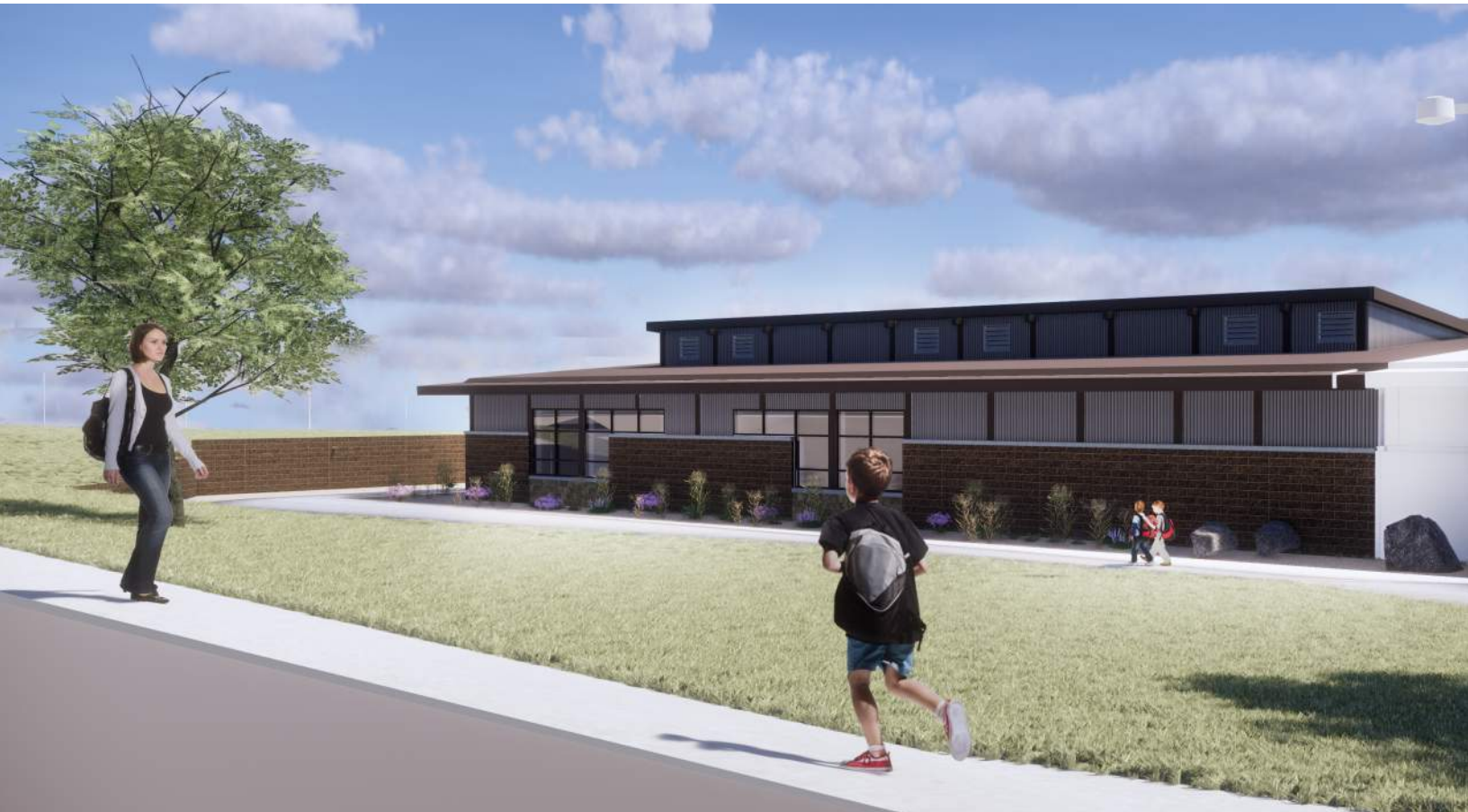




**EASTMONT SCHOOL DISTRICT**  
**GRANT ELEMENTARY SCHOOL ADDITION**  
DESIGN DEVELOPMENT REPORT  
SEPTEMBER 28, 2018



**Design Development Report  
GRANT ELEMENTARY SCHOOL ADDITION**

September 28, 2018

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### **General Description**

The Grant Elementary School Addition (Phase 1) consists of five classrooms (with dedicated HVAC closets), mechanical/electrical room, and toilet rooms. The gross building area target size (gross area) is 6,500 square feet. The actual building design is currently 6,945 square feet (a reduction of 64 square feet since Schematic Design). The addition is slated to be constructed on the east end of the existing east classroom wing following demolition of the existing small district owned Annex building in that location (the property on which that building sits will be aggregated into the school property). Approximately two acres of the site will be redeveloped to support the building addition, as well as the parking expansion that is also part of this project.

