

DPS EMILY GRIFFITH CAMPUS VERTICAL CAMPUS: A SUCCESSFUL ADAPTIVE REUSE

DENVER PUBLIC SCHOOLS EMILY GRIFFITH CAMPUS

VERTICAL CAMPUS: A SUCCESSFUL ADAPTIVE REUSE



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CONSTRUCTION

+

hord | coplan | macht

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PROJECT TEAM



DIRECTOR OF FACILITY PLANNING
DENVER PUBLIC SCHOOLS
SAM MILLER



PROJECT MANAGER
DENVER PUBLIC SCHOOLS
KATHERYN ZEEB



SENIOR PLANNER
DENVER PUBLIC SCHOOLS
BEN WILKING



SENIOR DIRECTOR OF
FACILITY MODERNIZATION
DENVER PUBLIC SCHOOLS
JT ALLEN

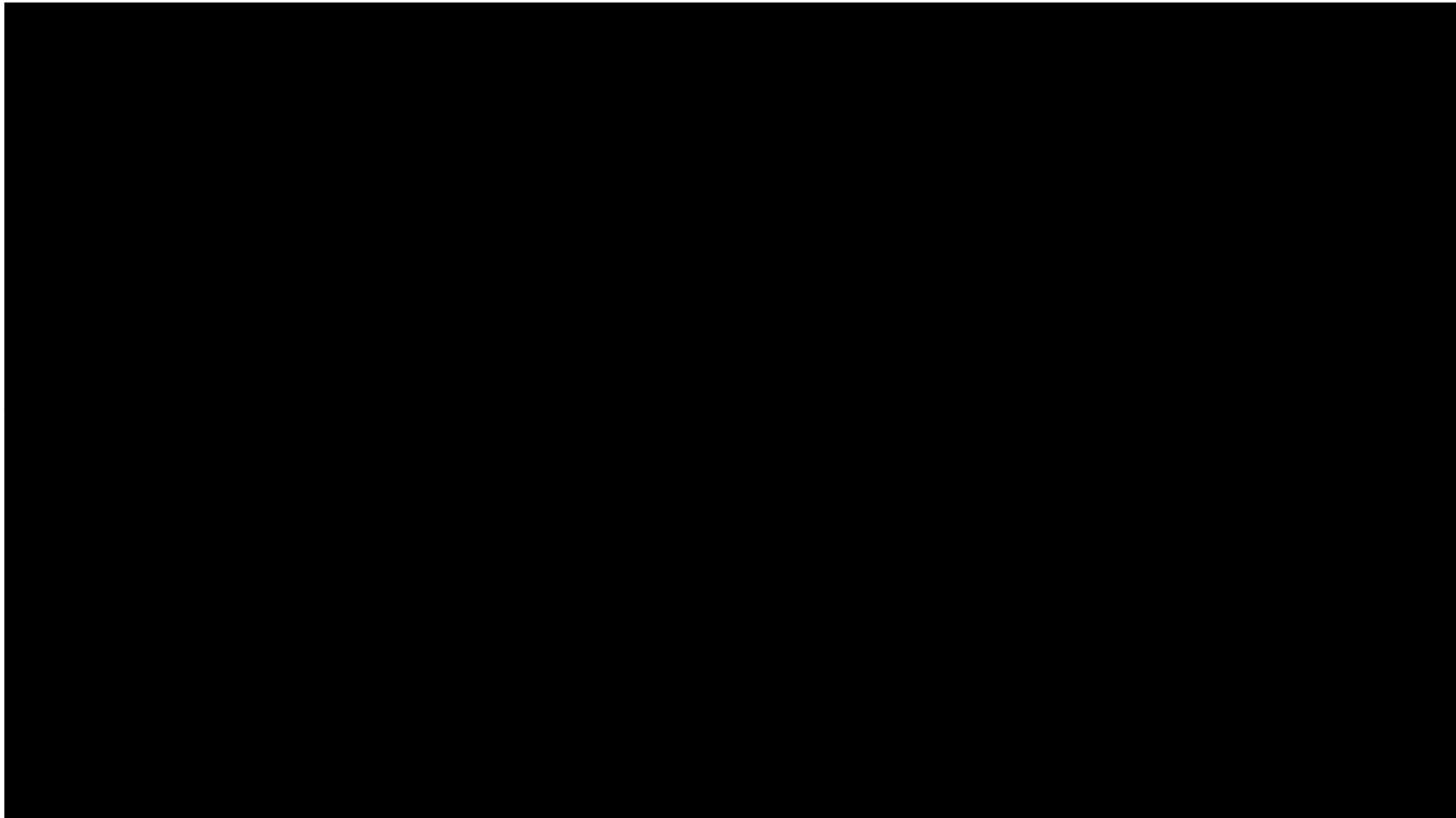


DESIGN-BUILD MANAGER
PCL CONSTRUCTION
LUCAS MALLORY



MANAGING PRINCIPAL
HORD COPLAN MACHT
JAMIE PEDLER

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DPS EMILY GRIFFITH CAMPUS PROJECT



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DPS EMILY GRIFFITH CAMPUS PROJECT

