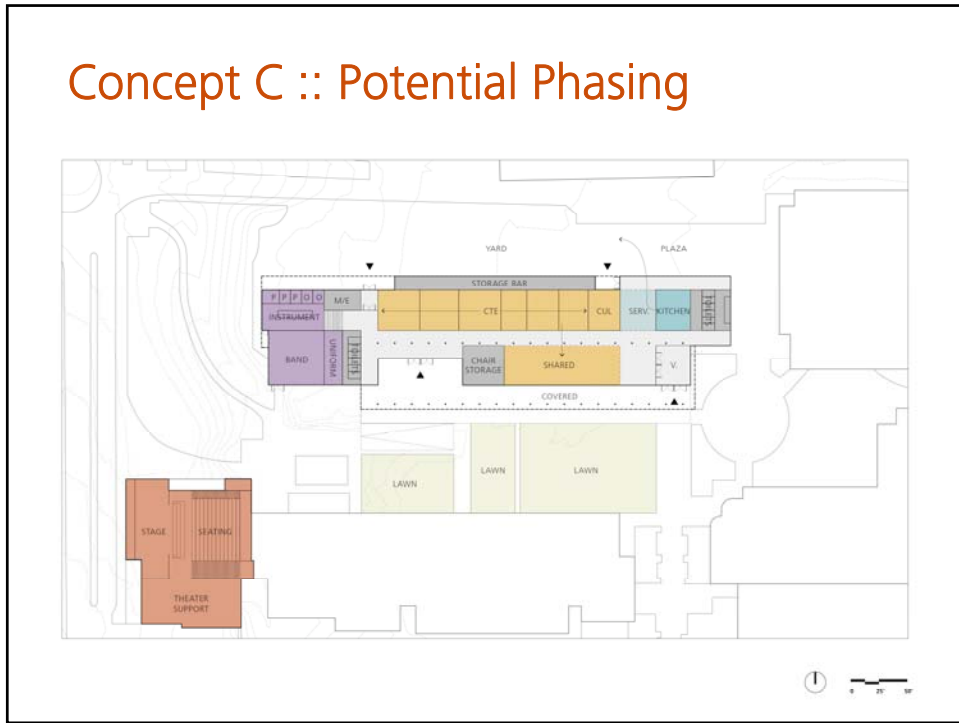
Concept C :: Diagrammatic Adjacencies



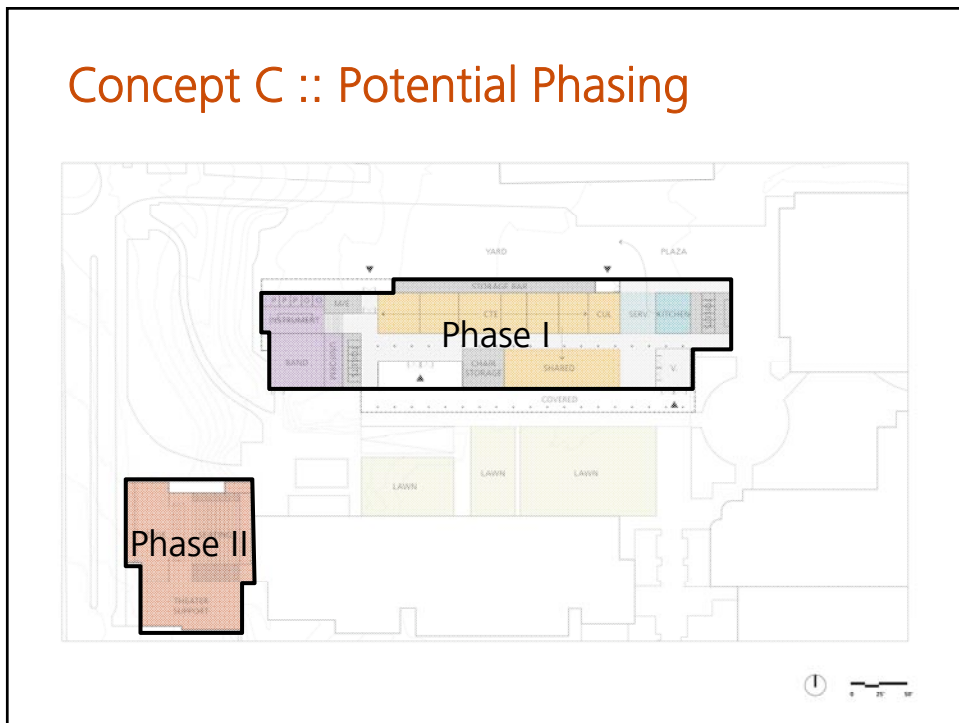
Concept C



Concept C :: Potential Phasing



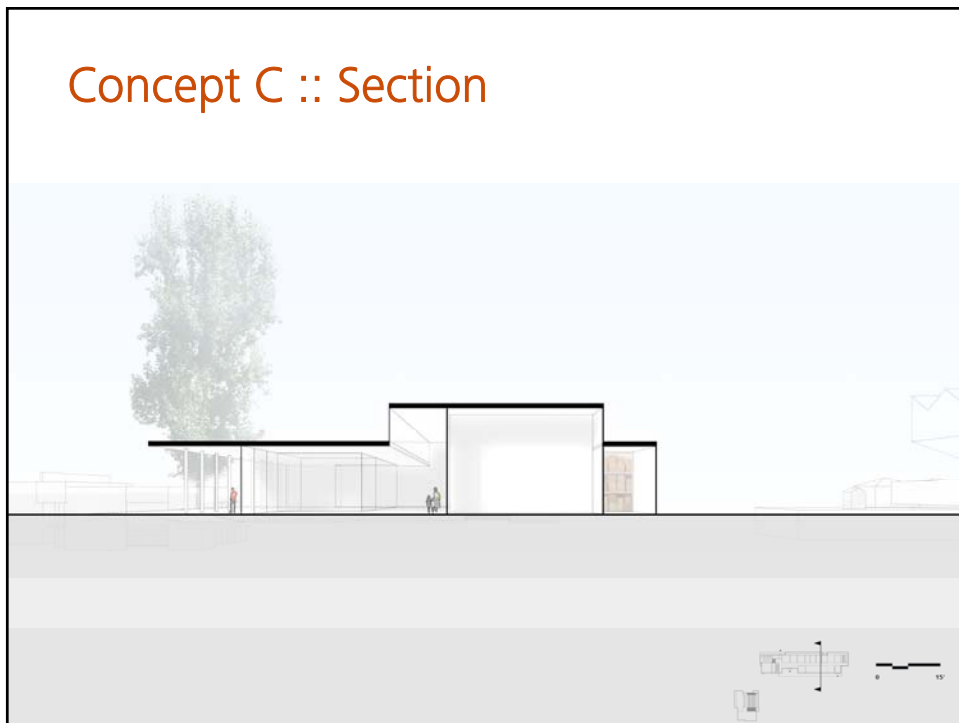
Concept C :: Potential Phasing



Concept C :: Massing



Concept C :: Section



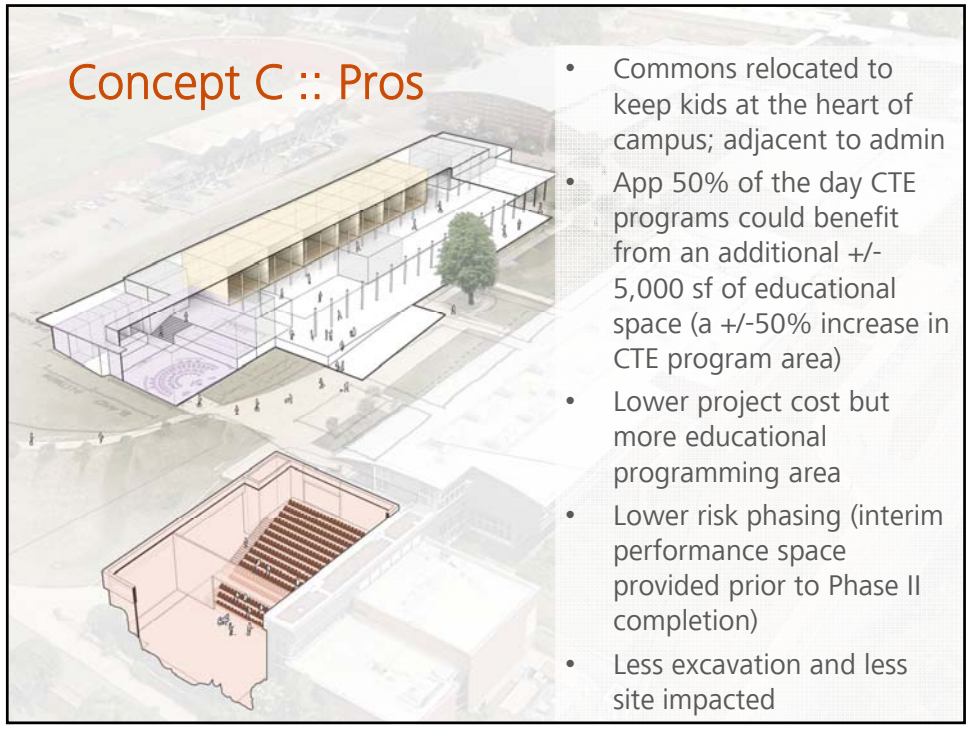
Concept C :: Public Approach



Concept C :: Inner Campus Approach

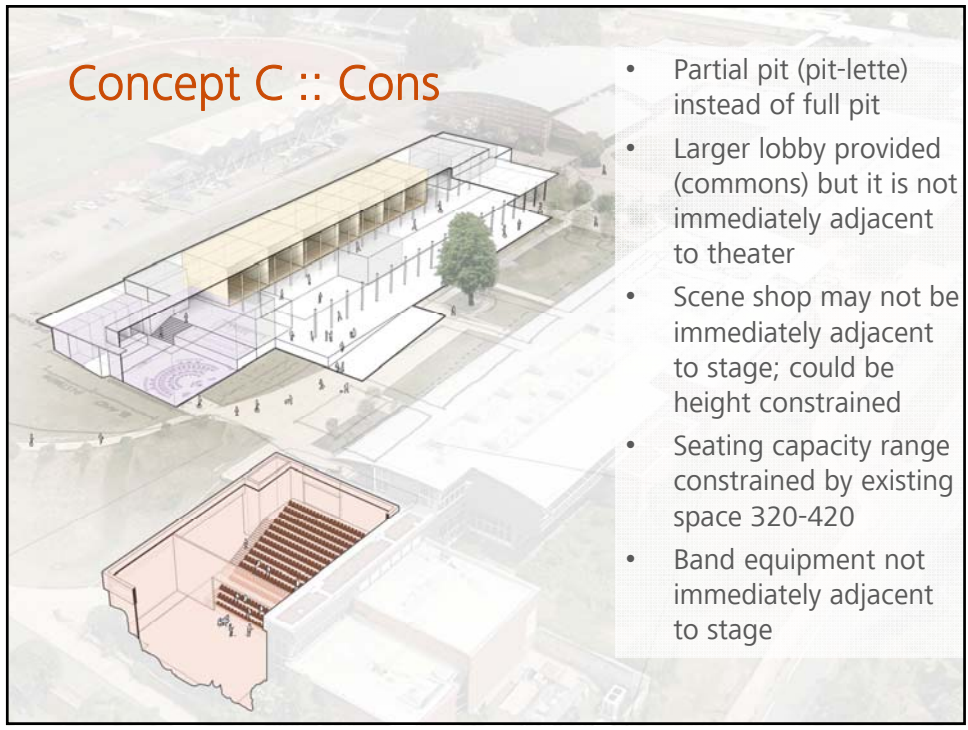


Concept C :: Pros



- Commons relocated to keep kids at the heart of campus; adjacent to admin
- App 50% of the day CTE programs could benefit from an additional +/- 5,000 sf of educational space (a +/-50% increase in CTE program 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 impacted

Concept C :: Cons



- Partial pit (pit-lette) 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

