



TOWN OF HIGHLAND PARK

Agenda Briefing

Council Meeting: May 22, 2018

Department: Building Inspections

Director: Ronnie Brown

TITLE

Consider amendments to the Site Plan and/or Elevation for Bradfield Elementary as previously approved by Ordinance No. 2036, including Exhibits for said Site Plan and Elevation.

BACKGROUND

On May 10, 2018, the Town Council (the "Council") received a preliminary report of the work by the Town's consulting architect and the Highland Park Independent School District's (the "District") architect on possible architectural feature changes ("Changes") for Bradfield Elementary School. It was reported at the meeting that the District identified \$200,000 for the Changes selected solely by the District. The \$200,000 is a combination of available cash and/or deducts from design options identified by the Town's consulting architect. A summary of these Changes is included with this briefing.

As part of the discussion, the Council reviewed with staff the Town's option to reduce the construction building permit fee (\$310,253) by 65%, generating an additional \$200,000. The combination of the Town's and the District's funding could provide \$400,000 toward implementing the design options selected by the District.

Since the Council's May 10 study session, the District has continued working with its general contractor and architect in identifying costs for the various Changes. The attached illustrations and pricing options are not complete. Due to the complexity of pricing and alternate cost effective options being prepared by the District's architect, it is anticipated that the final District selection and total cost for the Changes will not be ready until the Town Council study session on May 22. There is no change to the height or setback of the building associated with the proposed Changes, as selected by the District.

Previously reported:

On April 9, 2018, the Council approved an amendment to the planned development zoning for the reconstruction of Bradfield Elementary School. As part of the zoning approval, the Council directed the District to participate in an architectural peer review of the school's proposed design. In support of this, the Town retained Mr. Russell Windham (of Curtis & Windham Architects) to work with the District, and collectively identify possible Changes for the building. Both Mr. Windham and Mr. Jonathan Aldis, the District's architect (of the architectural design firm, Stantec), collaborated on identifying a series of possible Changes. It is noted that items listed are expected to be refined/clarified as the two architects continue their work. Section 4 of Ordinance No. 2036, which authorized the redevelopment of the John S. Bradfield Elementary School campus, provides for modifications of the ordinance's exhibits and site plan by minute order.

RECOMMENDATION

Staff makes recommendation to accept the Changes selected solely by the District by a Town Council minute order.

FINANCIAL IMPACT

Aside from the District allocating \$200,000 for its selection of items, and the Town possibly reducing the construction building permit fee for the project, there is no financial impact associated with discussion of this agenda item.

ATTACHMENTS:

File Name

Ord._No._2036-amending_pd-_bradfield_elementary_school-4300_southern_ave.pdf

Bradfield_5_18-18.pdf

Bradfield_costs_(5-18-18).pdf

Description

Ordinance No. 2036 - Bradfield PD Amendment

District Illustrations

District Cost Options