

## HANDOUT A

# District Facilities Projects Timeline

Original Document - February 22, 2017 | Updated – January 3, 2017



2014

**2014**

### **Assessment of Elementary Facilities**

BLDD Architects staff conducted a physical assessment of the district's elementary schools.

2015

**January - September 2015**

### **BLDD Preliminary Planning**

BLDD Architects staff worked with elementary principals and district administration to determine elementary school capacity, enrollment projections, physical needs and constraints, educational adequacy, and fiscal capacity.

**October 5, 2015**

### **Special Board Meeting – Elementary Facilities**

BLDD Architects staff provided background regarding the planning issues facing the school district's elementary facilities. The board made a recommendation to implement a Community Engagement phase of the planning process involving building and community meetings.

**November 23, 2015**

### **Initial Elementary Facilities Advisory Committee Meeting**

An Elementary Facilities Advisory Committee was established to make recommendations to the Bettendorf Board of Education regarding a long-term, comprehensive elementary facilities plan.

2016

**January 12 – 21, 2016**

### **Elementary Facilities - Building Meetings**

The planning process and facility options under consideration were presented at each elementary school.

**February 24 & April 13, 2016**

### **Elementary Facilities - Community Meetings**

Parents, staff and community members attended community meetings to develop recommendations regarding a 10-year plan for elementary facility improvements.

**March 5, 2016**

### **Special Board Meeting - Class Size**

Directors agreed on a 5-year plan to help reduce elementary class size and determined additional sections would be added to Grant Wood Elementary allowing it to become a full 3-section school in five years.

2016

## May 16, 2016

### **Regular Board Meeting - Elementary Facilities Improvement Committee Recommendations**

Directors heard recommendations for the 10-year elementary facilities improvements including upgrades to all elementary schools, equitability as a top priority and keeping all six buildings open.

The recommended order of implementation:

- |                             |                                   |                                 |
|-----------------------------|-----------------------------------|---------------------------------|
| 1. Grant Wood – Est. \$9.4M | 3. Thomas Jefferson – Est. \$4.5M | 5. Herbert Hoover - Est. \$6.2M |
| 2. Mark Twain –Est. \$6.2M  | 4. Paul Norton – Est. \$6.6M      | 6. Neil Armstrong – Est. \$1.6M |

The total cost for elementary facilities improvements was estimated at \$34.5M.

## August 8, 2016

### **Regular Board Meeting - Estes Construction Named GW Construction Manager**

## September 19, 2016

### **Regular Board Meeting - Legat Architects Named GW Architect**

## September 30, 2016

### **Special Board Meeting - Approved Funding for GW Project**

Bids came in higher than the original \$9.4M budget due to additional renovation costs to make the new addition fit in with the older building. Since bids came in 25% higher for GW, the finance committee estimated that all earlier bids also would come in 20–25% higher which increased our existing elementary facility plan from \$38M to \$43-\$44M. Finance committee also looked at additional inflationary construction costs increasing an average of 4% per year could increase the budget of all 6 elementary schools to \$48-\$49M. Finance committee also questioned if \$12.5M for renovations made sense at GW, or if we were going to spend that much for GW then perhaps the district should research building a new building. Discussions led to a review of whether a new GW as opposed to a renovated GW made better financial sense.

Directors approve a budget of \$12M for renovations to Grant Wood Elementary School.

## October 18, 2016

### **Legat Facilitates Grant Wood Community Meeting**

Legat Architects staff facilitated a Grant Wood Collaborative Design Session – a meeting with parents, staff and community to learn about the GW project and provide input on the construction plans.

## December 6, 2016

### **Board Work Session - Elementary Facilities**

Directors recommended Estes Construction do an in-depth analysis on the other elementary buildings, similar to what was done at Grant Wood. This was to help the board decide if they want to only focus on the top three elementary buildings as well as determine what they were comfortable spending over the next 8-10 years.

