




POSSIBLE MOTION

**I MOVE TO approve the 65% Design Development of
the Pacific High School Remodel Project**

MEMORANDUM

To: Mayor Westover and Members of the Assembly
Jim Dinley, Municipal Administrator

From: Michael Harmon, P.E. Public Works Director 
Stephen Weatherman, P.E, Municipal Engineer 
Kelli Cropper, Project Manager 

cc: Steve Bradshaw, SSD Superintendent
Jay Sweeney, Finance Director
Tammy O'Neill, Contract Coordinator

Date: April 16, 2012

Subject: Pacific High School Remodel 65% Design Development Milestone

Background:

- The State of Alaska, Department of Education & Early Development (EED) approved a grant to the City of Sitka for the renovation of Pacific High School (PHS) with a funding split of 65% (\$1,736,502.00) from the State and 35% (\$935,056.00) from the City of Sitka (CBS) in July of 2009.
- In the regular election October 5, 2010, Proposition No. 5 approving the required \$935,056.00 CBS match funding for the renovation of Pacific High School from the proceeds from the seasonal 1% sales tax was approved by the voters.
- Award of the Contract to McCool Carlson and Green (MCG) in the amount of \$220,215.00 for Professional Design Services for the Pacific High School Renovation was approved by the Assembly at the June 28, 2011 Assembly Meeting.
- The Needs Assessment has been completed.
- The Schematic Design (35%) milestone has been completed and was approved by the Assembly at the January 10, 2012 meeting.
- The Building Design Committee (BDC) has continued to work with the consultants through the Design Development (65%) phase of the project.
- A public meeting was held to collect additional comments from the community and city officials, boards and commissions during the 65% design phase. These comments have been addressed or incorporated into the 65% design of the Pacific High School Remodel.
- The Historical Preservation Commission approved the Pacific High School 65% design at its regular April commission meeting.
- The approved 35% design has been developed to the 65% milestone and a professional 65% cost estimate has been prepared.

Analysis:

The 65% design for the renovation of Pacific High School is the development of the approved 35% schematic design. It also addresses/incorporates additional comments and recommendations expressed by the community and design participants. Accessibility issues were explored and developed in this phase and are the most significant potential design revision to the approved 35% design.

Providing wheel chair accessibility between the Career Center, which is ten feet above Pacific High school, and Pacific High School was addressed. The design and cost estimate for the installation of an elevator was completed. The elevator cost estimate (\$203,844.00 bid as an alternate) is above the project construction budget and EED initially ruled the new space for the elevator to be 'additional space' and therefore ineligible to be constructed with grant funds. The consultants submitted a variance request to EED for the elevator to be eligible for the 65%/35% grant funding. The EED response is still outstanding. However, the estimated cost of constructing the elevator, even if determined eligible, may still be higher than the construction budget would allow.

Design of a ramp meeting ADA requirements connecting the Career Center and the Pacific High School is being developed and appears viable. This solution may be less costly to construct and maintain than an elevator, as well as, be eligible for grant funding, because it is site development and not the construction of additional conditioned space.

Fiscal Note:

The total funding for the Pacific High School Remodel Project is \$2,671,558.00 and is funded 65% by a grant of \$1,736,502.00 from the State of Alaska Department of Education & Early Development (EED) and by a 35% City of Sitka (CBS) match of \$935,056.00. The CBS match is from proceeds from the seasonal 1% sales tax, which was approved by the voters October 5, 2010, in the regular election. Currently the project is on budget.

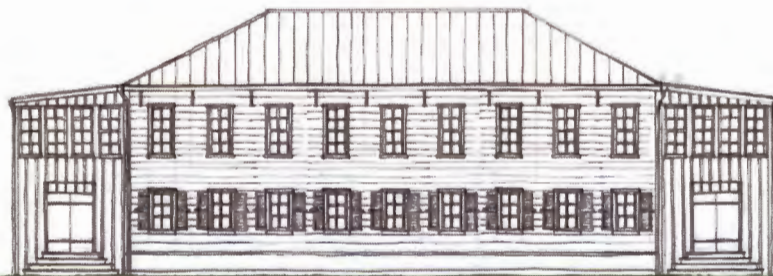
The construction budget is \$2,037,651.00 and the 65% base bid cost estimate equals \$1,912,911.00. Currently there are seven additive alternates (including the elevator) totaling \$383,405.00 for a grand total cost estimate of \$2,296,316.00. Additive Alternates are specific amenities bid individually so one or all can be awarded if the budget allows, see the 65% Cost Estimate Summary in the following handout for the Additive Alternates list and estimated costs. The cost of the accessible ramp has not yet been completed.

Recommendation:

Approve the 65% Design Development of the Pacific High School Remodel Project.

