

## CDS Board Meeting -- January 30, 2020

### Concept/Design Phase – New Pre-School Building

- School has embarked on an ambitious timeline over the next 4 months to both achieve a working design of a new pre-school building, and to estimate the costs to build it.
- CDS has retained Jensen Architects to lead this concept design phase. This concept design will use as its guiding principles the work that comes out of the school's master plan.
- The scope of the architects work during the concept design phase will be:
  1. programming meetings with the school's stakeholders.
  2. gen'l research into planning issues, and face-to-face early review meetings with the Dept of Planning
  3. coordination with any design and/or engineering consultants such as the landscape architect, arborist, surveyor, structural engineer, civil engineer, mechanical/electrical/plumbing and/or sustainability consultants. The engineers and consultants will be retained separately by the school and are not part of the architect's fee.
  4. preparation of concept options in response to the school's program. This includes conceptual plans, elevations and other views such as study models, perspective sketches and digital modeling. These will include preliminary selections of major building systems and construction materials. A major consideration during the concept design phase will be to study the feasibility and costs of a pre-fabricated construction approach.
  5. over the next 4 months there are weekly logistics meetings between the school and the architects. There will be 3 design meetings scheduled with CDS for the architect to show concept designs. The first of these meetings is set for tomorrow, Friday Jan. 31. The design meetings will be attended by Shelly, David Strandberg, Kami Kinkaid, Ted Arleo, Antonette Greene, Valerie Veronin, and myself.
  6. at the end of this concept/design phase, the architect will help the school obtain construction cost estimates from a 3<sup>rd</sup> party cost estimator and a general contractor. The architect will also deliver a concept and programming study final document to the school.
  7. We are currently in the process of gathering cost proposals from all the consultants whose services will be required in the concept design phase. A rough estimate at this time is around \$228K.