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100 Building Summary Areas - DRAFT

	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

	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

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 – Comparison



	Concept A B	Concept C
Construction Cost (May 2018)	\$ 23,437,326	\$ 21,851,208
Escalation to May 2019 @ 5.88%	\$ 1,378,115	\$ 1,284,851
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
Total Project Cost	\$ 36,776,483	\$ 34,287,639
Bid Climate/Low Competition - 10% on Construction Cost	\$ 2,481,544	\$ 2,313,606
Total Project Cost w/ Market Premium	\$ 39,258,027	\$ 36,601,245

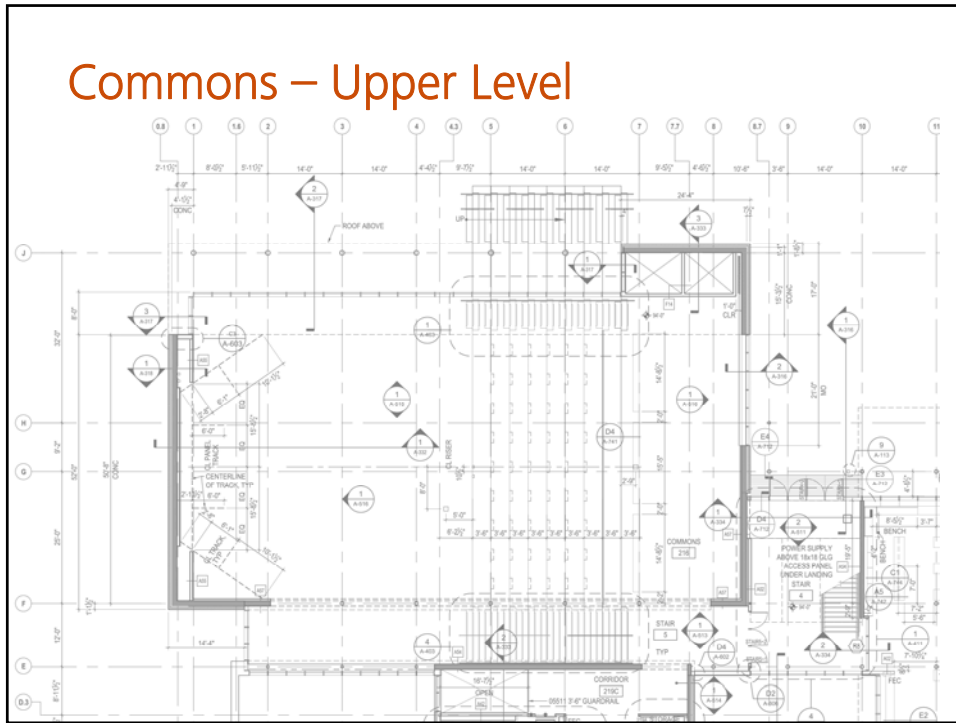
Exclusions: Premiums for GCCM contracting. Allow 10% of Total Project Costs
 Additional parking lots and site reconstruction beyond 2.5 acre site
 Campus wide storm and water quality upgrades
 Bainbridge Youth Services TI

