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.
• Available Construction Funds = $2,037,651

• Base Bid cost estimate for 35% Schematic Design = $2,029,946
  o Includes 7% estimating contingency = $124,010

• Bid Alternates additional to the Base Bid:
  o A1 - Solar Tubes for supplemental daylighting of interior spaces = $49,867
  o A2 - Countertop and built-in bookshelves in the Commons = $17,820
  o A3 - Overhead garage door connecting Class 3 and Commons = $6,930
  o A4 - Masonry fire pit and vertical garden in front yard = $19,364
  o A5 - Plantings for a native/local plant garden in the front yard = $24,264
  o A6 - Wood planter boxes with benches for the roof top deck = $14,949
  o 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.)
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