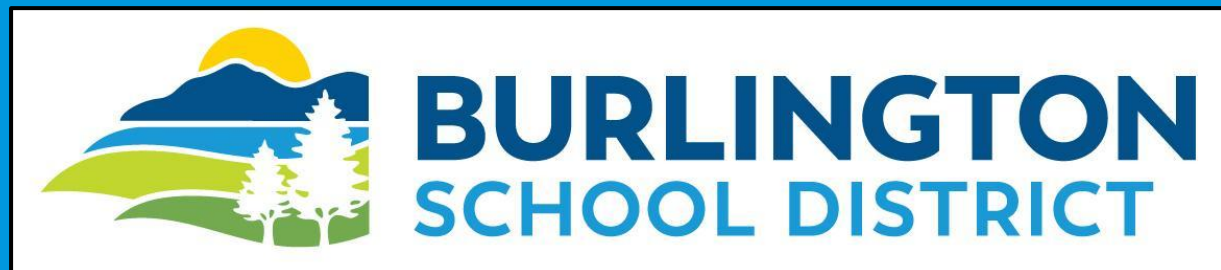


# BHS Renovation Plan

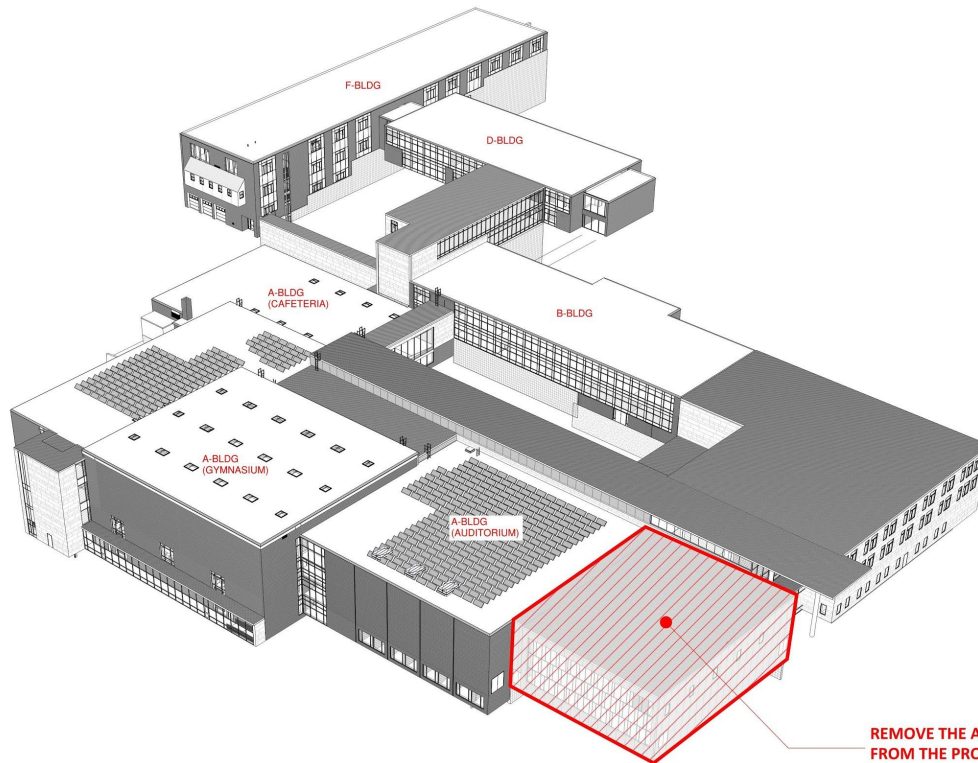
April 27, 2020



# Schematic Design



# Schematic Design



**REMOVE THE AUXILIARY GYMNASIUM  
FROM THE PROJECT FOR A SAVINGS**

# Project Highlights

- Accessibility and ADA compliance/enhancements
- Consolidation of classroom instruction, student support and departmental spaces
- Creation of maker spaces conducive for new technologies
- Addresses identified deferred maintenance
- New windows, roof and insulation to improve energy efficiency and reduce future costs
- New HVAC with AC, lighting and stormwater management
- Enhanced building safety and security
- New fire safety automatic sprinkler system installed



# Schematic Design Floor Plans



# Proposed vs. Existing Square Footage

## **Overall Project Gross Area (approximate):**

- Existing – 240,000 sf
- Proposed – 270,000 sf
  - Renovation - 192,000 sf
  - New Addition - 79,000 sf

# Proposed vs. Existing Program

## **Number and Size of General Classrooms:**

General classrooms are classrooms scheduled for “non-lab” classes including, but not limited to: Math, History, Social Studies, English, English Language, Special Ed. General classrooms sizes are sized to allow for a capacity of approximately 30 sf / student and include casework within each classroom.

