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TABLE OF CONTENTS

Project Team List

Design Advisory Committee:
Michael Rosenbalm, Community Representative
Paul Cline, Community Representative
Janice Watts, WSD Board of Directors
Bill Woodard, WSD Board of Directors
Michael Green, WSD Superintendent
John Shoup, WHS Principal
Paul Huddleston, WHS Athletic Director
Stacy Brown, WSD Business Manger
Steve Rippl, WSD Technology Director
Kimberly Miller, WHS Teacher
Jason Cowley, WHS Teacher

McGranahan Architects representatives included:
Christopher J. Lilley, AIA
Darrin Filand, AIA
Dion Serra, Associate AIA

Back to Table of Contents

Project Summary

The new Woodland High School project involves the construction of a new high school to replace the existing school. The new school will be on an entirely new, roughly 40 acre site and the old school will remain in operation to provide expanded capacity at lower grade levels. The new school will be roughly 150,000 square feet and will have capacity for 900 students.

The program for the new school is the Woodland High School Educational Specifications which were prepared by McGranahan Architects in the summer of 2012. As set forth in the Ed Specs the new school will provide 43 teaching stations and related support facilities to serve a diverse curriculum which includes:

- General Education / Core Competencies: Math, English, Social Studies, Foreign Language;
- Science: Chemistry, Biology, Physics, Zoology, Marine Science, Astronomy;
- Special Education: Both "pull out" resource support and self-contained Life Skills;
- Career and Technical Education: Business and Marketing, Culinary Arts, Horticulture and Industrial Technology;
- Fine and Performing Arts: 2D and 3D Art, Band, Choir and Drama; and
- Physical Education and Athletics.

Those direct instructional spaces will be supported by facilities for administration and student services, a library, computer rooms, and food service, including a large central Commons. The Commons will be sized to provide food service for the entire student population in two lunch periods. The secondary function of the Commons will be a performance space so it will include a stage, limited theatrical lighting and retractable theater seating.

The primary construction materials for the building will include:

- Concrete foundations and slab on grade at lower floors;
- Upper floors of concrete slabs over steel decking;
- A steel brace-frame structure with metal stud infill walls and metal roof decking;
- Masonry structural walls at the gymnasium;
- Exterior cladding consisting of masonry veneer and metal siding;
- Aluminum storefront and window systems;
- Asphalt shingle roofing for the majority of the roofs, with some lower slope metal and single ply roofing areas;
- Interior flooring including carpet, resilient sheet flooring, wood floors at the gym, ceramic tile in toilet rooms, and exposed concrete floors in the Commons and major circulation paths.
- Interior walls will be predominantly painted GWB, with exposed masonry at the gyms, FRP panels in the kitchen and ceramic tile in the toilet rooms.
- Ceilings will be predominantly suspended acoustic ceiling tile with exposed acoustical roof decking in the large congregation spaces such as the gym, commons and library.
- All teaching stations will be provided with the appropriate technology for today's teaching environment, including ample data and internet access (hard wired and wireless), digital projection capability, voice amplification systems, and other program specific technologies.