14 story former office building

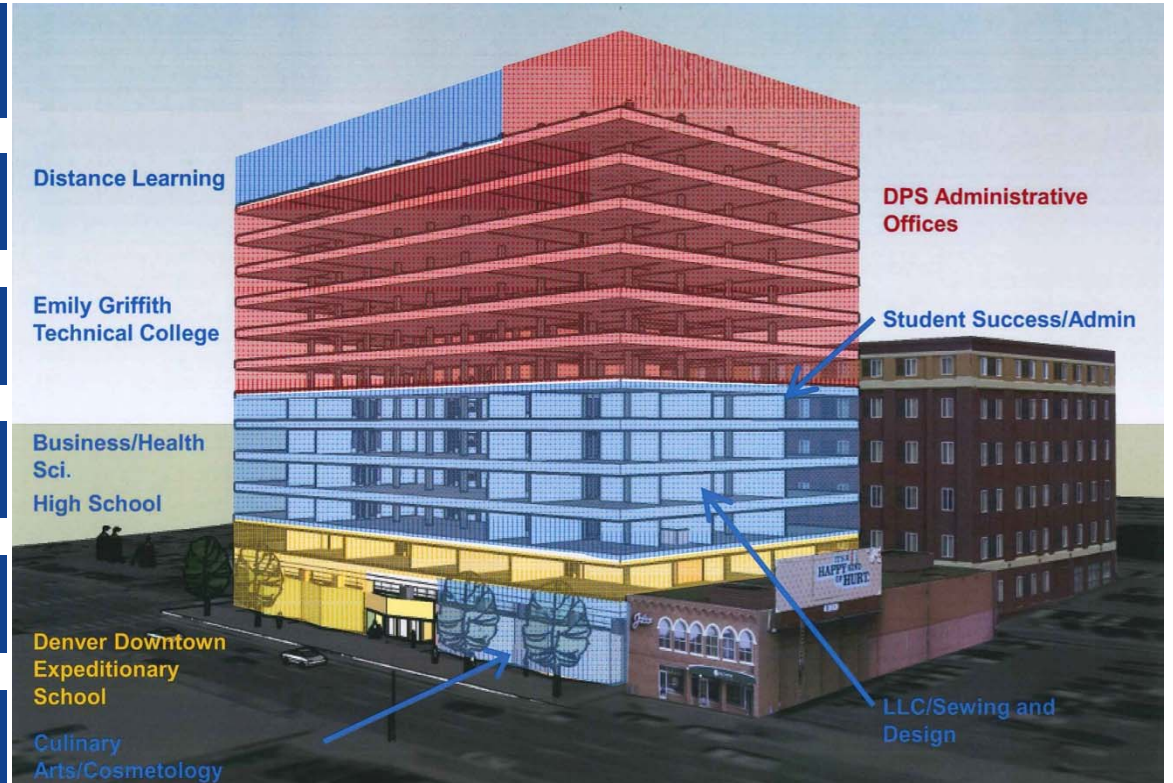
\$32 million budget

1,100 admin

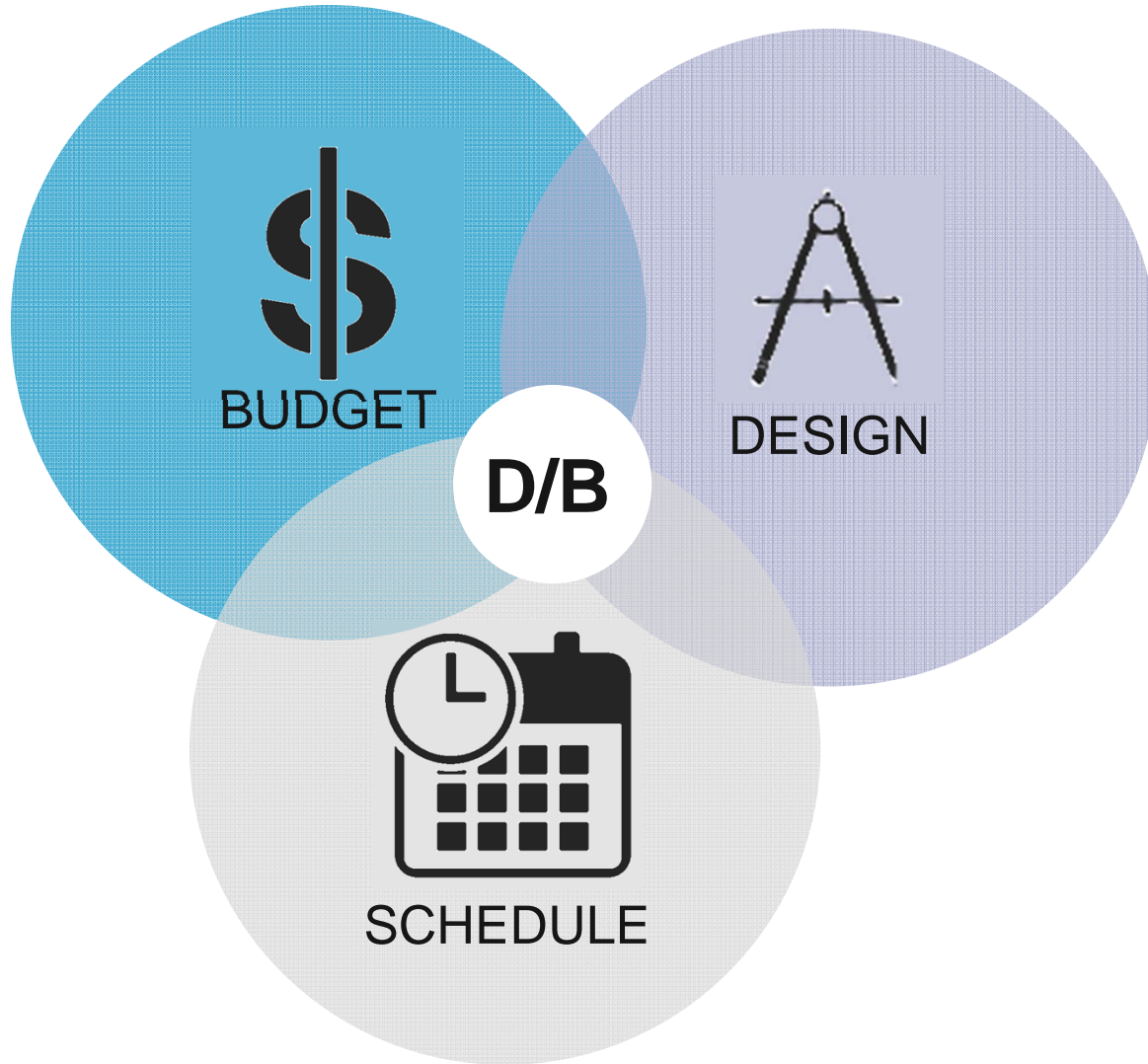
450 DDES

350 EGHS

4,000 per day EGTC



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WHY DESIGN-BUILD



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LESSONS LEARNED

1

DEFINING
THE
PROGRAM
SCOPE

2

PERFORMANCE
REQUIREMENTS

3

DESIGN
TO THE
BUDGET

4

PROACTIVE
PERMITTING

5

D/B
DELIVERS
SOLID
RESULTS

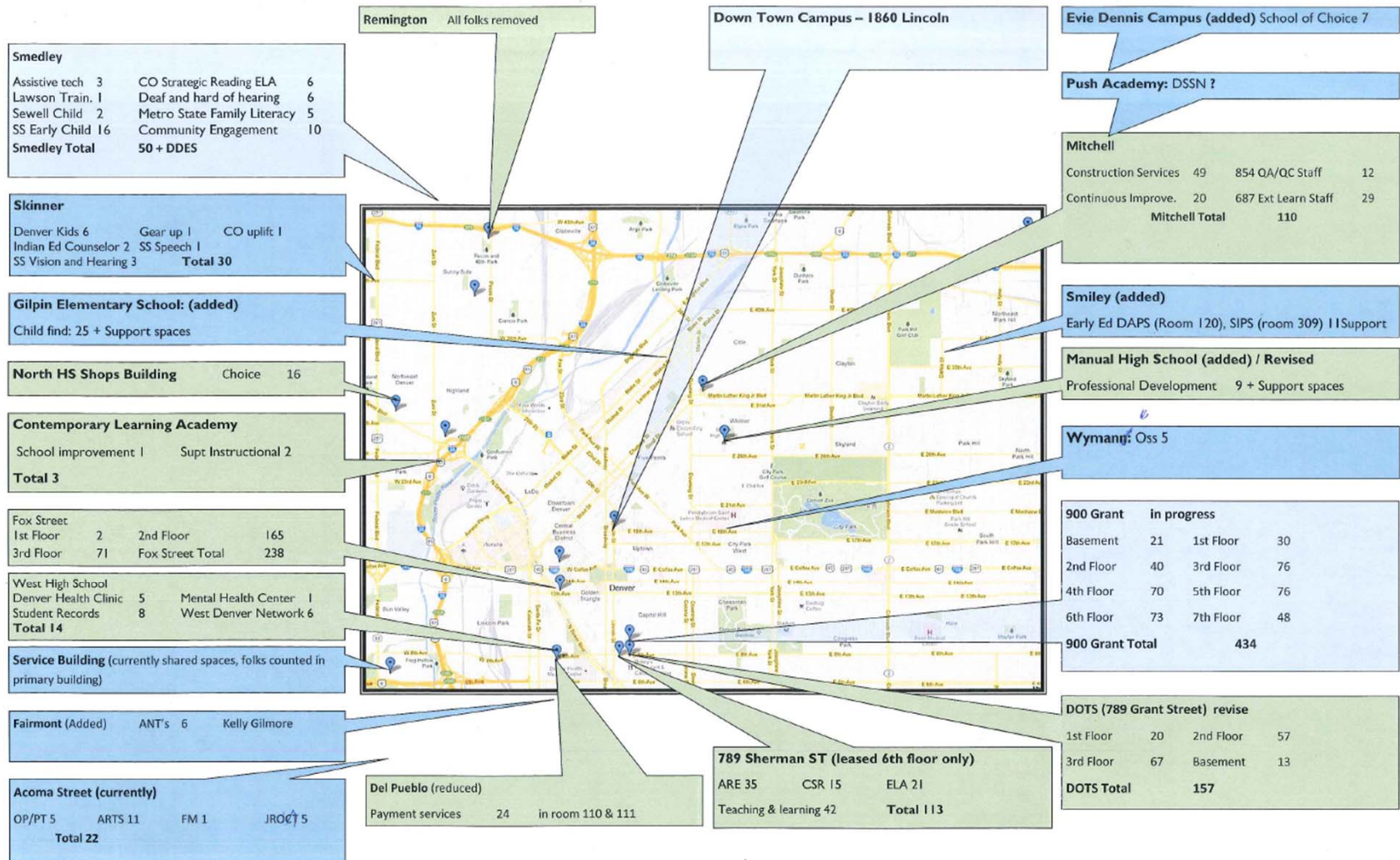


DEFINING THE PROGRAM SCOPE

- Aligning & Communicating Expectations
- Working With Multiple End Users & Entities
- Standardizing Contract Documents
- Selecting the Right Team

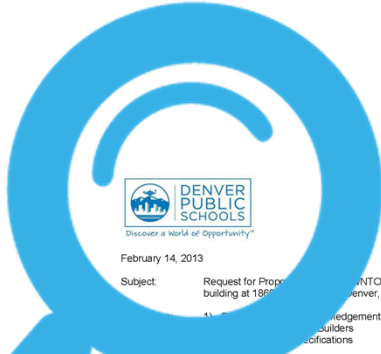
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DEFINING THE SCOPE



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DEFINING THE SCOPE



February 14, 2013

Subject: Request for Proposal for DOWNTOWN CAMPUS, Design-Build for Renovations of building at 1800 Lincoln Street, Denver, CO