- Existing – 39 (Average Size - 695 sf)
- Proposed – 42 (Average Size – 730 sf)



# Proposed vs. Existing Program

## **Number of Small Group Classrooms:**

Small Group Classrooms are classrooms sized for seminars, conferences, or small group work (not included in classroom count above).

- Existing – 0
- Proposed - 4

# Proposed vs. Existing Program

## **Number of Conference Rooms:**

Conference rooms are spaces available to faculty and staff for meetings and other working groups. These spaces are within larger support suites and include conference rooms within administration and guidance, library breakout rooms, student support group room, and professional development conference room.

- Existing: 1
- Proposed: 6

# Proposed vs. Existing Program

## **Administration and Support Spaces:**

Support spaces include: Administration and Guidance Suite, Health Services, MLL, Special Education, Para Lounge, Intensive Special Needs Suite, Student Support, Professional Development Suite, Faculty Lounge and Storage, I.T. Offices.

- Existing – 14,600 sf
- Proposed – 21,200 sf

# Proposed vs. Existing Program

## **Extracurricular and Lab Spaces:**

Extracurricular and lab spaces include: Science labs, Fine Arts, Design / Technology, Library, Athletics / PE, Music, Food Lab, District on Top, Cafeteria / Kitchen, and Theater.

- Existing: 78,000 sf
- Proposed: 90,150 sf

# Proposed vs. Existing Program

## **BTC Spaces:**

Program spaces associated with BTC.

- Existing: 35,000 sf
- Proposed: 35,900 sf

# Project Scope Reductions

- **Eliminate Canopy over Bike Parking**
- **Eliminate Gym Floor Replacement**
- **Eliminate Auxiliary Gym**
- **Reduce F Building Renovations**
  - ★ **Maintains Full ADA Compliance Upgrades**
  - ★ **Maintains New and Remodeled Restrooms**
  - ★ **Maintains Elevator Replacement**

# Schematic Design Reconciled Estimate Construction Cost of Work

BURLINGTON HIGH SCHOOL		SD ESTIMATES		
4/10/2020	270,644 GSF	273,750 GSF	270,644 GSF	
COST OF CONSTRUCTION WORK				REC.% DIFF.
Existing Conditions	\$ 2,164,553	\$ 1,692,370	\$ 1,798,488	
Concrete	\$ 1,527,538	\$ 1,705,658	\$ 1,687,549	
Masonry	\$ 1,693,472	\$ 1,688,963	\$ 1,743,472	
Metals	\$ 3,554,542	\$ 3,484,406	\$ 3,507,383	
Wood, Plastics, and Composites	\$ 112,470	\$ 150,456	\$ 162,470	
Thermal & Moisture Protection	\$ 5,452,994	\$ 5,341,616	\$ 5,254,630	
Openings	\$ 4,190,620	\$ 4,448,418	\$ 4,204,520	
Finishes	\$ 5,059,207	\$ 5,484,861	\$ 5,242,078	
Specialties	\$ 898,652	\$ 888,288	\$ 898,702	
Equipment	\$ 833,835	\$ 876,505	\$ 883,335	
Furnishings	\$ 1,166,628	\$ 1,393,835	\$ 1,331,952	
Special Construction	\$ -	\$ -	\$ -	
Conveying Systems	\$ 540,000	\$ 637,500	\$ 624,000	
Fire Suppression	\$ 1,078,198	\$ 1,339,724	\$ 1,078,198	
Plumbing	\$ 2,560,308	\$ 3,296,120	\$ 2,560,308	
HVAC	\$ 14,471,591	\$ 13,702,854	\$ 14,471,591	
Electrical	\$ 9,156,321	\$ 9,748,961	\$ 9,156,321	
Earthwork	\$ 1,352,339	\$ 1,746,427	\$ 1,352,339	
Exterior Improvements	\$ 1,840,661	\$ 1,771,282	\$ 2,218,344	
Site Utilities	\$ 1,615,303	\$ 1,388,391	\$ 1,554,206	
<b>SUBTOTAL - COST OF CONSTRUCTION WORK</b>	<b>\$ 59,269,232</b>	<b>\$ 60,786,635</b>	<b>\$ 59,729,886</b>	<b>1.8%</b>

