

Stanwood Camano School District

TO: BOARD OF DIRECTORS
FROM: GARY PLATT, EXECUTIVE DIRECTOR - CAPITAL PROJECTS
SUBJECT: SCHEMATIC DESIGN APPROVAL
DATE: NOVEMBER 7, 2017
TYPE: ACTION REQUIRED



During today's meeting, Chris Lilley will be presenting the schematic design documents for the bond issue projects. The documents include a site plan, floor plans for the Alternative Learning Center (ALC) and the Stanwood High School (SHS), an update on the project cost estimate, and an update on the project schedule. He will also have renderings of the buildings from a variety of viewpoints.

Completion of the schematic design phase represents about 30% of the overall design process timeline. It also represents a major investment of time and energy by the McGranahan team, school staff, principals, and district administration.

In order to meet the move-in date of August 15, 2020, the next two phases of planning (design development and construction documents) must be completed by November 30, 2018. This allows about five months for design development and about 7 months for construction documents; roughly 45 days are scheduled for the bidding process.

Currently, there is an extremely high demand for construction materials and labor in our region of the state. This has resulted in challenges to keeping the project on time and within budget limitations. However, in spite of those challenges, the plans presented tonight deliver on the promises made to the community during the bond campaign. Primarily, those promises were to:

- Provide a modern, welcoming, safe, and durable new high school that will meet the educational needs of our students and be a source of pride for our community well into the future.
- Provide a modern, welcoming, safe, and durable new alternative learning center that will meet the combined educational needs of students attending Lincoln Hill High, Lincoln Academy, and Saratoga School well into the future.
- Provide adequate spaces that support the work of our facility and technology maintenance staff.
- Provide new athletic facilities and fields that are usable year round.

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In order to begin the design development phase, the board needs to approve the schematic design phase documents. Board approval gives the architect authorization to continue with project planning based on the concepts included in the schematic design presentation. Near the end of the design development phase, the board will be presented with an updated project estimate, more detailed site plans, and more detailed architectural plans for the SHS, ALC, and MTC. A similar process will be followed during the construction document phase, which will provide documents suitable for bidding.

Recommendation:

We recommend the board **move to approve the schematic design phase for the new Stanwood High School, Alternative Learning Center, maintenance facilities, and athletic facilities and fields as presented. And further move to authorize the architect to proceed with design development for these projects.**