

Greenwich High School
Music Instructional Space & Auditorium
Building Committee
Report for the quarter ending June 30, 2010
July 6, 2010

A. Activities

- a. Continued Design Development phase.
- b. Developed DD budget estimate of \$29.27 million
- c. Obtained Preliminary Site Plan and Municipal Improvement approval from Planning & Zoning Commission.
- d. Presented DD budget and design to Board of Education on 6/24/10 (presentation attached).

B. Financial

	<u>Approved Pre- Construction Budget</u>	<u>Expended to Date</u>
Architecture	\$ 1,367,500	\$ 591,544
Construction Management	218,836	139,204
Other	361,425	48,431
Contingency	<u>182,239</u>	<u>0</u>
Total	\$ <u>2,130,000</u>	\$ <u>779,179</u>

C. Schedule & Next Steps

- a. Complete Design Development
- b. Submit design to Architectural Review Committee for its review and comment. Apply to Planning & Zoning Board of Appeals for FAR and height variances. Return to P&Z Commission for Final Site Plan approval.

Respectfully submitted,

Greenwich High School MISA Building Committee
s/Joseph Ross, Chairman

Attachment

GREENWICH PUBLIC SCHOOLS

Greenwich, Connecticut

Date of Meeting: June 24, 2010

Title of Item:

Presentation on Design and Development Plan and Revised Budget for GHS MISA Project

Agenda No.:

REQUEST FOR BOARD ACTION OR PRESENTATION OF INFORMATION ITEMS

 Action Required

 X **Informational Only**

Submitted By: Mrs. Leslie Moriarty

Position: Vice Chairman, Board of Education

I will be present at Board Meeting to explain if called upon:

 X **YES**

 NO

Synopsis: The GHS MISA Building Committee has designed and value engineered the GHS Music Instructional and Auditorium project. The design meets all the criteria of the educational specifications approved by the Board of Education (BOE), but the updated cost estimate is \$29,270,000, which is \$1,455,000 over the original budget of \$27,815,000 approved by the BOE at the end of the schematic design phase. The Building Committee is seeking direction from the BOE as to how to proceed since further reductions might require modifications to the educational specifications provided to the building committee. It is the BOE that ultimately must approve the budget for this project.

The architect and the committee members will present current design plans and options for the BOE to consider.

Recommended Action (if applicable):

**Report to the Greenwich Board of Education
from the
GHS Music Instructional Space and Auditorium Building Committee**

The GHS Music Instructional Space and Auditorium (GHS MISA) Building Committee is nearing the end of the Design Development phase of its planning. Once the Design Development plans are finalized, the Building Committee will move to develop detailed Construction Documents to be used for project bidding. The GHS MISA Building Committee is returning to the BOE to confirm that the project design meets its current needs and can be supported at the current cost estimate.

The project design as represented in the Design Development plans was created to meet the needs identified in the Educational Specifications approved by the BOE on November 27, 2007. The Committee has developed detailed plans based on the schematic designs presented and approved by the BOE. Part of the process included several meetings with neighbors to review the plans and identify potential concerns. The Building Committee modified the plans, where possible, to address the identified concerns with the project, including lighting and landscaping. Attached to this memorandum are drawings of the building, the site plan and the floorplans. The project adds 44,934 square feet of new space to the GHS campus, bringing it to a total size of 457,879 square feet. The project design includes the following elements:

- Music instructional spaces for the electronic music, band, orchestra and choral programs. These spaces were sized based on the enrollment projections included in the Educational Specifications. The choral room will be housed in the existing music spaces with a raised roof, while the other music programs will be located in a new building that will be constructed at the location of the existing auditorium, which will be torn down. This new building will have a smaller footprint than the existing auditorium so will present a more appropriately scaled façade to Hillside Road. Appropriate small group instructional spaces, practice rooms, instrument storage and offices are included in the design. The design addresses the problems with sound quality and inadequate technology systems in the existing spaces.
- An auditorium with seating for 1,325 and with supporting spaces for theater and music programs, including fly and wing space, rigging, catwalks, orchestra pit, a green room, dressing rooms, prop and costume storage, a set shop, a ticket office, concession stand and coat room. Seating occurs in three levels with 830 seats on the main floor, 305 seats in the mezzanine and 192 seats in the balcony. The design of the new auditorium was selected to address the acoustical problems, sightline limitations and mechanical system noises of the existing auditorium. This new building will be placed to the west of the science wing and north of the gymnasium. The exterior design is intended to blend with the existing building by using brick on the lower portions of the building, but adding a new component with metal panel. The height of the new building at 54.21' above the average grade plane is dictated by acoustical quality, utilization intensity, program versatility and footprint. Current zoning height limits are 40',

but the building will be only 1.5' taller than the mechanical penthouse on the science building.