2016

## December 19, 2016

### Regular Board Meeting - Elementary Facilities Finance Discussion

Directors discussed proposed elementary facilities projects. In looking at Grant Wood, Thomas Jefferson and Mark Twain, the board decided to determine if it made financial sense to build three new elementary buildings and where a new school should be built.

The Finance Committee recommended keeping the costs of Grant Wood, Mark Twain and Thomas Jefferson projects around \$25M to \$30M. Leaving approximately \$15M for Paul Norton, Herbert Hoover, and Neil Armstrong projects.

Directors approved soil analysis at Mark Twain, Thomas Jefferson and Meier Park

2017

## January 9, 2017

### Regular Board Meeting - Elementary Facilities Update

Due to increased projected costs, the initial proposals from the Elementary Facilities Advisory Committee were reassessed. The board found that the original projected costs did not include expenditures such as asbestos removal and HVAC, and had minimal updating of current structures to blend in with additions and renovated areas.

Since Grant Wood, Mark Twain and Thomas Jefferson elementary schools are all more than 50 years old and project costs are estimated to be more than half the cost of new construction, the board wanted to consider the replacement of buildings with new schools, but were concerned about working within the projected funds available.

The board discussed the potential of combining Mark Twain and Thomas Jefferson elementary schools into one three-section school at one of the two campuses or Meier Park. The board decided to have a work session when they had results from the site surveys and enrollment projections.

## February 1, 2017

### Board Work Session - Elementary Facilities Discussion

After listening to several different scenarios presented by Legat Architects, the majority of Directors agreed Grant Wood elementary should be the first project, but differed on whether to renovate or build new.

Directors determined a goal for the Grant Wood Elementary project to be completed for the beginning of the 2018-2019 school year. Mark Twain and Thomas Jefferson elementary schools were slated to be the next elementary schools for facility improvements.

Directors approved \$16.7M for Grant Wood.

## February 21, 2017

### Regular Board Meeting - Elementary Facilities Discussion

Directors reaffirmed a budget of \$16.7M for a new elementary school and site improvements at Grant Wood Elementary. Directors approved September 1, 2017, as the completion date for preliminary designs and budget estimates for the remaining elementary schools and other facility needs.

2017

February 2017

## PROJECTED FUTURE PLANNING

### February - May

#### Grant Wood Construction Design Phase

Once designs are completed and approved, project moves to construction manager to request project bids.

### September 1, 2017

#### Preliminary Design & Budget Estimates

Completion of preliminary design & budget estimates for other elementary school projects and other district facility needs.

### March 20, 2017

#### Regular Board Meeting

##### Grant Wood Timeline Update

Representatives from Estes Construction and Legat Architects presented an update on the Grant Wood Elementary School construction timeline. Activity will begin later in the summer. August 2018 is the projected move-in date.

### April 3, 2017

#### Regular Board Meeting

##### Grant Wood Schematic Design

Representatives from Legat Architects and Estes Construction presented a proposed schematic design for the new Grant Wood Elementary School. The new building was increased to 63,000 square feet from 60,000 in order to create larger classrooms. The projected budget total was \$16,720,104.00. Directors approved the proposed schematic design.

##### District-Wide Facilities Assessment

Director of Operations Chris Andrus discussed a proposed district-wide facility assessment. There are two different aspects to be looked at for facility upgrades or improvements: safety/facility maintenance items and the wish list items. Administrators met to reassess a list they created in 2010. Administration also discussed hiring Legat Architects to do a districtwide facility assessment of all of the buildings except Grant Wood and Neil Armstrong. Directors approved a full assessment of existing buildings, including exterior building envelope, interior finishes, mechanical, electrical, plumbing, etc. as well as the development of a potential costs to create a five year planning document with priorities.

### May 1, 2017

#### Regular Board Meeting

##### Discussion of Grant Wood Elementary Bid Package Process

Directors discussed the Grant Wood Elementary School bid package process for approval of significant expenditures. Directors asked for more information on the options for the GW HVAC system before making a decision.

