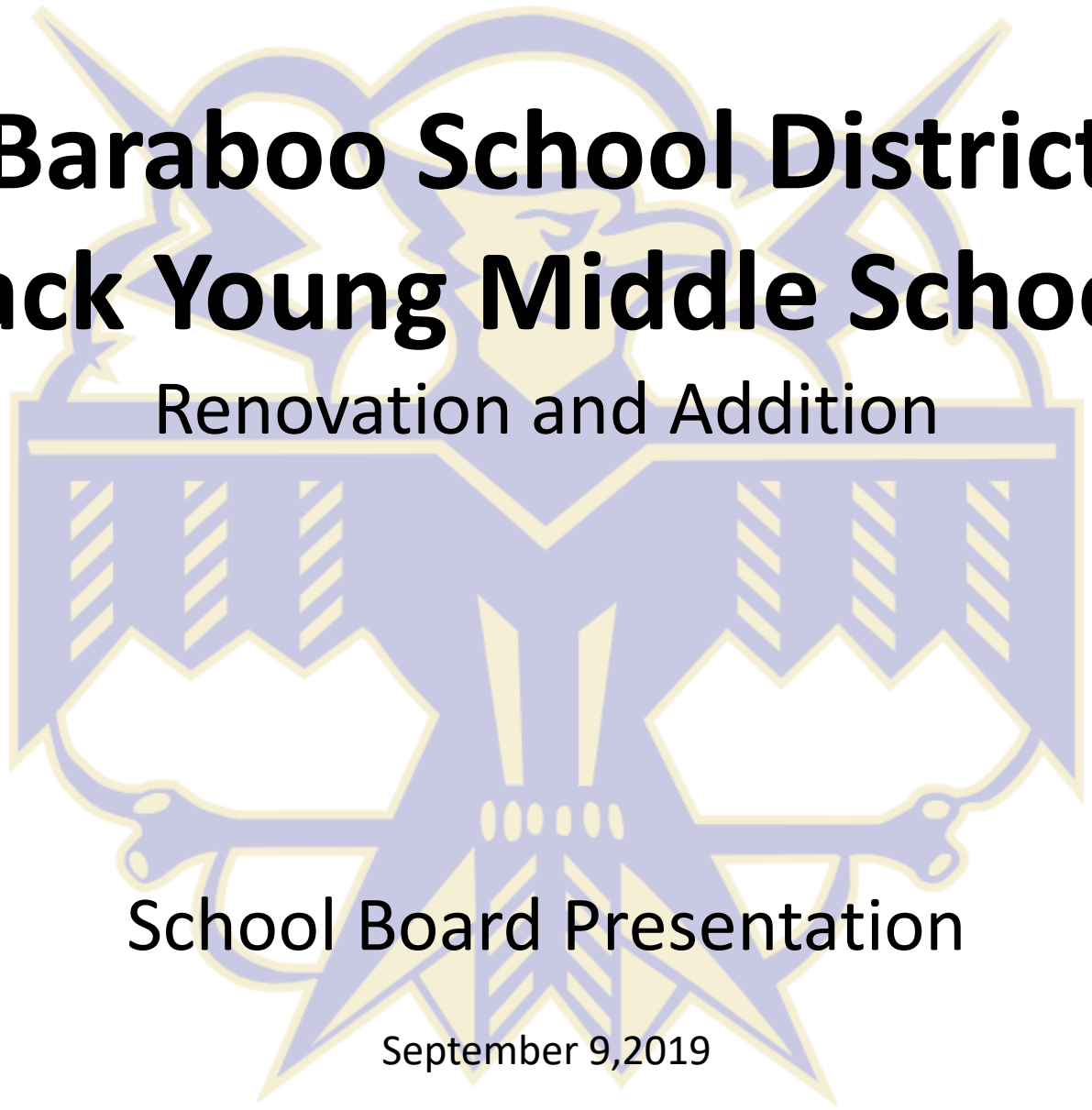




# **Baraboo School District Jack Young Middle School**

## **Renovation and Addition**

**School Board Presentation**

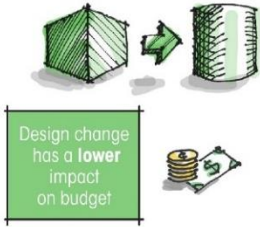
September 9, 2019

# ARCHITECTURAL DESIGN PROCESS

SUCCESSFUL REFERENDUM

## Schematic Design

(2 - 4 Month Duration)

