

Churchill HS Athletic Facility

Bid Award Presentation

2007 Bond Program



Garrett J. Sullivan, Executive Director
Construction Management & Engineering Department

August 4, 2008

Churchill High School Site Aerial

Blanco Road



North East ISD
August 11, 2007

Churchill High School
San Antonio, TX

Tennis Courts

Churchill HS Athletic Facility Program Review

Program Element	High School Athletic Program	High School Athletic Design
Gymnasiums and Athletic / Physical Education Support Facilities (sq ft)	32,720	33,825
Physical Education Program Locker Rooms (sq ft)	4,850	5,154
Girl's Athletics Locker Room Program (sq ft)	2,166	2,128
Boy's Athletics Locker Room Program (sq ft)	1,805	1,751
Football Program (Exempt from Title IX) (sq ft)	4,500	4,656
MEP Support Areas for Athletic Facility (sq ft)	3,960	7,218
Central Plant Facility (sq ft)	9,750	5,228
Corridors / Stair Towers / Circulation / Walls =	10,354	9,965
TOTAL ATHLETIC FACILITY PROGRAM	70,105	69,925
Relocate Soccer Field & Demo Temporary Parking Lot	Yes (-282 PS)	Yes (-282 PS)
Relocate Baseball Field (Correct Orientation)	Yes (+50 PS)	Yes (+51 PS)
Detached Athletic and Fields Maintenance Storage Building	Yes	Yes
Detached Concession Stand and Public Restrooms Building	Yes	Yes
Relocate Shot Put and Discus Throw Areas	Yes	Yes
Construct 4 Tennis Courts	Yes (-24 PS)	Yes (-40 PS)
Demo Existing Athletic Facility and Replace with Parking	Yes (+150 PS)	Yes (+185 PS)
Current = 1193 PS ... Net Change in Parking / Final Parking Count	- 106 PS / 1087 PS	- 86 PS / 1107 PS

Churchill HS Athletic Facility – Budget Review

Total Program Account Summary

Construction Account:	\$ 26,438,750.00
Design Account:	\$ 2,384,750.00
Technology Account:	\$ 260,000.00
FF&E Account:	\$ 315,000.00
CM Services:	<u>\$ 761,250.00</u>
Grand Total:	\$ 30,159,750.00

Construction Account Summary

Initial Project Construction Account:	\$ 21,988,750.00
Chiller Replacement Account:	\$ 400,000.00
Program Change – Add Baseball	\$ 750,000.00
Program Change – Add Central Plant	<u>\$ 3,300,000.00</u>
Revised Construction Account:	\$ 26,438,750.00

Construction Document Phase – In Preparation for Bid

Construction Cost Estimate = \$28,438,250

Churchill HS Athletic Facility – Bid vs Budget Analysis

Construction Account Summary

Initial Project Construction Account:	\$ 21,988,750.00
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Program Change – Add Baseball	\$ 750,000.00
Program Change – Add Central Plant	<u>\$ 3,300,000.00</u>
Revised Construction Account:	\$ 26,438,750.00

Bid Analysis Summary

Base Bid (Phase A and B):	\$ 25,650,000.00
Project Alternate (Phase C):	<u>\$ 1,976,000.00</u>
Total Bid (Phase A, B and C):	\$ 27,626,000.00
Over Budget:	\$ 1,187,250.00

Phase A: Build Baseball Field, Soccer Field and Athletic Parking Lot

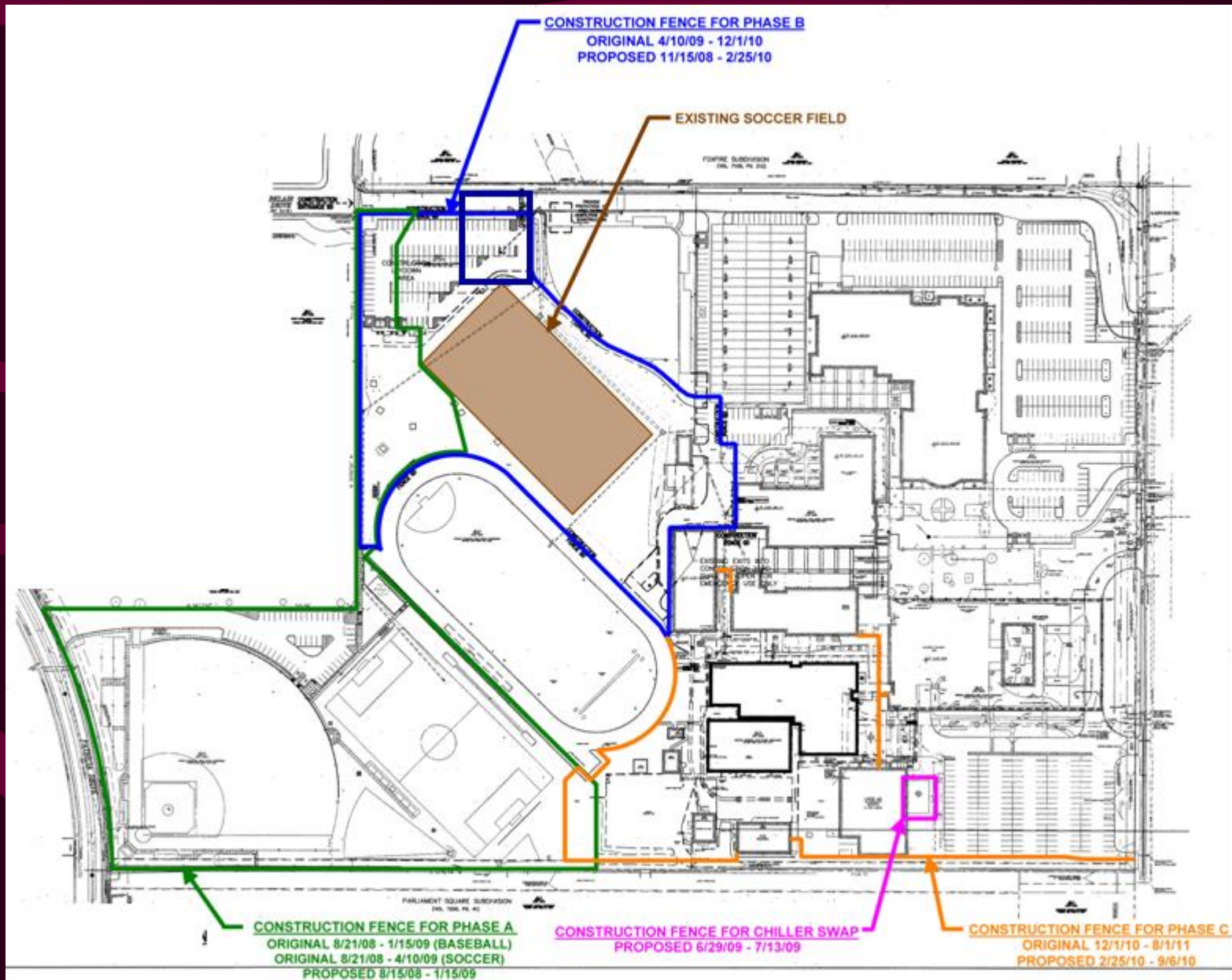
Phase B: Build New Athletic Facility & Central Plant / Chiller Replacement

Phase C: Demo Existing Athletic Facility, Construct New Parking Lot
and build 4 New Tennis Courts