Pacific High School Renewal
Assembly Meeting
65% Design Approval
4-24-12

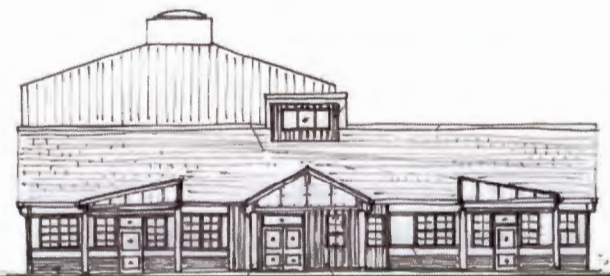
McCool Carlson Green Architects
Garrett Burtner



Russian Bishop's House circa 1842



Schoolhouse circa 1920



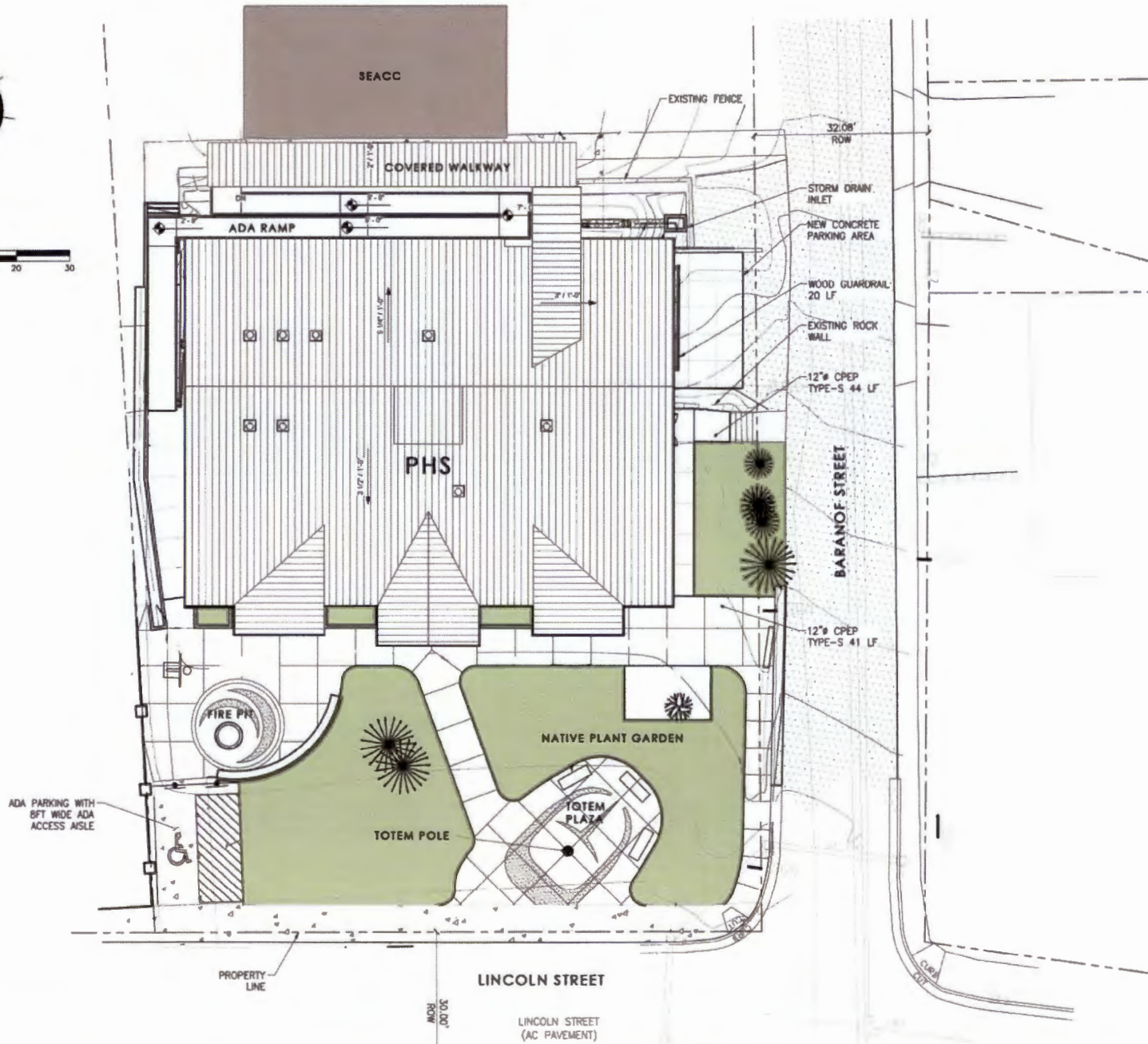