Existing Commons as Theater

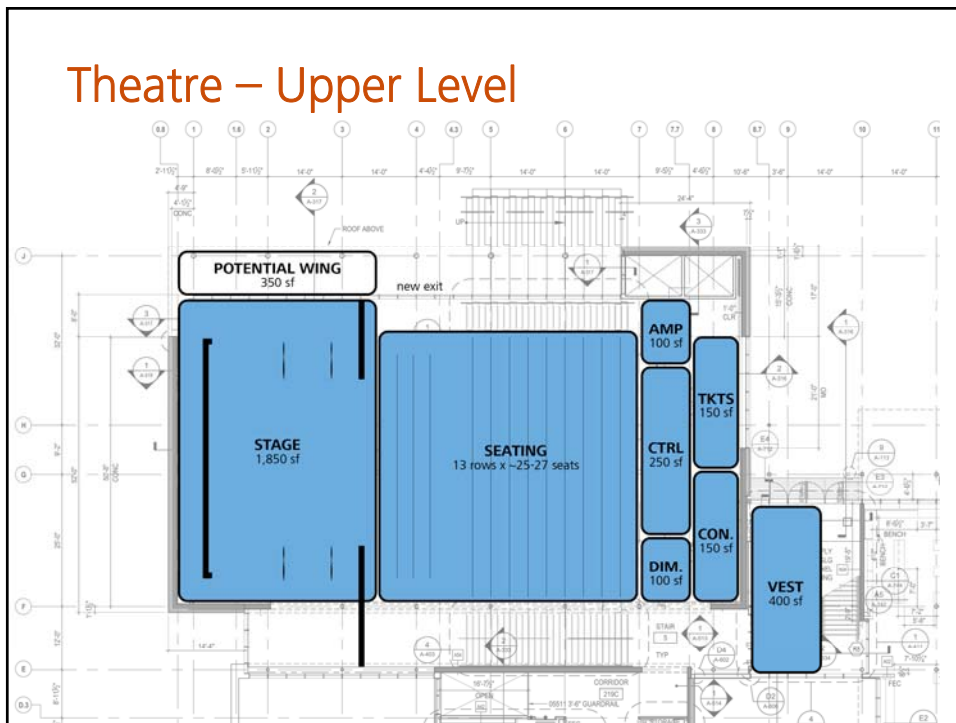
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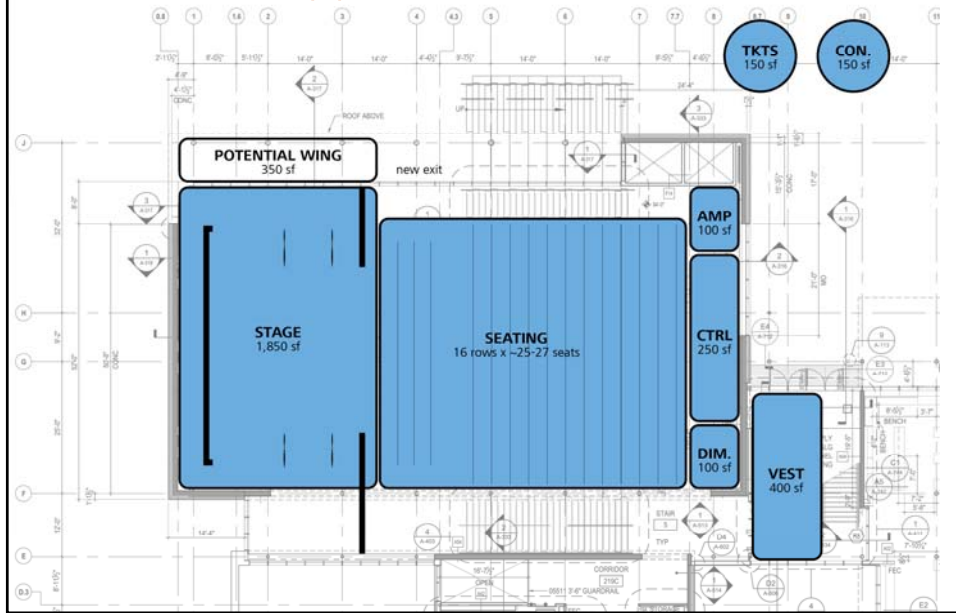
Commons – Upper Level



