

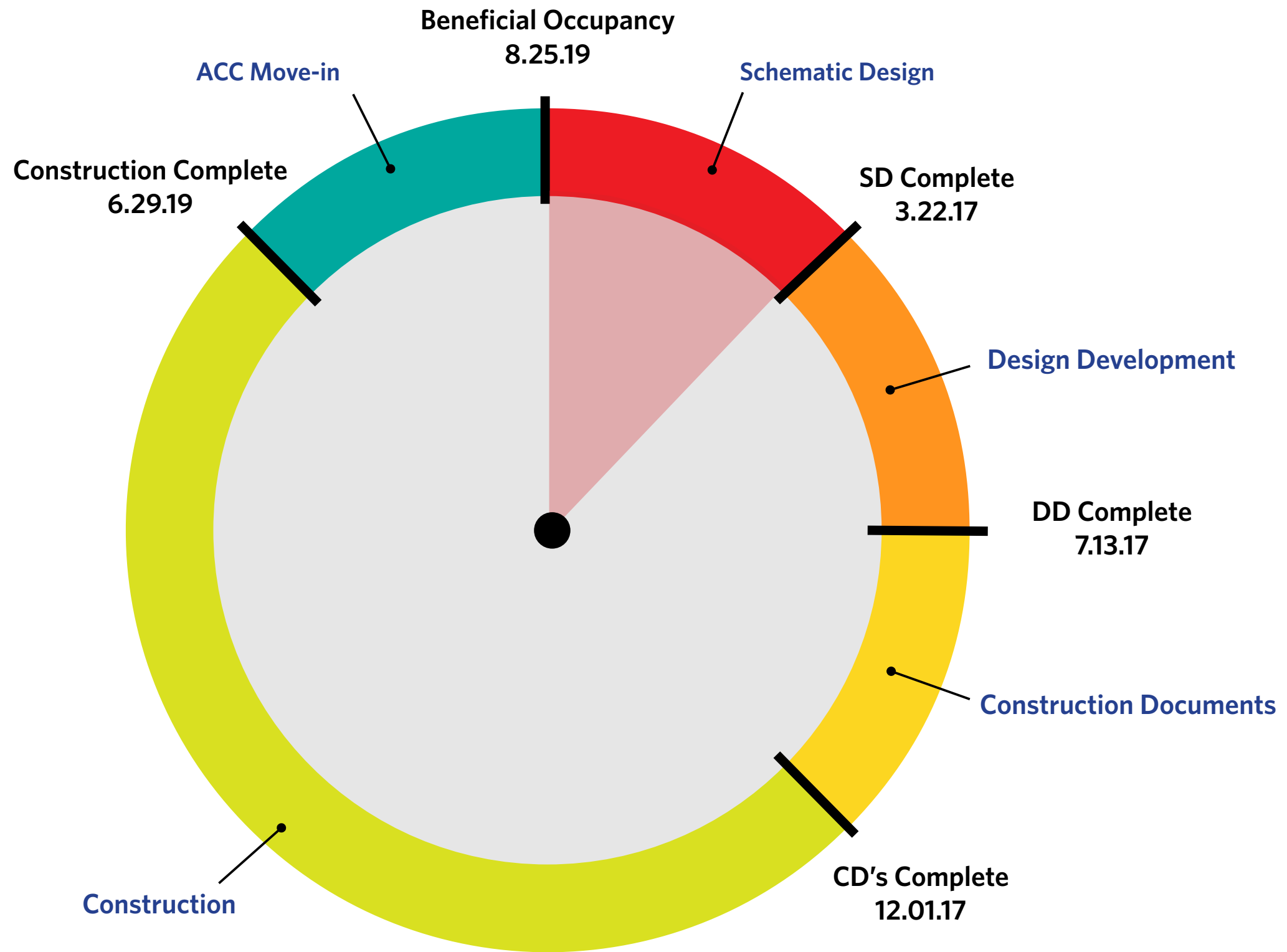
Studio8

Architecture & Interiors

OVERLAND

ACC Rio Grande

Design Development Presentation



West Ave.

Department Legend

- ACCelerator / Learning Lab / Library
- Building Support
- One Stop Shop
- Police
- Student Life



Rio Grande St.

West Ave.

Department Legend

- ACCelerator / Learning Lab / Library
- Building Common Space (Shared) (BC)
- Building Support
- Faculty Suite
- General Classrooms
- Laboratory Space



Rio Grande St.

