

## Project Highlight: Community Campus at New Columbia Rosa Parks School

The Community Campus at New Columbia is a mixed-use partnership project located in the recently reconstructed New Columbia, the largest low-income housing revitalization project in Oregon history. The project was conceived as a public/private partnership including a new K-6 school, Boys & Girls Club, and a revitalized Parks & Recreation Community Center, on land donated by the Housing Authority of Portland.

The Community Campus concept, and a new way of addressing the needs of the whole child, provided new opportunities in design. Simple design characteristics like a welcoming entry, a friendly front office, and spaces for professional collaboration were combined with Small Learning Communities (SLCs), creating a small-school atmosphere to promote great academic and personal success.



Projected to reduce energy consumption by 30%, that savings has been exceeded. The school is a naturally-lit educational environment designed to be a sustainable learning laboratory. With photovoltaic cells providing real-time readouts of energy consumption on displays in the school and classrooms, to 100% retention of stormwater, to a community garden, Rosa Parks School is Portland Public School's first "green" development.

Partners individually could have spent \$34 million to develop their projects by themselves. But by working together, sharing space, and aligning programs, the campus was developed for \$17 million.

## SED Building Condition Surveys Due in 2015



all of our K-12 clients, and can go above and beyond SED's basic Building Conditions Survey form by providing additional details that will enhance your district's ability to develop a Five-Year Capital Facilities Plan and future capital projects.

Get updated information on the 2015 BCS from the SED at <http://www.p12.nysed.gov/facplan/BldgCondSurv.htm>.

Contact our BCS expert, Steve Thesier, at [steve.thesier@ibigroup.com](mailto:steve.thesier@ibigroup.com) for assistance with your district's BCS.

The Building Condition Survey (BCS) is intended to provide school districts with all the detailed information necessary to properly maintain safe and healthy school environments for New York's public school children. The data presented in the BCS will assist you in properly planning and prioritizing for capital improvements, and will allow the state to properly plan for building aid reimbursements to the districts. The cost for the BCS will be reimbursed by the State Education Department (SED) based on the school district aid ratio. This is the only time in five years that districts receive aid back from the state for completing a BCS.

BCK-IBI Group has completed Building Condition Surveys and Five-Year Capital Facilities Plans for nearly Expanded Building Condition Survey

Number of Buildings	Number of Classrooms	Number of Bathrooms	Number of Laboratories	Number of Cafeterias	Number of Gymnasiums	Number of Auditoriums	Number of Other Buildings	Total	
								Number of Buildings	Number of Classrooms
1	1	1	1	1	1	1	1	7	7
2	2	2	2	2	2	2	2	14	14
3	3	3	3	3	3	3	3	21	21
4	4	4	4	4	4	4	4	28	28
5	5	5	5	5	5	5	5	35	35
6	6	6	6	6	6	6	6	42	42
7	7	7	7	7	7	7	7	49	49
8	8	8	8	8	8	8	8	56	56
9	9	9	9	9	9	9	9	63	63
10	10	10	10	10	10	10	10	70	70

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## Capital Project Process—The Design Phase

As a continuation of our discussion of the Capital Project Process, this month we will be focusing on the Design Phase of a capital project.

The scope and magnitude of the project has a major effect on the activities and requirements that occur during the Design Phase. Establishing the project team, and developing their responsibilities and understanding of the project scope, is an important first step. Team members often include superintendents, business managers, building principals, buildings and grounds officials, the architecture/engineering team, and sometimes a construction manager. Your architect will lead you through the design process and will keep a watchful eye on the schedule to keep the process moving forward.

The Design Phase is divided into three stages:

1. Schematic Design
2. Design Development
3. Construction Documents

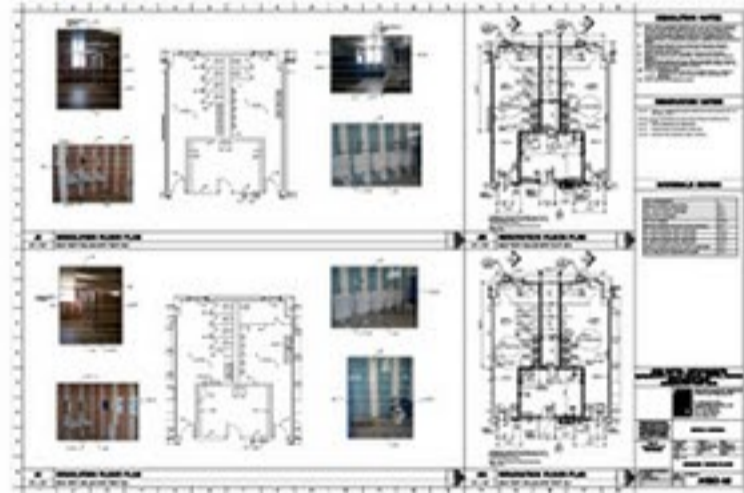
Each of these stages is a progressive development of the project scope details. During Schematic Design, the scope of work will be translated into design concepts to give you a better understanding of the project. After the concept is approved by the district, the project moves into the Design Development stage, in which more details are developed pertaining to all aspects of the scope. At this point the project scope should be very clear and well understood. The final stage is the development of Construction Documents, which are the final drawings and specifications used to bid and build the project.

It is important for your architect to monitor the project budget throughout the course of the Design Phase. As the scope of work is refined, the budget will also be adjusted. If the refined work scope is greater than the referendum amount, your architect will assist in prioritizing the work scope items to ensure that the project can be completed within budget. This prioritization can also lead to the use of alternates in the project bid. Alternates provide the opportunity to add lower priority scope items back into the project if bids come in lower than expected.

Finally, it is also important to leave adequate time for SED review. Currently, this review can take up to 30 weeks, so this time needs to be properly planned into the project schedule.

Next time we will look at the Construction Phase.

### Construction Documents



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View past issues of [byDESIGN](#).