- A galleria to serve as the entry, pre-function and lobby space for the new auditorium and the existing gymnasium and to provide a venue for displaying student art exhibits. The main entrance will be highlighted by a glass wall and large canopied entrance in the parking lot on the west side of the building. The galleria will also have an east side entrance, giving access to the auditorium from the front and rear parking lots.
- Modifications to the site plan to include better traffic flow around the campus. This includes maintaining the existing number of parking spaces but improving the number of compliant spaces and widening the driving lanes. The west lot will be extended 18' towards the fields to accomplish the necessary improvement to safety and traffic flow. Exterior lighting will be improved to be more uniform throughout the parking lots and to reduce glare to neighbors. Parent drop-off and pick-up for the school will be moved to the rear of the building at the new lobby entrance to improve safety on Hillside Avenue and improve the separation of bus and car traffic.
- Environmentally-favorable design components including a green roof over a portion of the new music space near the main entrance, rainwater gardens, bio-swales to filter storm run-off, high efficiency air conditioning system and high efficiency LED lighting for the exterior and parking lots. Landscaping is being added for improved screening and visual impact.

The GHS MISA Building Committee is in the process of securing all the necessary land use approvals for this project. The Building Committee has been granted approval from the Inlands Wetlands and Watercourse Commission and has been granted preliminary site plan approval and municipal improvement status from the Planning & Zoning Commission. The next steps are to obtain approvals for required variances for height and floor area ratio regulations from the Zoning Board of Appeals, to obtain approval from the Architectural Review Commission, and to return to Planning & Zoning Commission for final approval. We are targeting to complete this process in the fourth quarter 2010.

As part of the Building Committee's Design Development process, the Construction Manager for the project developed a new cost estimate based on the updated documents. The Building Committee reviewed the budget and evaluated a series of value engineering proposals to lower the overall cost while still meeting the Ed Specs requirements. The Building Committee approved \$878,284 of these value engineering suggestions. The current project cost estimate is \$29,270,000, which is a \$1,455,000 increase over the \$27,815,000 estimate prepared at the end of Schematic Design and included in the 2010-2011 BOE Capital Plan. This cost assumes a construction start date of third quarter 2011. Costs will increase if the project is further delayed as estimated by the construction manager, Turner Construction. The details on the cost estimate are:

	Schematic Design Oct 2009	Design Development June 2010	Variance
Hard Costs	22,155,000	23,078,000	923,000
Technology/FFE	1,710,000	1,960,000	250,000
Soft Costs	1,200,000	1,330,000	130,000
Contingency	2,750,000	2,442,000	(308,000)
Cost Escalation	0	460,000	460,000
Total	27,815,000	29,270,000	1,455,000

Key Reasons for Variance:

Site plan changes	330,000	Increased site elements for Wetlands approval
Choir Room ceiling height	320,000	Acoustician recommendation for proper sound quality
Site Lighting	235,000	Improved exterior and parking lighting for neighbor support and P&Z approval
Increased hard cost accuracy	<u>38,000</u>	
Subtotal Hard Cost Variance	923,000	
Increased FF&E	250,000	Better definition of equipment needs
Soft Costs	130,000	Better definition of project needs
Contingency	(308,000)	Better definition and accuracy
Construction cost escalation	460,000	3rd qtr 2011 project start versus 3rd qtr 2010
Total	1,455,000	

The Building Committee is seeking Board input. The Building Committee is unable to significantly reduce project costs further without impacting its ability to meet the education specifications. To assist the BOE, the Building Committee has identified possible project modifications, all of which require changes to the previously approved educational specifications for this project.

Possible Additions/Deletions

Choral Room - do not raise ceiling	(320,000)
Delete orchestra pit hydraulic lift	(175,000)
Reduce FF&E - auditorium equipment (lights, AV)	(150,000)
Reduce FF&E - other (computers, furniture)	TBD
Lower auditorium height by 2 feet	(93,000)
Reduce finishes (interior and exterior)	TBD
Other modifications (e.g., square footage)	TBD
Add repaving of entire parking lot	240,000

Other Variables

Changes from Land Use reviews (ZBA, ARC)	TBD
Construction cost escalation (past 3rd qtr 2011)	TBD

The GHS MISA Building Committee is requesting action at the next BOE meeting to indicate either its approval for the project design and cost as presented or modifications to the Educational Specifications and project design. Once the BOE identifies the direction, the Building Committee will finalize the Design Development documents and move forward with developing the Construction Documents.