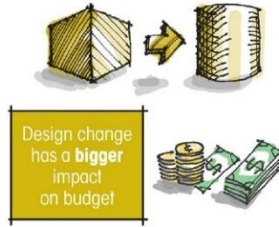


UPDATED COST ESTIMATE

- Establish a Core Team who will oversee the project
  - » Establish a final decision maker who will attend all meetings
- Establish a Visionary Team of staff representatives to develop the functional aspects of the design
  - » 2-4 total meetings
  - » Must work within budget
  - » Determine desired level of student involvement in design
- Develop exterior design options with the Core Team or designated representatives
  - » Refine options into final concept
  - » 2-4 total meetings
- Coordinate expectations for zoning and state/city review
- Review preliminary interior designs and materials with core team or designated representatives
- Review layouts with ALL staff
- Begin furniture discussions if applicable
- Define mechanical, electrical and plumbing scopes
- Produce drawings for updated cost estimates

## Design Development

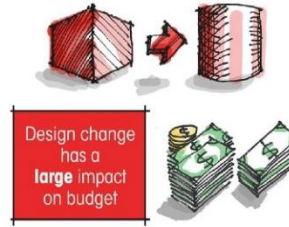
(2 - 4 Month Duration)



- Refine design to ensure budget alignment
- Develop mechanical, electrical and plumbing concepts to ensure architectural coordination
- Select building systems, materials and finish products
- Review interior designs, patterns, and locations with core team
- Review design with ALL staff for coordination of cabinetry, equipment and details
- Refine furniture selections if applicable
- Develop typical construction details, sections and elevations for more precise cost estimates

## Construction Documents

(2 - 4 Month Duration)



- Refine design to ensure budget alignment
- Final design review with ALL staff to ensure expectations are met
- Coordinate all aspects of mechanical, electrical and plumbing
- Final selection of lighting and plumbing fixtures
- Finalize furniture selections if applicable
- Finish product specifications
- Develop final plans and all details needed for bidding and construction

## Building Construction

(12- 24 Month Duration)



- Process driven by Construction Manager
- Regular construction meetings to answer field related questions and verify that work is being constructed as designed
- Coordination of shop drawings and submittals
- Final punch lists, substantial completion, and certificate of occupancy

GRAND OPENING!

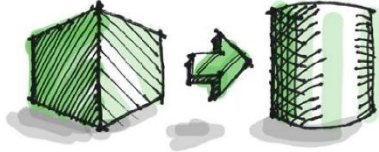


- Building turned over to owner
- Warranty periods begin
- Architect and CM serve as resource for issues that may arise

**NOTE:** Bulleted items indicated in bold will require direct owner involvement

# Schematic Design

(2 - 4 Month Duration)



Design change  
has a **lower**  
impact  
on budget



SUCCESSFUL REFERENDUM

UPDATED COST ESTIMATE

- **Establish a Core Team who will oversee the project**  
Establish a final decision maker who will attend all meetings
- **Establish a team of representatives to develop the functional aspects of the design**
  - 2-4 total meetings
  - Must work within budget
  - Determine desired level of student involvement in design
- **Develop exterior design options with the Core Team**
  - Refine options into final concept
  - 2-4 total meetings
- **Review preliminary interior designs and materials with Core Team**
- **Review layouts with staff as necessary**
- **Define mechanical, electrical and plumbing scopes**
  - Produce drawings for updated cost estimates

**NOTE:** Bulleted items indicated in bold will require direct owner involvement

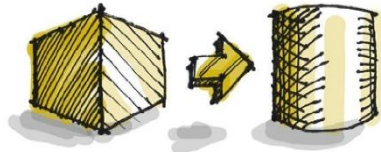
# Proposed Process

## Schematic Design Phase

- Space adjacencies defined
- Building massing and aesthetic defined
- Planning team meetings (space adjacencies and organization)
- Core team meetings (directing process)
- Staff meetings in September 2019 (inform specific room requirements)