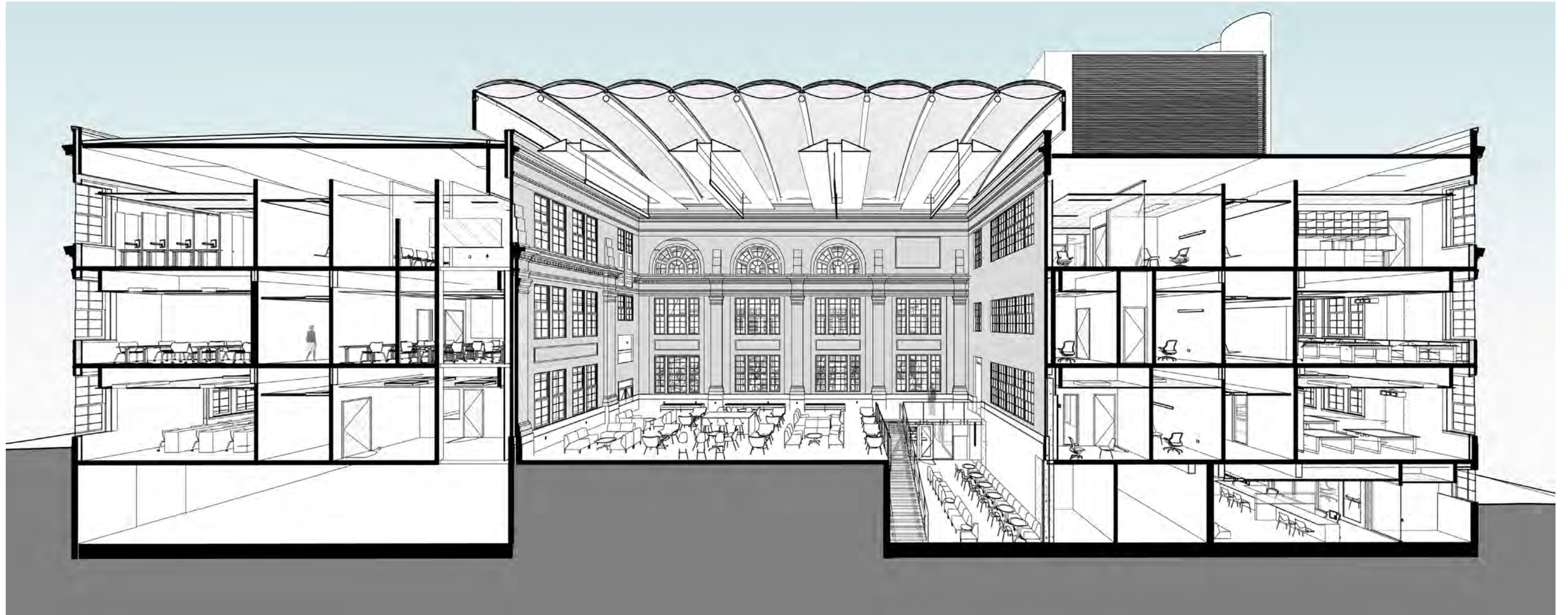


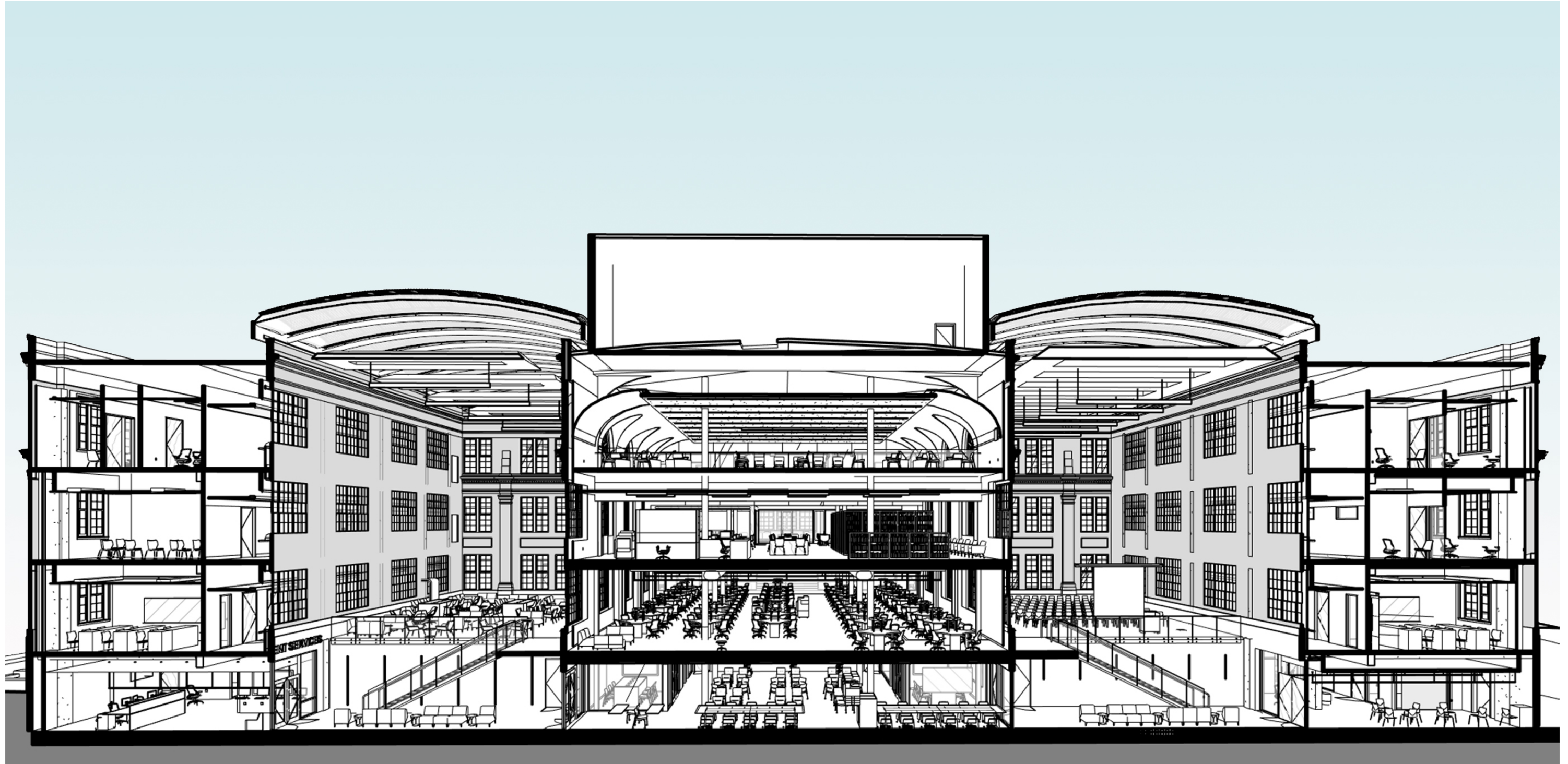
Department Legend

- ACCelerator / Learning Lab / Library
- Building Common Space (Shared) (BC)
- Building Support
- Campus Manager
- Computer Science
- Faculty Suite
- General Classrooms
- Laboratory Space

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- ACCelerator / Learning Lab / Library
- Building Support
- Deaf Community
- Faculty Suite
- General Classrooms
- Laboratory Space
- Testing Center