- 1) Request for Proposal
- 2) Request for Proposal
- 3) Request for Proposal
- 4) Request for Proposal
- 5) Request for Proposal
- 6) Educational Specifications (available via website - http://m.dpsk12.org/2page_id+83)
- 7) Design and Construction Standards (available via website - http://m.dpsk12.org/2page_id+91)
- 8) Space Planning and Design Standards draft, Revision 1, dated 02/10/13
- 9) Due Diligence Report as prepared by Larson Inciti Architects, dated 12/05/12
- 10) Phase 1 Environmental Site Assessment draft, dated 05/18/09

To: All Prospective Design-Builders:

Enclosed please find a Request for Proposal (RFP) to provide Denver Public Schools (the "District") with design-build services as further described in the Scope of Work/Specifications and the Design-Build Agreement (the "Agreement"). Unless otherwise noted, Design-Builders must provide a proposal on all of the requirements stated within this request. Design-Builders must be able to commit the resources necessary to provide the design-build services requested in a timely manner and conform to all material aspects of the Scope of Work/Specification enclosed.

Design-Builders must meet the following minimum criteria AND attend the pre-proposal conference to have their proposal considered. Any Design-Builder that does not meet the minimum criteria will be disqualified and their proposal will not be evaluated. All of the criteria must be confirmable by the District with minimum effort.

Minimum Criteria:

1. The Design-Build team must include a team member with experience as the lead for two (2) design-build projects of ten million dollars (\$10,000,000) or more within the last five (5) years; AND
2. At least one (1) of these projects must be of similar size and scope as the project contemplated in this RFP, including mixed uses and educational facilities.

Further, to be considered valid in this Solicitation process, all proposals must follow the critical dates, as set forth below:

Critical dates

1) **RFP issue date**- February 14, 2013.

2) **Mandatory Pre-Proposal Conference** - February 15, 11:00 AM, Denver Local Time. Design-Builders are required to attend the pre-proposal conference. Additional project information will be presented. Non-attendees will be disqualified from submittal of a proposal. The location will be on the 14th floor at 1800 Lincoln Street, Denver, CO.



Aligning & Communicating Expectations to Potential Teams

- Investigation Phase with Selected firm
- Standardizing Contract Documents
- Program Clarity – Be specific

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DEFINING THE SCOPE



Selecting the right design-build team and trade partners

2

USER INVOLVEMENT

- Team Collaboration
- Setting boundaries and parameters
- Input and buy-in from user groups

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TEAM COLLABORATION

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OPERATION UNITE UPDATE

Downtown Campus Adjacency Planning

Floors									Meet and Greet off Elevator ***	OFFICES WORKSTATIONS HOTELS*
7th	DOTs	DOTs	PMO-Steele	*BOE	DPS Found.				DOTs & DPS Found	150
8th	ELL	OSRI	Stud. Serv.	PSR Antwan	E. Slaughter	Co. Vaughn	PSR Antwan		Student Serv	160
9th	Susana-CAO	HR Jen Stern's Team	OSRI	Stud. Serv.	CAO-Dorland	Tom/WLA	HR Strategic School Ptnrs		Student Serv	198
10th	HR	Finance	Culture		Security	CAO-Dorland			HR	149
11th	Com. Engag.	HR	Finance	HR	COO	HR HR Partners	All other HR	OSS	Finance	160
12th	PLAN	Com. Engag.	ARE	ELL	Stud. Serv.	Choice	Legal	Inter. Learning	ELL	160
									TOTAL	979

Notes:

- Office demand exceeds the overall number available (16 per floor= 96 total)
- Demand for workstations has increased.
- Sharing of offices and workstations is essential to accommodate additional staff.

DPS Lincoln Building Program of Spaces					
Building Spaces	Comments	Quantity of rooms	Square Feet /Per Space	Total Floor Area (sq. feet)	Notes
Classroom Labors					
Regular classroom	grades 1, 2, 3, 4, 5 (middle storage, room 80% carpet 40% hard surface)	14	876	12264	some rooms are smaller or larger
College/prep classroom	fixed storage with sink, 2 toilets /white per room	4	983	3932	floor area includes labets and storage
Art Classroom	hard surface floor	1	983	983	floor area includes storage room
Special Needs Classroom	to be confirmed by DDES	1	400	400	not shown in the floor plan
Physical Education	shared with DPS as their Board room	1	3,000	3000	
School Commons	drinking area, meeting area	1	940	940	
SUB-TOTAL		21		28,119	
Administrative					
Executive Director	located on 1st floor	1	1,224	1,224	
Executive Director / Principal	private office	1	199	199	
Assistant Principal	private office	1	192	192	
Staff	2 private - multi/teacher/lesson desk	1	140	140	
Teacher work room	private toilet / coffee sink / copier work table	1	0	0	
Conference room	used also as a group education room	1	365	365	
Admin work room	sink / copier, work table	1	142	142	
Phys Ed teacher office	located on the 1st floor, with a sink	1	125	125	
School Clinic	sink and toilet	1	140	140	
SUB-TOTAL		9		2,418	
Support Spaces					
Kitchen	1st floor warming kitchen - to be confirmed	0	200	0 200 to 400 sf	
Group meeting room	on second floor, move on first	1	196	196	
Storage room	on second floor	2	80	160	
Playground	Perimeter & located along Lincoln Street	1	1900	1900	
Multi-use room (1st floor)	Gym, assembly and social hall	1	3900	3900	
Multi-use storage room - gym	gym equipment	1	300	300	
Multi-use storage (BOE Meetings)	meet to Multi-use room (stairs, chairs)	1	400	400	
SUB-TOTAL		6		6,000	
Lobby					
Lobby Space	one on first floor and one on second	2	260	520	
Reception	one set on each floor	4	260	1040	
Special Use	generators and storage/	1	240	240	
SUB-TOTAL		7		1,800	
Operations					
Mechanical room	new	1	150	150	
Electrical room	existing	1	100	100	
IT/Network room	new	1	100	100	
Janitor closet	existing	1	80	80	
SUB-TOTAL		4		430	
RELINQUISHED SUB-TOTAL NET				26,808	
Building Circulation (Subtotal x 0.25)				6,717	
DDES TOTAL FLOOR AREA (GSM)				36,792	