# Design Development

(2 - 4 Month Duration)



Design change  
has a **bigger**  
impact  
on budget



UPDATED COST ESTIMATE

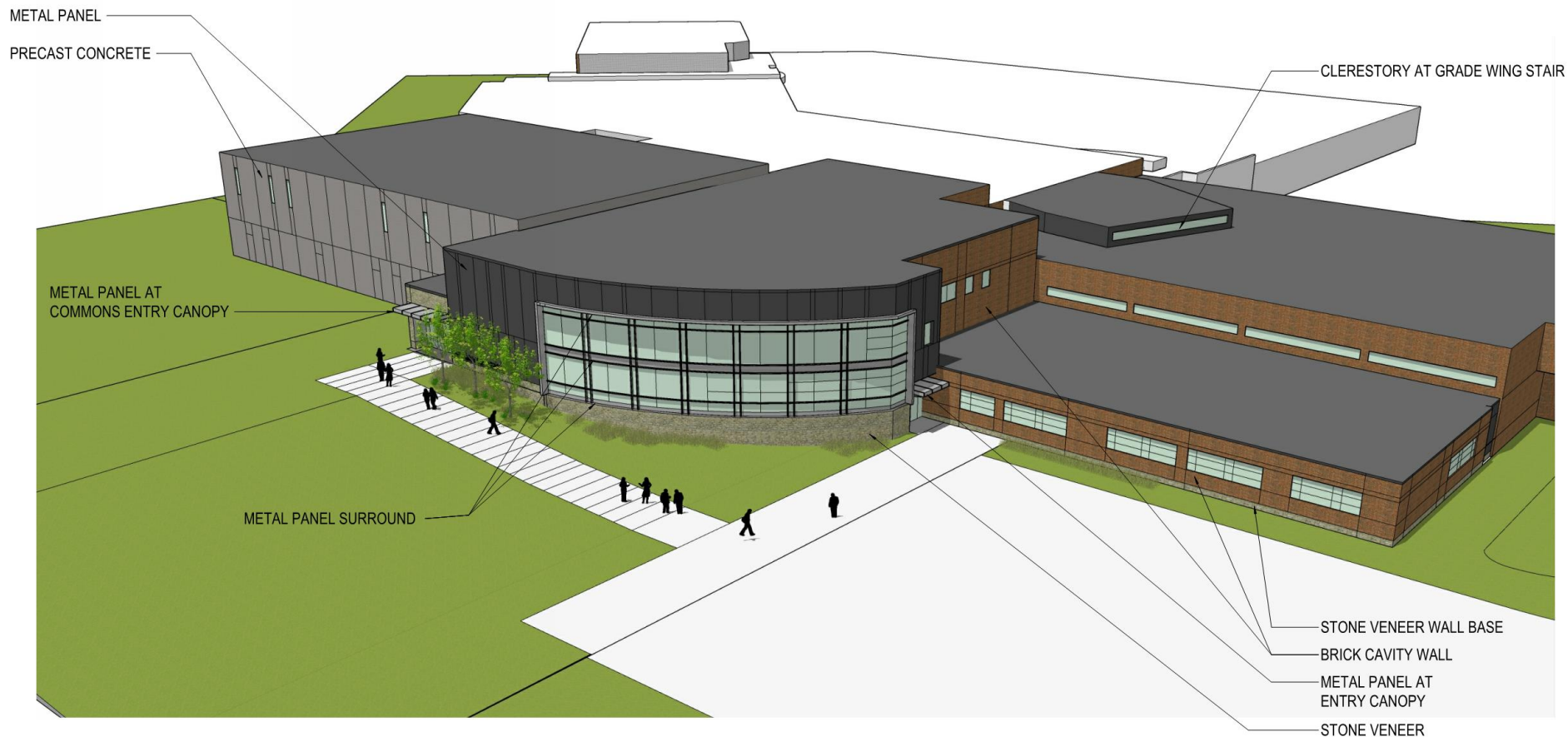
- **Refine design to ensure budget alignment**
- Develop mechanical, electrical and plumbing concepts to ensure architectural coordination
- Select building systems, materials and finish products
- **Review interior designs, patterns, and locations with core team**
- **Review design with staff for coordination of cabinetry, equipment and details**
- **Refine furniture selections if applicable**
- Develop typical construction details, sections and elevations for more precise cost estimates