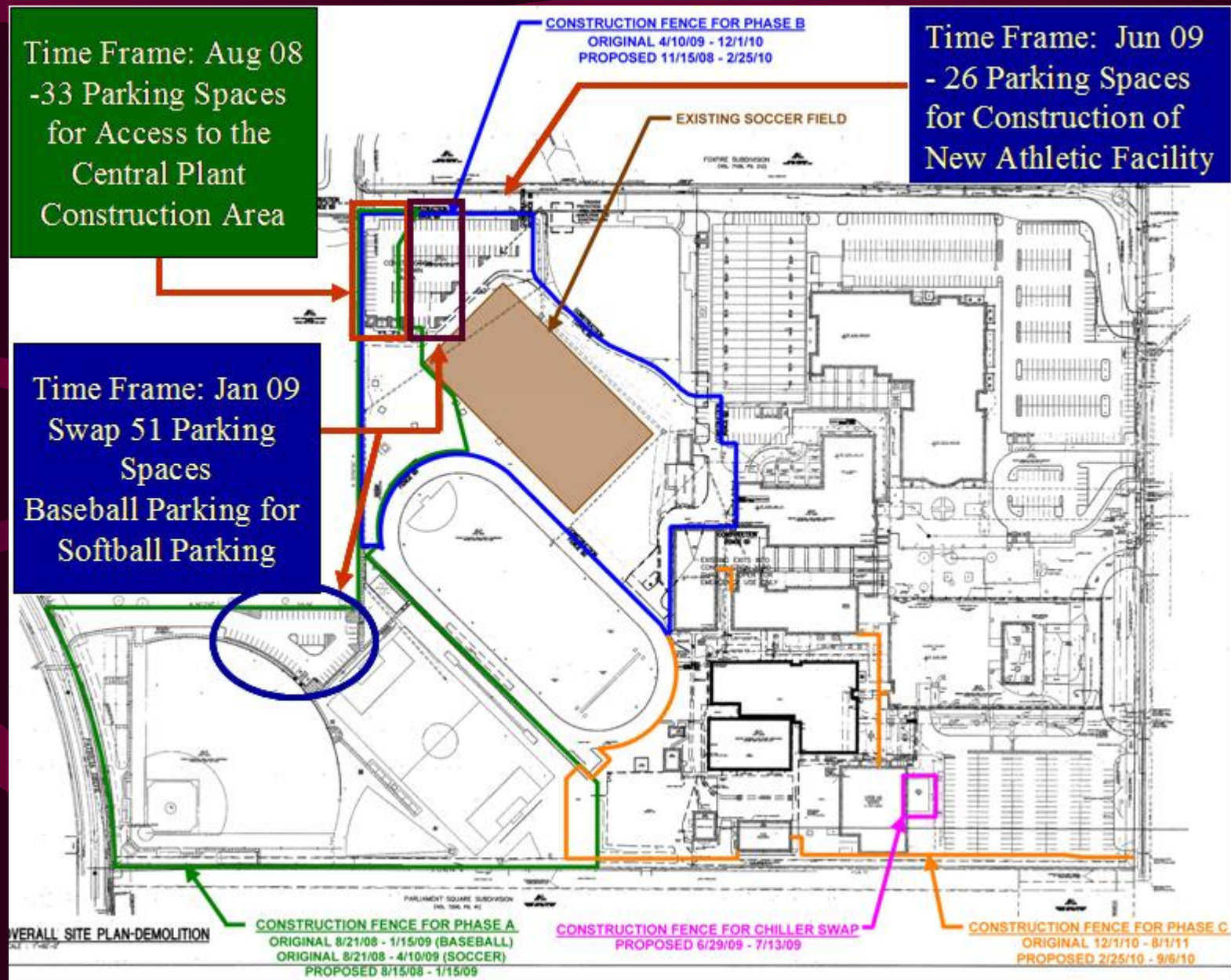
Churchill HS Athletic Facility – Timeline Review

- Contract Award: 4 Aug 08
- Mobilize: 15 Aug 08
- Phase 1: 15 Aug 08 thru 15 Jan 09 (Athletic Fields)
- Phase 2A: 15 Nov 08 thru 25 Feb 10 (New Athletic Facility & CP)
- Phase 2B: 29 Jun 09 thru 13 Jul 09 (Chiller Replacement)
- Phase 3: 25 Feb 10 thru 6 Sep 10 (Demo Old Athletic Facility, Construct New Parking and 4 New Tennis Courts)
- General Contractors Revised Phasing Plan reduces Project Construction Schedule by 10 to 11 Months

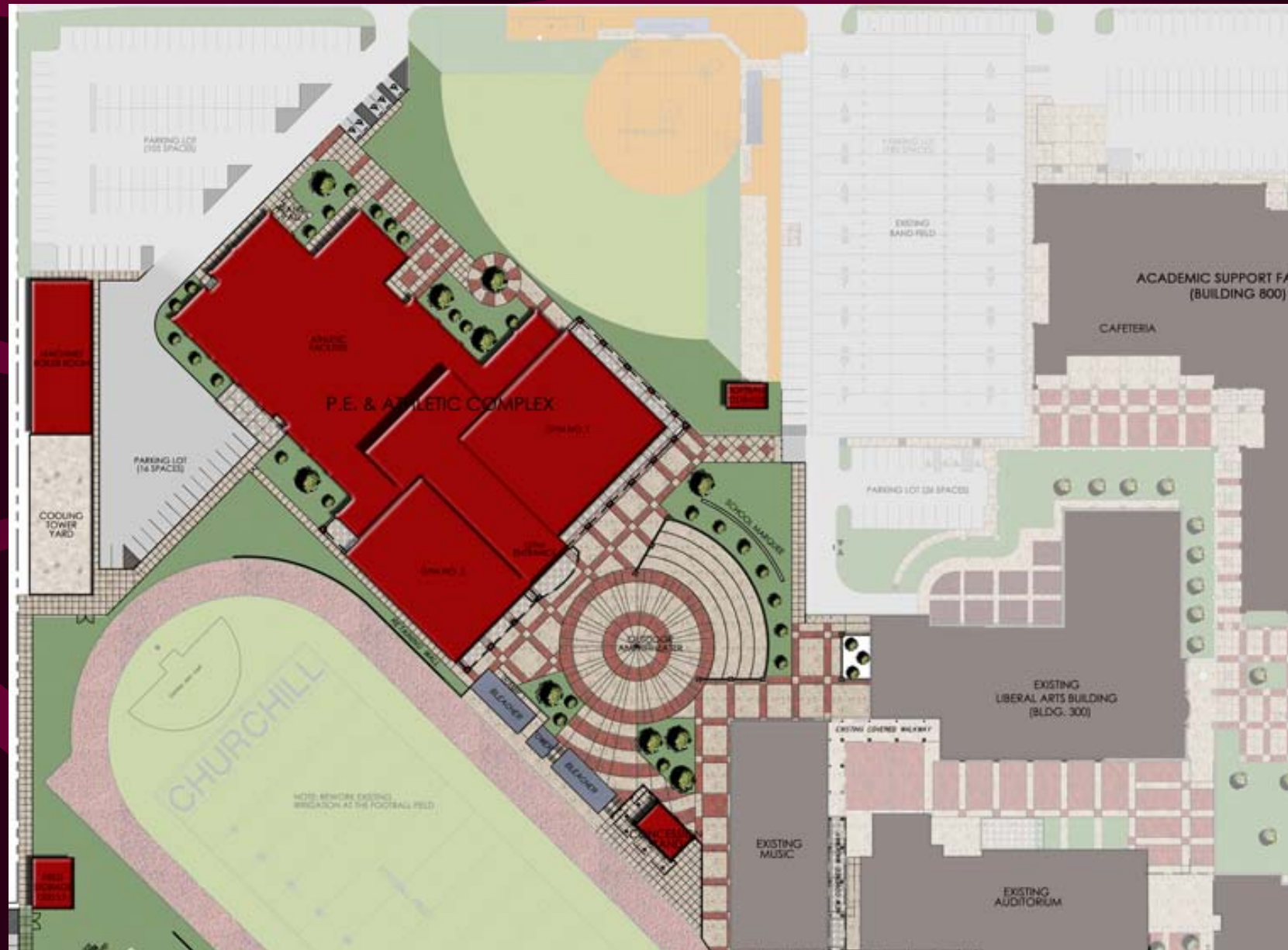
Churchill HS Athletic Facility – Phasing Plan