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USER INVOLVEMENT



INPUT AND BUY-IN FROM USER GROUPS

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USER INVOLVEMENT



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USER INVOLVEMENT



END USER INVOLVEMENT

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USER INVOLVEMENT

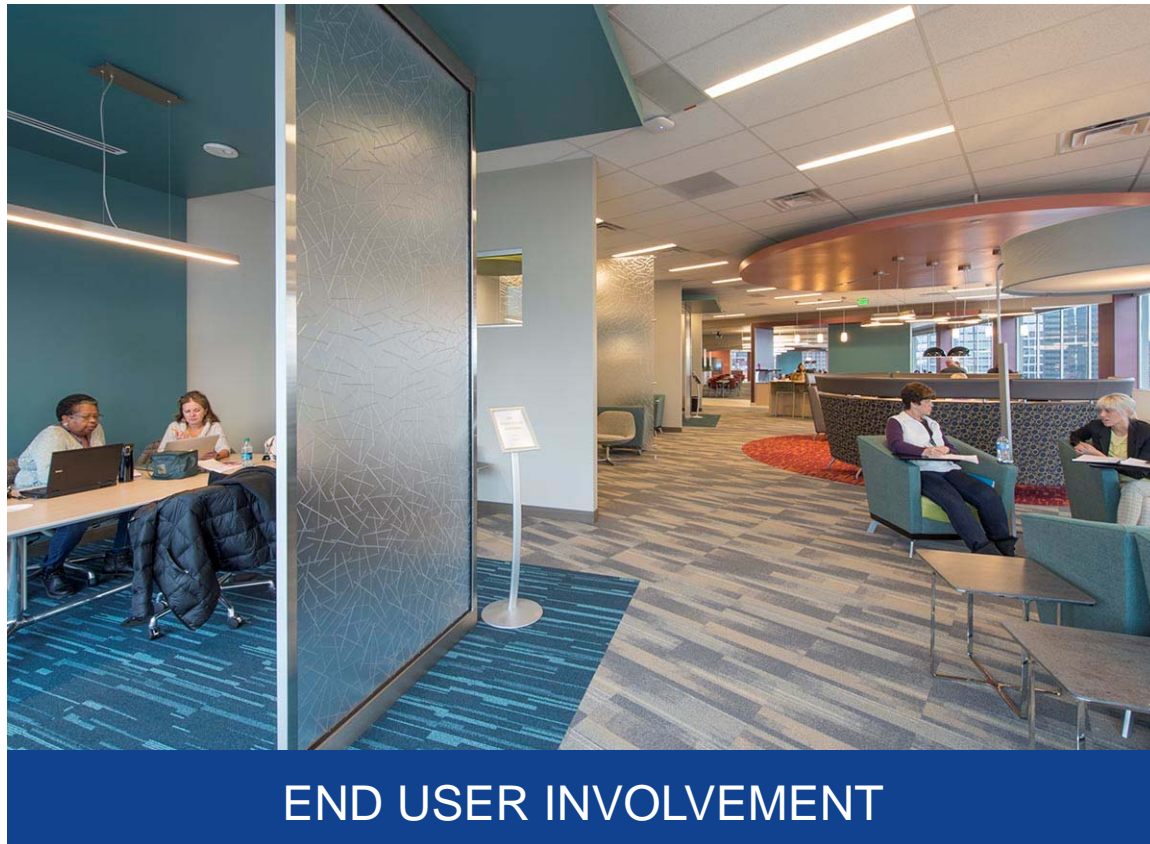


END USER INVOLVEMENT

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USER INVOLVEMENT



END USER INVOLVEMENT

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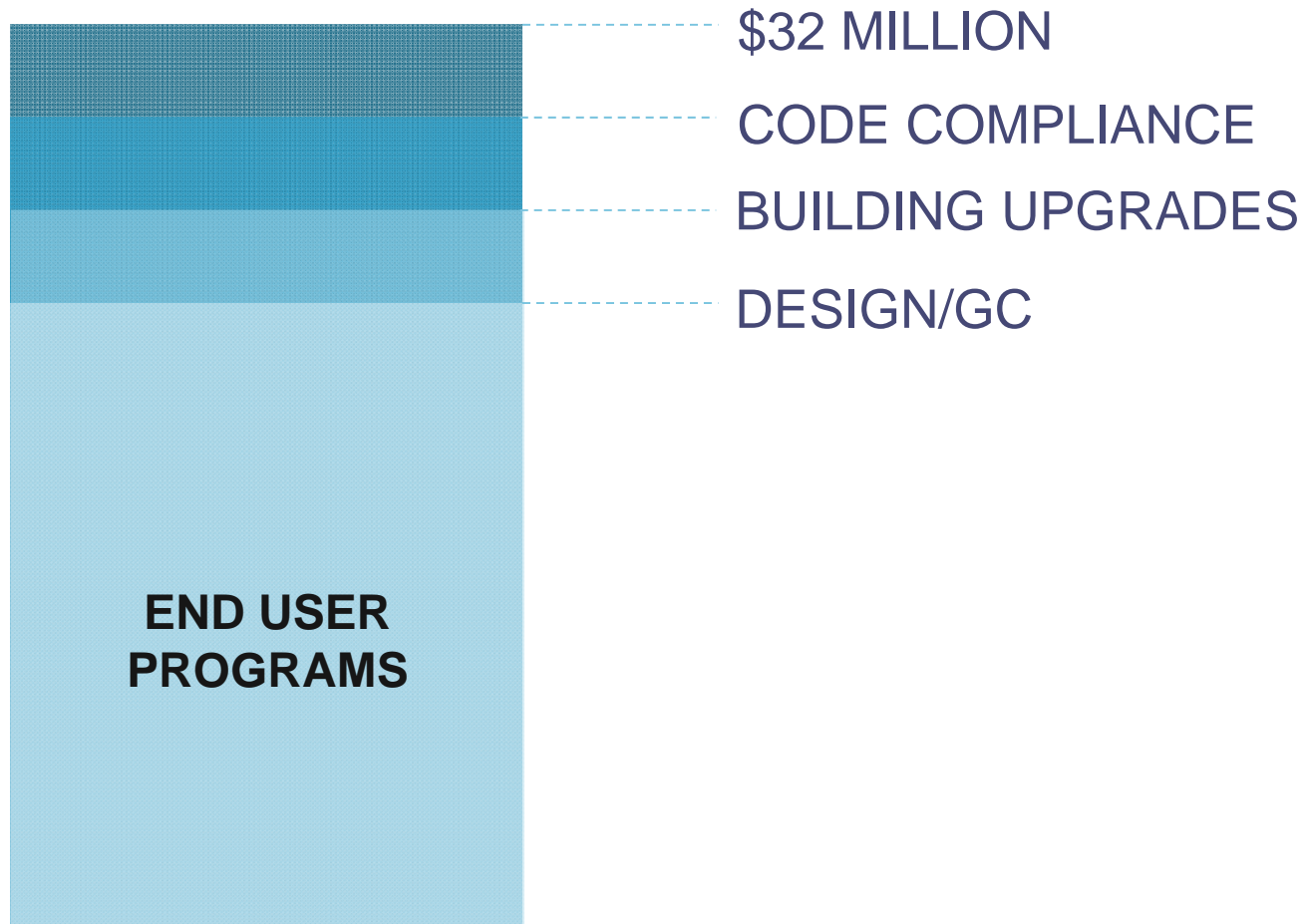