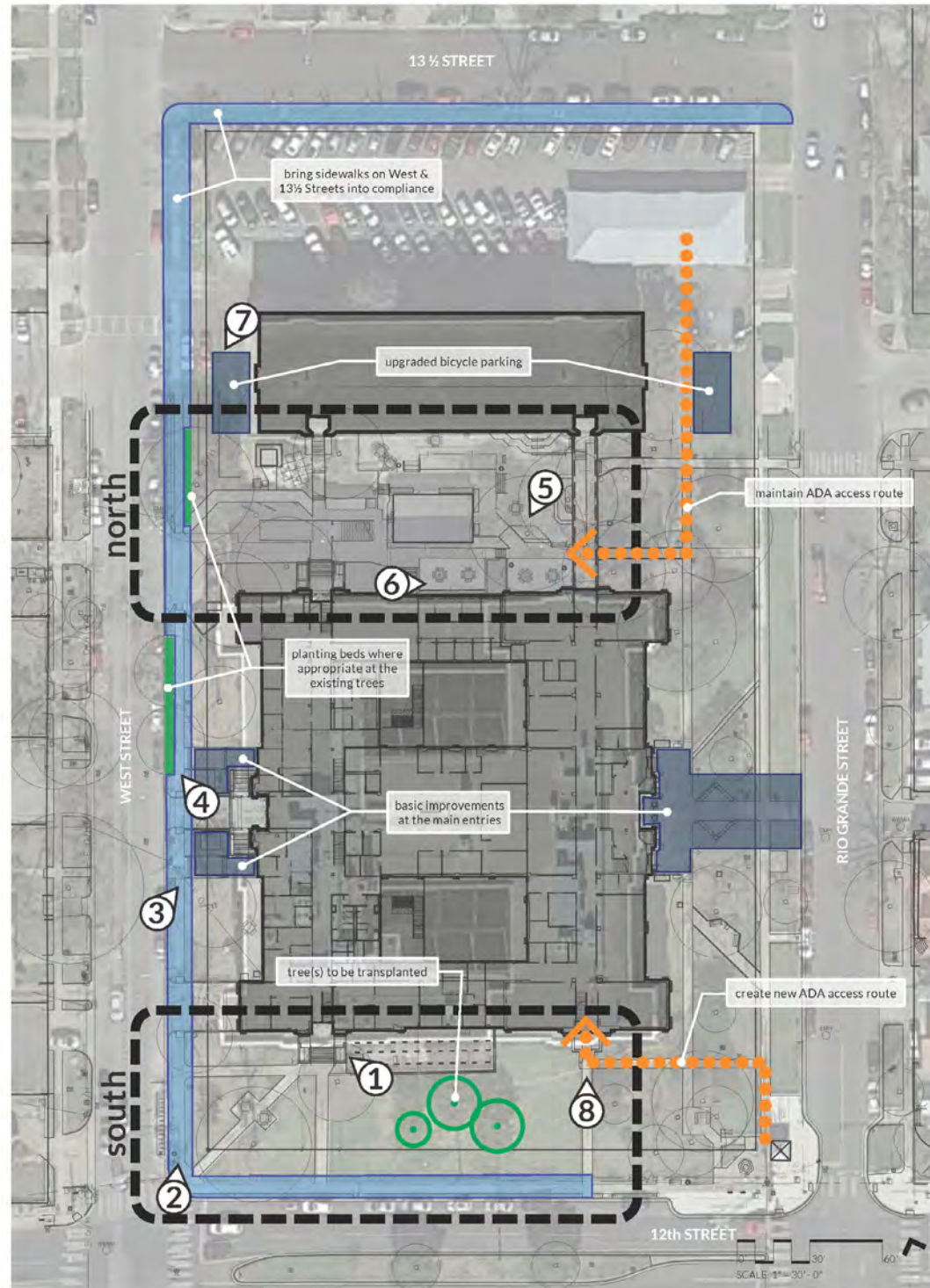












1
south-west entry stairs: note ramped condition at bottom of stairs and the relationship of the window to the elevation of the adjacent finished grade, floor (0) is 5' below bottom of window sill pictured here



2
south-west corner of building: note the ADA non-compliant grading and existing West Street streetscape conditions, including dense overhead utilities & poles amongst trees, loading ramps, & generally cluttered condition



3
main entrance at West Street: note density of above-grade utilities, grade changes, overhead utilities, railings, vents, etc. pushing the design for proposed improvements to simplify the entry experience



4
existing trees at west street: preserving planting beds at the base of these trees would require a variance from standard subchapter E requirements, but preserving existing trees where possible is a high priority



5
existing tree in main courtyard (to remain): the live oak appears to be surviving in less-than-ideal adjacent conditions, so preserving this tree through careful excavation and construction is a viable option



6
sunken light-wells at building face: storm water and debris collection an issue here, ensuring adequate drainage below the windows to help keep water away from the building will be crucial