Churchill HS Athletic Facility – Phasing Plan



Churchill High School Master Site Plan



Churchill High School Athletic Facility - Perspectives



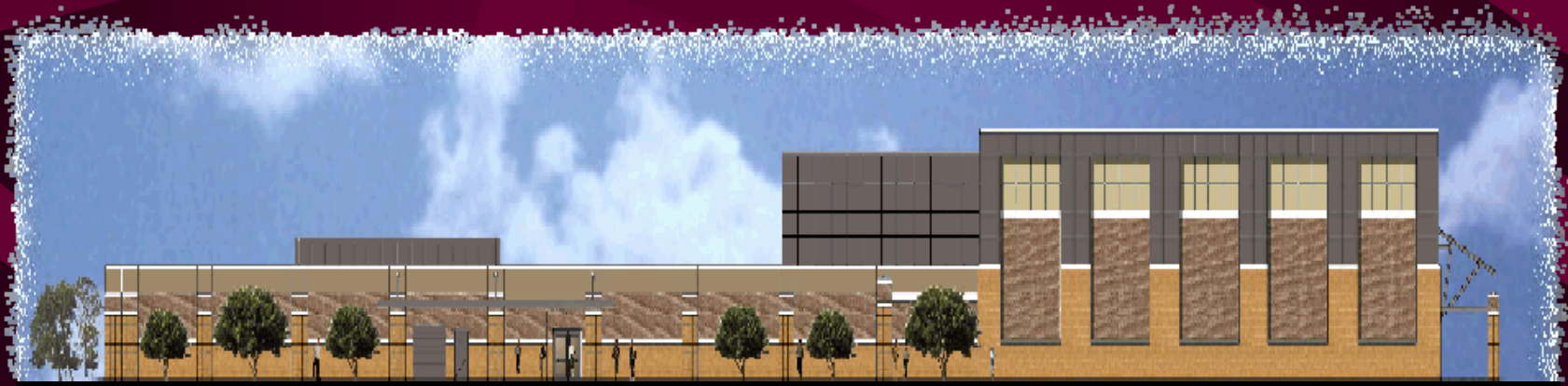
Churchill High School Athletic Facility - Perspectives