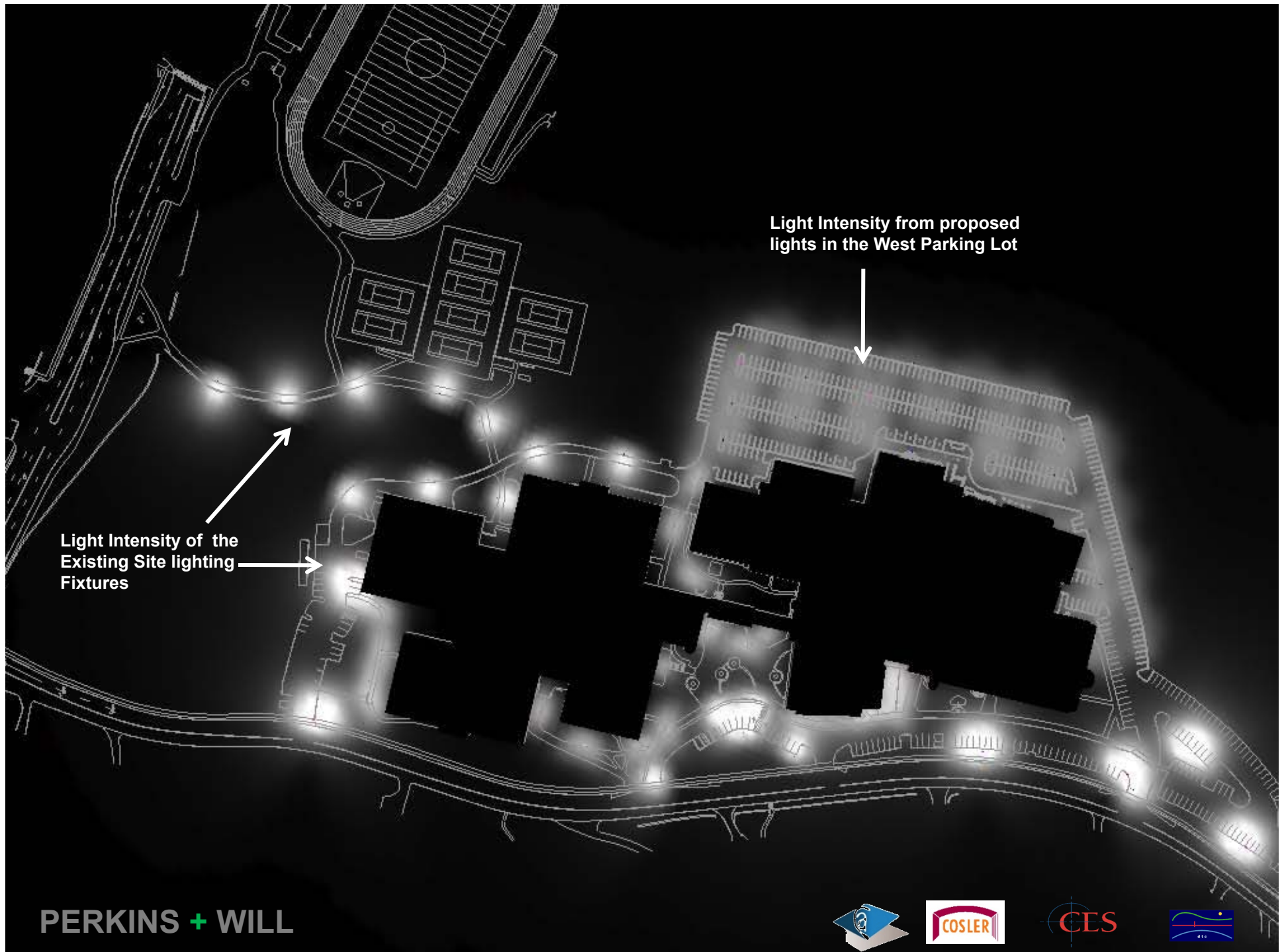


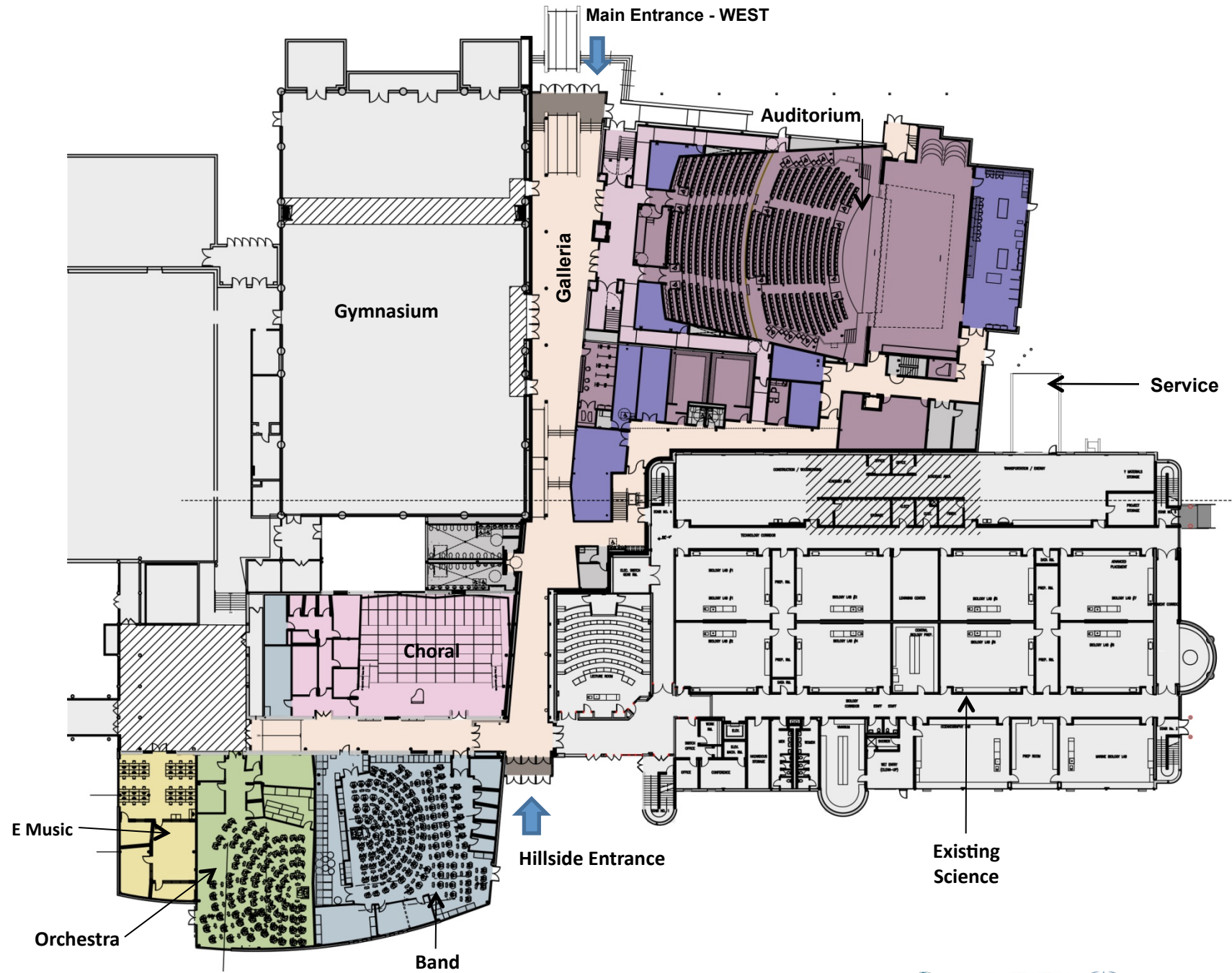
Greenwich HS Music Instructional Space and Auditorium (MISA) Project

Board of Education Presentation

June 24, 2010

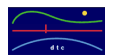






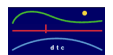


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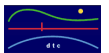