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LESSON THREE

3

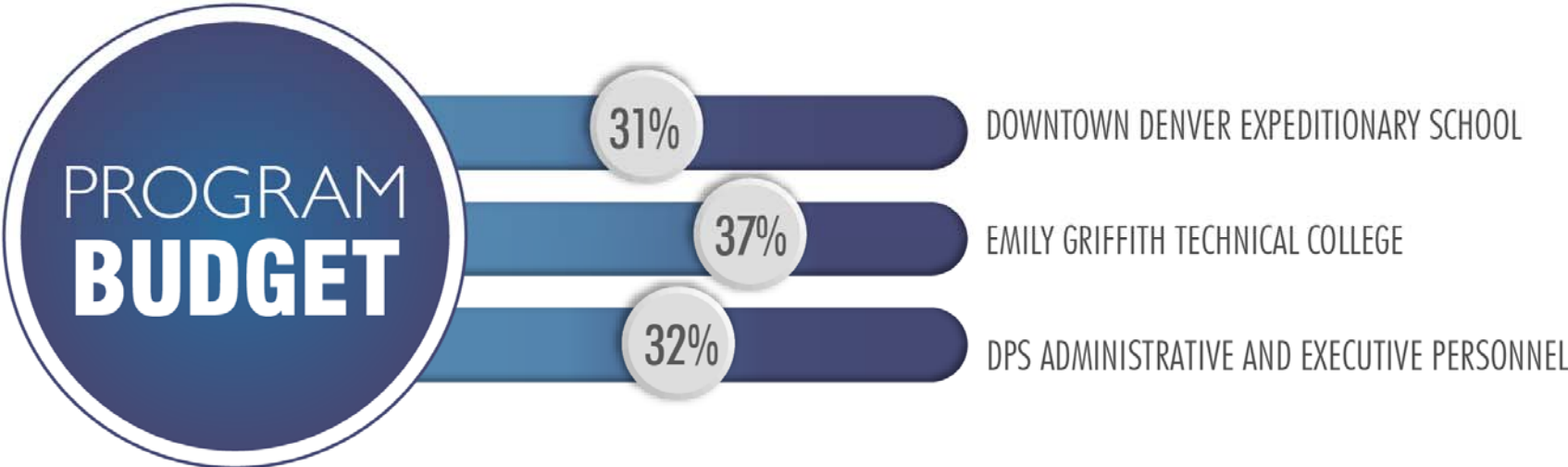
DESIGN TO
THE BUDGET

- Prioritizing the Budget
- Balancing Program vs. Design vs. Budget
- Transparency & Communication of Budget
- Defining and Tracking Enhancements

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DESIGN TO THE BUDGET



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DESIGN TO THE BUDGET



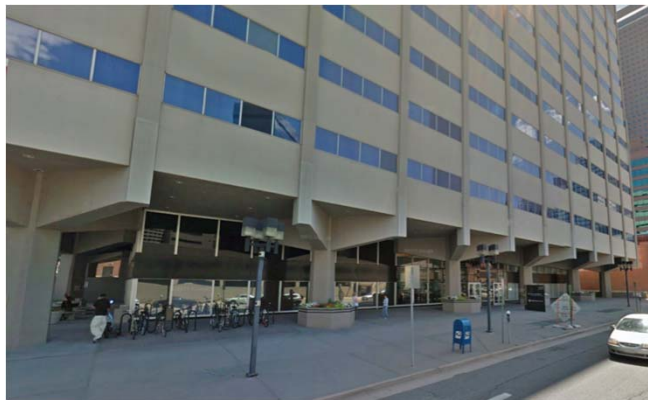
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DESIGN TO THE BUDGET