Pacific High School circa 2012

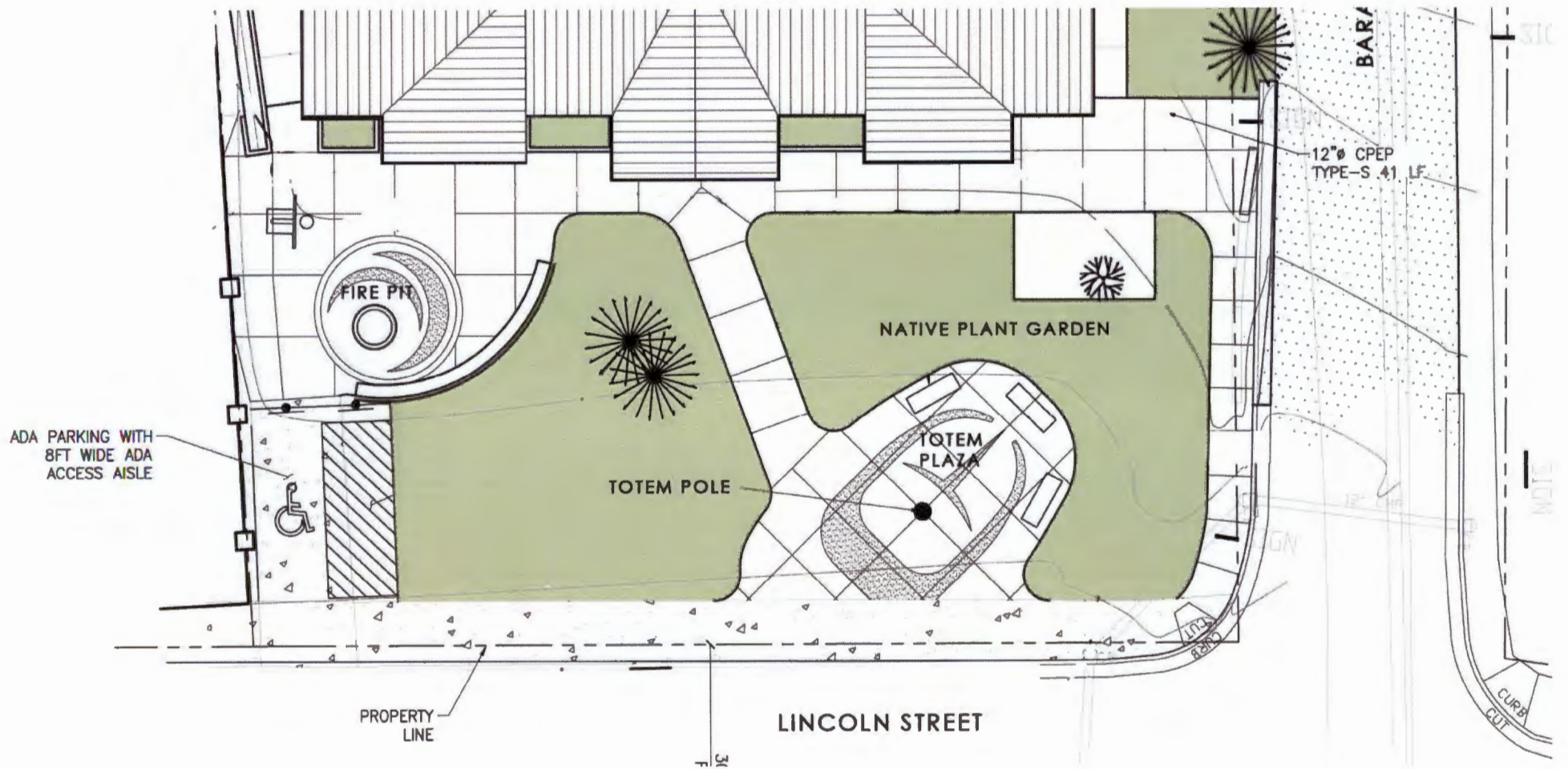
SCHEDULE

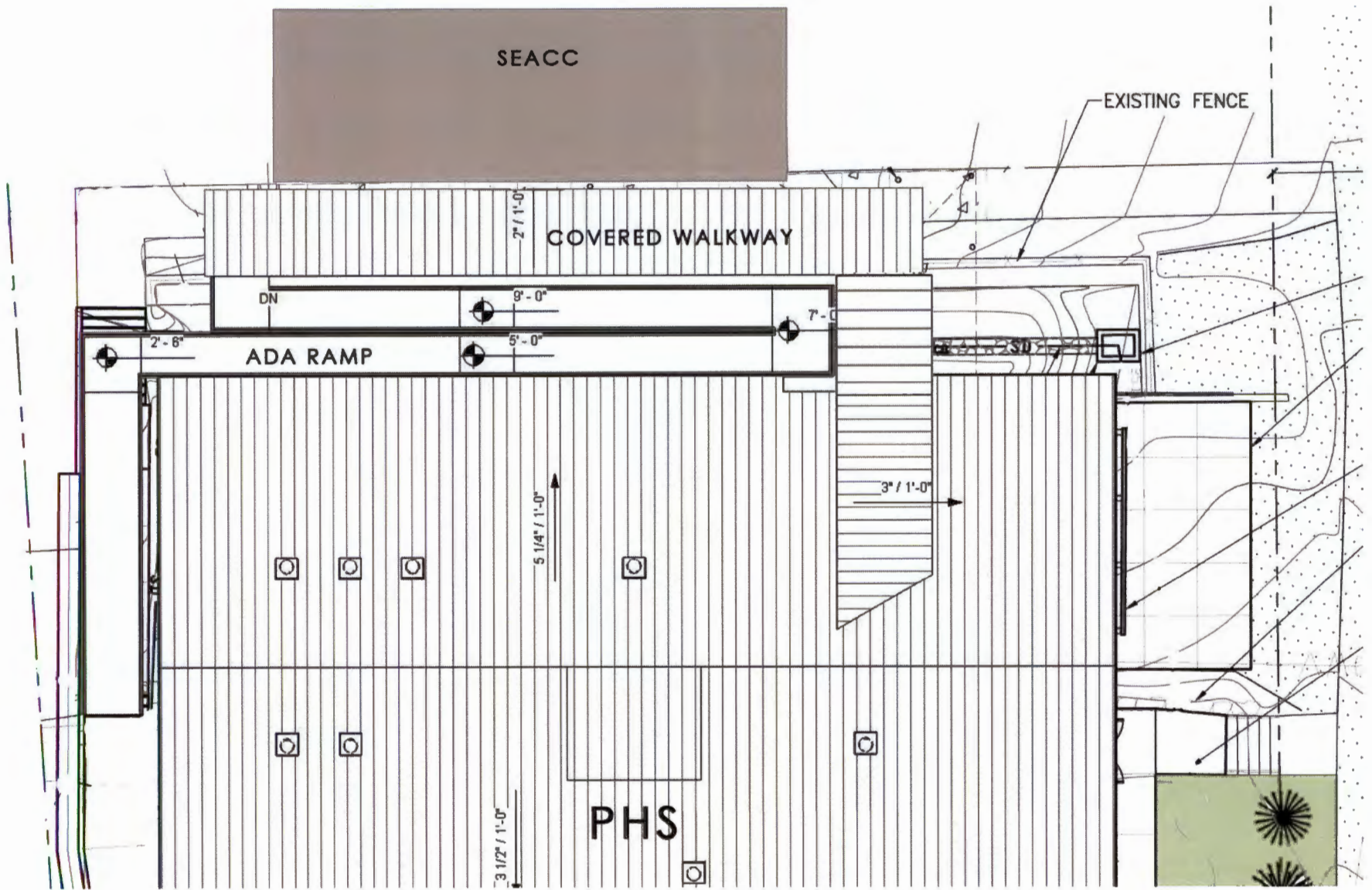
- 65% Assembly approval April 24th
- 95% documents in May for Assembly approval
- Bidding and construction start Spring/Summer 2012

