ACPS School Board Informational Session
Red Hill Elementary School
Phase 2 – Renovations and Additions

Design Development Presentation
January 9, 2020
Today’s Agenda:

- Project Summary
- Site Plan
- Building Plans
- Exterior Character
- Statement of Probable Cost
- Project Schedule
Project Summary:

- Gym addition with support spaces
- Interior renovations to toilets, hallways, support spaces, and kitchen equipment
- Repurposing existing gym and media center
- Capacity of School increased from 162 to 216 students
- Site improvements including outdoor learning space enhancements and modifications to septic field
- Alternates
  - Alternate No. 1 – Stage Addition
  - Alternate No. 2 – Renovation Bathrooms at Existing Gym
Existing Site Plan:

**Site Issues and Constraints**

- Additional parking needed
- Three mobile classrooms
- Separate cars from the play areas
- Extent of existing septic field will be impacted by addition
Proposed Site Plan:

Site Modifications

- Additional 17 parking spaces
- Better access for after hours use of gym
- New fencing separates cars from the children play areas
- Relocated bike shed for safe access to the paved play area
- Improved classroom outdoor learning areas
- Northern section of septic field impacted by addition
Building Plans:

New Overall Floor Plan (with Gym Stage Alternate Shown)

- Eleven Classrooms within building
- Large Gym addition located at the front/public side of building
- Improvements to toilet room accessibility
- Expanded Professional space
- Existing Gym converted to Media Center
- Library converted to two classrooms and itinerant space
- Multiple Flex and Itinerant spaces throughout the building
New Addition Plans:

**Base Bid Plan**
- Secure connection to existing school
- New Gymnasium with Storage and PE office
- Additional Office for afterschool activities
- Two new toilet rooms able to be secured for after hours use of gym
- One new toilet directly adjacent to classroom

**Alternate Plan**
- Storage and office space moved to northwest side of Gym
- Stage and Ramp included in Gym space
• Former Multi-Purpose Room space
• Tiered Floor plan
• Internal and External Ramping
• Re-Use of Media Center furniture
• Small Group / Flex Spaces / Offices
Classroom Plan:

- Former Media Center space
- Two Classrooms
- New Flex / Itinerant Space
Exterior Character:

**Existing Building Materials**

- Red Metal Panels
- Clear Anodized Storefront framing
- Painted Concrete Masonry Units
- Blue Window frames
- Red Brick
- White Canopy Structure
- Blue Metal Roof
- Sloped Shingle Roof
Exterior Character:
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Exterior Character:
Animations
Statement of Probable Costs:

**Construction Costs**
- Addition Cost
- Renovation Cost
- Septic Adjustments
- Hazardous Materials Allowance
- Trailer Relocation / Rental
- Existing Media Center Modifications
- Kitchen Improvements
- HVAC Improvements at Dining
- Outdoor Learning

  **Total Construction Costs** $4,461,589

**Other Project Costs**
- Furniture and Equipment Budget $150,000
- Technology Budget $100,000
- Professional Services $469,334
- Contingency $389,128

  **Total Other Project Costs** $1,108,462

**Total Project Cost** $5,570,050
- Capital Improvement Project Budget $5,300,000
- Maintenance Flooring Budget $44,000
- Maintenance HVAC Budget $137,949
- Balance ($88,101)

**Alternates**
- Alternate No. 1 – Stage $280,533
- Alternate No. 2 – Renovate Bathrooms at Existing Gym $85,000
Project Schedule:

Schematic Phase
• August 14, 2019 – October 10, 2019

Design Development Phase
• October 11, 2019 – December 12, 2019

Construction Documents Phase
• January 9, 2019 – February 28, 2020

Bidding and Award Phase
• March-April 2020

Construction Phase
• May 2020 through August 2021

Project Complete
• August 2021