



## **Jefferson High School Renovation and Addition September 2022 Community Update**

### **Project Design Status Update**

The project is currently in the Construction Documents phase of the design and documentation process. This is the third and final phase of the design process in which the architectural and engineering team are preparing the final documents to be used by the selected General Contractor/Construction Manager, Dick Anderson Construction, to bid and construct the project. This final design phase is currently scheduled to be completed by the end of December of 2022. Dick Anderson Construction is scheduled to bid the project in early 2023 with construction starting in late winter or early spring of 2023. The project remains on schedule per the schedule developed and presented as part of the approved bond.

### **Project Budget Resolution and Value Engineering**

Since the development of the bond scope in the summer of 2021, the construction industry has experienced unprecedented escalation in material and labor costs. During the design process, those industry-wide cost increases have had an impact on the project cost. In particular, increases in raw material and equipment costs have had significant impacts on the project's structural, mechanical, plumbing and electrical systems. These systems account for nearly half of the overall project budget. In an effort to resolve the project budget, the design and construction team, along with the Jefferson High School board of trustees and the Facilities Committee, have been evaluating the project scope in order to identify cost savings measures to resolve the project budget.

This budget resolution effort, often referred to in the industry as Value Engineering, seeks to identify cost reductions that provide the greatest value to the project while having the least

impact on the project scope. The design and construction team, along with the JHS Facilities Committee utilized the project priorities established during the pre-bond effort to evaluate the value engineering options:

1. Modular classroom removal and construction of permanent classrooms
2. Safety and security upgrades school-wide
3. ADA accessibility
4. Existing building mechanical, plumbing and electrical system upgrades
5. Special education
6. CTE expansion
7. Drama improvements
8. Track, field and grounds improvements
9. Structural upgrades

Using these project priorities as a guide, the Facilities Committee and design and construction team focused on maintaining the following items within the revised project scope:

- The building addition which includes a Life Skills suite, art classroom, music classroom and practice rooms, five general classrooms, and two science classroom/lab spaces as well as building support spaces.
- Safety and security measures including a new secure entry vestibule and reception area along with updated clock, bell and paging systems.
- ADA upgrades to existing public restrooms and access to the old music room/new drama classroom
- The CTE addition and associated equipment upgrades
- Repurposed spaces within the existing building for the following uses: drama classroom, student commons, specialist offices and counseling.

The accepted value engineering measures focused on reductions to the project scope in the following areas:

- Reducing the existing building renovation scope
- Reducing upgrades to the existing mechanical, electrical and fire protection systems
- Reducing the scope of structural steel in the existing school renovation
- Reducing replacement of existing fixtures and finishes
- Reducing the scope of site improvements, including eliminating the all-weather track
- Evaluating alternative equipment, fixture and finish options

The value engineering accepted by the project team to date have reduced the estimated project cost by 20%. The team is targeting an additional reduction of 6% to get the project back on the targeted budget established in the bond.

## Next Steps

As the project moves forward to the completion of the Construction Documents phase, the design and construction team will continue to collaborate with Jefferson High School to identify and implement additional value engineering measures to achieve the target budget. These additional efforts will continue to focus on the priorities previously established to assure that the project achieves the greatest value with the least impact to the instructional space for Jefferson High School students and staff. It should also be noted that as the project moves through the bidding and construction phases, if savings are realized the prioritized value engineering items can be added back to the project.

The project remains on schedule for an early 2023 bidding period and start of construction. Completion of construction and the facility opening is scheduled for summer of 2024.