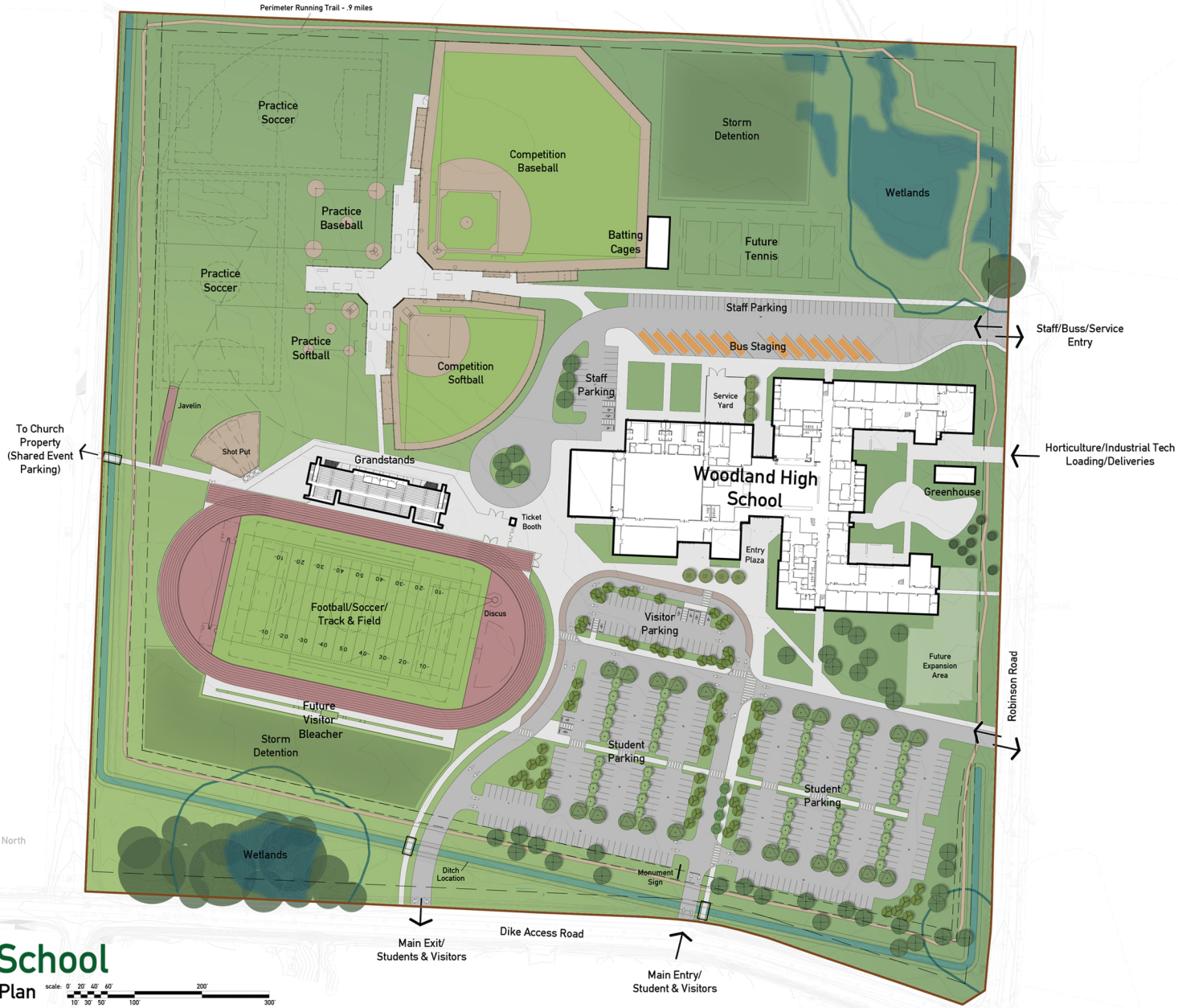
The site development features will include:

- A 1,500 seat grandstand;
- A competition football field;
- A 400 meter, all weather, 8 lane running track and related track and field jumping and throwing venues;
- One competition baseball and one competition softball field;
- One practice baseball and one practice softball field;
- Staff, student and visitor parking, as well as bus queuing and parking;
- Student drop off and vehicle circulation;
- Outdoor learning opportunities directly adjacent to the main academic houses;
- General site landscaping; and
- Street frontage improvements.

Construction will occur in two major phases. The first phase will involve the mitigation of poor soils on the site and preparing a building pad for the subsequent phase. That work is currently anticipated to occur during the summer of 2013. The second phase will involve the construction of the school itself and the related site development. That phase is anticipated to begin in late 2013 and be complete by the end of summer in 2015.

More specific information on the entire project is contained in this report and the associated Schematic Design drawings.

Back to Table of Contents



Woodland High School

Schematic Design Phase - Site Plan

scale: 0' 20' 40' 60' 200' / 10' 30' 50' 100' 300'

McGRANAHAN architects

27 NOVEMBER 2012

Woodland High School

Schematic Design Phase - 1st Floor Plan

scale: 0' 10' 20' 40' 100'
5' 15' 30' 50'

McGRANAHAN architects

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Woodland High School

Schematic Design Phase - 2nd Floor Plan

scale: 0' 10' 20' 40' 100'
5' 15' 30' 50'

McGRANAHAN architects

27 NOVEMBER 2012

Woodland High School

Schematic Design Phase - Front Entry Perspective View

McGRANAHAN architects

27 NOVEMBER 2012

Building Area Summary

Overview

The Educational Specifications for Woodland High School call for 43 teaching stations, with the related support facilities, for a total building area of 157,460 square feet. The project design, as it stands at the end of the Schematic Design phase includes the same 43 teaching stations with a total building area of 150,417 square feet. Although some individual spaces are a bit larger or a bit smaller than projected during programming the majority of the area reduction comes from a more efficient building design which is requiring less area to be dedicated to circulation and walls.