- ✓ Transparency in cost builds trust
- ✓ Real time cost updates
- ✓ Defined needs vs. wants
- ✓ Prioritize wish list of enhancements
- ✓ Communicating progress with users

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DPS EMILY GRIFFITH CAMPUS VERTICAL CAMPUS: A SUCCESSFUL ADAPTIVE REUSE DESIGN TO THE BUDGET



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DESIGN TO THE BUDGET



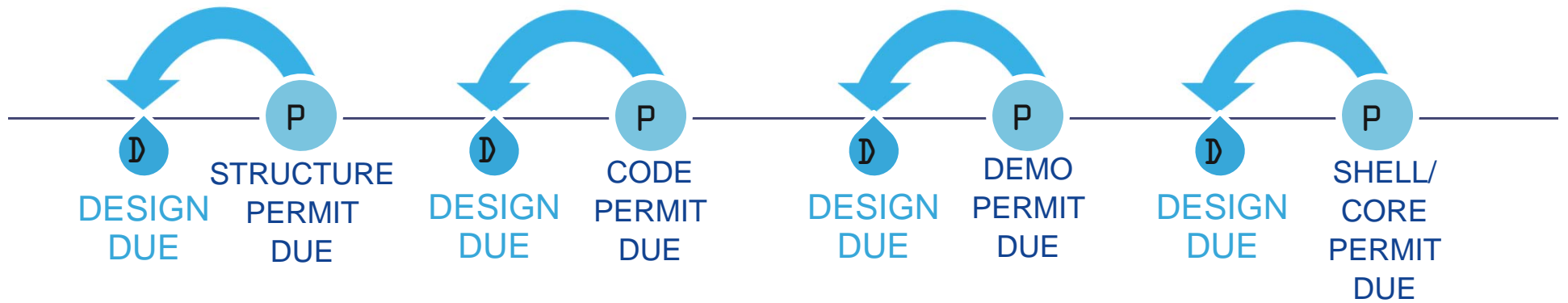
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LESSON FOUR

4

PROACTIVE
PERMITTING

- Adaptive Reuse Code Changes
- Permitting From Phasing Plan
- Creating Partnerships
- Being Proactive in Solutions

Phasing of Permits



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PROACTIVE PERMITTING

ORIGINAL

4 Expected Permits

- Core & shell / code analysis permit
- DDES permit
- EGTC floors 1, 3-6
- DPS Admin 7-14



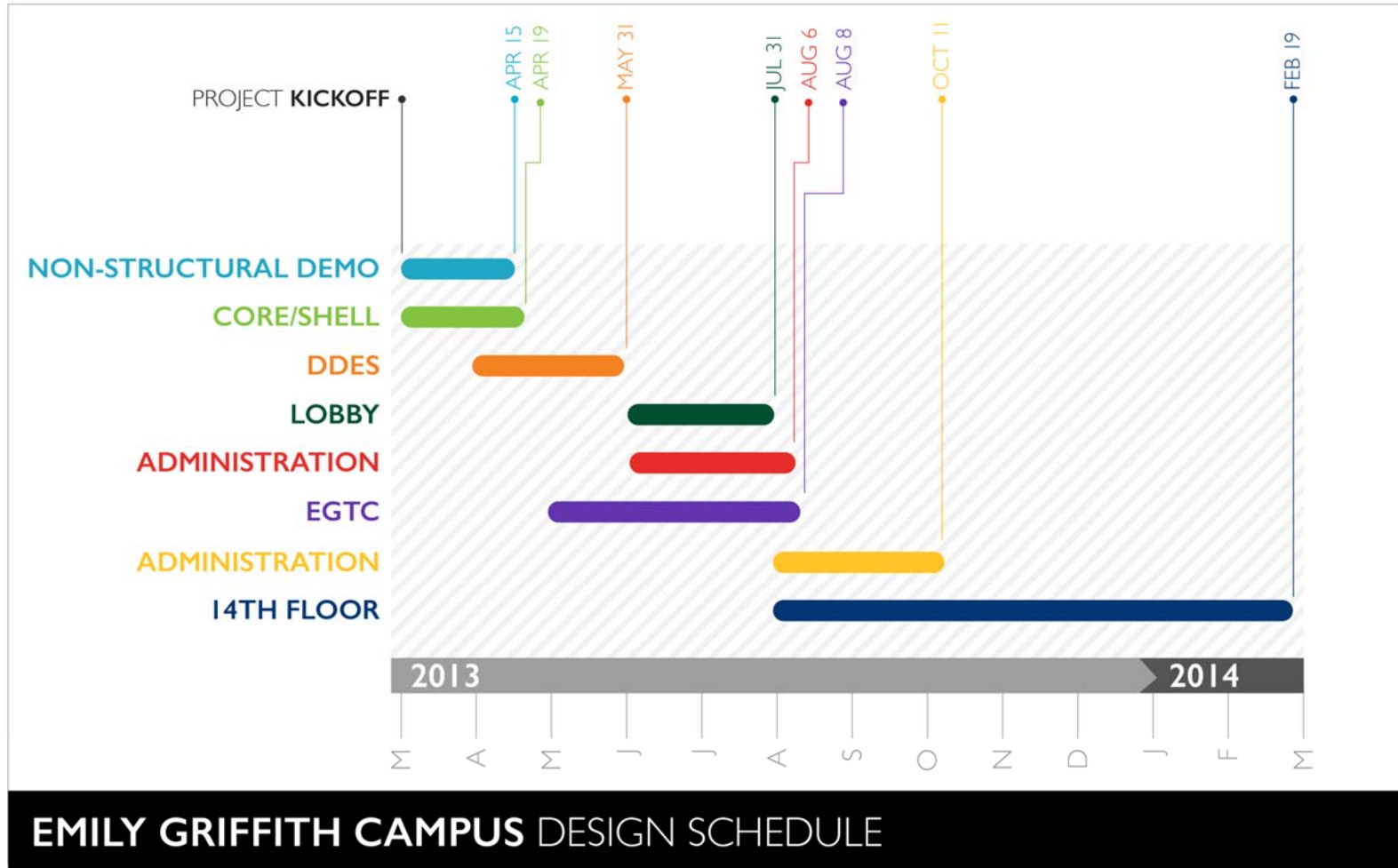
FINAL

10 Achieved Permits

- Demo permit
- Core & shell / code analysis permit
- DDES permit
- EGTC floors 1, salon, & 3-6
- Lobby extension / entry vestibule permit
- DPS admin floors 7-11 permit
- DPS admin floor 12 permit
- DPS admin floor 14 permit
- DPS admin floor 14 Legal Dep't permit
- Basement locker rooms permit