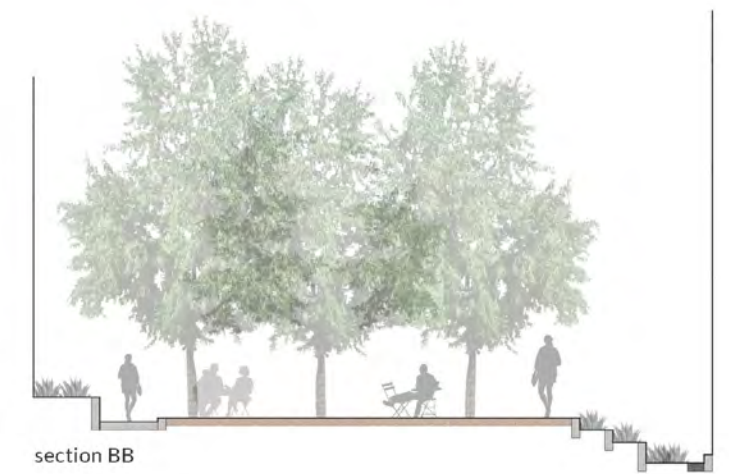
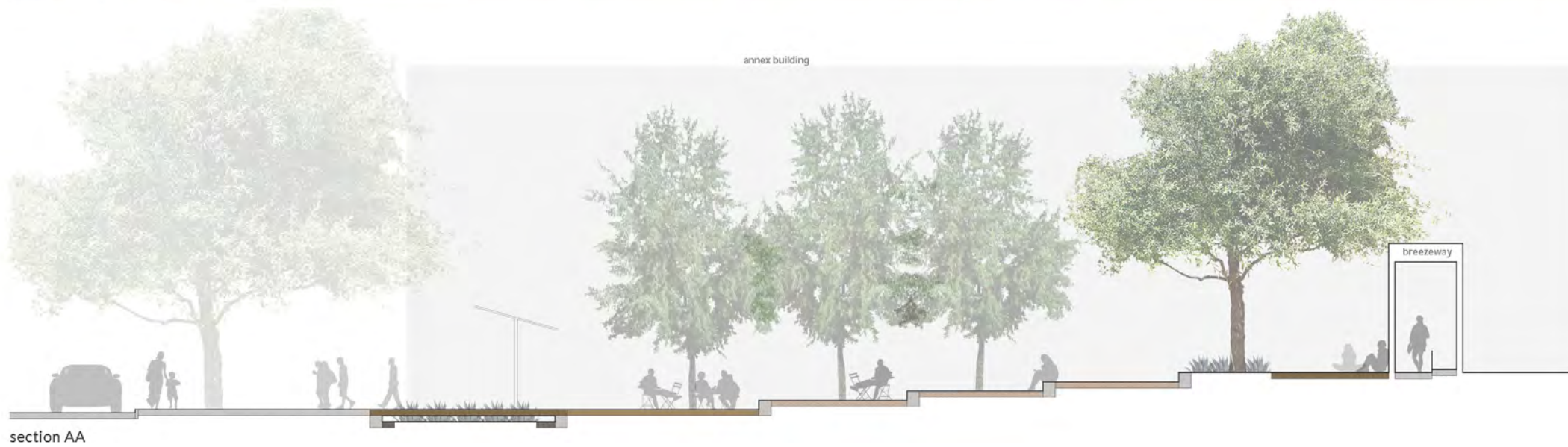
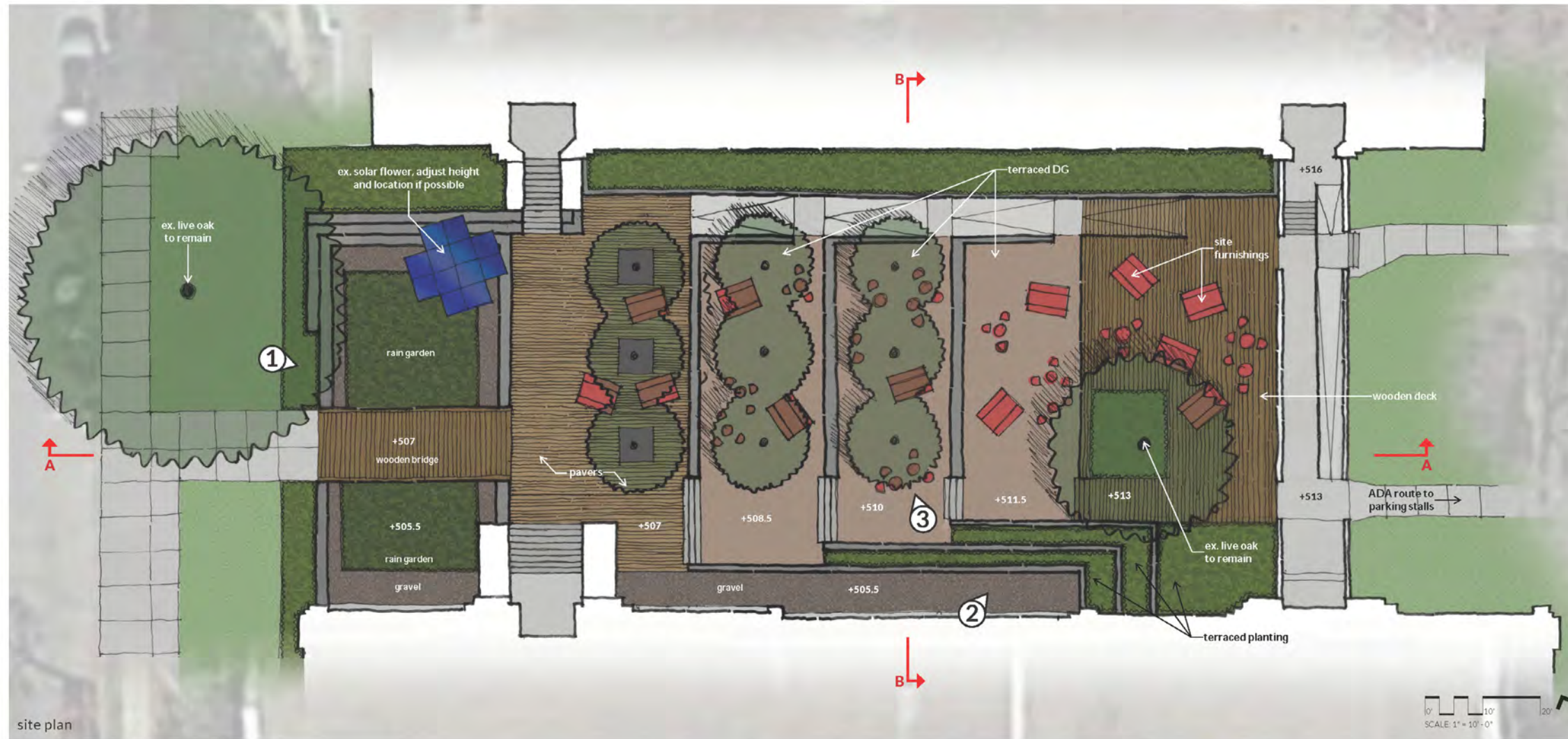
7
subchapter E street section: all adjacent streets fall into the "urban roadways" category and would require a total of 12' of clear zone and street tree/furniture zone, west street and 13-1/2 street are currently non-compliant