Churchill High School Athletic Facility - Elevations



North Elevation



South Elevation

Churchill High School Athletic Facility - Elevations

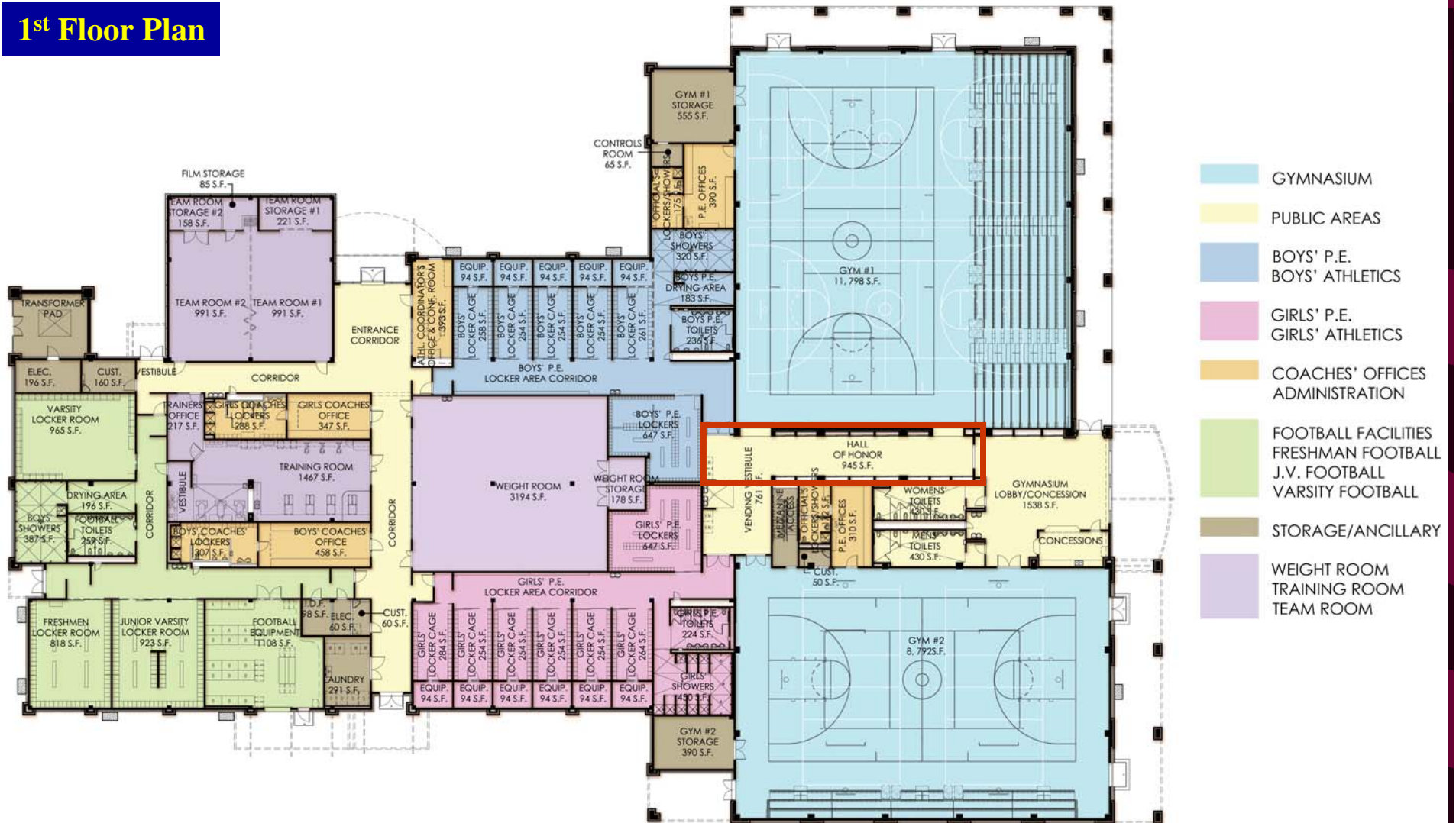


East Elevation