A room by room summary of the building area is contained in the table on the following pages.

	ED SPECS			SCHEMATIC DESIGN		
General Classrooms	**AREA**	**TEACHING STATIONS**		**AREA**	**TEACHING STATIONS**	**COMMENT**
General Classroom 1	850	1		858	1	
General Classroom 2	850	1		858	1	
General Classroom 3	850	1		858	1	
General Classroom 4	850	1		858	1	
General Classroom 5	850	1		858	1	
General Classroom 6	850	1		858	1	
General Classroom 7	850	1		858	1	
General Classroom 8	850	1		858	1	
General Classroom 9	850	1		859	1	
General Classroom 10	850	1		859	1	
General Classroom 11	850	1		859	1	
General Classroom 12	850	1		858	1	
General Classroom 13	850	1		859	1	
General Classroom 14	850	1		859	1	
General Classroom 15	850	1		859	1	
General Classroom 16	850	1		858	1	
General Computer Lab 1	850	1		858	1	Will initially be a computer lab
General Computer Lab 2	850	1		859	1	Will initially be a computer lab
General Computer Lab 3	850	1		859	1	Will initially be a computer lab
Shared Activity Areas (Allowance)	5,000			3,956		Includes (4) small conference rooms
Subtotal General Classrooms	**21,150**	**19**		**20,266**	**19**	
Science Classrooms	**AREA**	**TEACHING STATIONS**		**AREA**	**TEACHING STATIONS**	**COMMENT**
Chemistry Lab 1	1,400	1		1,407	1	
Chemistry Lab 2	1,400	1		1,409	1	
Chemistry Prep / Storage	350			338		
Biology Lab 1	1,400	1		1,427	1	
Biology Lab 2	1,400	1		1,433	1	
Biology Prep / Storage	350			676		Area divided between 2 prep rooms
General Science Lab 1	1,400	1		1,407	1	
General Science Lab 2	1,400	1		1,409	1	
General Science Prep/Storage	350			338		
Subtotal Science Classrooms	**9,450**	**6**		**9,844**	**6**	

Career and Technical Education	AREA	TEACHING STATIONS		AREA	TEACHING STATIONS	COMMENT
Industrial Technology						
CTE Classroom	0			858	1	Added after interviews with instructors
Numeric Equipment Shop (metals)	1,000	0.5		0		Area included in Industrial Tech Shop
Numeric Equipment Shop (woods)	1,000	0.5		0		Area included in Industrial Tech Shop
Industrial Tech Shop	1,450	1		2,714	1	One singular shop instead of three
CADD Lab	400			0		Area included in CTE Classroom
Project Storage/Tools/Lockers/etc.	700			887		Includes steel, scrap & tank storage
Office	100			150		
Exterior Covered Storage	600			600		
Metals Technology Subtotal	**5,250**	**2**		**5,209**	**2**	
Horticulture / Floral						
Horticulture Lab (including Prep/Storage/Floral)	1,500	1		1,432	1	
Greenhouse / Potting Shed	1,500			1,500		
Horticulture Subtotal	**3,000**	**1**		**2,932**	**1**	
Business Education/Marketing						
Business Lab 1	1,200	1		1,433	1	Matches module of science lab below
Business Lab 2	1,200	1		1,302	1	
Student Store	500			502		
Store Storage / Prep	125			224		
Store Office	80			83		
Business Subtotal	**3,105**	**2**		**3,544**	**2**	
Family & Consumer Science						
Culinary Arts Lab	1,400	1		1,534	1	
Culinary Arts Storage	150			227		
Office	100			129		
Pantry/Laundry	150			190		
Family / Consumer Subtotal	**1,800**	**1**		**2,080**	**1**	
Subtotal CTE	**13,155**	**6**		**13,765**	**6**	
Fine and Performing Arts	**AREA**	**TEACHING STATIONS**		**AREA**	**TEACHING STATIONS**	**COMMENT**
Art						
3D Art Classroom	1,200	1		1,103	1	
2D Art Classroom	1,200	1		1,405	1	
Kiln Room	80			91		
Shared Art Storage	300			218		
Art Office	120			113		
Art Subtotal	**2,900**	**2**		**2,930**	**2**	