2017

**May 10, 2017**

**Special Board Meeting**

**Grant Wood HVAC System**

Directors discussed the Grant Wood Elementary School HVAC Systems and approved the VRF HVAC design for Grant Wood Elementary School’s new building.

**May 18, 2017**

**Special Board Meeting**

**Grant Wood Bid Package #1 (Grading/Mass Excavation)**

Directors reviewed, discussed and approved Grant Wood Elementary School Bid Package #1 (Grading) construction documents and cost estimates to go out for bid.

**June 5, 2017**

**Regular Board Meeting**

**Public Hearing – Grant Wood Bid Release #1 (Grading/Mass Excavation)**

A public hearing on GW Grading Bids was held for public comments regarding the plans, specifications, form of contract, and estimated total cost of construction for the mass excavation contract for the new Grant Wood Elementary School. There were no comments and the hearing closed.

**June 19, 2017**

**Regular Board Meeting**

**Paul Norton Boiler**

Director of Operations Chris Andrus reviewed bids for Paul Norton boiler. JL Brady was the overall lowest bidder for the base bid and alternates. Directors approved the bid of \$103,352 for Paul Norton boiler replacement and mechanical upgrades.

**Grant Wood Construction Bid #1 – Mass Excavation**

Directors reviewed information on bids for Grant Wood Elementary package #1, grading. The contract was awarded to Needham Excavating. Work was scheduled to begin in early July with completion before the end of August.

**Grant Wood Design Development**

Estes Construction and Legat Architects presented the design development plan for Grant Wood at a budget of \$16,682,919, approximately \$37,000 under the previous budget. There was an increase in site costs due to additional paved surface, more hard play surfaces, rubber surface added to playgrounds, landscape allowance added to site costs, and required extensive storm sewer work. Building costs were down due to cutting back on some exterior options, and savings on HVAC, electrical and precast. There was a drop in CM fees and expenses, but an increase in soft costs (furniture, fixtures and equipment).

They discussed a couple of Smart Choice Options:

- 1.) Provide a 7” thick concrete parking lot in lieu of asphalt – add \$93,100.00
- 2.) Provide a carpet tile flooring in lieu of vinyl composite tile – add \$133,900.00

Directors approved the proposed design development for the new Grant Wood Elementary School.

2017

## August 7, 2017

### Regular Board Meeting

#### **Listing of Property Adjacent to AEA**

Directors discussed the listing of AEA property for sale. The district has about five acres of undeveloped land adjacent to the AEA property. Directors approved a resolution to hold a public hearing on September 5, 2017 to consider sale of district real estate.

#### **Date for Public Hearing on Grant Wood Plans and Specifications**

Directors approved a public hearing on the plans, specifications, form of contract, and estimated cost for the new Grant Wood Elementary School Bid Release #2 foundation and precast package on September 5, 2017.

## August 21, 2017

### Regular Board Meeting

#### **District-Wide Facilities Assessment Update**

Director of Operations Chris Andrus and Legat Architects discussed the district-wide facility assessment. The review looked at building facility needs for Bettendorf High School, Bettendorf Middle School, Edison Academy, Herbert Hoover Elementary, Mark Twain Elementary, Paul Norton Elementary, and Thomas Jefferson Elementary. The overall analysis shows that the buildings have “good bones” as well as some aging out systems and areas. A list of potential priorities was presented to the board. Legat is working with Estes Construction to determine projected costs and district staff to prioritize facility and district improvements.

## September 5, 2017

### Regular Board Meeting

#### **Public Hearing on Grant Wood Plans and Specifications**

A Public Hearing on the Grant Wood Plans and Specifications, Contracts and Estimated Cost - Bid Release #2 opened at 6 pm. There were no comments and the hearing closed.

#### **Grant Wood Bid Release #3 General Construction Packages**

Legat Architects and Estes Construction gave an update of the Grant Wood Elementary project showing greater detailed floor plans and exterior views as well as an updated budget based on 95% construction documents. Directors approved bid documents for Grant Wood.