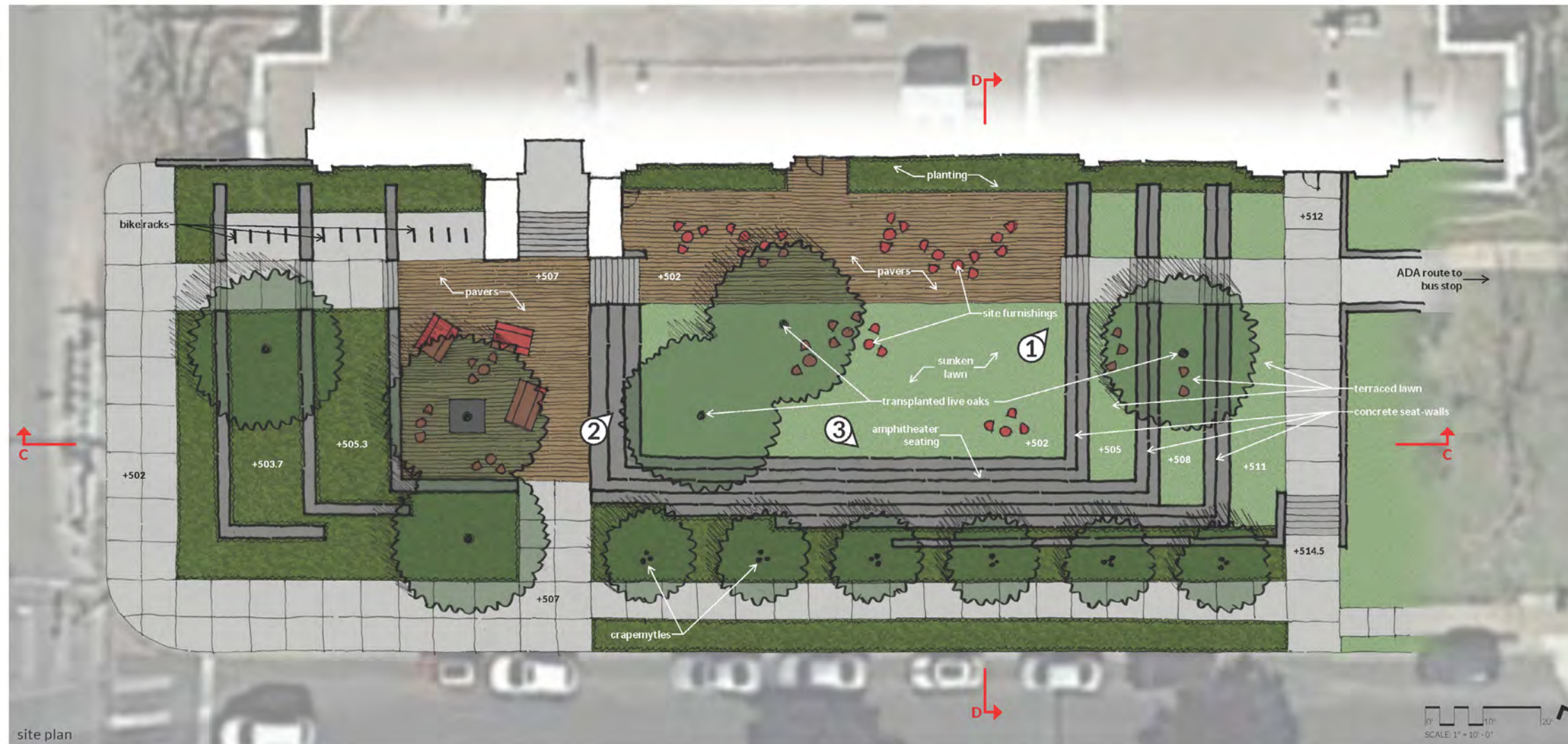


7
existing live oak tree (to remain) and bike parking: beautiful large live oak tree and north courtyard at west street is absolutely worth preserving / note the unrefined bicycle parking racks



8
inaccessible entrance at southeast corner of main building: providing ADA access to this entrance from the nearby bus stop would be a positive side effect of lowering the lawn at the southern courtyard







EXECUTIVE SUMMARY

THE AUSTIN COMMUNITY COLLEGE DISTRICT’S RIO GRANDE CAMPUS IMPROVEMENTS project will continue the work of rejuvenating the campus for the 21st Century that began with the adaptive reuse of the campus’ Building 3000 during a previous bond initiative. The project will include the comprehensive renovation of the interior of Main Building to serve the educational needs of the community in a way that is conducive to today’s collaborative, technology enhanced learning environment. Special consideration will be given to the preservation of the historic Austin High School building’s fabric. Care must be taken in both the analysis of the existing building envelope, stabilization and repairs to damaged architectural elements, and providing sympathetic enhancements necessary to serve the building into the future.

The following is an estimate summary and a schedule summary which are further detailed and clarified within this Report.

100% SD ESTIMATE AND SCHEDULE SUMMARY:

COST OF WORK	\$ 37,329,298
INSURANCE	221,516
BUILDING PERMIT	93,270
PLAN CHECK FEE	23,317
AGC/ ABC FEE	39,640
GENERAL CONDITIONS	1,341,256
OWNER/ DESIGN CONTINGENCY (7.00%)	3,264,441
CM CONTINGENCY (3.50%)	1,632,221
ESCALATION CONTINGENCY (3.00%)	1,399,046
PRECONSTRUCTION FEE	125,000
CONSTRUCTION PHASE FEE (2.50%)	1,165,872
TOTAL ESTIMATE	\$ 46,634,877
PROJECT BUDGET	\$ 48,180,956
VARIANCE FROM BUDGET	(\$ 1,546,079)
CONSTRUCTION SCHEDULE SUMMARY	16 Months