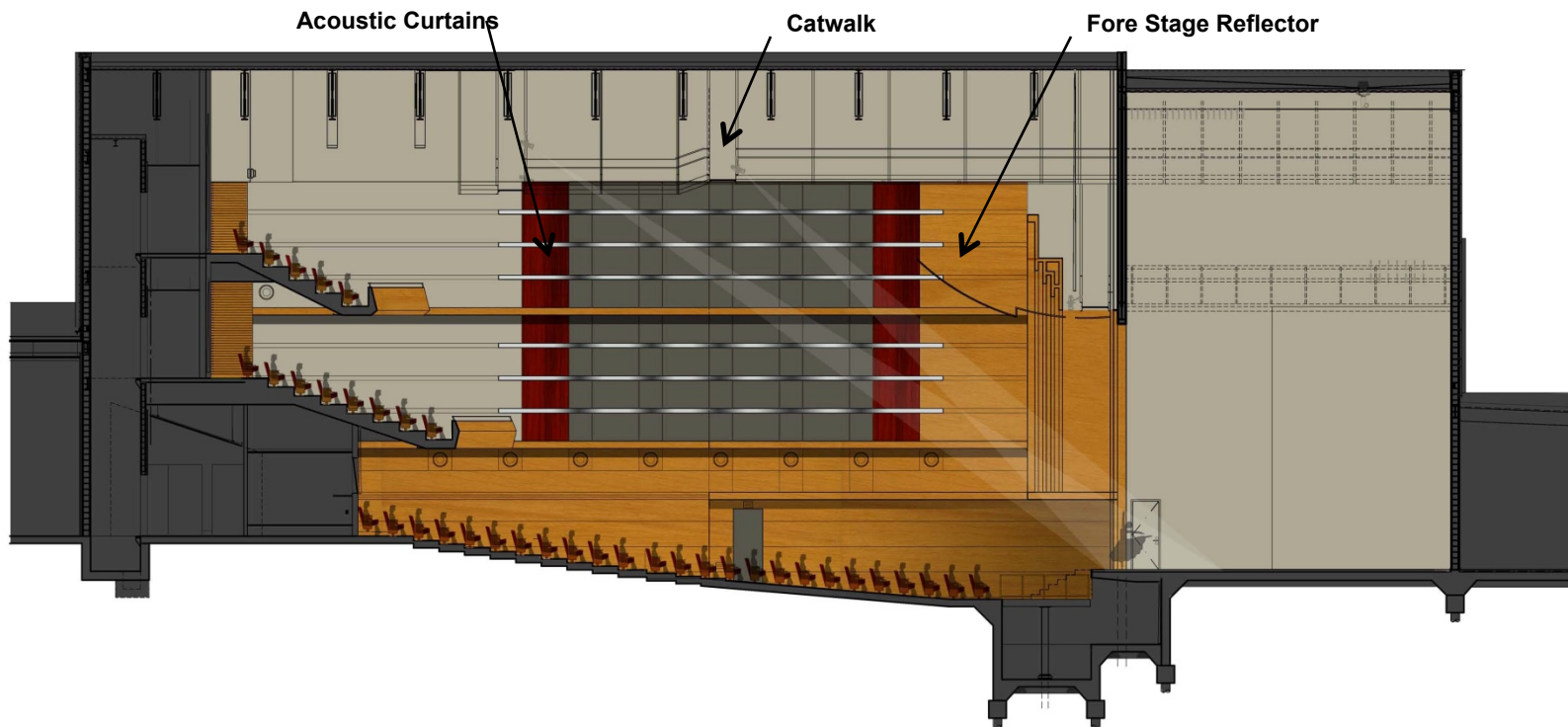
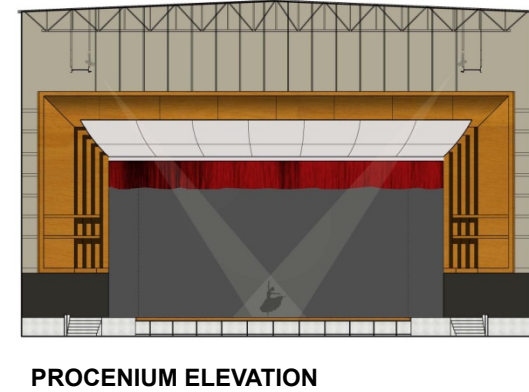
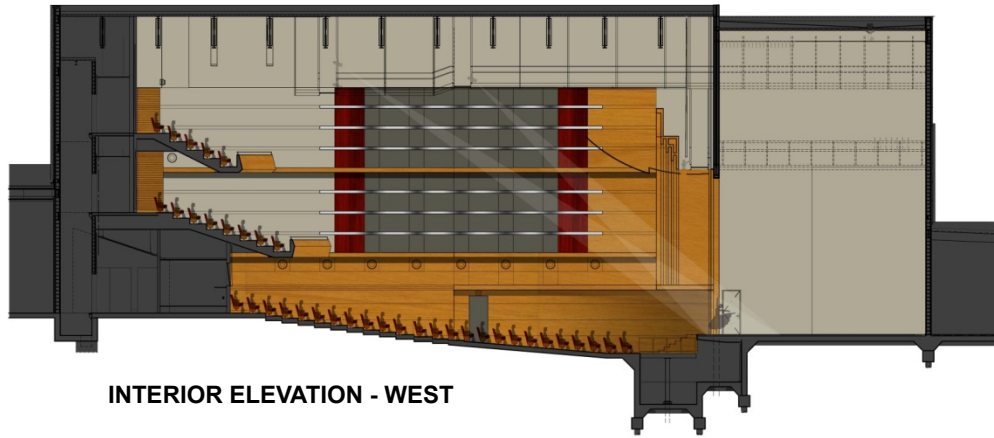
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GHS MISA Project Cost Estimates

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