



Pacific High School Renewal

35% Schematic Design - Project Briefing

Project Overview

Pacific High School (PHS) is Sitka's optional high school, serving grades 9-12. The school has a population of approximately 36 students and 6 staff. The PHS educational approach is based on the concept of Expeditionary Learning which focuses on in depth study and hands-on experience of real life situations and ties in academic curriculum that supports these "expeditions".

PHS is located across from the harbor on Lincoln Street in a building constructed in 1957 which was remodeled in 1993 to create the current configuration. The building has significant structural, building systems and programmatic deficiencies which led the school to seek state funding for renewal.

McCool Carlson Green Architects (MCG) was selected to lead the building assessment and remodel design efforts. To date, MCG, their design team and the Building Design Committee have completed the following:

- Completed a building investigation to identify building deficiencies and recommend capital improvements. This report included design narratives, as-built drawings and a concept level cost estimate for renewal of the school.
- Formed a Building Design Committee consisting of school staff, students, parents, community representatives, City of Sitka project managers and the architects. This committee has held 6 meetings to review, critique and develop the current schematic design plans.
- Produced a 35% schematic level set of design drawings with several design alternates identified.
- Produced a schematic level cost estimate. This estimate was over budget and the design team thoroughly reviewed and qualified the estimate. Several adjustments to the design were made in consultation with the City of Sitka and the BDC to bring the project back within budget.
- Arrived at a consensus with the BDC on a schematic design that is within budget and meets the school's educational program needs while providing an efficient, durable community asset.

Cost Overview

Understanding and controlling costs is of paramount importance to the process of designing a public building. Pacific High School and the City of Sitka were granted a fixed amount for renewal of the school.

The outline below addresses available construction funds for the project and the estimated cost to construct the design shown in the attached drawings. Also listed are several bid alternates that may be included in the final construction if funding allows.



McCOOL CARLSON GREEN
ARCHITECTURE • INTERIOR DESIGN • SPACE PLANNING

- Available Construction Funds = **\$2,037,651**
- Base Bid cost estimate for 35% Schematic Design = **\$2,029,946**
 - Includes 7% estimating contingency = \$124,010
- Bid Alternates additional to the Base Bid:
 - A1 - Solar Tubes for supplemental daylighting of interior spaces = \$49,867
 - A2 - Countertop and built-in bookshelves in the Commons = \$17,820
 - A3 - Overhead garage door connecting Class 3 and Commons = \$6,930
 - A4 - Masonry fire pit and vertical garden in front yard = \$19,364
 - A5 - Plantings for a native/local plant garden in the front yard = \$24,264
 - A6 - Wood planter boxes with benches for the roof top deck = \$14,949
 - A7 - Outdoor climbing wall on north side of school = \$43,505
- Total of the Bid Alternates = **\$176,699**
- Total with Base Bid and all Bid Alternates = **\$2,206,645**

Design Drawings

(Please see the attached drawings.)

Department Legend

- ADMIN.
- CLASSROOMS
- FLEX
- HALL
- UTILITY

GENERAL NOTES

SHEET NOTES

- ① OWNER-SUPPLIED MOBILE INTERACTIVE BOARD; NOT IN CONTRACT
- ② N/A
- ③ COMMUNICATIONS RACK LOCATION; REFER TO ELECTRICAL
- ④ COPIER/PRINTER BY OWNER

PLAN LEGEND

- ① SHEET NOTE
- Room name**
- 101 ROOM TAG WITH NAME, NUMBER, AND AREA
150 SF



35% SCHEMATIC DESIGN

SHEET NO.

