

1. Yorktown Final Design

Meeting: 10/18/2007 School Board Meeting - 7:30 p.m.
Category: E. Action Items
Agenda Action
Type:

Agenda Item Content

Initiated by: Clarence Stukes, Assistant Superintendent, Facilities and Operations

Staff contact: Patti Kavanaugh, Acting Director, Design and Construction Services
Vaughan Olbrys, Acting Senior Project Manager

Explanation of Subject/Issue:

Staff will present the proposed Final Design for Yorktown High School. The brochure, which will be submitted early next week, is the culmination of extensive work by the Building Level Planning Committee, APS, and County staff, along with the project architects, Ehrenkrantz, Eckstut, and Kuhn. The County Board will consider the Use Permit for the Yorktown Project at its meeting of October 13, 2007.

Among the thirty-nine Use Permit conditions proposed by the County Manager, several result in work not originally part of the project scope and add additional construction cost:

- Condition 13: Adds a driveway with apron at the intersection of Greenbrier and 28th St., 40 foot bus nub, and other street improvements.
- Condition 25: Requires that the façade treatments be generally consistent with those presented October 13. These include changes to more expensive glass curtain wall at the aquatics facility in response to comments received during the approval process.
- Condition 36 requires APS to completely rebuild the existing six tennis courts if they are used for construction staging or relocatable classrooms. Rebuilding is currently planned and included in the cost estimate. In addition, APS is directed to consider design and construction of an area to install accessible bleachers, and to consider lighting the tennis courts. Bleachers are not a requirement of the school tennis program and as such are not presently in the cost estimate. Neighborhood opposition to lighting the tennis courts, first documented in connection with the 2004 addition, has been renewed. The Use Permit for the 2004 addition limits lighting to the two tennis courts on the school property, only during the months of March, April, and May, and not after 8 p.m. APS Health and PE staff support consideration of lighting the tennis courts.
- Condition 36 also requires that APS build and consider lighting an outdoor basketball court. This court was included in the Greenbrier Park Master Plan as an amenity to be rebuilt after school construction was complete.

Other Use Permit conditions have already been incorporated into the project.

The Transportation and Planning Commissions each recommended that the project include structured parking. However, APS and County staff concur that the most appropriate parking solution for Yorktown is 347 surface parking spaces. Structured parking would add between \$3 and \$10 million to the cost of the project, depending on the size, location, and phasing of the structure.

The Planning Commission also recommended that the dumpster be located inside the building. Making this adjustment is not recommended by APS or County staff because it would move the dumpster and dumpster operations closer to nearby residences, require a redesign of the first floor to accommodate the additional area, and potentially obstruct the fire lane, necessitating a site plan revision. The cost of this modification is estimated at \$400,000.

Notable changes to the project since the Schematic Design approval include:

- LEED scorecard has been updated to reflect 40 points, exceeding the LEED Silver goal.
- Pedestrian access to and across the site has been enhanced.
- Accessibility has been improved in the auditorium and courtyard.
- The wall between the front door and the entrance to the Aquatics Facility has been modified to add visual interest to the façade.
- Glass has been added lower on the aquatics facility elevation to enhance the pedestrian experience.
- Parking area driveways at the intersection of 28th Street N. and N. Greenbrier Street (with associated relocation of utilities) have been modified to enhance pedestrian and driver safety.
- Some Transportation Demand Management measures have been successfully implemented.

The most recent cost estimate (dated June 6, 2007) including LEED Silver, was \$200,000 less than the overall project budget of \$102,087,000. However, both the complex approval process and design changes mandated during this process have added costs. Professional fees totaling \$138,500 reflect meetings and preparation of presentations, printing of brochures, creating additional models, and creating additional reports, above those included in the base contract. In addition, estimated construction costs are increased by modifications to the auditorium, aquatics facility façade, parking area driveways, relocation of the outdoor basketball court, lighting of the tennis and basketball courts, and various street and sidewalk improvements. The estimated construction cost increases, associated with the modifications described above, total \$1.2 million, including escalation. The final design brochure will include this revised cost estimate. An increase in the overall project budget of \$1.1 million will be considered in the development of the FY 2009-2014 Capital Improvement Plan.

FY 2007-2012 CIP Budget	
Bond 2004 - Design	\$2,200,000.00
Bond 2006 - Partial Construction	24,800,000.00
Bond 2008 - Remaining Funding	75,087,000.00
Total	\$102,087,000.00
Current Cost Estimate	
Schematic Design Brochure June 6, 2007 Cost Estimate	\$100,358,258.00
LEED Silver	1,500,000.00
Design Changes	1,200,000.00
Additional Design Costs	138,500.00
Total	\$103,196,758.00
Increase in Budget	\$1,109,758.00

Building permits for the project will be obtained in two phases. To support a June 2008 construction start, permit drawings for Phase I of construction were submitted on September 13. These drawings will be revised to reflect changes which occurred during the Use Permit approval process. Site permit drawings were submitted October 11. With these submissions, approval of a Use Permit on October 13, and an eight month permit review by County staff, the project remains on schedule for bidding in March 2008. Construction then in June 2008. Total project completion is planned for August 2012.

Superintendent's Recommendation:

The Superintendent recommends approval.

Action Agenda Details

Motion:

"I move that the Board approve the final design for the Yorktown Phase II construction project."

Motion By:

Edward J Fendley

Second:

Libby T Garvey

Action:

Unanimous

Voting Record

David M Foster

Yea

Edward J Fendley

Yea

Frank K Wilson

Yea

Libby T Garvey

Yea

Sally M Baird

Yea