Music / Drama					
Band Room	2,500	1	2,721	1	
Instrument Storage	200		277		
Uniform Storage	125		130		
Music Office/Library	250		282		
Practice Room 1	75		88		
Practice Room 2	75		89		
Practice Room 3	75		89		
Vestibule	0		190		
Ensemble Practice (12-person) / Recording	300		292		
Black Box Drama Classroom (Stage) / Choir	1,900	1	2,226	1	
Drama Storage	400		496		
Music Subtotal	**5,900**	**2**	**6,880**	**2**	
Subtotal Fine and Performing Arts	**8,800**	**4**	**9,810**	**4**	
Physical Education / Athletics	**AREA**	**TEACHING STATIONS**	**AREA**	**TEACHING STATIONS**	**COMMENT**
Main Gym	11,000	2	11,040	2	
Auxiliary Gym	5,100	1	5,840	1	
Weight Room	1,800	1	1,751	1	
Wrestling / Fitness Room	3,500	1	3,492	1	
Spin Bike Storage	350		367		
Athletics Storage	750		658		
P.E. Storage	750		675		
Mat Storage	200		0		Deleted from program during design
Boys Locker	2,100		1,519		Divided into 2 locker rooms
Male Teachers' Offices	170				Combined w/Male Coaches Office
Male Coaches Office/Lockers	250		306		
Girls Locker	2,100		1,519		Divided into 2 lockers rooms
Female Teachers' Offices	170				Combined w/ Female Coaches Office
Female Coaches Office/Lockers	250		303		
Training Room	250		178		
Laundry	200		178		
Events Concessions	200		216		
Event Foyer/Lobby	750		768		
Subtotal PE / Athletics	**29,890**	**5**	**28,810**	**5**	

Special Education	AREA	TEACHING STATIONS		AREA	TEACHING STATIONS		COMMENT
Resource Room 1	700	1		698	1		
Resource Room 2	700	1		702	1		
Life Skills Room	950	1		1,050	1		
Toilet/Changing	160			124			
Time Out Room	80			91			
Storage	80			136			
Office	100			194			
OT/PT Storage	80			101			
Subtotal Special Education	**2,850**	**3**		**3,096**	**3**		
Administration	**AREA**	**TEACHING STATIONS**		**AREA**	**TEACHING STATIONS**		**COMMENT**
Administration							
Public Reception	300			289			
Secretary Work Area	500			436			
Principal	160			174			
Assistant Principal 1	160			171			
Assistant Principal 2	160			170			
Athletic Director	150			248			
Activities Coordinator / AD Secretary	100			0			Deleted during design process
Attendance Office	150			139			
Health Room	250			220			
Toilet Room	80			90			
ISS Room	250			169			
Meeting/Conference Room	250			253			
Supplies/Storage Room	80			157			(2) Storage Rooms; (1) off Work Rm
Work Room	350			352			
Staff Mailboxes	50			0			Combined w/ Secretary Work Area
Staff Lounge	1,200			1,185			
Phone Room	50			58			
Admin Toilet Rooms	420			100			(2) Unisex Toilet Rooms
Admin Subtotal	**4,660**	**0**		**4,211**	**0**		

Student Services						
Student Services Reception	300			207		
Counselors' Office 1	150			153		
Counselors' Office 2	150			153		
Counselors' Office 3	150			239		
Psychologist Office	125			139		
Specialist / Itinerant Office	125			139		
Registrar	120			136		
Records Storage	200			230		
District Nurse's Office	100			138		
Meeting/Conference Room	250			317		
ASB Workroom	200			299		
Career Center	850			814		
Student Service Subtotal	**2,720**	**0**		**2,964**	**0**	
Subtotal Admin Services	**7,380**	**0**		**7,175**	**0**	
Building Support Spaces	**AREA**	**TEACHING STATIONS**		**AREA**	**TEACHING STATIONS**	**COMMENT**
Library						
Main Reading/Stacks/Instruction	3,800			3,973		
Circulation	300			180		
Librarian Office	120			122		
Library Work Room & Storage	350			217		
AV Multi-Media Production/Stor.	150			0		Combined w/ book storage
Textbook Storage	400			181		
Library Computer Lab	950			951		
Subtotal Library	**6,070**	**0**		**5,624**	**0**	
Commons	**7,000**	**0**		**6,682**	**0**	
Food Services						
Main Kitchen (Prep and Scullery)	1,600			1750		
Office	120			116		
Dry Storage	400			395		
Serving Area with Food Courts	1,000			1133		
Walk-in Cooler	150			142		
Walk-in-Freezer	250			285		
Staff Room/Coats/Toilet	200			210		
Food Services Subtotal	**3,720**	**0**		**4,031**	**0**	