No offsite development is currently anticipated for this project. Nonetheless a traffic memo is required by the City of East Wenatchee to validate that the five-classroom addition does not generate substantive additional traffic.

The aesthetic design of the addition is focused on functional layout of the building, existing building and the site. Perspective images in this report represent both interior and exterior design which match the existing recently remodeled building. The massing and roof simply extrude the existing classroom wing profile.

The site will only be re-developed to the extent required for the new addition and the west parking lot expansion from its existing 12 spaces to a total of 62 spaces, an increase of 50 spaces. The existing service area and outdoor HVAC and electrical equipment are unaffected by this project. Because this building was recently renovated in its entirety and because Phase 1 will expand parking amply for typical daytime and after-hours use, there are no plans for a Phase 2 project at this site (but see below regarding outdoor play). Large events may still require moderate off-site street side parking.

No changes are being made in Phase 1 to student play fields or equipment. Phase 2 at the other school sites will include reconfiguration of all asphalt and soft play areas, including play structures, so that there is parity among all district elementary sites. The district has begun to develop a preliminary master concept that will be implemented at Rock Island ES as a test site. Phase 2 may include outdoor play area changes at Grant ES to also have parity.

### **Construction Budget (MACC) & Cost Estimate**

A Design Development Construction Cost Estimate is included herein. The current estimate includes the west parking lot expansion that was not envisioned in the project scope at the time the budget was established. The Estimated Construction Cost is currently over budget at \$2,412,555 plus a design contingency of \$60,314 (2.5%) to reflect design unknowns typical of the Design Development level of project development, and an inflationary contingency of \$79,614 (3.33%) to reflect the current high

escalation in the construction marketplace. With the contingencies the total estimate of \$2,552,483 is \$326,277 over the \$2,226,206 budget (MACC).

We don't view this individual projected overage (about 12.78%) as a significant red flag at this stage considering the overall composite of projects is on budget. But, it does reinforce that it will continue to be important to contain costs through the continued project development in the upcoming Construction Document phase. As the project details further develop and time elapses the unit costs will continue to be fine-tuned and the contingencies adjusted accordingly. Vigilance with regard to economy and value will continue.

Also, while optimally each school site sub-project would be within its original budget, it is most important that the overall package of projects, including all six elementary school sites and the high school concessions building, is within the overall total budget. As of this Design Development printing the overall package is on budget – see the common “Elementary Additions & HS Concessions Projects” Design Development report for an overall budget summary.

#### **Bid Alternates (Additive)**

- None have been defined for this school site at this stage.

Bid Alternates may be developed as the design progresses if needed to reduce the Base Bid scope to fit the budget or for other procurement strategies.

#### **Schedule Summary**

See the common “Elementary Additions & HS Concessions Projects” Design Development report.