**NOTE:** Bulleted items indicated in bold will require direct owner involvement

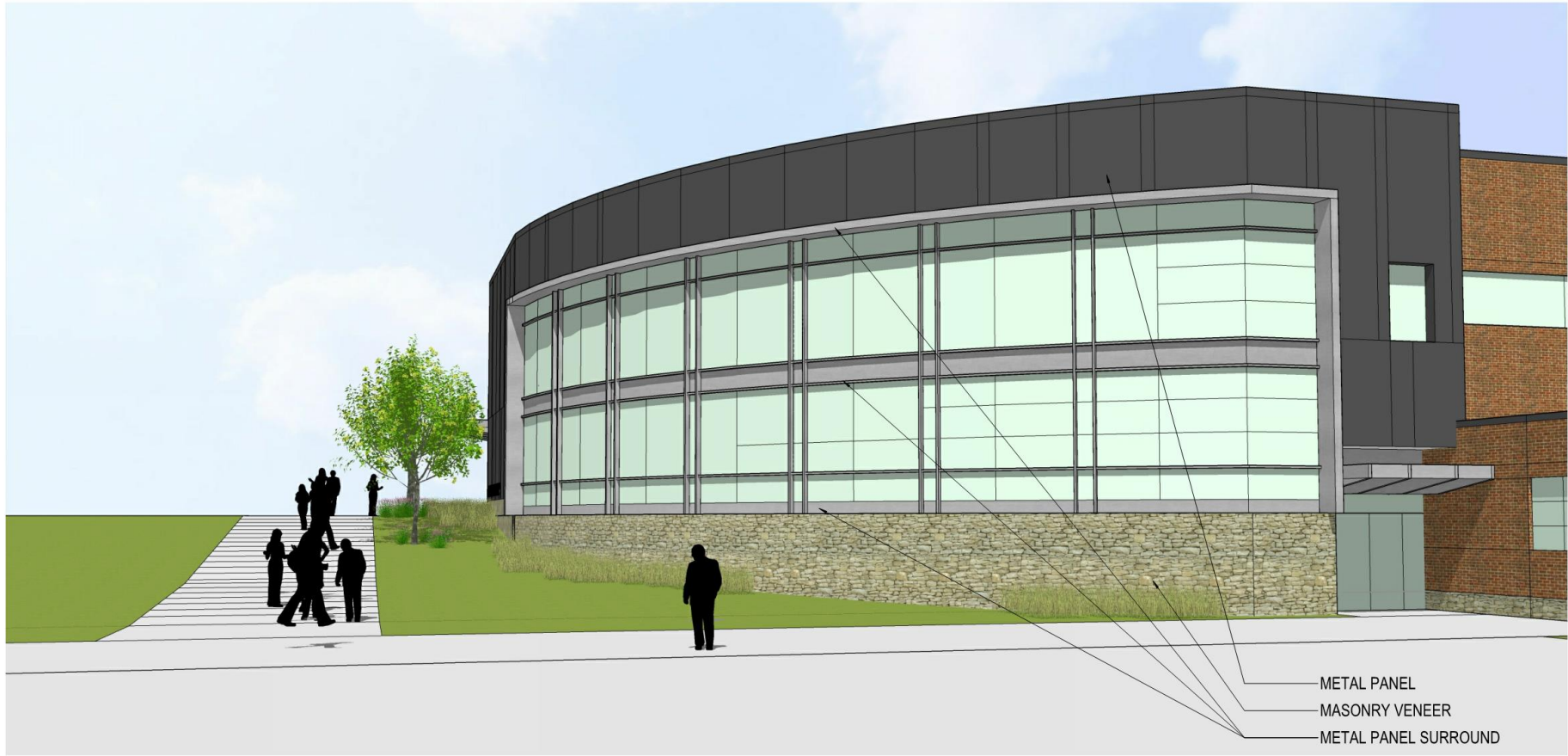
# Proposed Process

## Design Development Phase

- Staff review meetings in September 2019 (inform specific room requirements for cabinetry, equipment, etc.)
- Refine interior design, patterns and materials
- Development of building construction detailing
- Civil, Structural, Mechanical, Electrical, Plumbing and Fire Protection systems design