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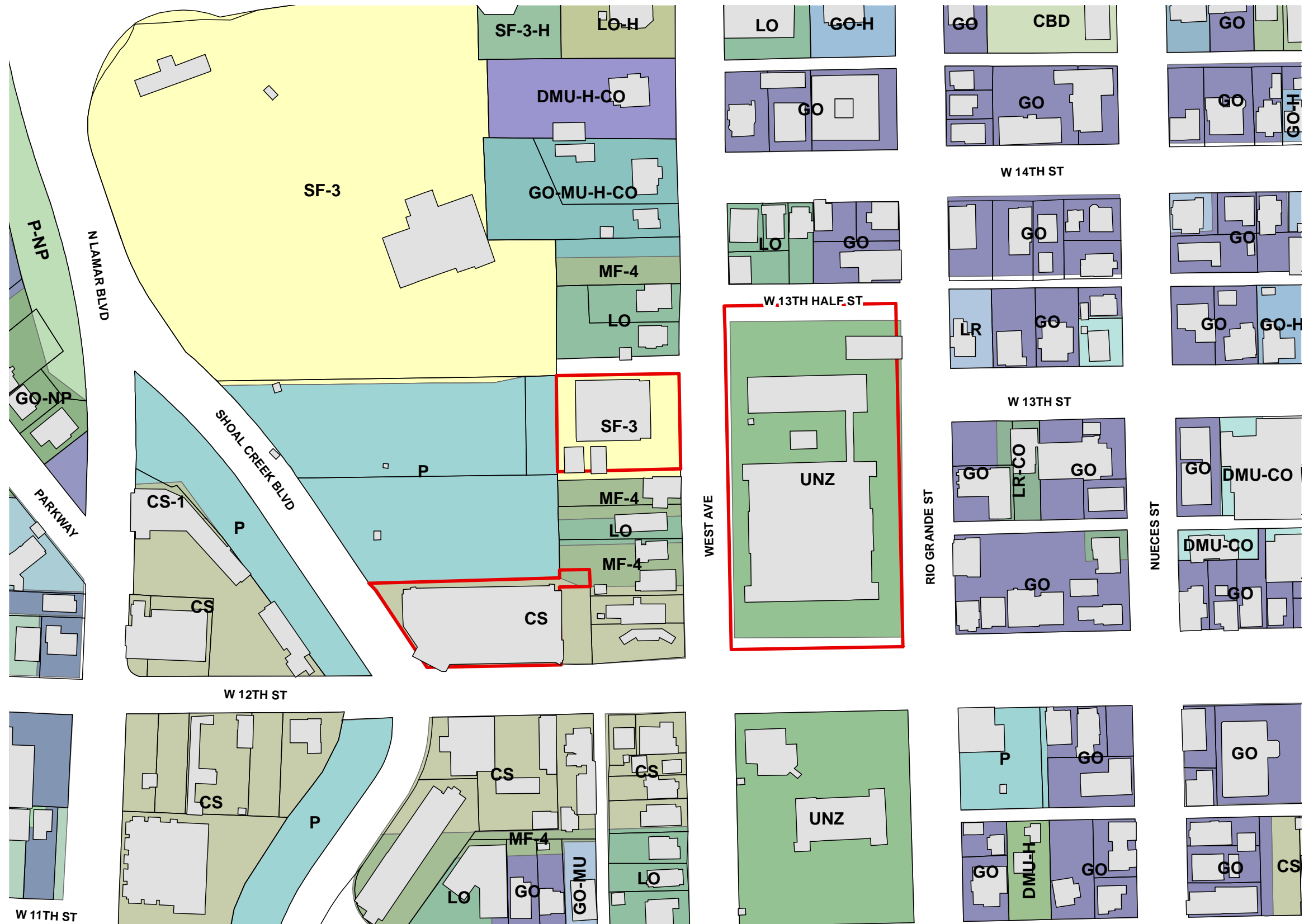
ESTIMATE VARIANCE REPORT		
PREVIOUS ESTIMATE VALUES	\$ DELTA	
see % below	-	
948,811	(27,922)	
*****	-	
*****	-	
*****	-	
*****	-	
*****	-	
*****	-	
*****	-	
*****	-	
*****	-	
*****	-	
99,760	1,740	
*****	-	
*****	-	
*****	-	
*****	-	
*****	-	
1,728,675	(176,965)	
*****	81,900	
*****	378,449	
*****	-	
656,225	139,847	
*****	-	
*****	-	
*****	-	
*****	-	
*****	-	
15,625	-	
*****	-	
*****	-	
*****	-	
858,618	114,500	
*****	-	
*****	-	
*****	-	
1,316,400	(12,100)	
*****	-	
*****	-	
*****	-	
*****	-	
*****	-	
*****	-	
*****	-	
195,025	220,767	
411,978	(40,978)	
*****	-	
179,492	(9,416)	
*****	-	
*****	-	
1,161,510	(254,793)	
*****	-	
*****	-	
*****	-	
*****	-	
*****	-	

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[illegible]

ESTIMATE VARIANCE REPORT		
PREVIOUS ESTIMATE VALUES		\$ DELTA
*****		-
*****		-
*****	139,000	-
*****		-
686,230	(686,230)	
*****	69,500	-
*****	69,500	-
*****	278,000	-
*****		-
370,860	204,490	
*****		-
*****		-
*****		-
*****		-
*****		-
35,328	-	
*****		-
*****		-
*****		-
*****		-
535,150	(60,150)	
*****		-
*****		-
*****		-
376,280	(69,000)	
*****		-
*****		-
*****		-
*****		-
*****		-
*****		-
*****		-
35,001,607	2,327,691	
*****		-
*****		-
36,136	(1,160)	
*****		-
192,722	(6,182)	
96,361	(3,091)	
24,090	(773)	
40,953	(1,313)	
35,391,869	2,315,172	
1,341,256	-	
1,204,514	(38,642)	
4,818,456	(1,554,015)	
2,409,028	(776,807)	
2,890,833	(1,491,787)	
125,000	-	
48,180,956	(1,546,079)	

06.30..2017



Thank you.