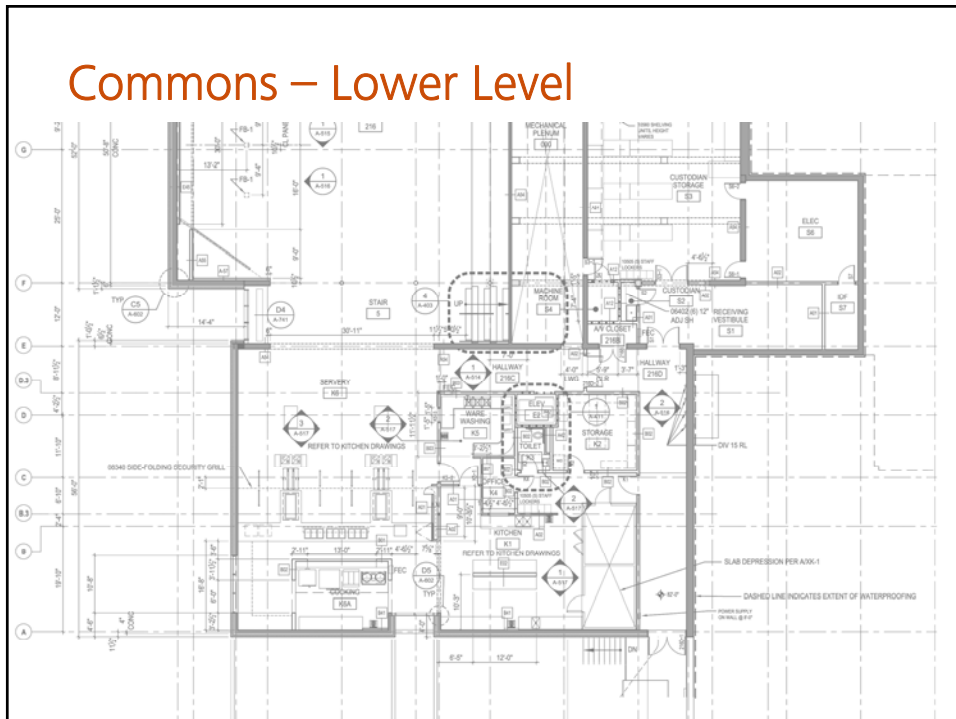
Theatre – Upper Level



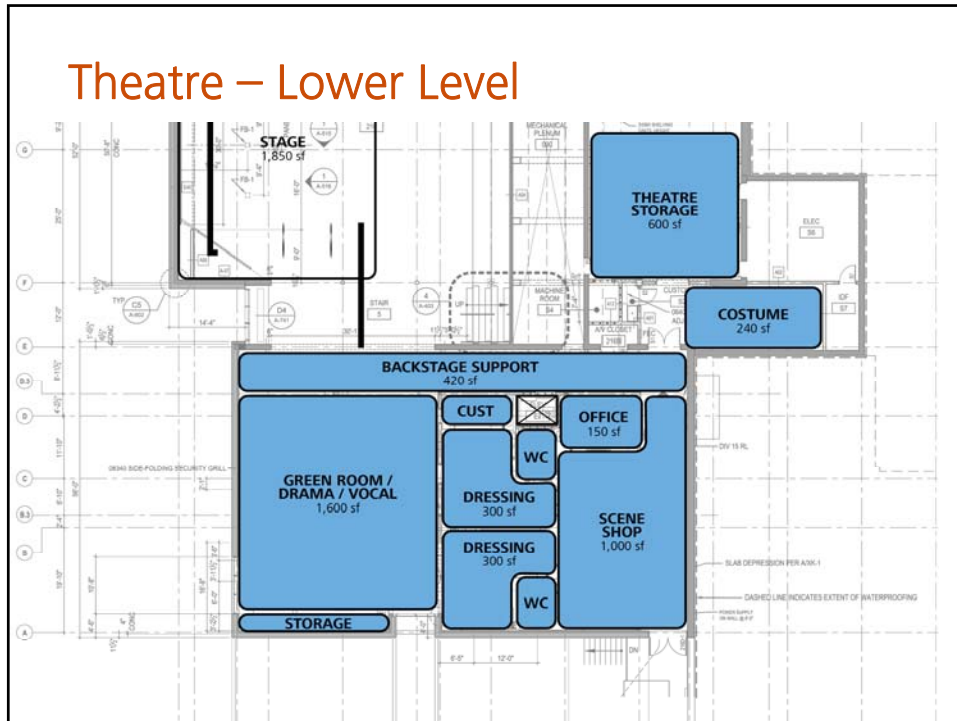
Theatre – Upper Level



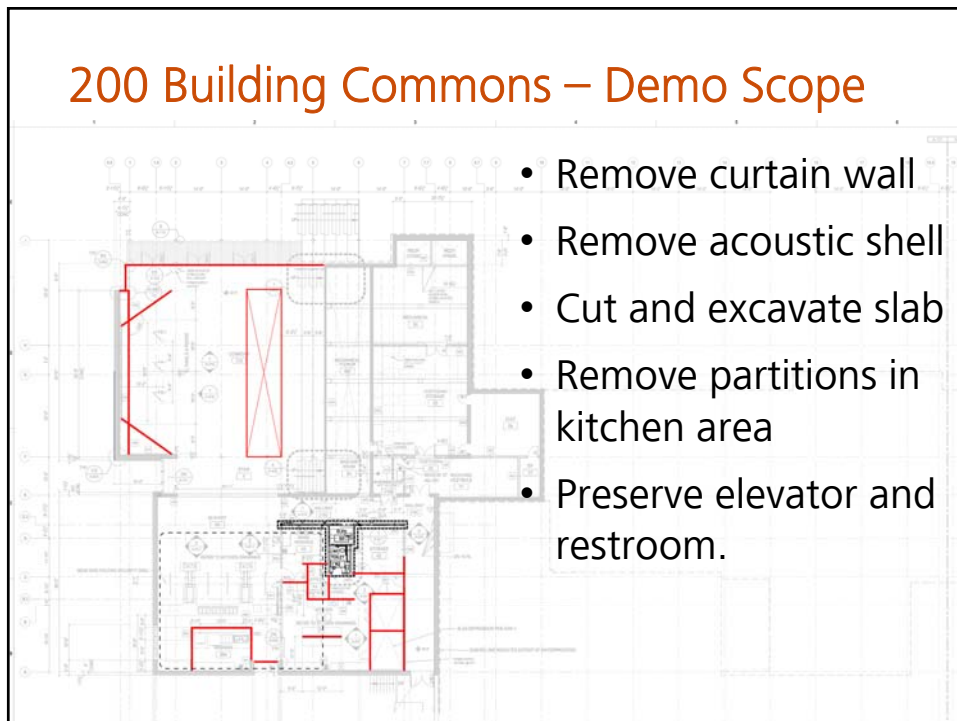
Commons – Lower Level



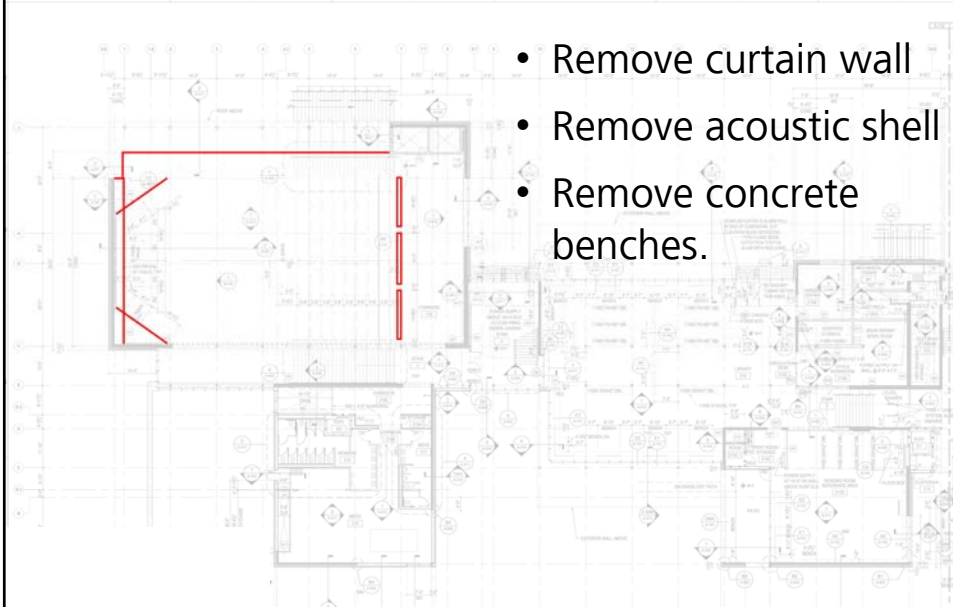
Theatre – Lower Level



200 Building Commons – Demo Scope

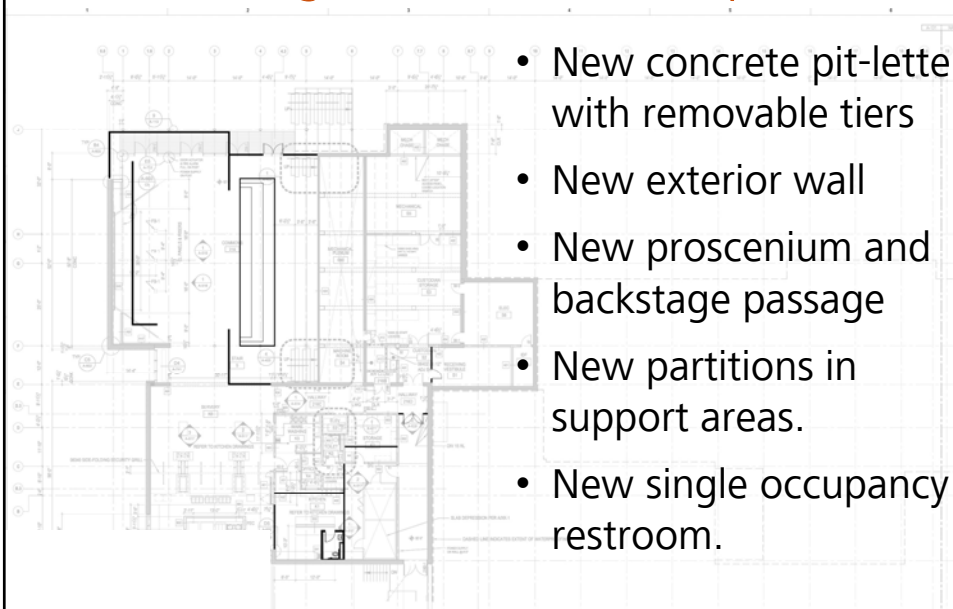


200 Building Commons – Demo Scope