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PROACTIVE PERMITTING



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PROACTIVE PERMITTING



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PROACTIVE PERMITTING



DPS EMILY GRIFFITH CAMPUS VERTICAL CAMPUS: A SUCCESSFUL ADAPTIVE REUSE
PROACTIVE PERMITTING



5

DESIGN-BUILD
DELIVERS RESULTS

- Quality Product
- User satisfaction
- Schedule gains to deliver building early
- Dealing with unexpected events
- Recycling / repurposing of materials
- Award Winning Project

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D/B DELIVERS RESULTS



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DESIGN TO THE BUDGET



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Northwest corner before

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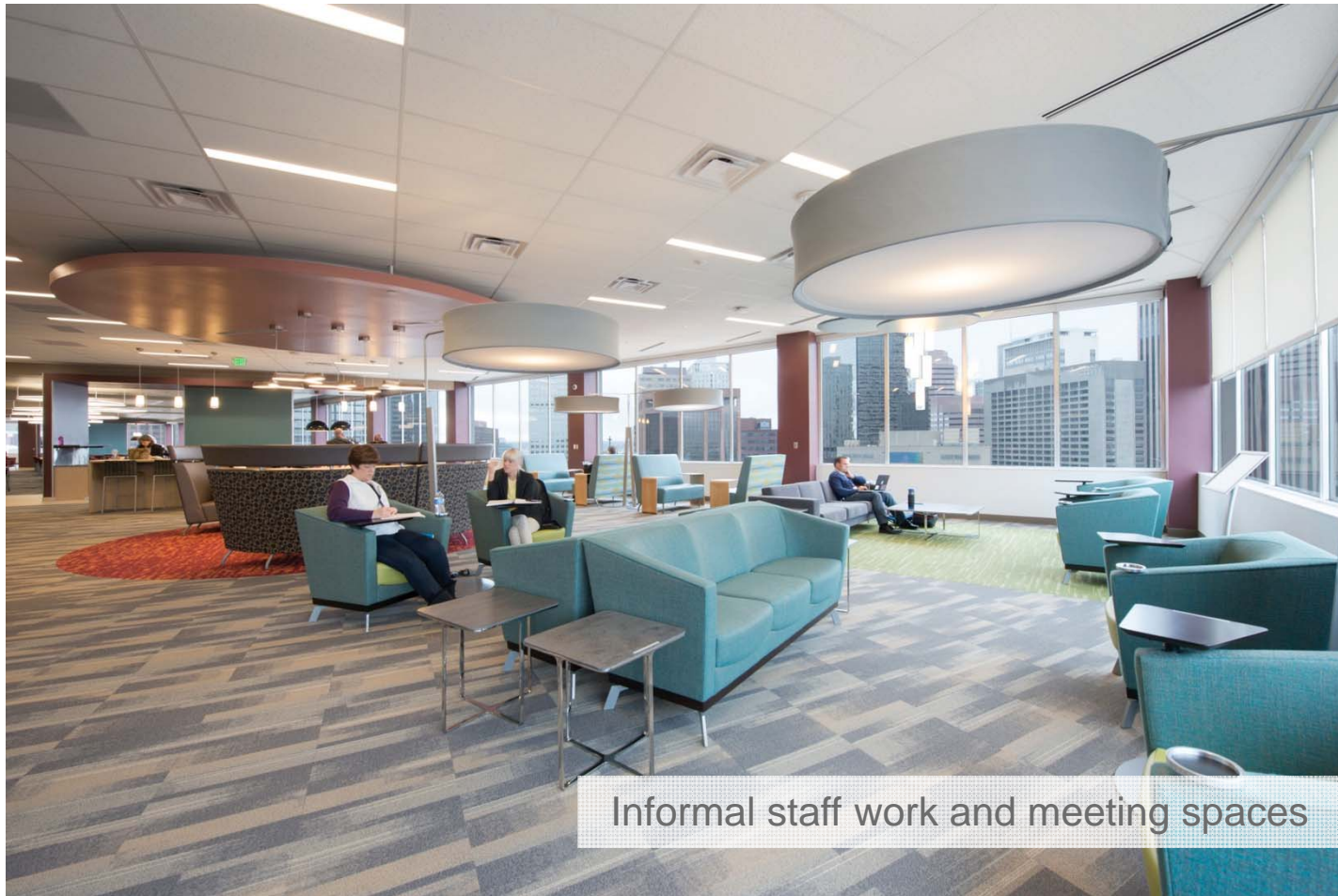
Northwest corner after

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Multi-use Staff Professional Development Space

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Informal staff work and meeting spaces

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Serving diverse student population

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LESSON FIVE - D/B DELIVERS SOLID RESULT

Outside recognition of project success:



Downtown Denver Partnership
Downtown Denver Award



Denver Business Journal's Real Estate
Champions Socially Responsible Award



ENR Mountain States Best Projects
K-12 Education Merit Award

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LESSONS LEARNED

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Q&A