Custodial						
Custodial Office	80			120		
Custodial Storage and Receiving	600			482		
Custodial Closets	210			272		(4) Custodial Closets
Primary MDF Room	500			256		
Satellite IDF Rooms	210			288		(2) IDF Rooms
Main Boiler/Mechanical Room	750			1407		Includes all Mech Rms @ Levels 1 & 2
Main Electrical Room	500			847		Includes all Elec Rms @ Levels 1 & 2
Custodial Subtotal	**2,850**	**0**		**3,672**	**0**	
Toilet Rooms						
Staff Toilet Rooms	240			249		(3) + Admin & Kit included separately
Student Toilet Rooms	1,200			2309		(4) Athletic + (8) Main
Public Toilet Rooms	1,600			536		(2) Gym Area Toilet Rooms
Toilet Rooms Subtotal	**3,040**	**0**		**3,094**	**0**	
Subtotal All Building Support Spaces	**22,680**	**0**		**23,103**	**0**	
TOTALS	**AREA**			**AREA**		
Total Number of Teaching Stations		**43**			**43**	
Total Net Program Area	**115,355**			**115,869**		
Circulation as a % of Net Program Area	**28,839**	25%		**26,688**	23%	
Walls as a % of Net Program Area	**13,266**	12%		**7,860**	7%	
Total Gross Area	**157,460**	37%		**150,417**	30%	

Back to Table of Contents

Washington Sustainable Schools Protocol Compliance

The new Woodland High School project will be required by the Office of the Superintendent of Public Schools to comply with the requirements of the Washington Sustainable Schools Protocol (WSSP). The WSSP is a mechanism to measure the sustainable design aspects of a project based on a variety of criteria. The criteria fall into the following categories:

- Site Environmental Impact
- Water Conservation
- Material Waste Reduction
- Energy Conservation
- Indoor Environmental Quality
- Planning / Education / Operations

"Points" are earned by a project for specific design decisions in each of these categories. There are 119 total possible points. Some are mutually exclusive and some are not applicable to certain projects. For example, a project can earn points for retaining the existing building structure. That point is not available to this project since it will be an entirely new school. Each project is required to earn at least 45 points and it is left to the District to decide where to focus their energies and resources to earn those points.

Sustainable design and compliance with the WSSP was discussed as part of the Ed Spec process. The District's preference was to focus their resources on areas that will provide long term energy savings, lower maintenance, and reduced operational costs. The current design responds to that focus.

The currently proposed design will be able to achieve the requisite 45 points. It may also be able to earn as much as 28 additional points. The feasibility of achieving the additional points will be determined during the subsequent design phases. The specific areas where the project anticipates earning points are reflected on the summary table on the following pages.

Back to Table of Contents

Washington Sustainable Schools Protocol - Scorecard
WOODLAND HIGH SCHOOL
Schematic Design Phase