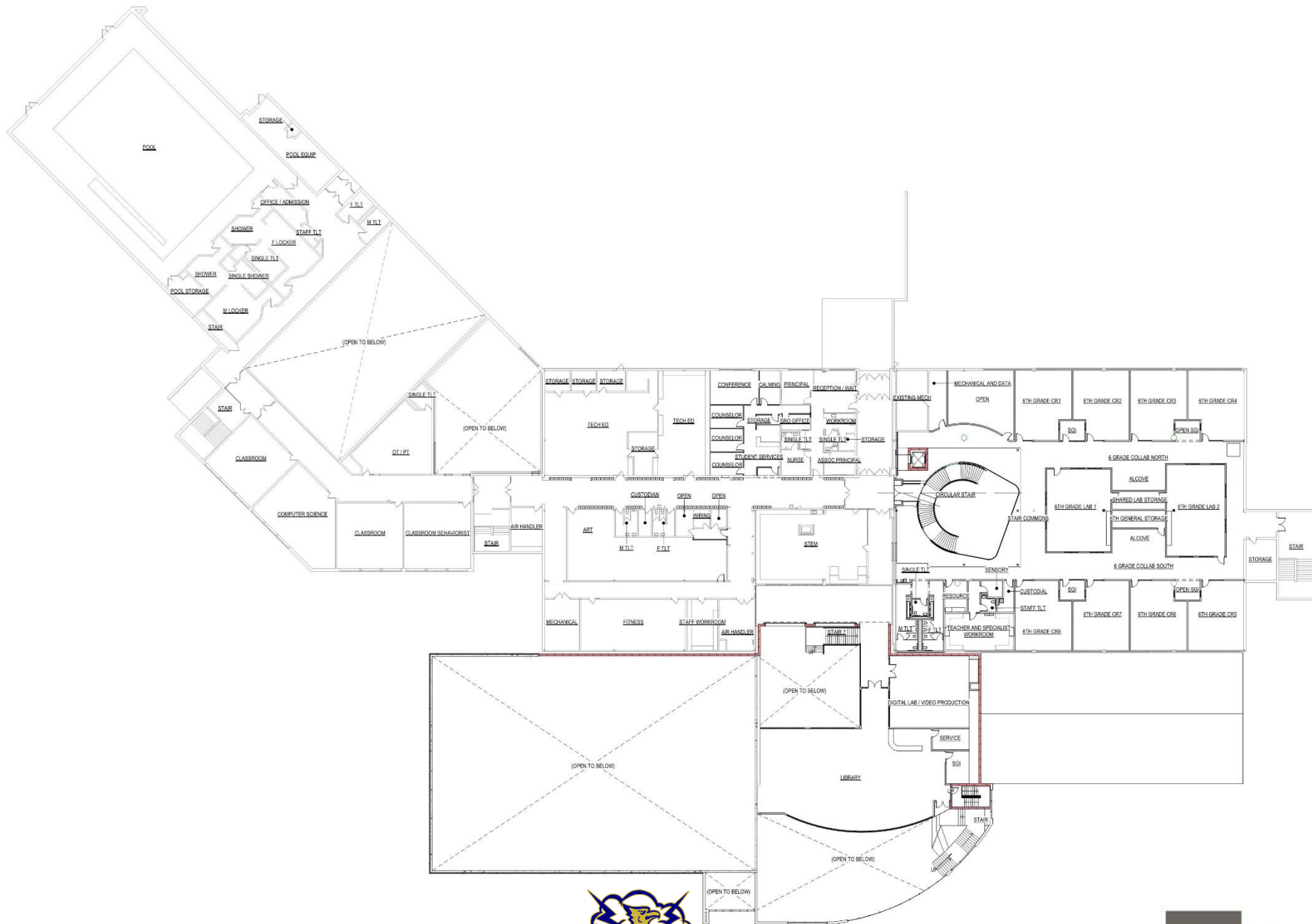


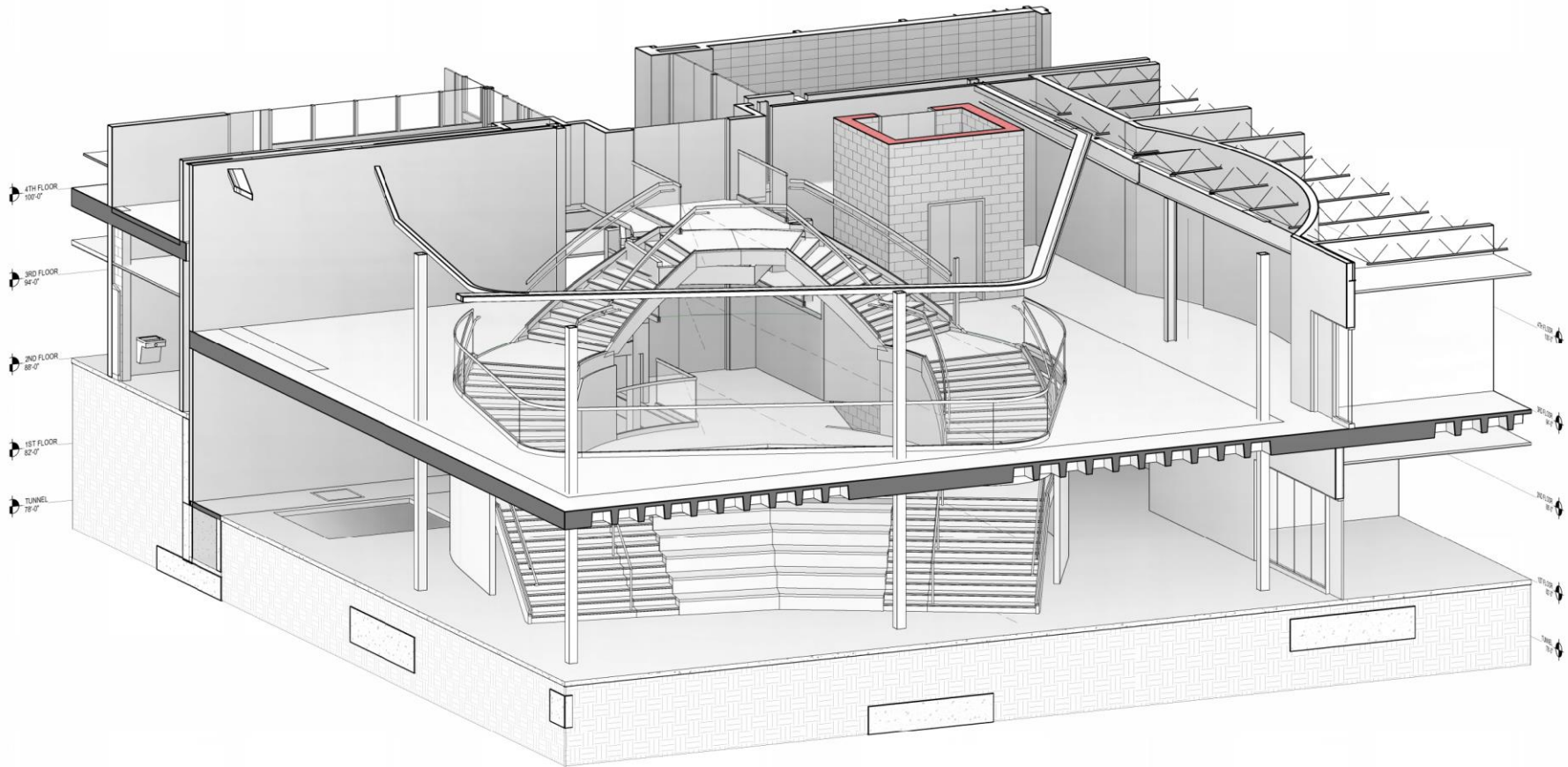
PRECAST CONCRETE

STONE VENEER









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## **Milestone**

## **Timeline**

**Schematic Design**

**April 2019 – August 2019**

**Design Development**

**September 2019 – November 2019**

**Construction Documents**

**December 2019 – February 2020**

**Construction**

**March 2020 – September 2021**

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# When will we be back to the board?

- Major Project Milestones
- Design Updates
- Budget Updates
- Construction Updates