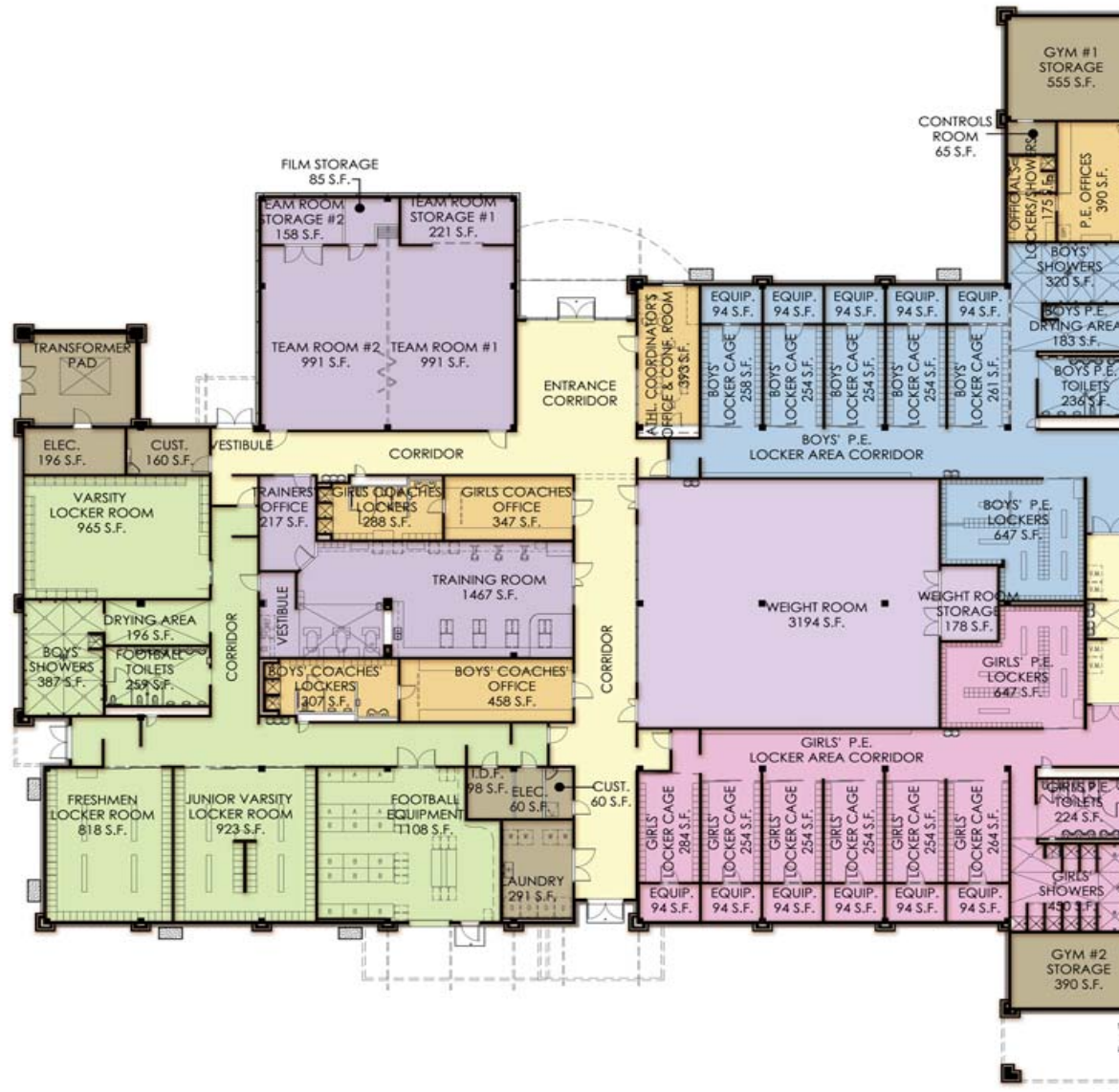


West Elevation

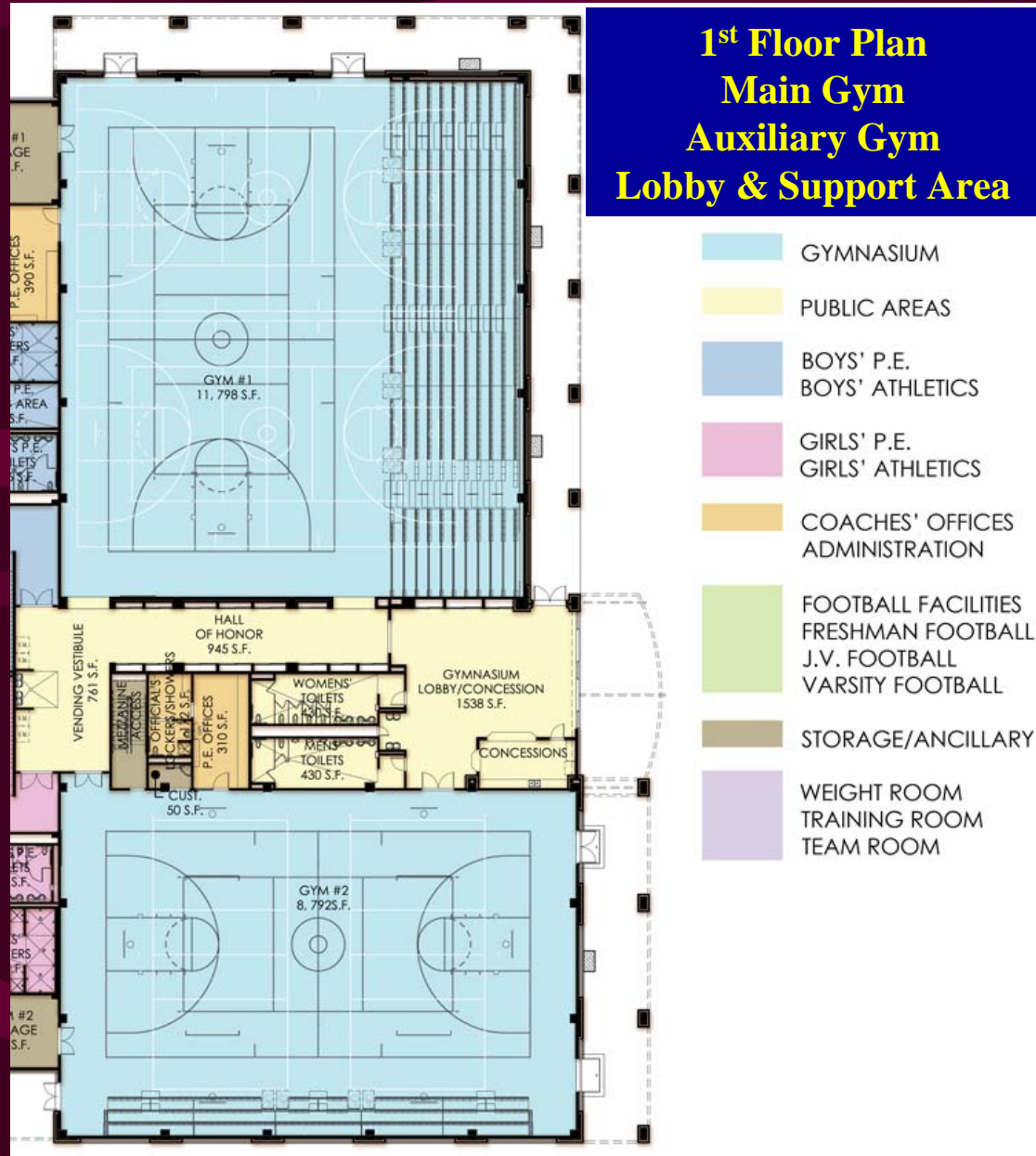
1st Floor Plan



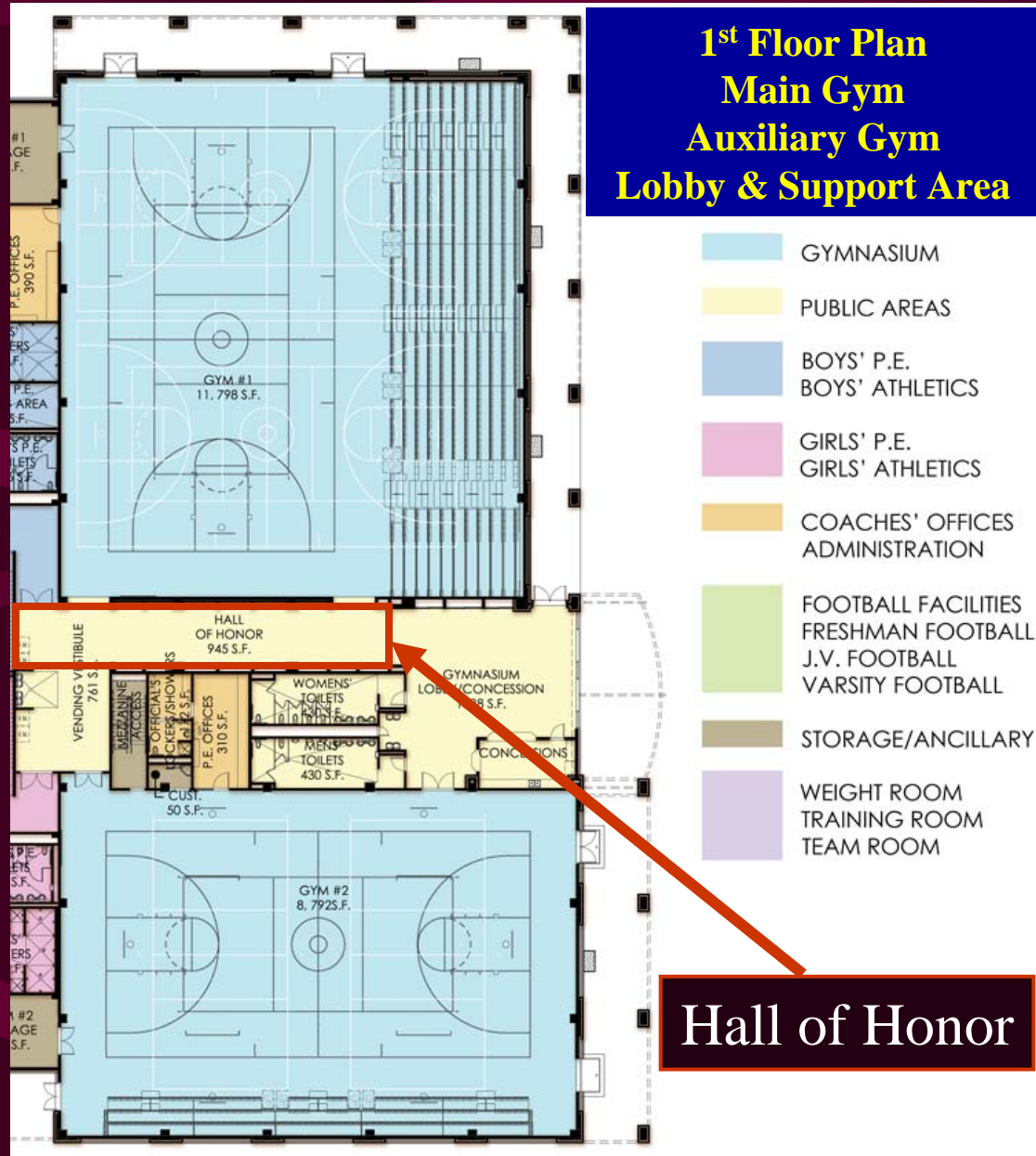
1st Floor Plan – Athletic Locker Rooms and Support Facilities