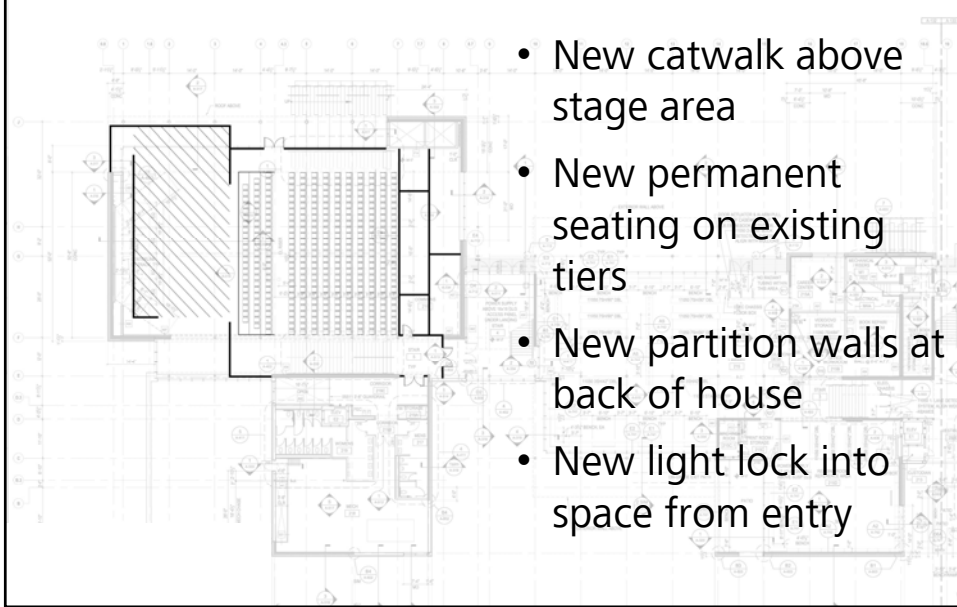
- Remove curtain wall
- Remove acoustic shell
- Remove concrete benches.

200 Building Theatre – New Scope

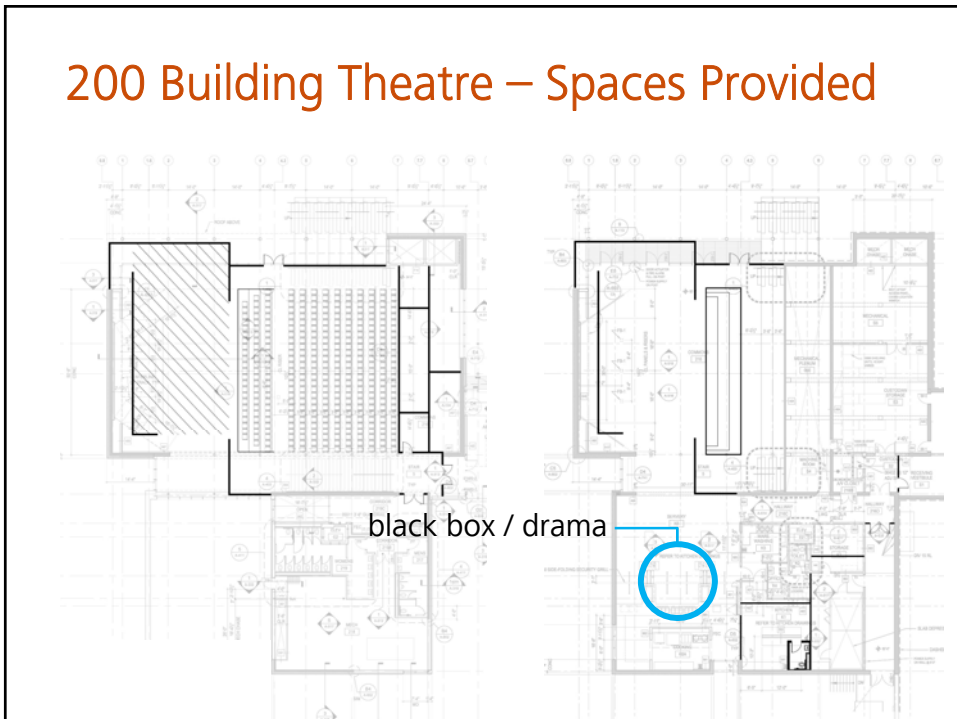


- New concrete pit-letto with removable tiers
- New exterior wall
- New proscenium and backstage passage
- New partitions in support areas.
- New single occupancy restroom.