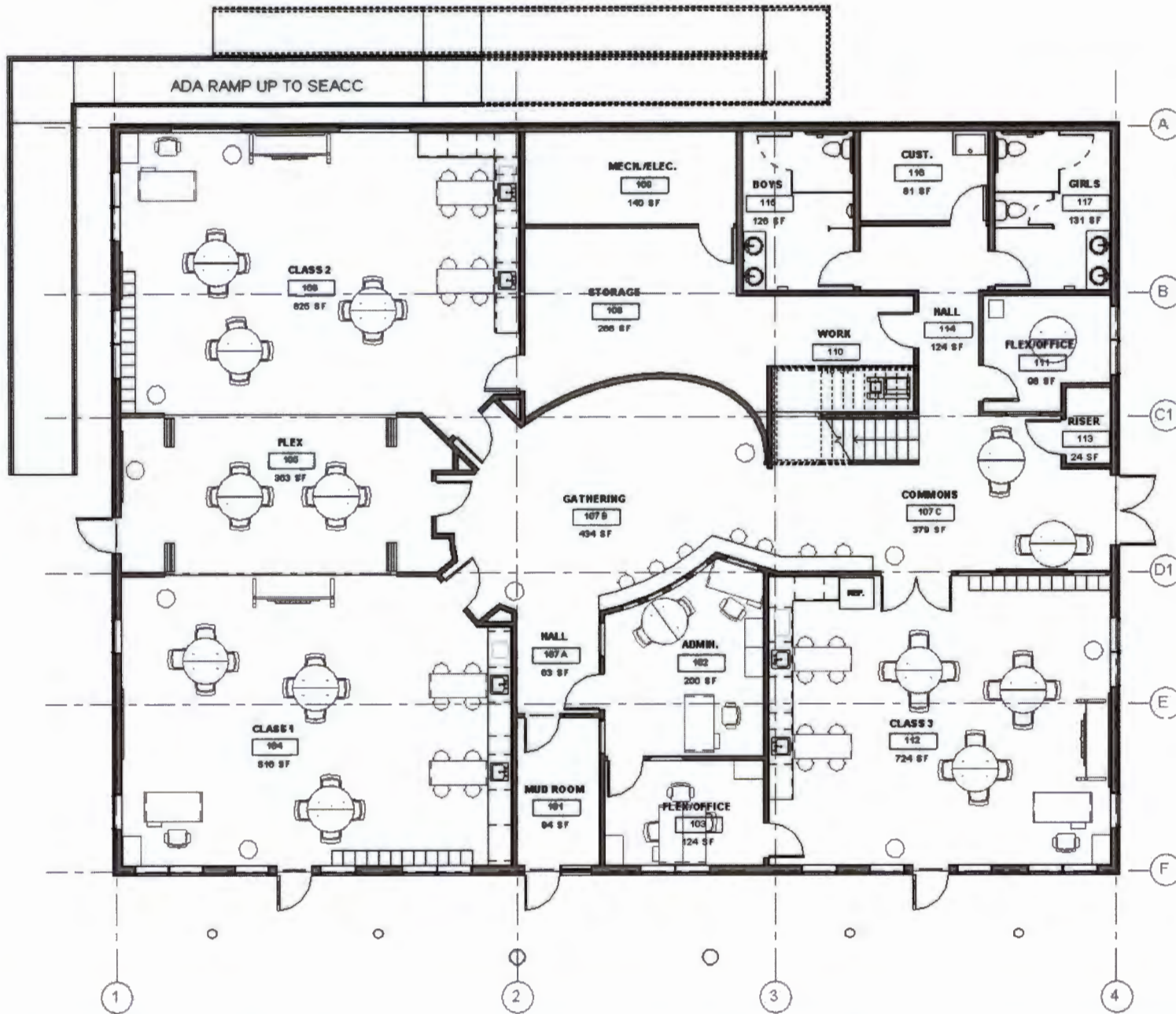
PROCESS

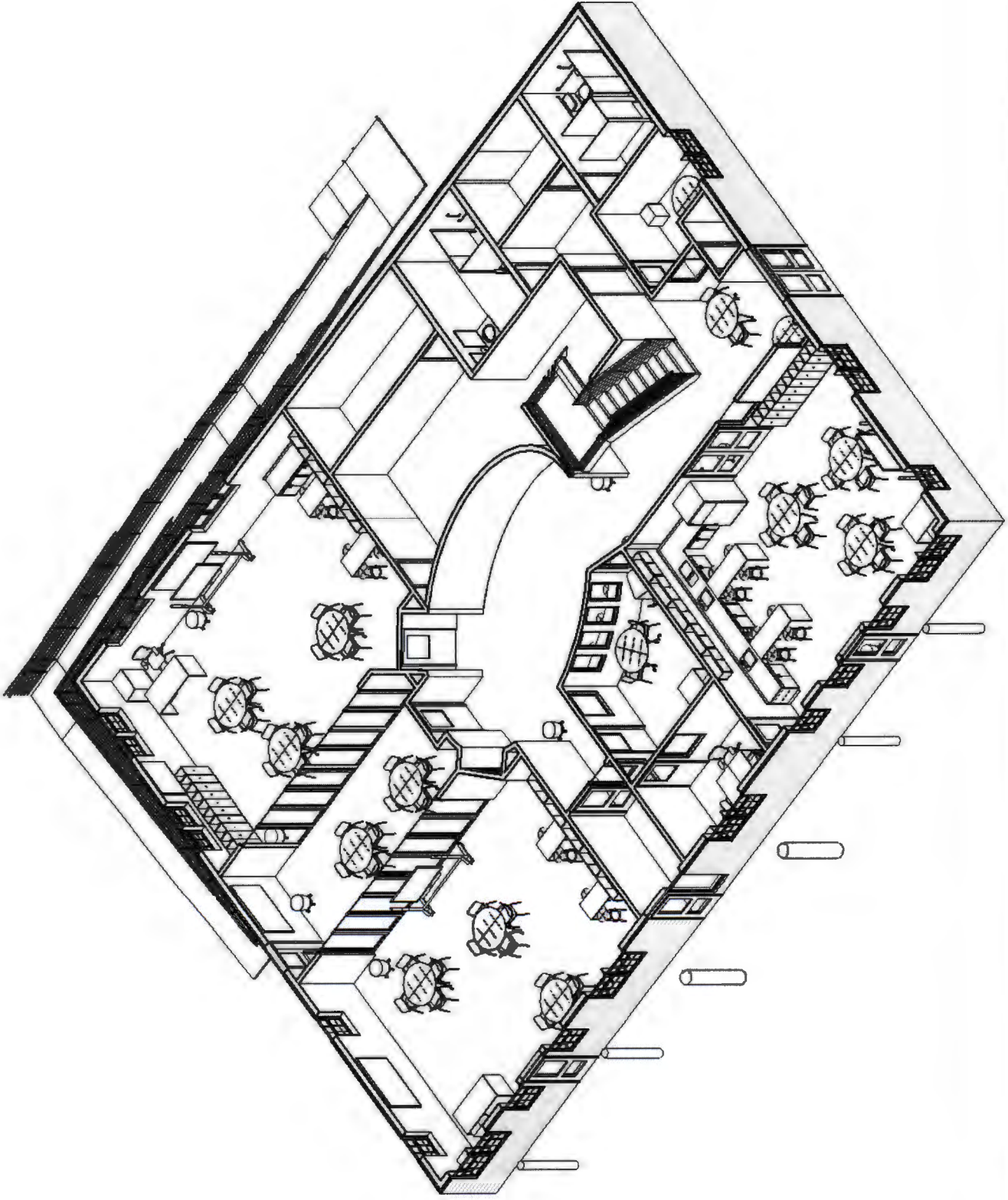
- Building Design Committee
- October 19th Public Meeting for 35%
- School Board approval of 35% design
- Assembly approval of 35% design
- February 29th Public Meeting for 65%