Churchill HS Athletic Facility – Floor Plan



Churchill HS Athletic Facility – Floor Plan

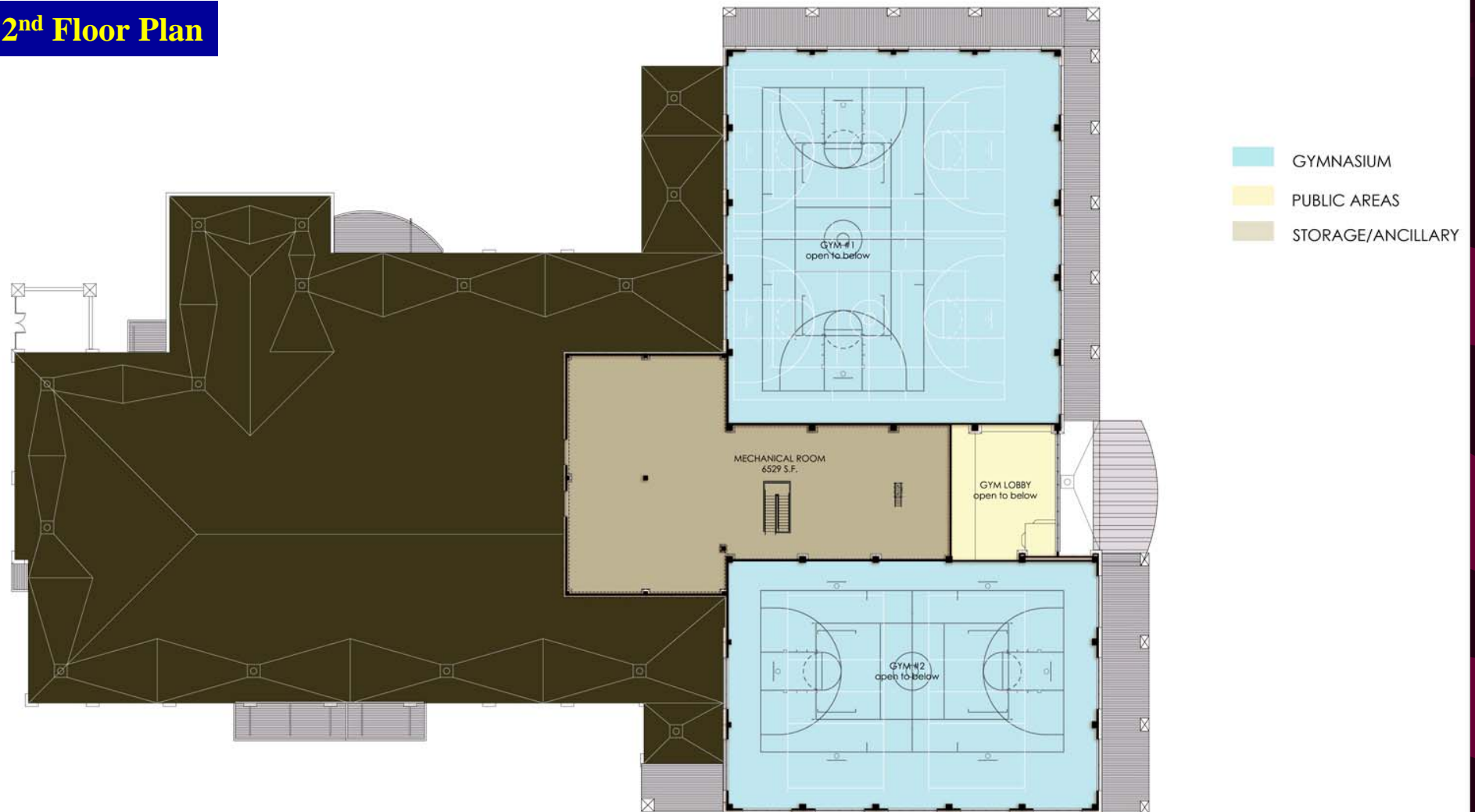


Churchill High School Athletic Facility – Hall of Honor



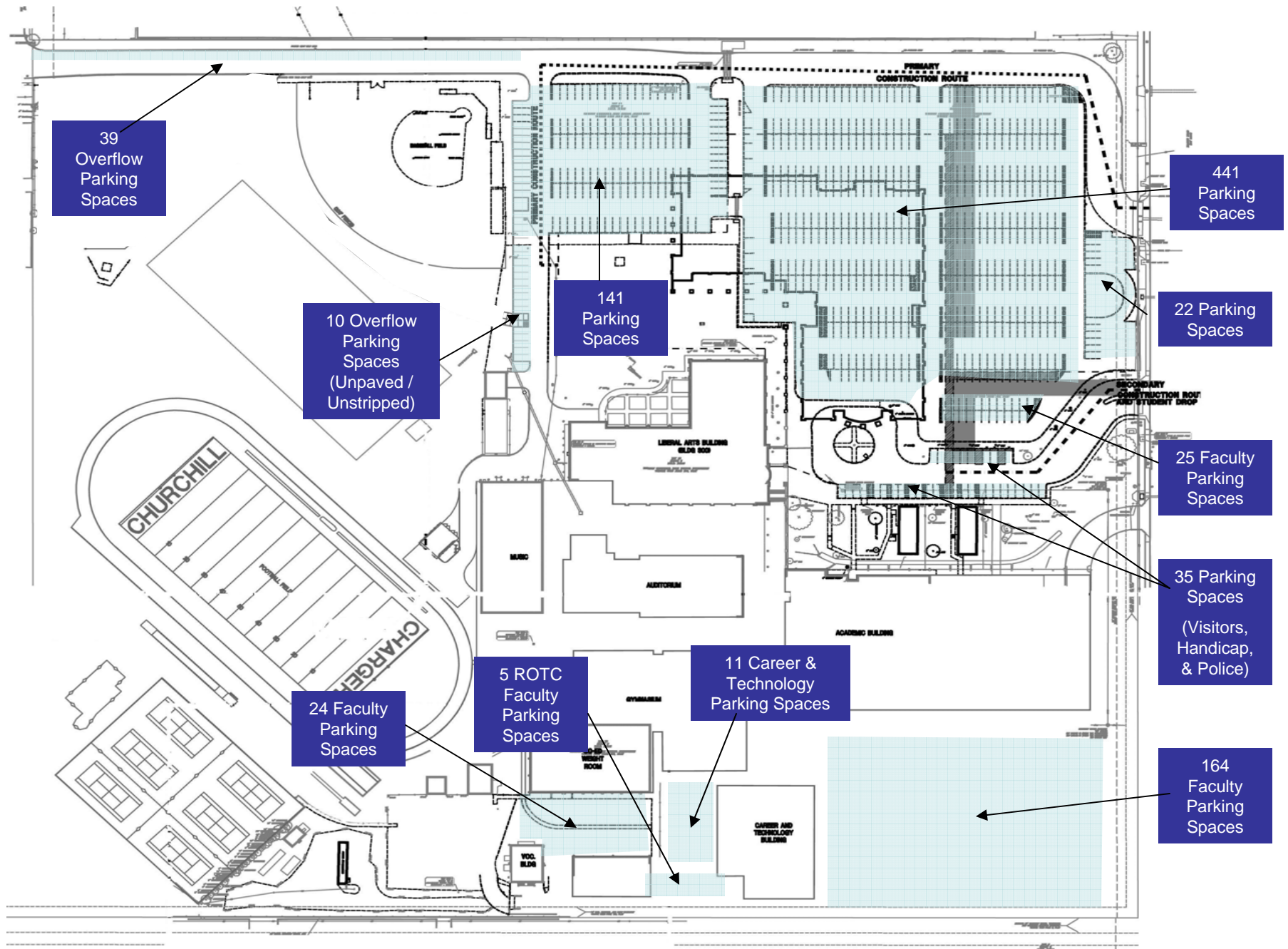
Churchill HS Athletic Facility – Floor Plan