			Points Possible	Yes	Maybe	No	Notes
Site	S1.0	Code Compliance	R	R	R	R	Design will comply will all applicable codes.
	S1.1	Sensitive Areas	1			1	Site contains wetlands that will be infilled
	S1.2	Greenfields	1			1	Site is currently a greenfield
	S1.3	Central Location	1			1	More than 50% of students live further away than 4 miles
	S1.4	Joint Use of On-Site Facilities	2	1			The District anticipates that community groups will use the school facilities extensively as there are no equivalent facilities in the area.
	S1.5	Joint Use of Off-Site Facilities	1			1	No parks or other facilities nearby.
	S1.6	Minimal Footprint	2	1		1	Current plan has 73% of footprint on first floor; required area of gyms and commons makes second point infeasible
	S2.1	Public Transportation	1	1			The District will provide bus transportation for students.
	S2.2	Bicycle Lanes and Security	1	1			Sidewalks that extend to end of property and bike rack spaces to be provided for 3% of building occupants (27 total)
	S2.3	Minimize Parking	1			1	District's need projection, based on student load and accepted planning standards is 415 stalls. The prescriptive approach would require 322 stalls. City requirements are 260 stalls. Neither are achievable unless District is willing to live with inadequate parking.
	S3.0	Sedimentation and Erosion Control	R	R	R	R	Erosion control BMPs will be provided during construction
	S3.1	On-site Infiltration	1		1		On-site soils are not suitable for infiltration. However, because of very high ground water the build out is likely to result in less rain water leaving the site than the undeveloped condition
	S3.2	Stormwater Treatment	1	1			Treatment to be provided per DOE BMP standards
	S3.3	Enhanced Stormwater Treatment	1			1	Cannot achieve without additional rain gardens
	S4.1	Reduce Heat Islands - Site	1		1		Anticipate that trees can be provided such that a min of 30% non-roof impervious surfaces are shaded. Budget may be a challenge.
	S4.2	Reduce Heat Islands - Roof	1	1			Only applies to low sloped roofs, 82% of which are single ply Only need 75%. Should be able to find a product for the single play that meet Energy Star Cool Roof requirements.
	S5.1	Light Pollution Reduction	1	1			Site lighting will be designed to not exceed IESNA footcandle requirements and such that no direct-beam illumination leaves the site.
Water	W1.0	Water Use Budget	R	R	R	R	A water use budget will be developed
	W1.1	Irrigation Water Reduction (50% =1; 100%=2)	2	1	1		1 point will be possible through the use of drought tolerant plantings and high efficiency irrigation. Second may be possible but it would require no permanent irrigation.
	W1.2	Control Irrigation Water Use	1	1			Irrigation system will have a programmable controller that will allow for site specific programming.
	W1.3	Irrigation System Testing and Training	1	1			Testing of irrigation system and training of district staff in proper operation will occur at the end of construction
	W2.1	Potable Water Use Reduction for Sewage Conveyance	2	1		1	District standard high efficiency fixtures will achieve a 30% reduction. Second point is not achievable within project budget or district's maintenance standards
	W2.2	Potable Water Indoor Use Reduction (20%=1; 30%=2, 40%=3)	3	1		2	District standard low-flow fixtures, high water-efficiency equip & appliances will reduce by 26%. Additional points are not likely within the project budget or district maintenance standards.

Washington Sustainable Schools Protocol - Scorecard
WOODLAND HIGH SCHOOL
Schematic Design Phase

			Points					
			Possible		Yes	Maybe	No	Notes
Materials	M1.0	Minimum Recycling	R		R	R	R	Recycling opportunities will be provided.
	M1.1	Construction Site Waste Management (50%=1; 75%=2)	2		1	1		The contractor will be required to develop and implement a construction site waste management plan. Experience has shown that 1 point is relatively easily achievable and a second point may be possible.
	M1.2	Building Reuse - Structure/Shell (50%=1; 75%=2)	3				3	Not applicable as this is an all new school.
	M1.3	Building Reuse - Interior Non-structural Elements (50%)	1				1	Not applicable as this is an all new school.
	M1.4	Materials Reuse (5%=1; 10%=2)	2				2	It is not anticipated that any salvaged materials will be used on this project
	M1.5	Resource Reuse - Furniture	1				1	Because this is an all new facility new furniture will be needed.
	M2.1	Recycled Content (10%=1; 20%=2)	2		1	1		10% should be achievable with steel, concrete and other major building elements. An additional 10% is possible and will be evaluated during design.
	M2.2	Rapidly Renewable Materials	1			1		Prescriptive approach may be achievable but will require further study
	M2.3	Certified Wood (50%=1; COCV=2)	2				2	Very little wood will be used in the project and limited sources of certified wood for those limited opportunities makes this point impractical
	M2.4	Environmentally Preferable Products	2			2		2 points may be possible depending on which products are selected. These points are mutually exclusive with the potential points in M2.1 and M2.2
	M2.5	Regional/Local Materials (mfr=1; extr=2)	2		1	1		20% of materials to be manufactured within 500 mile radius should be achievable. Possible point if materials are also extracted, harvested or recovered from within 500 mile radius.
Energy	E1.0	Minimum Energy Performance	R		R	R	R	The school will be designed to meet the current edition of Non-Residential Energy Code
	E1.1	Superior Energy Performance	20		5	5	10	Current proposed heating system will achieve 5 points. Additional points may come from improved lighting and higher insulation values.
	E2.1	HVAC Controls and Operable Windows	1				1	Presents unacceptable maintenance challenges
	E2.2	Daylight-Responsive Controls	0				1	This is required by the 2009 Energy Code and is no longer a possible point.
	E3.1	On-Site Renewable Energy (5%=2; 7.5%=3; 10%=4)	4				4	No on-site renewable energy sources are anticipated for this project
	E3.2	Green Power Contract	1			1		Need to investigate if a green power source is available at the site
	E3.3	Distributed Generation (5%=1; 7.5%=2; 10%=3)	3				3	Very costly to achieve
	E4.0	Fundamental Commissioning	R		R	R	R	Fundamental Commissioning will be provided at the end of construction.
	E4.1	Enhanced Commissioning	3			3		Need to confirm with the District the extent of their commissioning contract
	E5.1	Energy Management Systems	2			2		EMS can monitor energy use of lighting, equipment, HVAC & hot water, but would increase cost. Additional point is for monitoring plug loads which would add more cost.