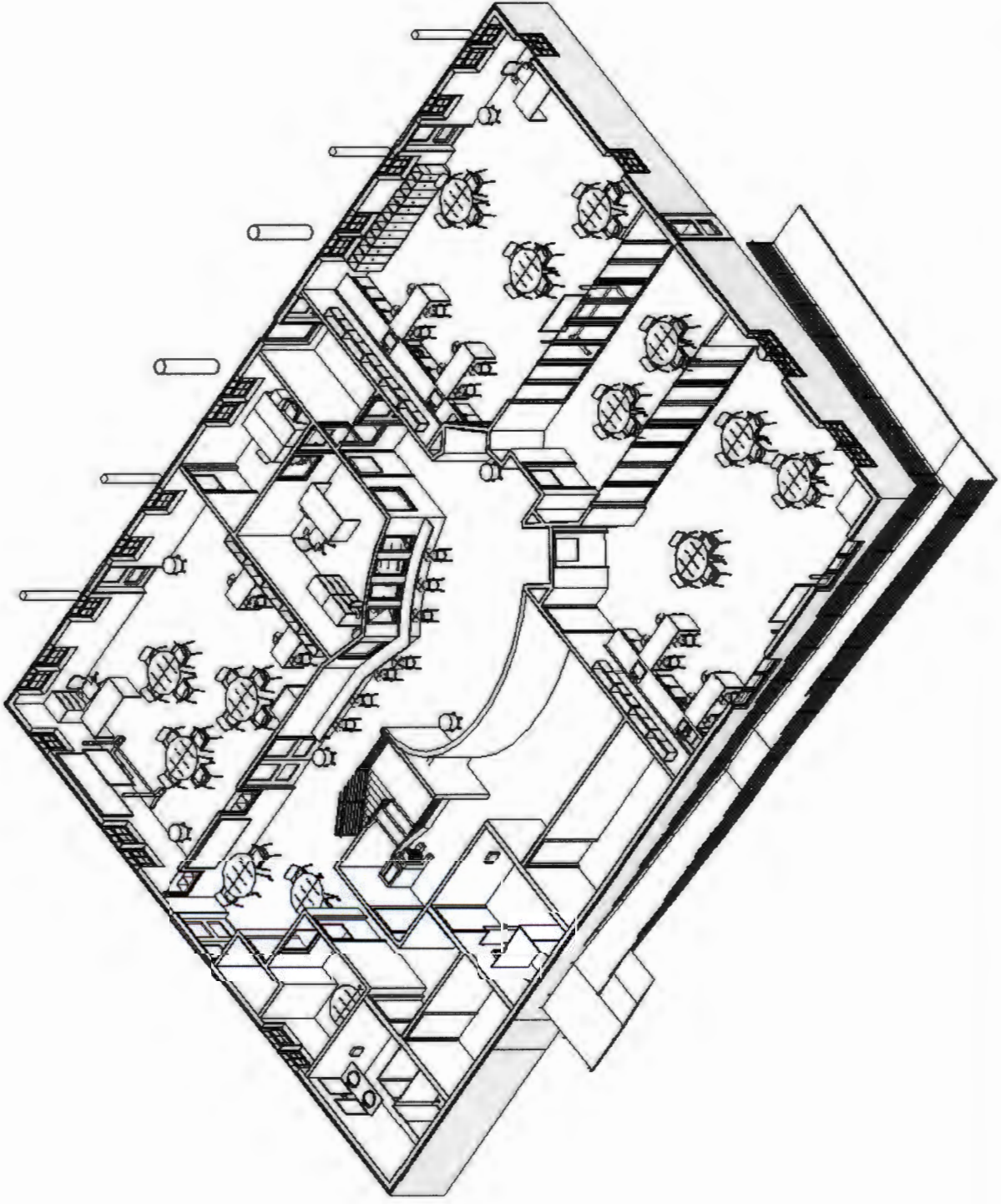












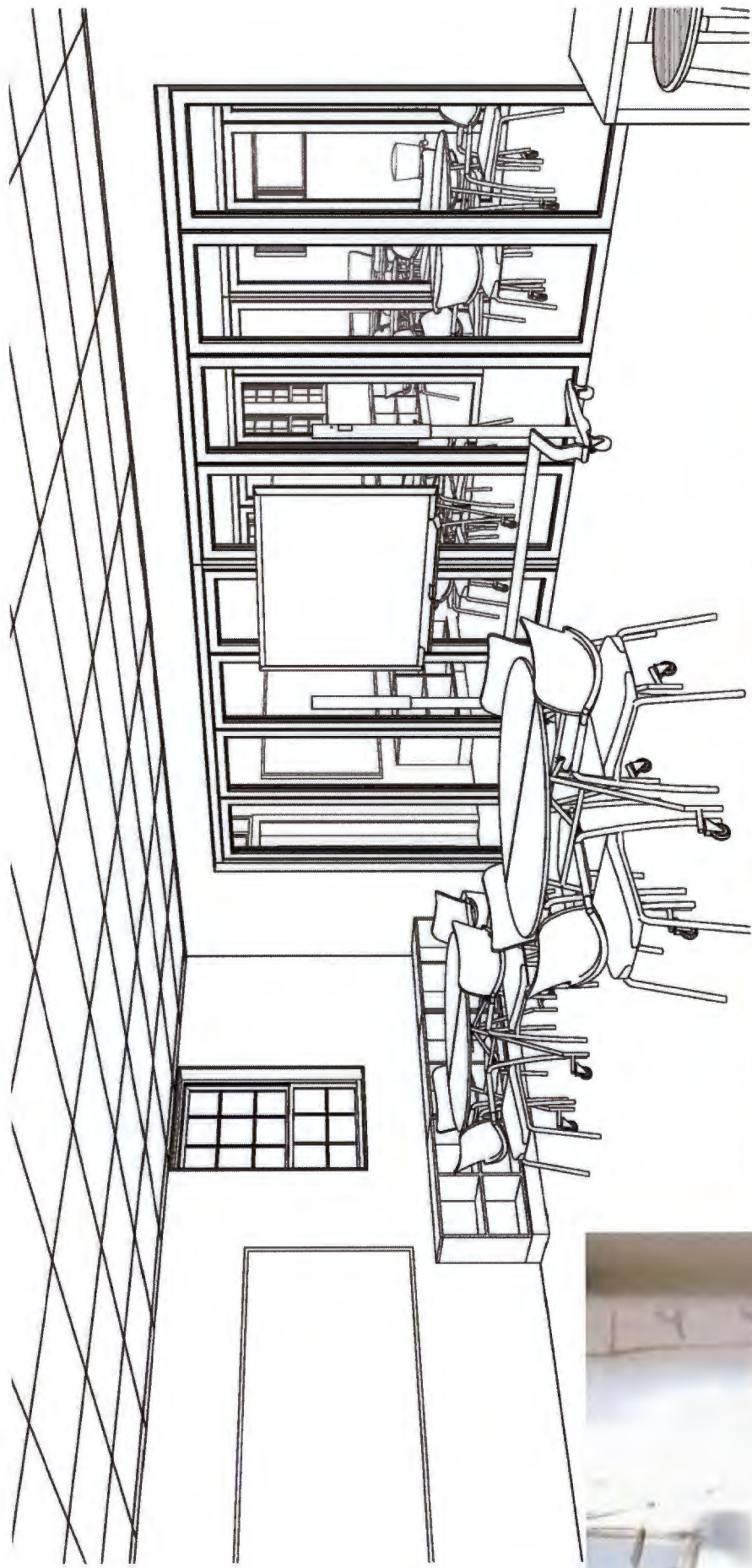
Pacific High School Renewal
MCG 4-24-12

School Interiors



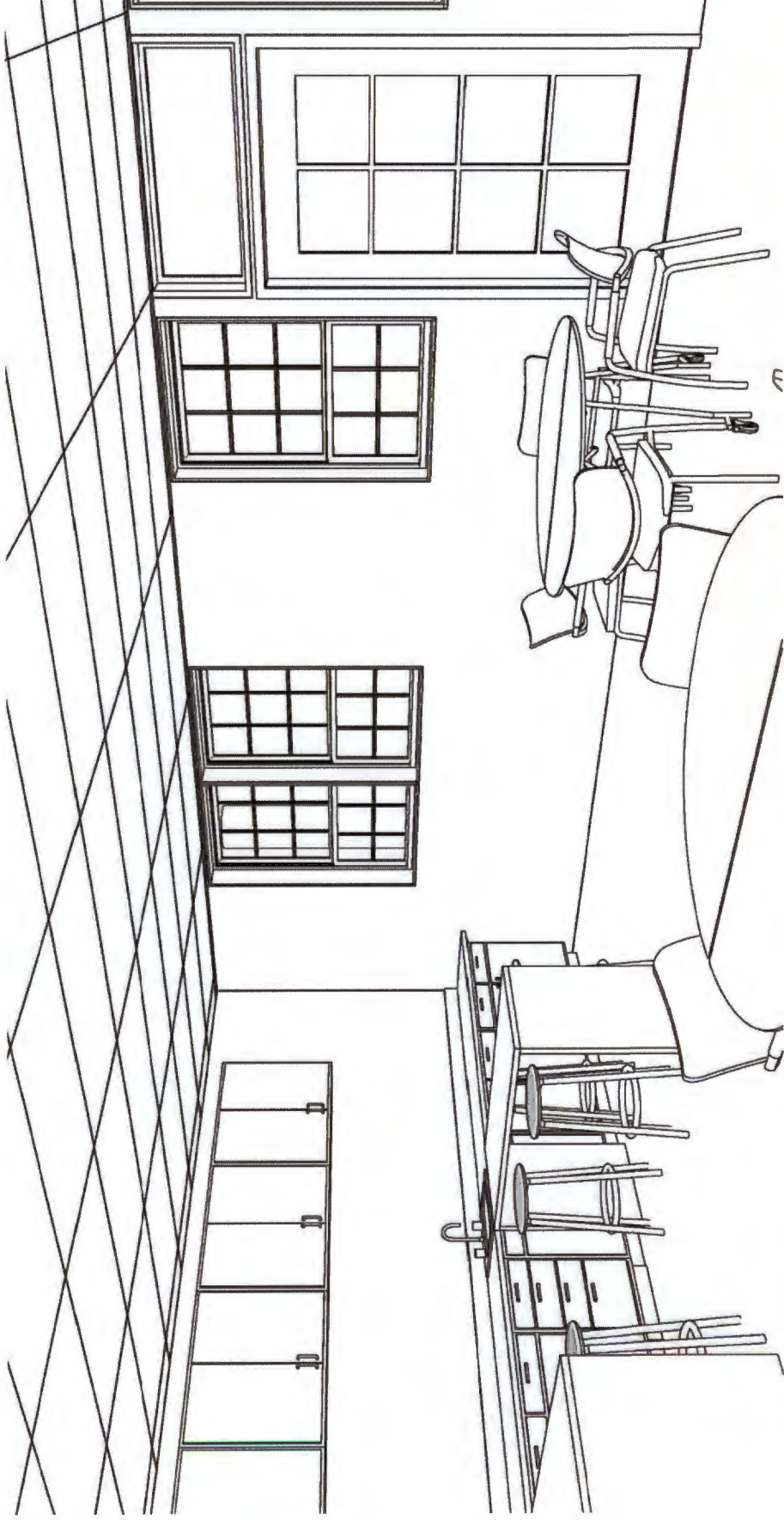
Pacific High School Renewal
MCG 4-24-12

Commons and Gathering



Pacific High School Renewal
MCG 4-24-12

Classroom Display



Pacific High School Renewal