2nd Floor Plan

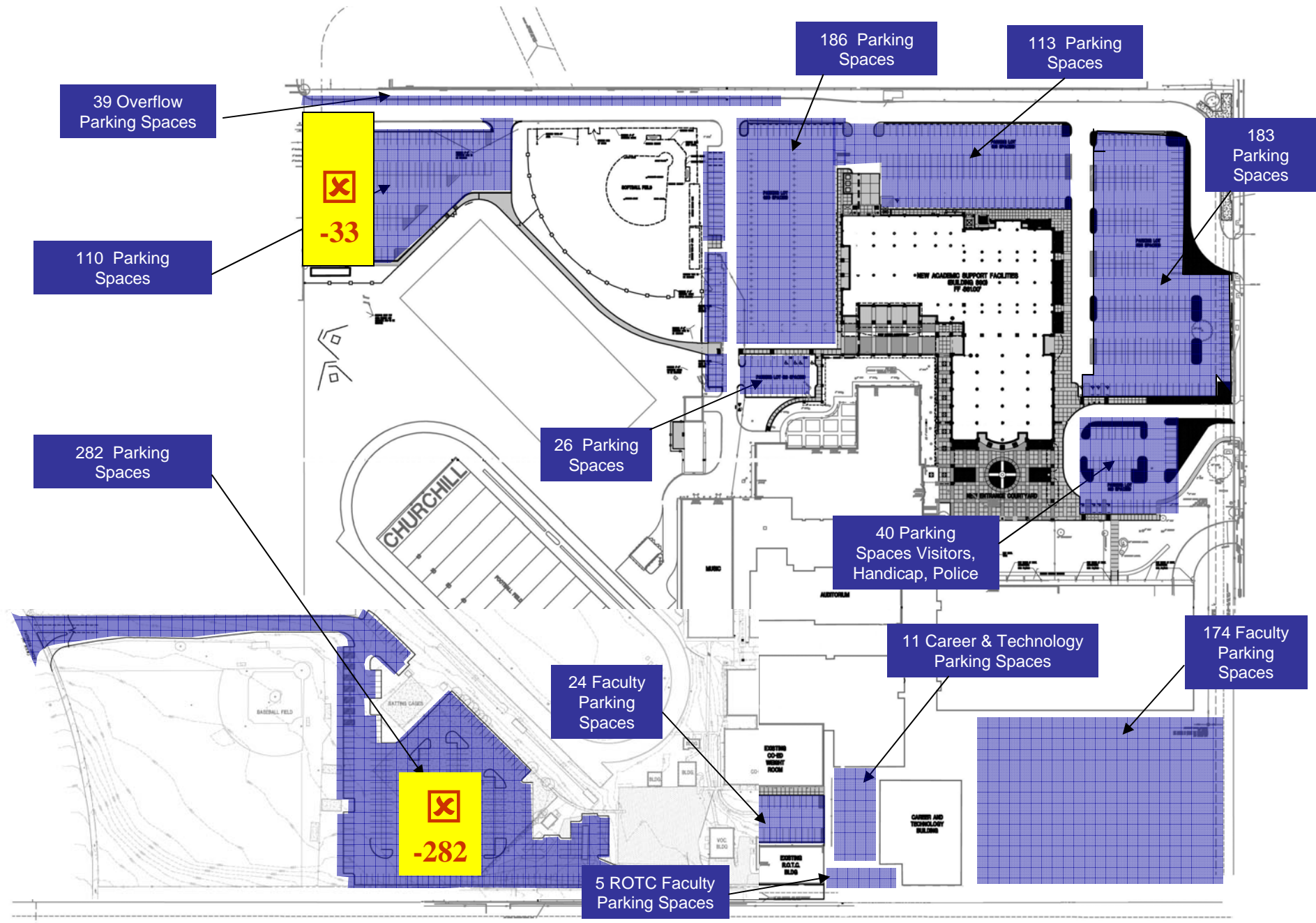


Pre 2003 Bond – Churchill High School Parking Lot Assessment

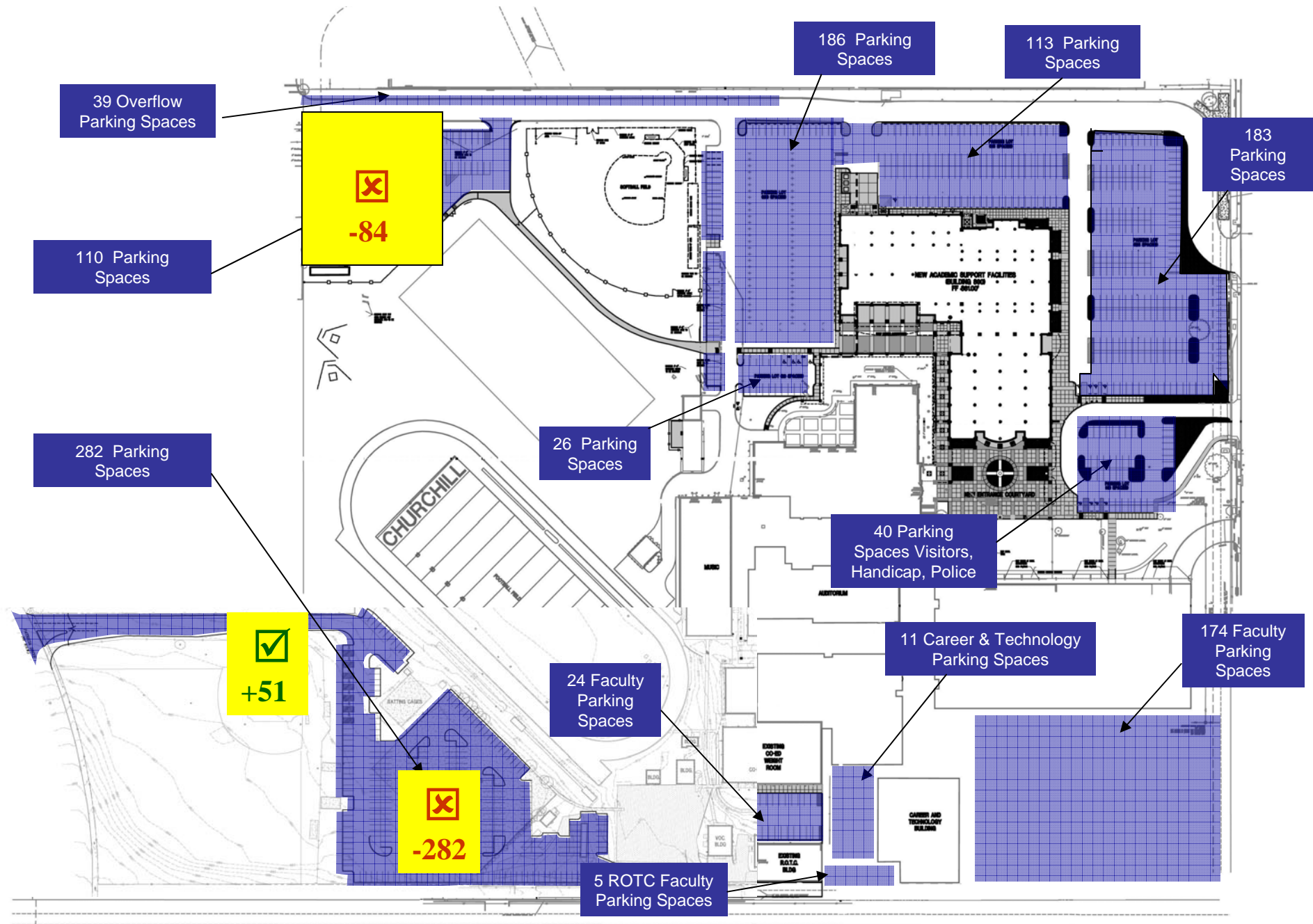
Existing Parking								
Description	Area	Faculty Parking	Student Parking	Handicap Parking	Visitors Parking	Police Parking	Other	Campus Total
Overflow parallel parking North	A		39					
Student Parking Band North	B		141					
Student Parking General North	C		441					
Faculty Parking North	D	25						
Student Parking Cul-de-Sac	E	5	17					
Visitor Parking Entrance Loop	F				19			
Handicap Parking Entrance Loop	G			13				
Police Parking Entrance Loop	H					3		
Faculty Parking South	I	159		5				
ROTC / Gym (Unpaved Caliche) Coaches	J	24						
Career & Vocational Department	K						11	
Overflow parking (unpaved / unstripped)		10						
ROTC	L	5						
		228	638	18	19	3	11	917
Preferred Parking Distribution according to Campus (Number of Parking Permit Issued)								
		254	728	28	30	3	11	1054



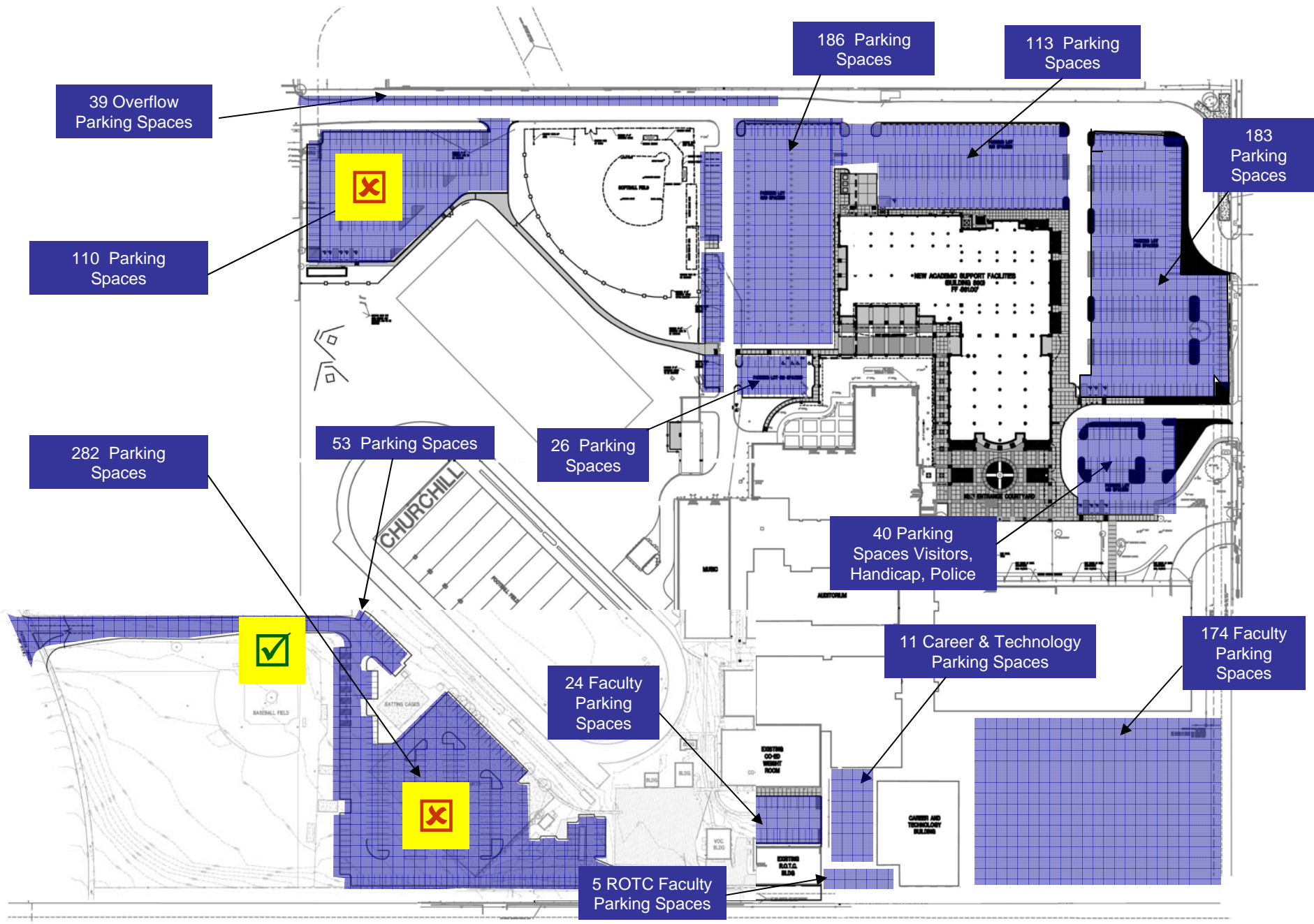
Pre 2003 Bond: 917 Parking Spaces – Campus Layout