Washington Sustainable Schools Protocol - Scorecard
WOODLAND HIGH SCHOOL
Schematic Design Phase

			Possible	Points Yes	Maybe	No	Notes
INDOOR ENVIRONMENTAL QUALITY	IEQ1.1	Daylighting (25%=1; 50%=2; 75%=3, 100%=4)	4	4			All classrooms will be designed the same so if we can achieve it for one we should be able to achieve it for all
	IEQ1.2	Permanent Shading	1	1			Permanent shading will be provided to eliminate direct sun from daylight spaces from Mar 21 til Sep 21
	IEQ1.3	Views	1	1			Direct line of sight to vision glazing from 90% of critical task areas and office spaces will be provided.
	IEQ2.1	Electric Lighting Quality	1	1			Will require direct/indirect pendent lighting in classrooms.
	IEQ3.0	Minimum Requirements	2		1	1	Might be able to get point for evaluating the envelope design. Schedule and budget will preclude second point for aggressive mitigation.
	IEQ3.1	Low-Emitting Interior Finishes	4	4			All four points should be achievable with standard product choices.
	IEQ3.2	Low-Emitting Furniture	1		1		May be able to get this point, depending on the District's furniture selection
	IEQ3.3	Source Control	1	1			Can be achieve through normal design practices
	IEQ3.4	Ducted HVAC Returns	1	1			All return air paths will be ducted, no return air plenums.
	IEQ3.5	Particle Arrestance Filtration	1	1			Filtration media to have MERV of 13 or highest efficiency filter recommended by mnfr
	IEQ3.6	Construction IAQ Management	2	1		1	The construction phase point is achievable. The extra point for flushing out the building is not likely due to the tight construction schedule.
	IEQ3.7	Natural Cooling	3			3	The District has asked for air conditioning
	IEQ4.0	Acoustic Performance	R	R	R	R	All classrooms will meet the WAC for noise levels
	IEQ4.1	Improved Acoustical Performance	4	3		1	1 point for STC 50 in classrooms, 1 point for gym reverb times, and 1 point for Commons reverb times. Additional point for classroom NC-30 is cost prohibitive
	IEQ 4.2	Audio Enhancement	1	1			The District has asked for audio enhancement systems in the classrooms
	IEQ 5.0	Thermal Code Compliance	R	R	R	R	The design will comply with ASHRAE Standard 55
	IEQ 6.1	User Control - Windows	1	1			Each classroom will have a minimum of 1 operable window
	IEQ 6.2	User Control - Temperature & Lights	1	1			Each classroom will have user control for temperature and lighting
PLANNING / EDUCATION / OPERATIONS	PEO 1.1	Integrated Design Workshop	1	1			Workshop was conducted during the Ed Spec process
	PEO 1.2	Durability, Efficiency and Maintainability	1	1			The design will meet the requirements of this objective
	PEO 1.3	Innovation	2			2	The District has not expressed interest in innovation in this area
	PEO 2.1	Green Building Learning Opportunities	1		1		This point is possible but will take further investigation
	PEO 3.0	Operational Performance Monitoring	R	R	R	R	The required monitoring will be performed.
	PEO 3.1	Post Occupancy Evaluation	2	1	1		The District can earn one point by doing a post occupancy evaluation at 1 year. An extra point is possible if that evaluation is expanded to study correlations to student and occupant performance
	PEO 3.2	Life Cycle Cost Analysis	1		1		Basic ELCCA is required. 1 extra point can be earned by expanding that evaluation to 4 additional major building systems (eg. flooring, roofing, etc)
	PEO 3.3	Project or District Level Operations	4	1	3		1 point is achievable by complying with OSPI Asset Preservation Program. Additional points may be achieved but will require District level participation beyond the design team.
	Total Possible Points		119				
	Minimum required for Washington Sustainable School		45	45	28	46	

Excellent!

