



A Community of Learners

Information Item: Preliminary Design and Construction Timeline

TO: School Board
Trisha Kocanda, *Superintendent*

FROM: Brad Goldstein, *CFO*
Jay Ripsky, *Pepper Construction*

January 29, 2019

Overview & Background

In an effort to provide important information to our community as they contemplate April 2, 2019, referendum, the District is working collaboratively with Pepper Construction to draft the preliminary design and construction timeline should the project move forward.

With a strong vision in place of the many ways in which additions and renovations at Greeley, Hubbard Woods, Crow Island and Washburne schools will advance the goals of the Educational Master Facility Plan, it is important to consider options for how this vision will come to life. The primary activities of design and construction take the lead, but how should the many associated "parts and pieces" be sequenced to provide maximum value for the District while minimizing the impact on school operations and on the local neighborhoods?

While developing our plan, we are considering key concerns including the following:

- Ensuring that additions and renovations will serve needs of students and staff now and into the future
- Maintaining ongoing educational operations throughout the multi-year construction process
- Adding temporary space to accommodate activities typically held in areas disrupted by construction
- Planning strategically for:
 - Custodial and maintenance operations
 - Neighborhood traffic

- Equity of improvements across schools
- Design pace and construction costs
- Timelines for permitting and zoning requirements
- Safety and security of job sites

With that in mind, we have worked together to create this initial schedule to strategically spread both the design and construction work across our three-year timeline. Here is a brief overview and rationale for the sequencing of work both overall and at each school.

Greeley and Hubbard Woods: The smaller additions and project scope at these schools make them the best place to start. The design process will be less intense with staff, so it will primarily be conducted throughout the spring and fall of 2019 with construction beginning in late spring 2020 and completed by early fall 2020; the heaviest construction to occur during summer 2020.

Crow Island: As a designated historic landmark, Crow Island will require substantial input from all stakeholders during the design and planning process. This design work will begin in fall 2019 and continue through most of 2020. Construction will then follow from the summer of 2021 through the summer of 2022.

Washburne: A majority of the work will take place at Washburne, so we are recommending that this work be divided into two phases. The design for Phase 1 will begin at the end of the summer of 2019 and continue into early 2020. As construction begins in the summer of 2020, Phase 2 design work will be in progress. Phase 1 construction will conclude in the summer of 2021, which is when Phase 2 construction will begin and continue through the summer of 2022, which means that Washburne will be under active construction for two complete school years.

We believe that this plan will be able to successfully address the educational, logistical and fiscal concerns outlined above while allowing for optimal input from the District staff and community. As the District secures an architect and continues to plan for the needs of the four schools, we will evaluate additional options to ensure that we are delivering the best solutions.

Recommendation:

None

Attachments:

[Preliminary Design and Construction Timeline](#)