2007 Bond: ~ 878 Parking Spaces for Aug 2008 thru Jan 2009 (- 315 P. Spaces)

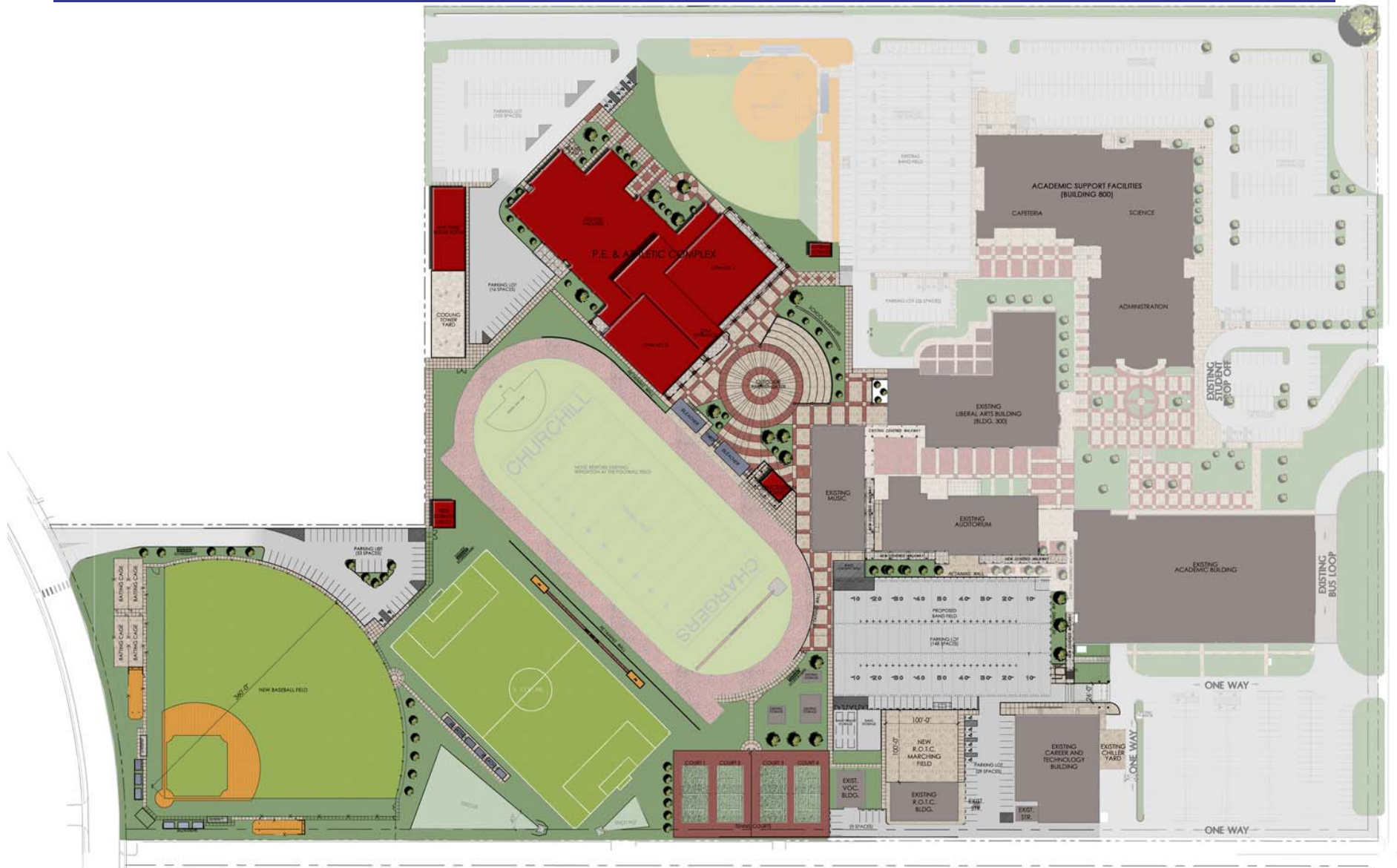


2007 Bond: ~ 878 Parking Spaces for Jan 2009 thru Jun 2009 (- 315 P. Spaces)

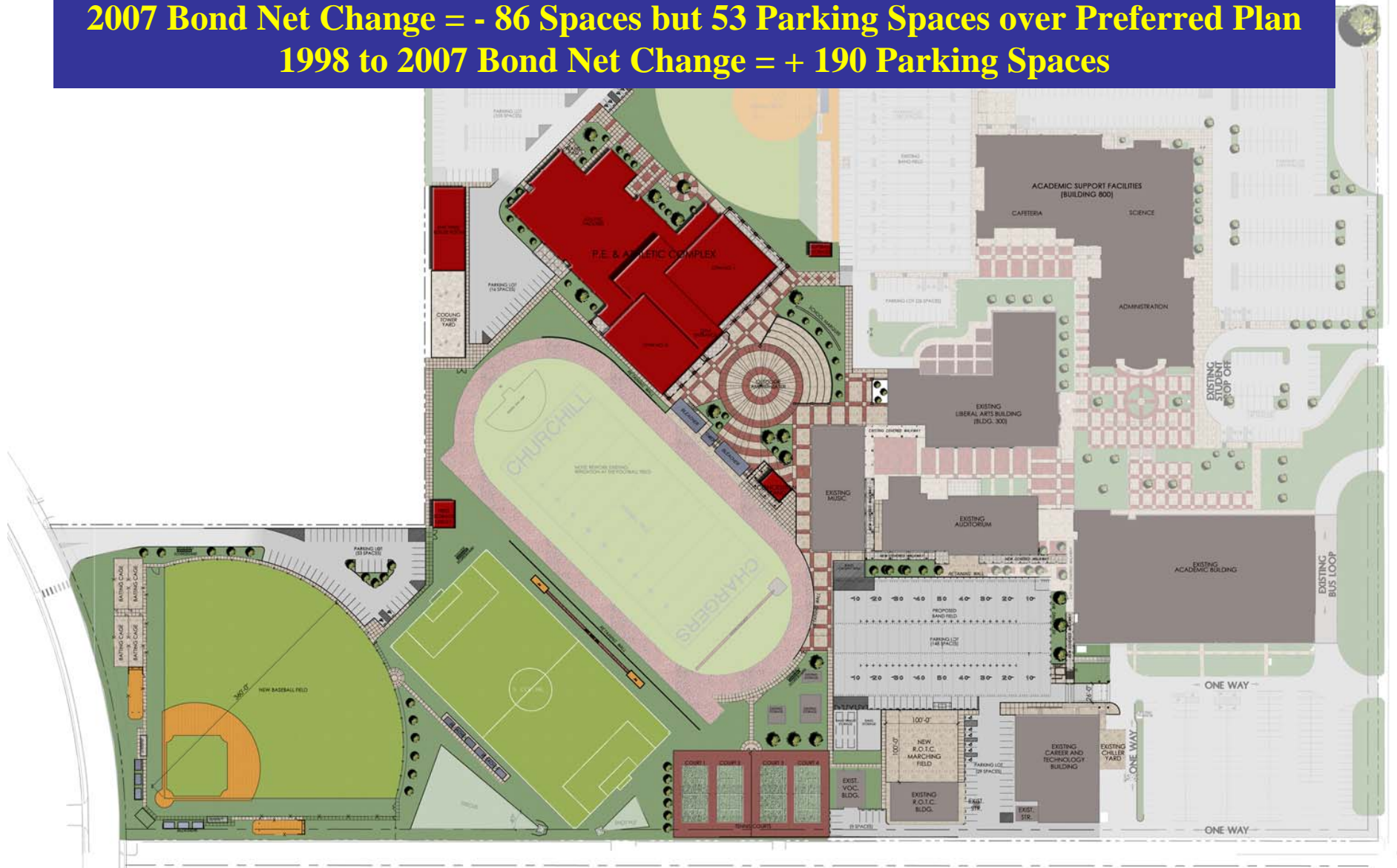


2007 Bond: ~ 852 Parking Spaces for Jun 2009 thru Jan 2010 (- 26 Spaces)

2007 Bond: 922 Parking Spaces for Feb 10 thru Aug 10 (+ 70 Spaces)



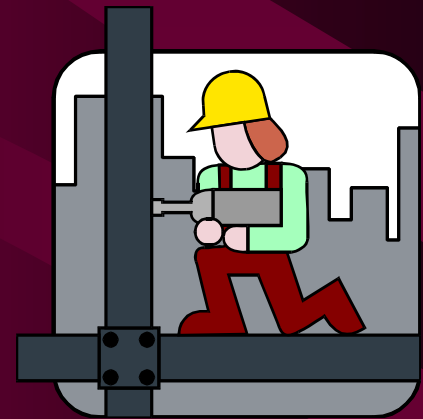
2007 Bond: 1107 Parking Spaces – Post Construction (Sep 2010)
2007 Bond Net Change = - 86 Spaces but 53 Parking Spaces over Preferred Plan
1998 to 2007 Bond Net Change = + 190 Parking Spaces



Summary Presentation

Churchill High School Athletic Facility

2007 Bond Program



Questions?