## September 18, 2017

### Retiring Board Meeting

#### **Approval of Public Hearing on Grant Wood Bid Release #3 General Construction Packages**

Directors approved a public hearing on the general construction packages bid release #3 for Grant Wood Elementary on October 2, 2017.

2017

## October 2, 2017

### Regular Board Meeting

#### Public Hearing on Grant Wood Bid Release #3 General Construction Packages

A public hearing on Grant Wood Bid Release #3 – general construction contracts opened at 6 pm. There were no comments and the public hearing closed.

## October 18, 2017

### Regular Board Meeting

#### Discussion of Grant Wood Bid #3

Randy Fuller with Estes discussed the GW Bid #3. The low bids received were below the budgeted amount. Estes recommended and the board approved all of Grant Wood add alternates be accepted into the project at a total cost of \$110,653.

#### High School HVAC Design and Oversight Discussion

Kathryn Duytschaever, with RTM Engineering, briefed the board on the HVAC system upgrade at the high school. The boilers are from 1974 and have a lifespan of about 40 years. The estimated cost for the HVAC system upgrade is \$4,000,000 to \$6,000,000. Blake Burns, with Estes Construction discussed the need for a construction manager for the HVAC project.

Directors approved Legat as a design partner for the high school HVAC with a maximum authorization of \$270,000 for all three phases.

## November 6, 2017

### Regular Board Meeting

#### Grant Wood Construction Update

Estes updated the board on the progress of construction. The project will be completed on July 31, 2018.

#### District Facilities Assessment Presentation

Legat Architects and Estes discussed the future of the district's facilities. All buildings were inspected except for Grant Wood Elementary School and Neil Armstrong Elementary. The process focused on identifying facility needs and future ready improvements and providing costs. Facility needs involved HVAC, doors, ceilings, windows, lights, carpet, roof, and paving projects. Future-ready improvements involved room additions, interior renovations, secure front entrances, and gym renovations. Total cost for facility priorities and future-ready projects is \$43.8M.

Next steps are to confirm district desired budget, meet with district administrators to prioritize future-ready improvements, and start planning projects to be shovel ready.

## November 20, 2017

### Regular Board Meeting

#### BHS HVAC Construction Manager

The Facilities Committee heard presentations from potential construction managers. They recommended, and directors approved, moving forward with Russell Construction for the Construction Manager for the High School mechanical upgrade.

2017

## December 4, 2017

### Regular Board Meeting

#### Grant Wood Project Update

Estes gave an update on the new Grant Wood Elementary School. Foundation and footing work is being completed. The fine details for the precast panels for the building are being completed.

## December 18, 2017

### Regular Board Meeting

#### Report of Board Facilities Committee

During Board Shared Communications & Committee Reports Gordon Staley reported that the facilities committee would be bringing the BCDS Administrative Facilities Recommendation to the January 8, 2018 board meeting.

#### Statement Released to Parents/Staff and Community

At the Monday, Dec. 18, board meeting, the Board Facilities Committee announced their plans to support a district-wide facilities recommendation. The plan is based on recommendations from district administration and a recent assessment of district facilities needs and principal requests for updating student learning environments.

The plan calls for:

1. A consolidation of Thomas Jefferson & Mark Twain elementary schools into a new 3-section building.
2. Moving Edison Academy at the Thomas Edison Education Center to a leased facility for 5 years.
3. Other improvement projects and future ready projects as outlined by Legat Architects at the November 6 board meeting.

The committee will be finalizing their recommendations and plans including outlining a process for working with stakeholders from the TJ and MT school communities to address their concerns and develop a plan that meets the district's needs. The committee is also recommending the board approve a special committee, made up of district stakeholders, to assist with developing a plan that benefits our students.

The plan will be presented by Superintendent Raso to the board and public at the Monday, January 8th board meeting beginning at 6 pm in the Bettendorf High School Performing Arts Center, 3333 18th St. The public is welcome and encouraged to attend!