# Schematic Design Estimate Scope Reductions & Savings

BURLINGTON HIGH SCHOOL		SD ESTIMATES		
4/10/2020				
	W-T ESTIMATE	3RD PARTY ESTIMATE	W-T RECONCILED ESTIMATE	REC.% DIFF.
<i>COST SAVINGS OPTIONS</i>	<i>PROPOSED VALUE</i>	<i>PROPOSED VALUE</i>	<i>PROPOSED VALUE</i>	
CHPS Certification	INCLUDED IN OWNER	INCLUDED IN OWNER	INCLUDED IN OWNER	
Canopy at Bike Parking	\$ (136,175)	\$ (136,500)	\$ (136,175)	
Student Parking Lot Scope	\$ (400,000)	\$ (422,417)	\$ (380,360)	
Existing Gym Floor Replacement	\$ (175,526)	\$ (175,526)	\$ (175,526)	
Existing Bleacher Replacement	\$ (269,000)	\$ (296,000)	\$ (269,000)	
Reduce Owner Furniture Budget	INCLUDED IN OWNER	INCLUDED IN OWNER	INCLUDED IN OWNER	
Reduce Interior Finishes	CMU to GWB at corridors/classrooms	NOT TAKEN	NOT TAKEN	
	Quartz Tile to VCT Flooring Throughout	\$ (266,200)	NOT TAKEN	NOT TAKEN
	Reduce Carpet scope	\$ (93,400)	NOT TAKEN	NOT TAKEN
Galleria / Enlarge B-D Connector	\$ (1,131,627)	\$ (1,077,297)	\$ (915,103)	
Reduce F Building Renovations	\$ (5,404,135)	\$ (5,711,928)	\$ (5,403,313)	
Alternate HVAC System without Air Conditioning	NOT TAKEN	NOT TAKEN	NOT TAKEN	
Auxilliary Gym	\$ (1,975,969)	\$ (1,867,894)	\$ (1,963,569)	
<b>TOTAL COST SAVINGS OPTIONS</b>	<b>\$ (9,852,032)</b>	<b>\$ (9,687,562)</b>	<b>\$ (9,243,046)</b>	<b>4.8%</b>
<b>SUBTOTAL - COST OF CONSTRUCTION WORK (AFTER COST SAVINGS)</b>	<b>\$ 49,417,200</b>	<b>\$ 51,099,073</b>	<b>\$ 50,486,840</b>	<b>1.2%</b>



# Schematic Design Reconciled Estimate General Conditions

BURLINGTON HIGH SCHOOL		SD ESTIMATES					
4/10/2020							
	W-T ESTIMATE		3RD PARTY ESTIMATE		W-T RECONCILED ESTIMATE		REC.% DIFF.
<b>GENERAL CONDITIONS (descriptions for reconciled estimate only)</b>							
WT General Requirements	4.00%	\$ 1,976,688	4.50%	\$ 2,299,458	4.00%	\$ 2,019,474	
Subcontractor P&P Bonds	1.10%	\$ 543,589	1.50%	\$ 766,486	1.10%	\$ 555,355	
CM Construction Contingency	fixed	\$ 200,000	5.00%	\$ 2,554,954	fixed	\$ 200,000	
WT General Conditions	fixed	\$ 2,014,000	fixed	\$ 2,014,000	fixed	\$ 2,014,000	
WT P&P Bond (based on COW plus GCs plus Est. & Esc. Cont.)	0.75%	\$ 406,136	1.20%	\$ 613,189	0.75%	\$ 429,714	
WT Fee & Liability Insurance (based on COW plus GCs plus Est. & Esc. Co	2.75%	\$ 1,500,334	2.75%	\$ 1,405,225	2.75%	\$ 1,599,235	
<i>Total General Conditions</i>		\$ 6,640,748		\$ 9,653,311		\$ 6,817,777	
SD Estimating Contingency (based on COW only)	1.25%	\$ 617,715	0.00%	\$ -	1.25%	\$ 631,086	
Labor & Material Escalation Contingency (based on COW only)	2.75%	\$ 1,358,973	2.75%	\$ 1,405,225	2.75%	\$ 1,388,388	
Design Contingency (based on COW only)	0.00%	\$ -	9.00%	\$ 4,598,917	5.00%	\$ 2,524,342	
Owner Contingency (based on COW only)	7.64%	\$ 3,773,312	0.00%	\$ -	5.00%	\$ 2,524,342	
<i>Total Contingency (not including Construction Contingency)</i>	11.64%	\$ 5,750,000	11.75%	\$ 6,004,141	14.00%	\$ 7,068,158	
Building Permits (based on COW only)	0.85%	\$ 476,493	1.30%	\$ 664,288	0.85%	\$ 429,138	
<b>TOTAL GENERAL CONDITIONS</b>		\$ 12,867,240		\$ 16,321,740		\$ 14,315,073	14.0%
<b>SUBTOTAL - COST OF CONSTRUCTION</b>		\$ 62,284,440		\$ 67,420,813		\$ 64,801,913	4.0%