200 Building Theatre – New Scope



200 Building Theatre – Spaces Provided



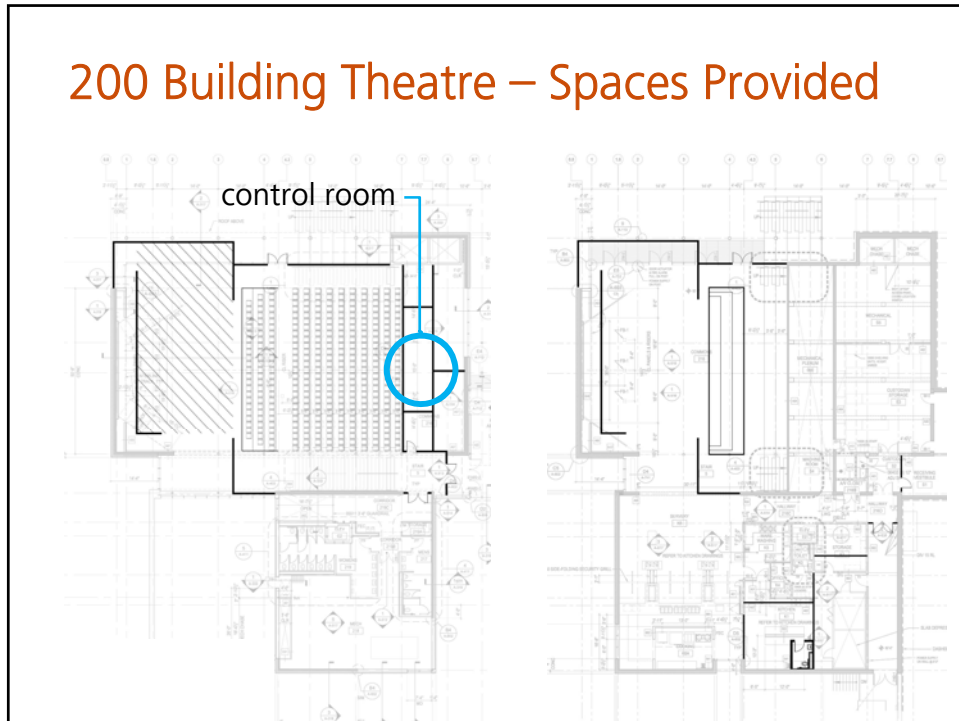
Teaching/Rehearsal: Drama Classroom



Teaching/Rehearsal: Studio Theatre



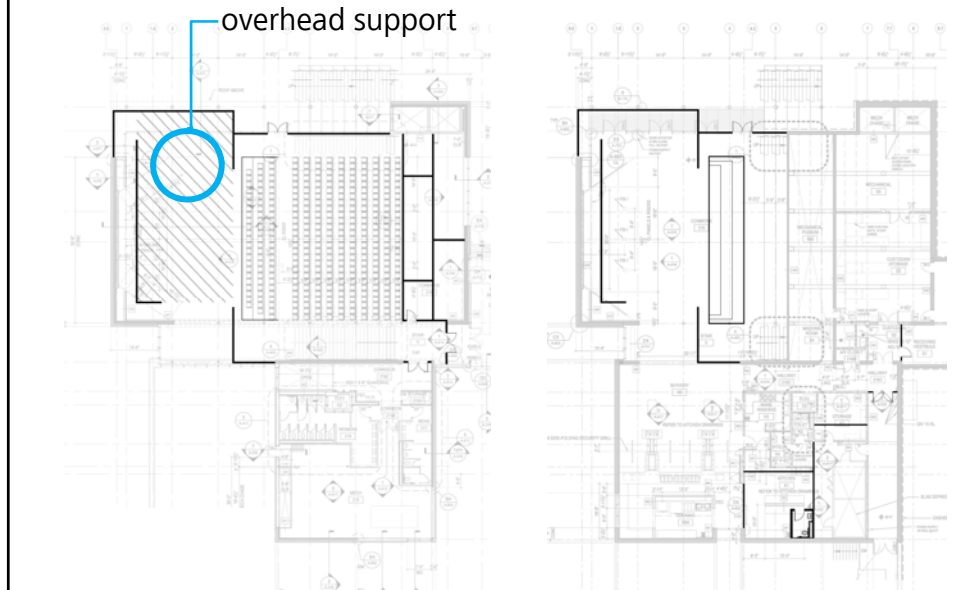
200 Building Theatre – Spaces Provided



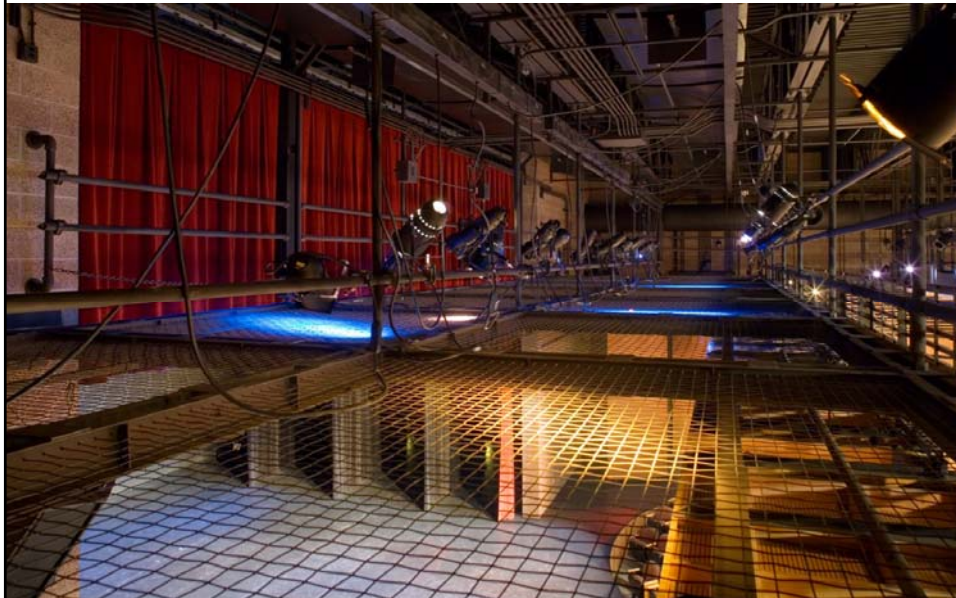
Technical Functions: Control Room



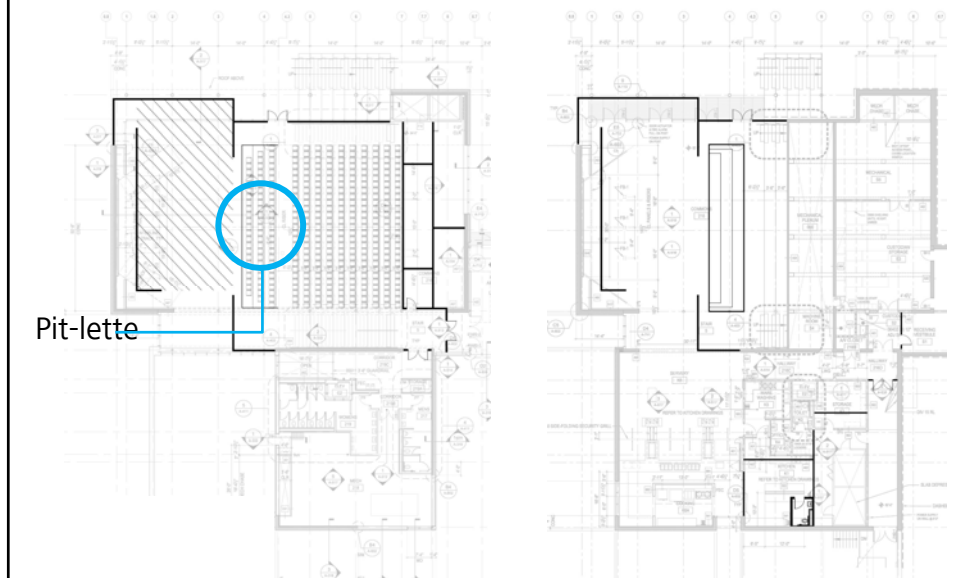
200 Building Theatre – Spaces Provided



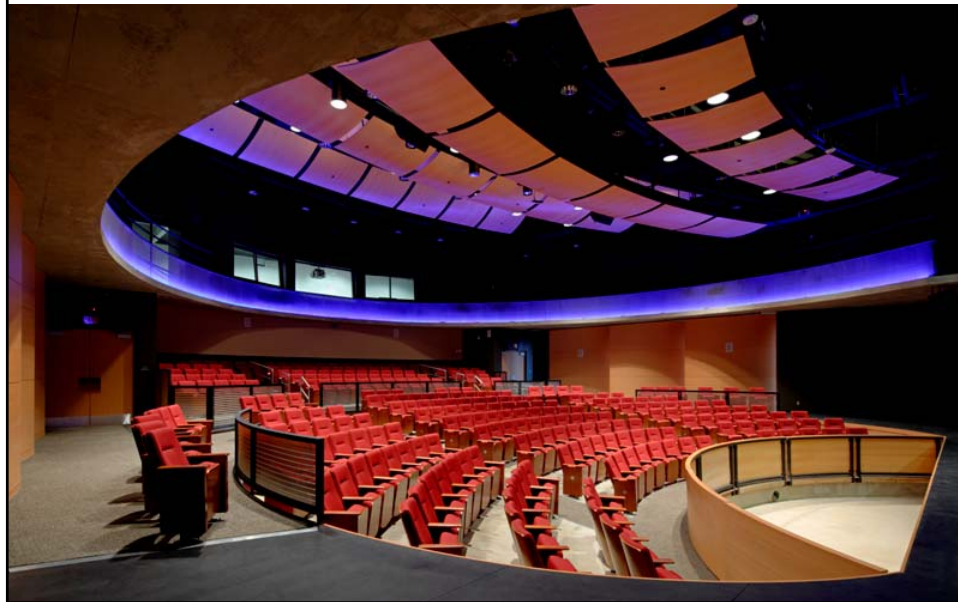
Technical Functions: Overhead Support



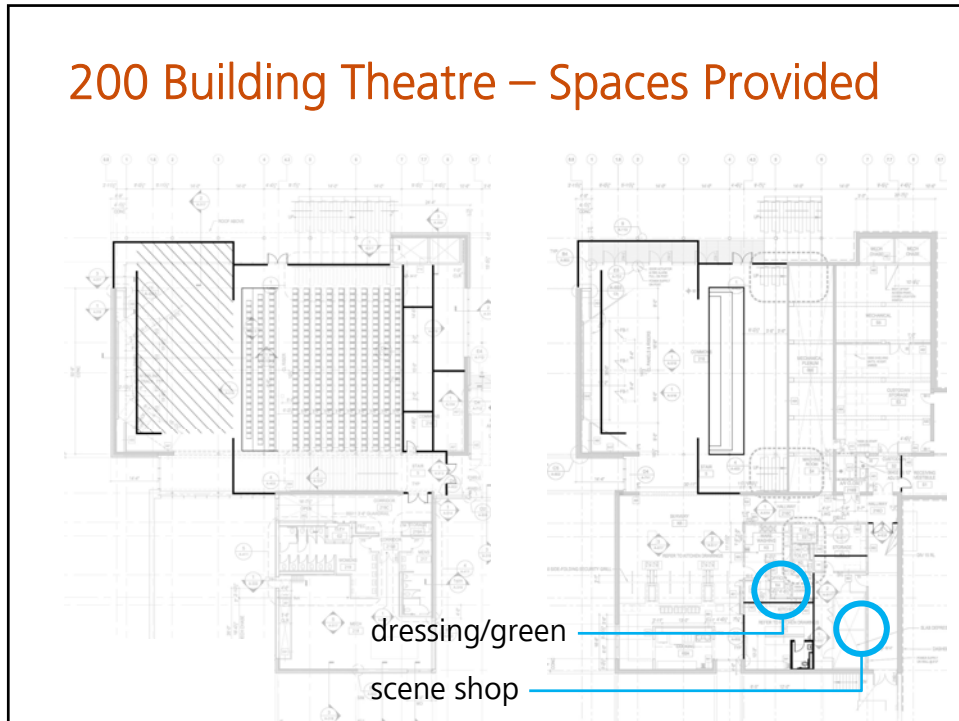
200 Building Theatre – Spaces Provided



