

Reed Concept Design Update, March 8, 2018

The Reed Concept Design, which was originally scheduled to be presented as an information item at tonight's School Board meeting, has been delayed to allow more time for review and consideration by members of the Building Level Planning Committee (BLPC), the Public Facilities Review Committee (PFRC) and members of the community.

While staff had intended to recommend the Integrated option, that is no longer being considered because the design cost estimate for that option significantly exceeds the funding available for the project. The final design cost estimates completed by the Architecture/Engineering (A/E) team and the Construction Manager at Risk (CMR) were both higher for all six of the alternative design options.

To ensure that the School Board's action is based on the most complete and up-to-date information, final estimates are prepared at the end of each project phase. While initial project estimates were developed earlier in the process, the recent final estimates were higher due to more information being available on each option. The current estimates reflect the latest construction costs, which are rising rapidly in the DC metropolitan region due to the amount of construction activity and reflect the most current prediction of future escalation.

Therefore, an additional joint BLPC/PFRC meeting will be held on Wednesday, March 14. The meeting will take place in the Reed Multipurpose Room, and will begin at 7:00 p.m.

The focus of the March 14 meeting will be to provide an additional opportunity to discuss and hear input on the concept design cost estimates for the **Bridge** and **Upper Lower** options – the two options now under consideration.

Based on previous review, staff has determined that the following four options are not feasible, based on feedback from the BLPC and PFRC and/or cost estimates.

- The **Integrated** option, which is the preferred option of the BLPC and PFRC, is \$5 to \$6 million over the \$49 million maximum funding available.
- The **Standalone** option is also \$5 to \$6 million over the \$49 million maximum funding available.
- The **North** option, while close to the \$49 million maximum funding available, was not highly favored by the BLPC and PFRC.
- The **East** option is under the \$49 million maximum funding available, but is least favored by the BLPC and PFRC, and does not provide an optimal environment for learning.

The meeting on March 14 will allow time for the BLPC, PFRC and members of the community to provide feedback on the **Bridge** and **Upper Lower** options. Both options are within the \$49 million maximum funding available. The final recommendation will be presented to the School Board at the March 22 or April 5 School Board meeting.

Individuals wishing to provide input may do so during the public comment section of the March 14 meeting. For those who cannot attend, they may contact the BLPC/PFRC or email comments to engage@apsva.us.