Project Schedule Summary

Overview

At the end of the Schematic Design Phase the Woodland High school project is proceeding on schedule. The project, which has been proceeding as a singular project to this point, will now begin to diverge into two separate phases.

Phase 1 will be a site preparation phase and will consist of improvements to the existing on-site soils to allow for the subsequent building development. That phase will be designed, permitted and constructed while the design for the remainder of the project is completed. Phase 2 will include the construction of the main school building, the grandstand, and all of the related site development.

Below is a summary of the key schedule activities and target dates.

Programming (Ed Specs): Complete

Design

- Schematic Design Presentation to the Board: December 3, 2012
- Design Development Presentation to the Board: February 2013
- Construction Documents for Phase 1: February 2013
- Construction Documents for Phase 2: July 2013

Permitting

- Corps of Engineers Wetland Mitigation Permit: Underway
- Submit for City of Woodland Site Plan Review / SEPA: January 2013
- Submit for City of Woodland Phase 1 Grading Permit: March 2013
- Submit for remaining Building/Fire/Health/Public Works Permits: May 2013

Phase 1 – Site Prep

- Issue Bid Documents: April 2013
- Open Bids: May 2013
- Notice to Proceed: May 2013
- Substantial Completion: September 2013
- Soil Surcharge Period: September – December 2013

Phase 2 – Building and Site Development

- Issue Bid Documents: August 2013
- Open Bids: September 2013
- Notice to Proceed: October 2013
- Substantial Completion: August 2015
- Owner Occupancy: August 2015

Back to Table of Contents

Project Cost Summary

The construction budget for the new Woodland High School was established during the pre-bond phase at $46,300,000. The current construction cost estimate for the entire project, including Phase 1 site prep, Phase 2 site development, the main building, the grandstand, the sports fields, and all required offsite frontage improvements is $46,284,734.

The current estimate is based on Phase 1 bidding in the spring of 2013 and Phase 2 in the late fall of 2013. The estimate includes allowances for escalation in construction prices from today's prices to those anticipated bid dates. It also includes allowances for design contingency for project elements that have not been fully explored or developed at this early stage of design.

The base estimate of $46.2 million does not include the planned auxiliary gym. That component of the project will be designed and documented as an additive bid alternate. It will be included in the documents that are issued to contractors and bidders will be required to include an independent bid for that component of the project. Should the bidding environment be more advantageous on bid day then is current anticipated, and the bid for the main project comes in lower than projected, the District will know at that time the actual cost of the auxiliary gym and have the option of adding it to the project without impacting the project schedule.

Other alternate bid items that are currently being considered include a ground-source heating system, a synthetic football field, covered batting cages, and a cross country running track around the perimeter of the site.

A summary of the current cost estimate is included on the following page.

THE ROBINSON COMPANY

WOODLAND HIGH SCHOOL
SCHEMATIC ESTIMATE
11/30/2012

Phase 1 Site Work	
Early Site Preparation	$ 2,695,337
TOTAL SITEWORK PHASE 1	**$ 2,695,337**

Phase 1 & 2	
Main Building	$ 32,533,667
Site Work Phase 2	$ 7,950,076
Off Site Work Public Frontage Improvements	$ 502,749
Grandstand/Ticket Booth	$ 2,602,905
TOTAL BUILDING, SITE WORK & GRANDSTAND ESITMATE PHASE 2	**$ 43,589,397**
TOTAL CONSTRUCTION COST ESTIMATE PHASE 1 & 2	**$ 46,284,734**

Alternates:

Additive	
Auxiliary Gym	$ 1,244,359
Synthentic Turf Football Field	$ 409,405
Ground Loop System	$ 1,935,439
Batting Cages with Pole Building	$ 64,195
Cross Country Running Trail	$ 104,252
TOTAL ADDITIVE ALTERNATES	**$ 3,757,650**

EXCLUSIONS:

STATE SALES TAX
TESTING AND INSPECTIONS
CONSTRUCTION CONTINGENCY
ARCHITECT/ENGINEERING FEES
PERMITS
UTILITY COMPANY CHARGES
INTERSECTION/TRAFFIC SIGNALIZATION
CONSTRUCTION MANAGEMENT
TOXIC SOILS/MATERIALS REMOVAL
FURNISHINGS & EQUIPMENT NOT LISTED

Back to Table of Contents