Technical Functions: 'Pit-lette'



200 Building Theatre – Spaces Provided



Shop: Scenery Construction

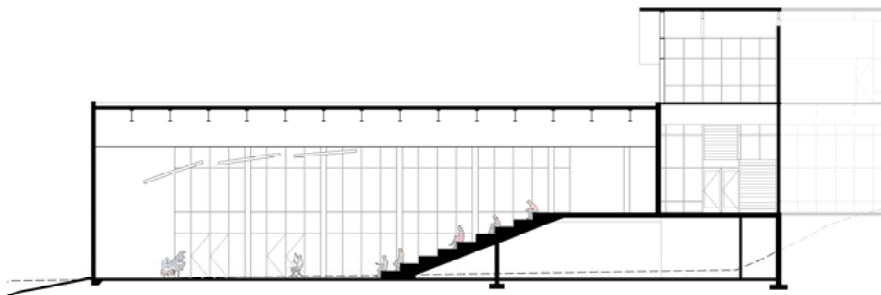


Backstage Make-up: Dressing, Green



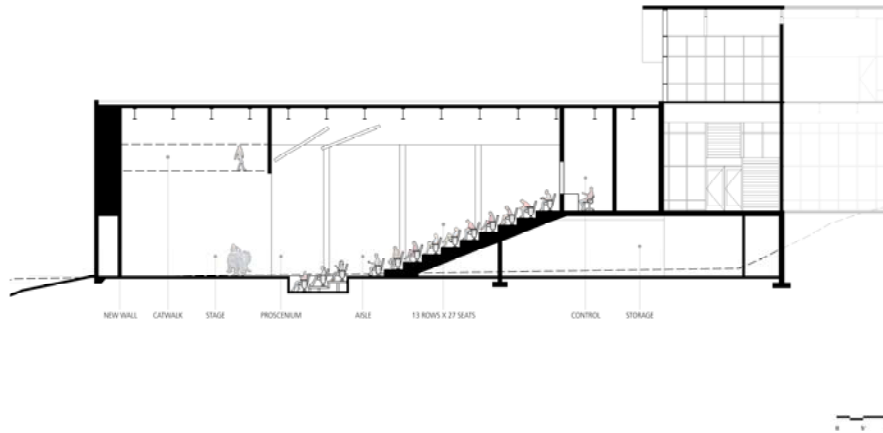
Commons - Existing

- 10 rows open risers, flat floor



Theatre – Seating Added

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



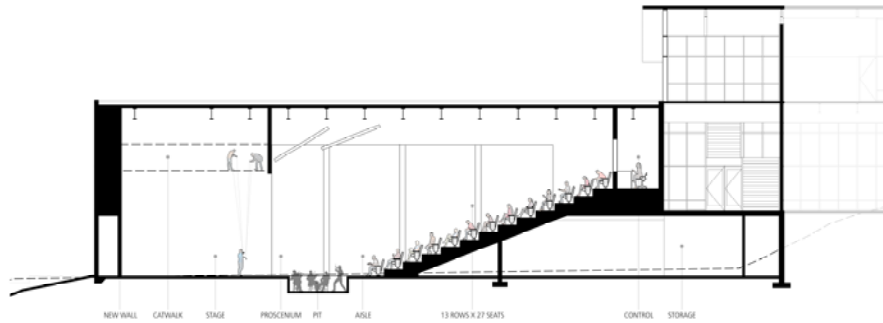
Theatre – Back Rows Added

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



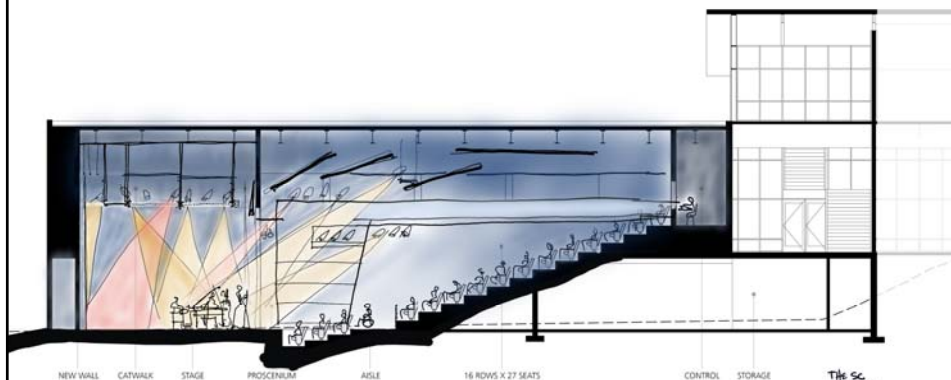
Theatre – Orchestra ‘Pit-lette’