# Schematic Design Reconciled Estimate Owners Cost & Total Project Cost

BURLINGTON HIGH SCHOOL		SD ESTIMATES		
4/22/2020	270,644 GSF	273,750 GSF	270,644 GSF	
<b>OWNER COSTS</b>				
Consultant Fees (not including abatement consultant)	\$ 5,487,301	\$ 5,487,301	\$ 5,487,301	
Abatement Costs (including consulting fees)	\$ 1,604,700	\$ 1,604,700	\$ 1,604,700	
Zoning Permit	\$ 145,000	\$ 145,000	\$ 145,000	
Equipment	\$ 688,000	\$ 688,000	\$ 688,000	
Furniture	\$ 720,000	\$ 720,000	\$ 720,000	
Other	\$ 512,500	\$ 512,500	\$ 512,500	
<b>TOTAL OWNER COSTS</b>	<b>\$ 9,157,501</b>	<b>\$ 9,157,501</b>	<b>\$ 9,157,501</b>	<b>0.0%</b>
<b>OWNER COST SAVINGS OPTIONS</b>				
	<i>PROPOSED VALUE</i>	<i>PROPOSED VALUE</i>	<i>PROPOSED VALUE</i>	
Reduce Owner Furniture Budget	\$ (360,000)	\$ (360,000)	\$ (360,000)	
CHPS Certification	\$ (185,000)	NOT TAKEN	NOT TAKEN	
<b>OWNER COST SAVINGS OPTIONS TOTAL</b>	<b>\$ (545,000)</b>	<b>\$ (360,000)</b>	<b>\$ (360,000)</b>	<b>0.0%</b>
<b>TOTAL OWNER COSTS (AFTER COST SAVINGS)</b>	<b>\$ 8,612,501</b>	<b>\$ 8,797,501</b>	<b>\$ 8,797,501</b>	<b>0.0%</b>
<b>TOTAL PROJECT COST</b>	<b>\$ 70,896,941</b>	<b>\$ 76,218,314</b>	<b>\$ 73,599,414</b>	<b>3.6%</b>

# Additional Revenue Approved by BSD Board

[\\*Board Memo](#)

<b>Apply remaining funds from the Taft School lease</b>	<b>\$1,100,000</b>
<b>Use Capital Plan proceeds already earmarked for BHS</b>	<b>\$500,000</b>
<b>Apply <u>existing</u> one-time funding to cover owner costs</b>	<b>\$2,000,000</b>
<b>TOTAL ADDITIONAL PROJECT FUNDS</b>	<b>\$3,600,000</b>

## Project Cost Estimate & Budget

**\$70,000,000** Bond Amount

**\$3,600,000** Additional Approved Funding

**\$73,600,000** Available Funds

**\$73,599,414** SD Estimate

## Additional Possible Cost Savings

- **Permit Fees Status**
  - **Originally estimated at \$819k (combined zoning & building)**
  - **Current fee estimate \$574k (based on conversation with zoning staff)**
- **Requested of City Council**
  - **Waive a significant portion of the permit fees (zoning and/or building)**
  - **Precedent in City Place fee reduction**

# Next Steps & Timeline

## Revised Timeline - Draft

- May 1, 2020: Begin Design Development Phase
- June 2020: Resume permit inquiry and acquisition
- October 2020: Begin Construction Document Phase
- May 2021: Begin bidding phase
- July 2021: Begin Construction (36 - 42 months duration)
- September 2024: Project complete

# Possible Summer 2020 Project Scope

- Stand-alone electrical room
- Replace existing bleachers
- Student parking lots
- F-Building ADA upgrades
- Asbestos abatement
- Utility locating services

Cultivating caring, creative, and  
courageous people. Join the journey!

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# BLACK RIVER DESIGN ARCHITECTS

