

June 23, 2016

Mr. Christopher McKee
Director of Business Operations
Northwest Local School District
3240 Banning Road
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Executive Summary – New Construction and Renovation of Schools

Design Update:

Struble, Taylor and Pleasant Run Elementary Projects:

The new Elementary projects are currently moving forward at a fast pace to meet the required schedule to open the new schools for the 2017/18 school year. The SHP design team has been holding meetings, listening and working with administration and user groups to facilitate this process. Our teams have been part of the Educational Visioning Sessions as well as held and participated in many meetings with the District to nail down the design for the new buildings.

Currently 3 design options have been presented and cost analysis have been completed to maintain the budget for the new buildings while keeping with the same floor plan and building type on all three sites to maintain budget, maximize efficiencies and marketability to bidders.

The three design options prepared to date are the two story building; walk out building and hybrid plan building concepts. While each has advantages and disadvantages the CORE Team has been focusing on the selection of the best option, based on layouts to enhance education, function, site constructability, workable layouts and cost. It is the team's recommendation to the District to select the hybrid option due to the following reasons:

- Best selection and layout for educational and functionality purposes
- Allows room on each site for construction and layout of outdoor areas for playgrounds, parking, service accessibility, bus drop off / pick up, parent drop off / pick up and entrances.
- Aligns with the budget set aside for each building, pending soils review on Pleasant Run Elementary if bedrock is encountered in the ground.

The Struble site is driving the building layout due to the site restrictions required to locate the new building out of the existing flood plain thus requiring the building to be placed next to the existing Struble Elementary School. This presents various challenges to keep the same building on the other two sites, primarily the Pleasant Run Elementary site due to the orientation and the elevation changes to the east of the existing Pleasant Run Middle School. It is this team's opinion that working with the site design and layouts we can eliminate costs premiums for the site on Pleasant Run Elementary and remain within the project budget.

The critical decision in selecting the building layout option, plan concept and ELA configuration is here today in order to meet the current scheduled design and construction schedule. Our current schedule requires the selection of the building option and plan concepts to meet the Schematic Design completion date of July 29, 2016. This also is required to meet our July 18, 2016 date for building footprint lock in, to meet the Early Site submission to be able to start earthwork in the late summer / early fall of 2016.

In addition the CORE Team has evaluated the District's request to have larger gyms in each building than allowed for in the OFCC design manual. This request was driven by the District's desire to support their community promise. The team has prepared a budget analysis and review of various options and has selected the option for gyms as follows:

- Pleasant Run Elementary = Option 3A – 7,200 SF Gym, 500 seats + Middle School Basketball Court
- Struble Elementary = Option 3A – 7,200 SF Gym + Middle School Basketball Court
- Taylor Elementary = Option 3A – 7,200 SF Gym + Middle School Basketball Court

The larger gyms and equipment associated with them will be funded by Local Funded Initiative dollars above the OFCC / cofounded portion of the project with a budget of \$740,466. These dollars are added in addition to the cofounded budgets for each Elementary School project.

Budget Update:

The OFCC / ELPP Project Agreement set each projects budget as listed below:

Total OSFC budget for the new Pleasant Run Elementary School	\$	21,014,698
Total OSFC budget for the new Struble Elementary School	\$	21,014,698
Total OSFC budget for the new Taylor Elementary School	\$	21,014,698
Total OSFC budget for the partial renovations at Monfort Heights Elementary School	\$	72,688
Total OSFC budget for the partial renovations at Pleasant Run Middle School	\$	1,661,788
Total OSFC budget for the partial renovations at White Oak Middle School	\$	3,432,920
Total OSFC budget for the partial renovations at Colerain High School	\$	3,866,904
Total OSFC budget for the partial renovations at Northwest High School	\$	2,517,902
Total OSFC budget for the abate/demo at Pleasant Run Elementary School	\$	549,663
Total OSFC budget for the abate/demo at Struble Elementary School	\$	556,918
Total OSFC budget for the abate/demo at Taylor Elementary School	\$	635,792
Total OSFC budget for the abate/demo at Welch Elementary School	\$	429,439

Total OSFC Budget for the ELP Program	\$	76,768,107
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The Skanska, Megen and SHP team working in conjunction with the CORE Team and District will strive to maintain each projects budget but will also present cost options for specific District requests. A few examples of some options requested are the three new elementary larger gyms and Struble Elementary School's north access drive / bridge to provide better access to relieve traffic concerns.

Local Funded Initiatives discussed by the CORE Team to date are as follows and are additions to the above project budgets:

- Struble – North access drive and bridge budget = \$800,000 to 1,000,000
- Pleasant Run – Larger gym with 500 seat plus equipment budget = \$296,822
- Taylor – Larger gym with partial equipment budget = \$221,822
- Struble – Larger gym with partial equipment budget = \$221,822

Renovation Work Update:

Colerain Elementary / Colerain Middle School:

The Skanska, Megen, SHP team is currently completed with the requested AC design work, has prepared documents for electrical permitting, has received all pricing and is currently in the process of completing the first GMP Amendment the project. It is our goal to submit the GMP Amendment to the District within the next week and start the process for formal review and approval. It is the goal of ours to start this work ASAP and complete the work overlapping with the start of the school year by late summer 2016.

White Oak Middle School

The team is currently working on determining the scope of the HVAC upgrades for White Oak Middle School. Once we evaluate the scope of work, our team will present options to the District that fall within the project budget for the work. Once this scope and budget is clearly reviewed and approved our team will start the design process. The goal for this work would be to complete the design, preconstruction and GMP Amendment in order to start work in the spring of 2017.



Remaining Projects:

The team is starting weekly building reviews with Christopher McKee to finalize and determine the remaining scope of work for the renovation projects. Weekly updates are discussed and documented in the weekly Core Meeting minutes. One major goal is to get OFCC buy in on the scope to maximize ELPP dollars through the approval process with OFCC.

Respectfully,

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Project Executive
Skanska - Megen

Jerry Dirr
Project Manager
SHP Leading Design