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



Theatre

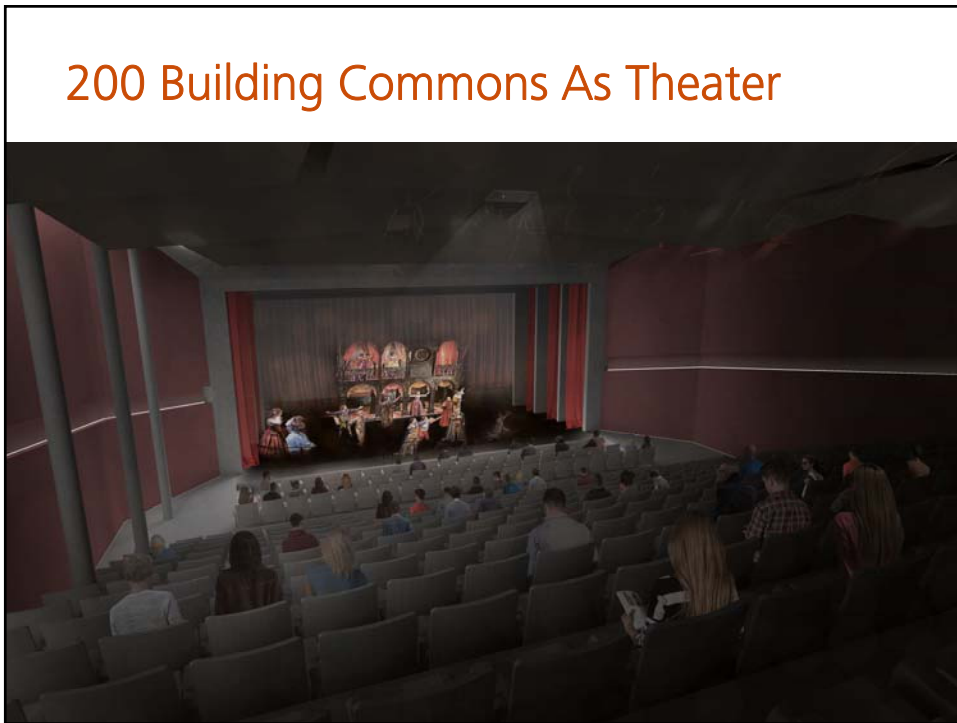
- 16 rows (~25-27 seats across) ~**390-420**



200 Building Commons



200 Building Commons As Theater



Student Focus on Sustainability :: Earth Service Corp

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Student Input :: Earth Service Corps

Want a sustainable and eco-friendly building

Desire for student input and participation

Suggestions:

- Low-flush toilets
- Low-flow faucets
- Filters for sink drains
- More energy efficient
- Natural light
- Heat retention
- Better insulation
- Water bottle filling
- Easier waste management
- Trash and recycling bins
- Larger recycling bins
- Composting bin(s)
- Rainwater filtering
- Rain garden
- Acoustic absorption
- Reduced noise pollution

Student Input :: Earth Service Corps

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Mahlum :: Design for Wellness



M7 Design for Wellness (<200 words)

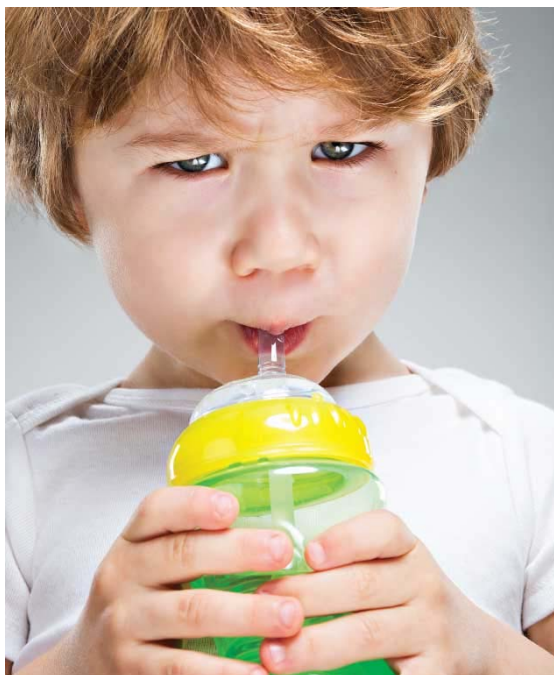
♥ Sustainable design supports comfort, health, and wellness for the people who inhabit or visit buildings. Describe strategies for optimizing daylight, indoor air quality, connections to the outdoors, and thermal, visual, and acoustical comfort for occupants and others inside and outside the building. How does the design promote the health of the occupants? Describe design elements intended to promote activity or exercise, access to healthy food choices, etc. Outline any material health strategies, including any materials selection criteria based on third-party frameworks such as Health Product Declarations (HPDs), Living Building Challenge Red List, EPA chemicals of concern, etc. Include key results on occupant comfort from occupant satisfaction surveys.

“The average American spends **93%** of their life indoors.”
United States EPA, 2017

“A poison kills you, but a chemical like **BPA** re-programs your cells and ends up causing a disease in your grandchild that kills him.”
Frederick vom Saal, Professor of Biological Sciences, University of Missouri
Mother Jones, 2014

“**Architects** have a greater ability to improve public health than medical professionals.”
Dr. Claudia Miller, Assistant Dean University of Texas School of Medicine
HKS Architects Green Week, 2013

AIA COTE Top Ten Measures
Design for Wellness



257

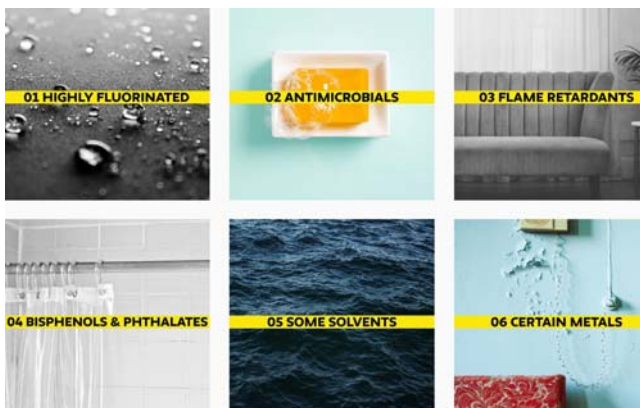
Chemicals commonly used in building products are found in **newborn** blood

Body Burden;
The Pollution in Newborns
Environmental Working Group
(EWG), 2005

**Our decisions
matter today.**

Focus on
products that are
fully disclosed.

Ask about the six
chemical classes
of concern.



<http://greensciencepolicy.org/>

Parsons Healthy Materials Lab | Green Science Policy Institute

Next Steps

Board Recommendation (4/26)
Finalize Educational Specifications
Mindful of Sustainable Practices
Main Campus Vision
Conditional Use Permit Intake