A201

PACIFIC HIGH SCHOOL RENEWAL
 SITKA, ALASKA
 SITKA SCHOOL DISTRICT
FLOOR PLAN

McCOOL CARLSON GREEN
 ARCHITECTURE INTERIOR DESIGN SPACE PLANNING
 901 PHOENIX AVENUE, ANCHORAGE, AK 99503-8474

JOB NO. 2011020	REVIEWED BY:
PROJ. MGR. Designer	Author
DRAWN BY: Author	Checker
DATE: 11-11-2011	REVISIONS:

1 REMODEL FLOOR PLAN
 A201 3/16" = 1'-0"

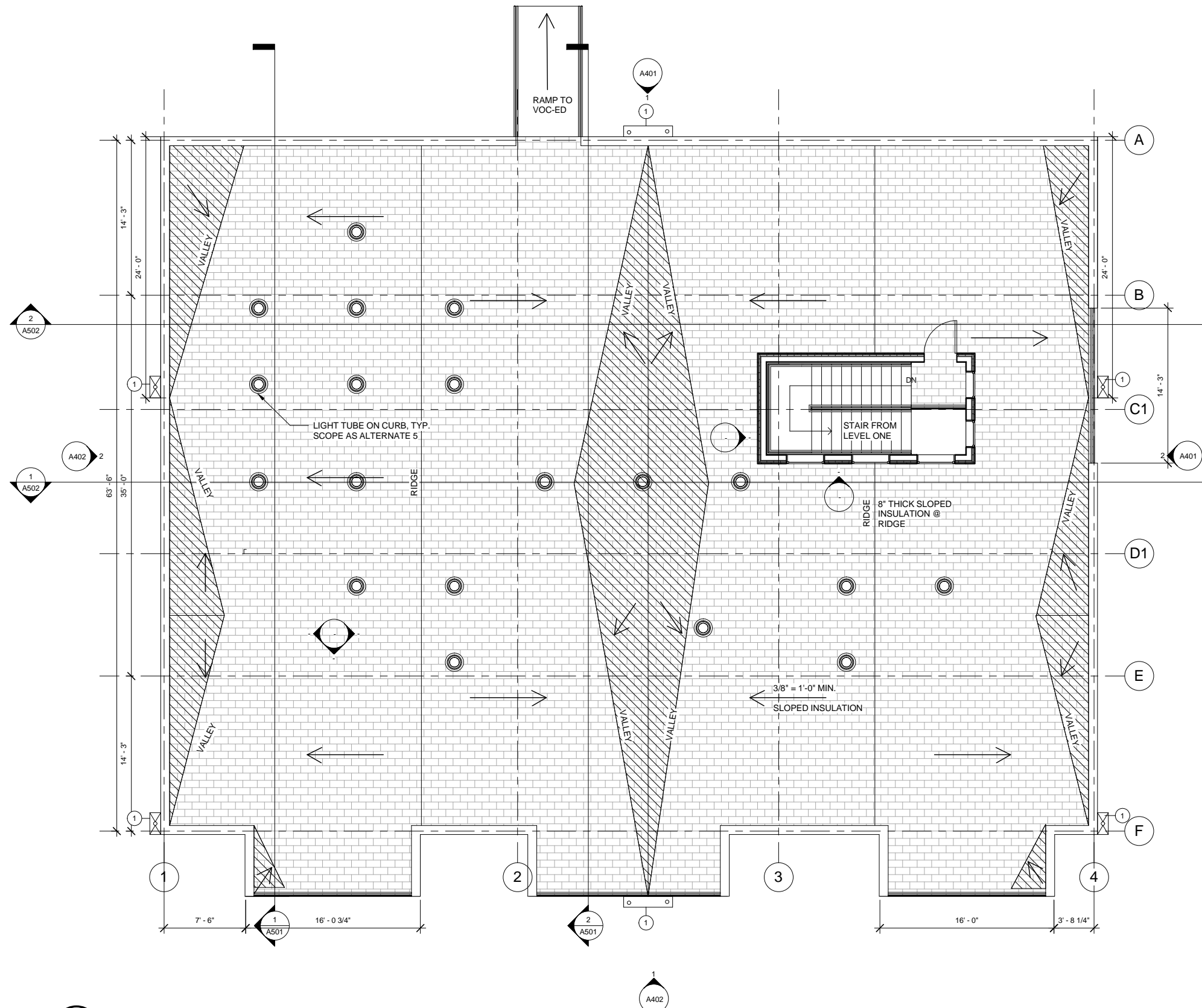
GENERAL NOTES

SHEET NOTES

- 1 SHEET METAL SCUPPER AND DOWNSPOUT

ROOF LEGEND

XXXXX



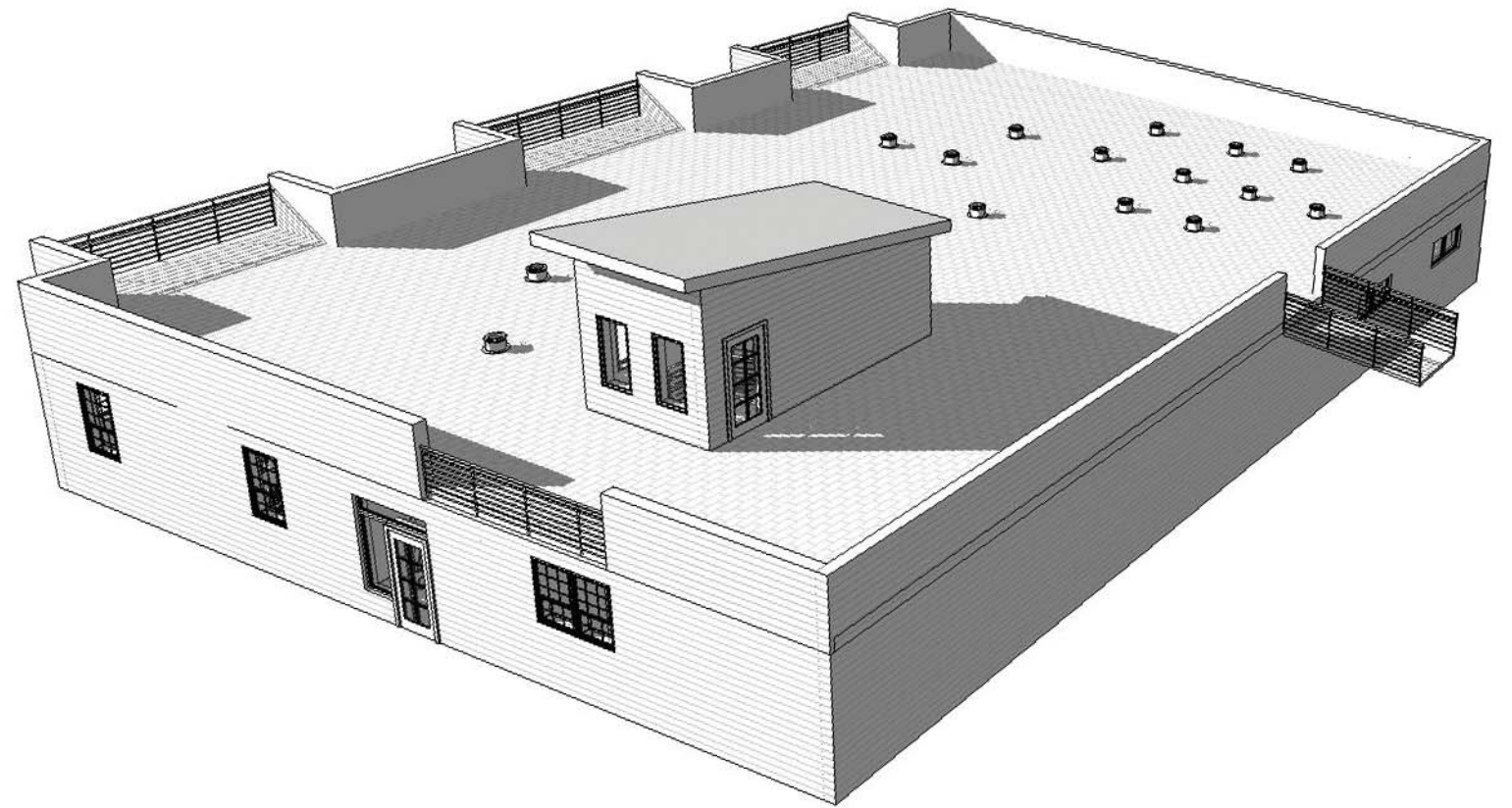
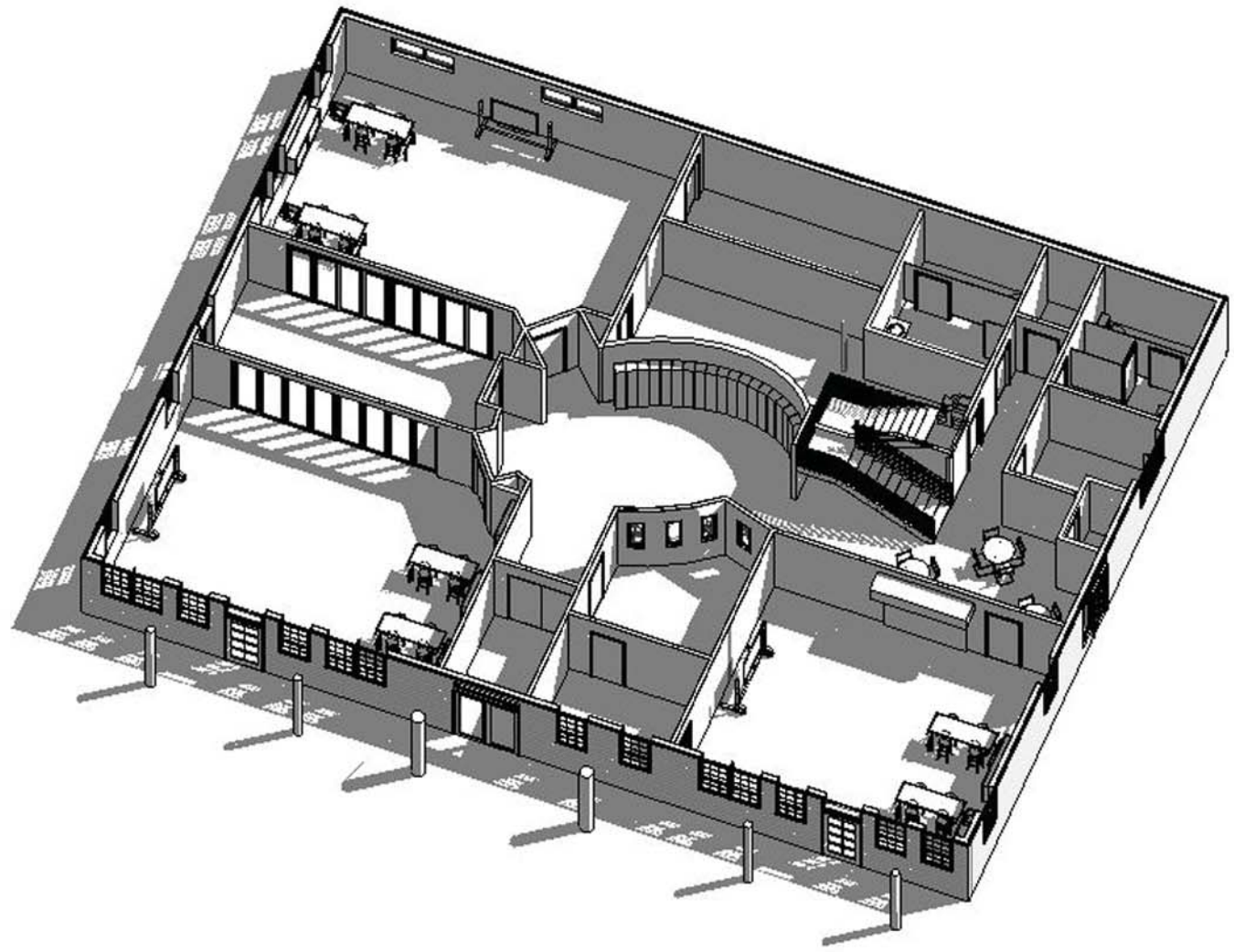
1 REMODEL ROOF PLAN
A202 3/16" = 1'-0"

REVIEWED BY:	Checker
PROJECT NO. 2011020	
PROJ. MGR. Designer	
DRAWN BY: WJZ	
DATE: 11-11-2011	
REVISIONS:	

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PACIFIC HIGH SCHOOL RENEWAL
SITKA, ALASKA
SITKA SCHOOL DISTRICT
ROOF PLAN

35% SCHEMATIC DESIGN
SHEET NO.
A202





Pacific High School - Schematic Design

12-02-2011

McCool Carlson Green Architects
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