

Update on Planning Status for School Construction Projects
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The construction plans for the New Elementary project have advanced to the final stages. The School Board approved the floor plans at the October 9th meeting and will be reviewing the final site plans at the October 23rd meeting. Please refer to the floor plan at the end of this article.

After the bond election passed on February 7th, the District formed a user group committee to work directly with the architect on refining the initial floor plan that was developed during the Master Planning phase. During this schematic design phase, the user group of approximately 15 staff members, toured two new elementary schools, one in Ankeny and one in Waukee, to learn more about current facilities and how they impact student programming. They carried information back to visit with co-workers at Oviatt and Lakewood to evaluate and make design recommendations. The process continued on through April. The architects assembled this information into a schematic design for the Board to consider in early May. In June the Board requested to increase the gym size, not to meet programming needs at the elementary but more to offer more gym space for middle school and high school practices and small athletic events.

In early July, the architects completed a final schematic design and handed the plans off to our construction manager (Story Construction of Ames) to review and prepare a construction cost estimate. In early August the Board Construction Subcommittee learned the project was 31% over budget. Work began immediately to scrutinize the plans looking for cost reductions. The building floor plan was reduced from 97,000 sf to 80,000 sf. The exterior site plan for parking, drives and building site prep were also reduced in scope to lower the total budget. This process continued on through most of September until the Board realized that current construction costs were higher than we had originally planned for the fall of 2016. The plan approved by the Board on October 9th is 7.2% over budget, requiring an additional \$1.4 million. The Board, recognizing their obligation to construct a school with a minimum of 30 classrooms to meet the growing enrollment trend, agreed to increase the budget with available Sales Tax revenues. The original budget established in September of 2016 at \$19,775,000 has been increased to \$21,196,196. An additional \$200,000 to \$250,000 may be necessary to complete additional site improvements that include public streets and sewer extension. The Board has identified a project contingency to address these requirements.

The New Elementary project is scheduled to bid in February of 2018, with construction to start in March or April, weather permitting. The building will be completed in August of 2019 for the opening of the 2019-2020 school year. The K-2 students scheduled to attend Oviatt in 2019-2020 will attend the New Elementary while Oviatt is receiving much needed mechanical, electrical, technology wiring and plumbing improvements, as well as the expansion of the kitchen/cafeteria and the art and music classrooms.

The schematic design for the Middle School and High School Renovation projects are currently being considered by the Board. The Board has run into higher market conditions on these projects too. The Board has not committed any additional funds to the sum of these projects. They are working to pursue bid alternates on items to be considered once the bids are received in March. Should the bids come in lower than expected, the Board may be able to accept one or more of these bid alternates.

Takeaways:

New Elementary School takeaway facts:

- 750 Student Capacity to serve 2nd and 3rd grade students
- Designed to potential be converted to a K-5 building if need be in the future
- 30 Regular Classrooms and additional specialized classrooms for art, music, special education, Title I reading, English Language Learners, technology/STEM instruction
- Smaller instructional rooms designed for teacher professional development and small group student instruction
- Traditional Media Center with adjacent flex classroom for STEM and media production
- Gymnasium adequately sized to accommodate competition events but smaller in scale compared to Lakewood with seating for approximately 175
- Full production kitchen with storage to accommodate satellite meal projection for all three elementary schools (New Elementary, Oviatt and Lakewood)
- Cafeteria similar to Lakewood
- Expanded parent drop off lanes and parking as compared to Oviatt and Lakewood
- Separate bus drive of G14

Budget:

	Original Budget	Revised Budget
New 2-3 Elementary School (Project 9027)	Oct-16	10/9/2017
New Elementary (30 Classrooms, Gym, Café, Library/Parking/Drives, CM Fees)	\$15,000,000	\$16,659,585
Land Acquisition (78.5 Acres at \$25,000/ac + fees)	\$1,975,000	\$1,986,611
Design & Consulting Fees, Owner Costs for Furnishings, Technology	\$2,550,000	\$2,550,000
Turning Lane off G14 Highway	\$250,000	\$250,000
New Elementary Total Budget	\$19,775,000	\$21,446,196

Floor Plan Design:

- Administration
- Arts
- Circulation
- Classrooms
- Commons
- Food Service
- Media Center
- Phys Ed
- Service
- Special Education
- STEM Lab
- Storage
- TLT Room



PROPOSED FLOOR PLAN
 SCALE: 1" = 40'-0"