MCG 4-24-12

Flexible Classroom Furniture



Roof Shingles



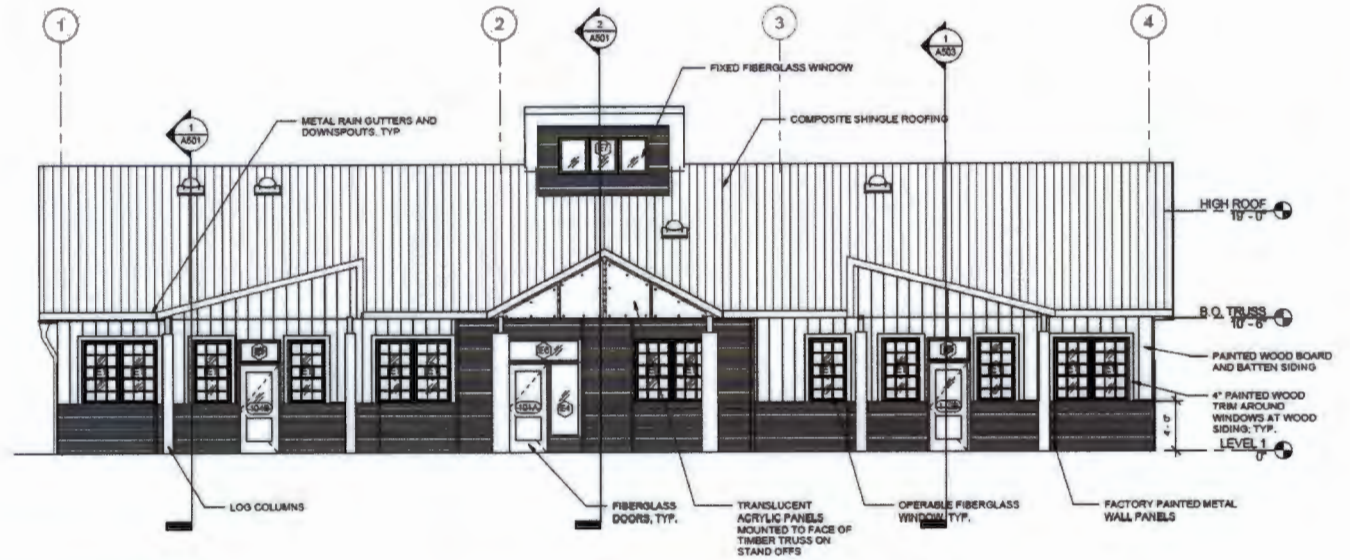
Entry Canopy



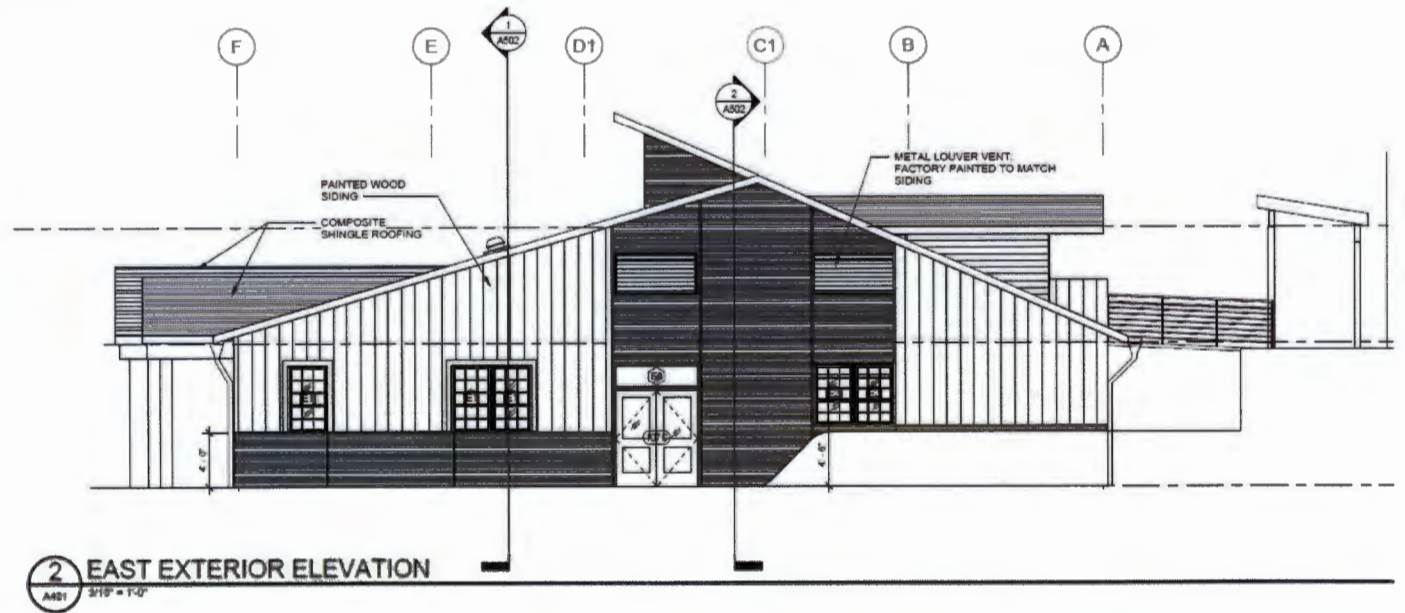
Wall Siding



Wall Base



1 SOUTH EXTERIOR ELEVATION
A402 3/16" = 1'-0"



2 EAST EXTERIOR ELEVATION
A401 3/16" = 1'-0"

65% Cost Estimate Summary

PHS Construction Budget = \$2,037,651

Base Bid Estimate = \$1,912,911

Bid Alternates:

Commons Casework = \$22,775

Classroom Cubby Casework = \$9,587

Light Tubes = \$19,886

Covered Walkway Roof = \$59,974

Elevator and Enclosure = \$203,844

Bench and Garden Screen = \$45,570

Native Plant Garden = \$21,769

Thank You!

Questions / Comments Contact:

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