**End of Executive Summary**



EXTERIOR PERSPECTIVE - NORTH



EXTERIOR PERSPECTIVE - SOUTH



INTERIOR PERSPECTIVE - TYPICAL CLASSROOM ENTRY



INTERIOR PERSPECTIVE - CORRIDOR



1ST STREET SE

(50) PARKING

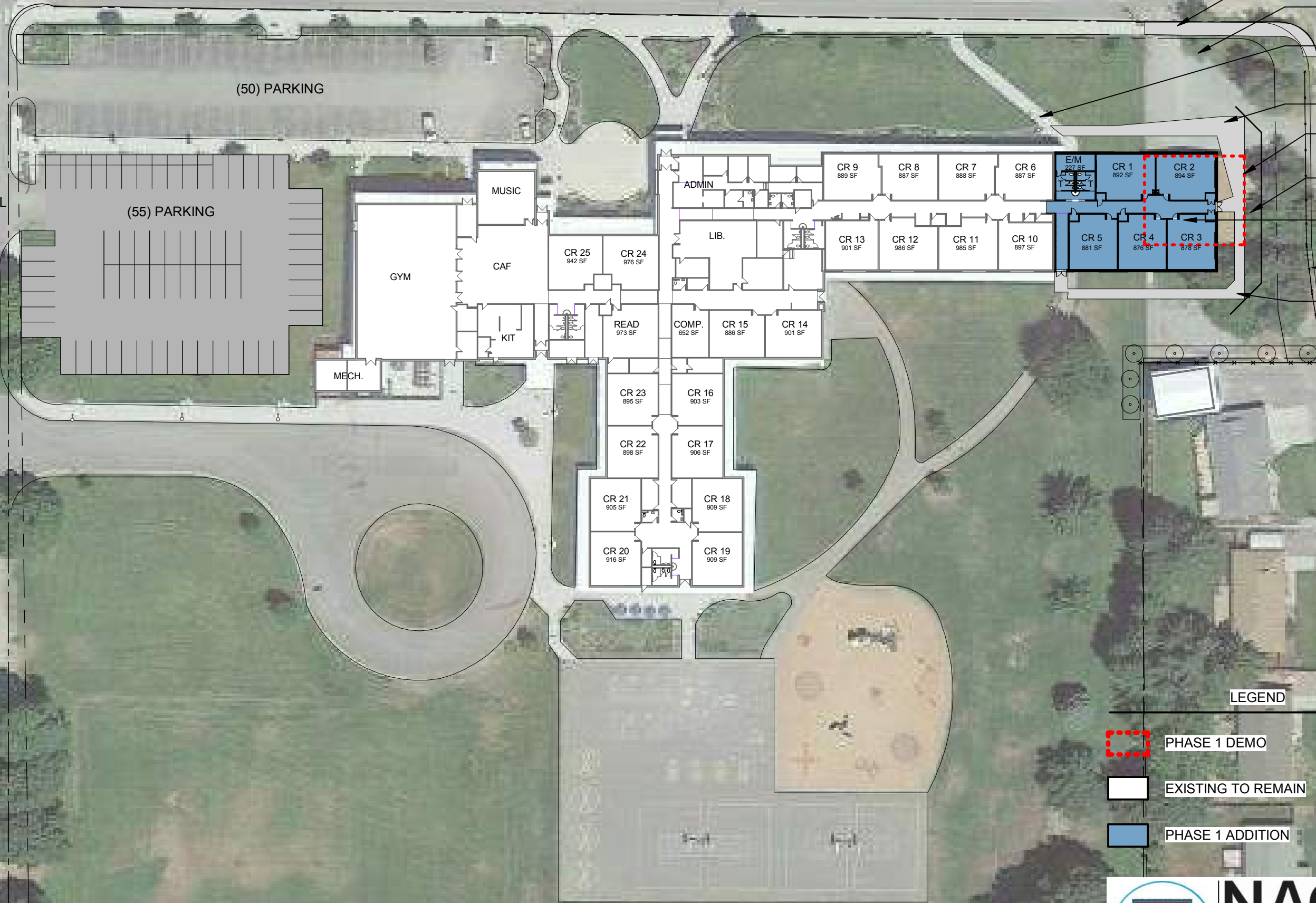
(55) PARKING

(105) TOTAL PARKING

S. JUNE AVE.

S. KELLER AVE.

- NEW CURB + SIDEWALK
- AGGREGATE PROPERTY
- REMOVE EXISTING SIDEWALK
- NEW SIDEWALK
- REMOVE EXISTING BUILDING
- NEW RETAINING WALL
- FIVE CLASSROOM ADDITION
- NEW FENCE
- NEW SIDEWALK



LEGEND

- PHASE 1 DEMO
- EXISTING TO REMAIN
- PHASE 1 ADDITION

**GRANT ELEMENTARY - SITE/ FLOOR PLAN**  
 Scale: 1" = 60'-0"

**NAC** ARCHITECTURE  
 nacarchitecture.com  
 1203 WEST RIVERSIDE AVE  
 SPOKANE WA 99201  
 P:509.838.8240

NAC NO 111-18016  
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