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DATE: January 22, 2025

TO: Christine Woll, Chair
Joint Assembly/School Board Facilities Committee

THROUGH: Denise Koch, Engineering and Public Works Director

FROM: Jeanne Rynne, Chief Architect

SUBJECT: Scope Reduction Analysis for Dzantik'i Heeni (DH) Playground

At the December 2, 2024, PWFC meeting[1], Juneau School District (JSD) submitted a transfer request of $1.7 million to construct a new playground to serve the Pre-K and K-5 student programs now located at Dzantik'i Heeni. The estimated construction cost at 65% completion of design documents is $1.3M, with a total project cost of $1.8 million. The playground, as initially designed, would accommodate the expected enrollment of 80 K-5 students and 30 Pre-K students. The proposed playground location is at the corner of the existing dirt playfield, closest to the school building and parking.

At the 12/2/24 PWFC meeting, the committee directed staff to reduce the project scope working within a base CBJ contribution of $500,000. Committee members discussed JSD seeking additional support through its budget or community contribution. This would augment the $75,000 appropriated in CIP S02-106 Dzantik'i Heeni Playground Design, requiring a fund transfer of $500,000. Assuming JSD does not include the playground in its budget or seek outside community support, a total project cost of $575,000 allows for a maximum construction cost of $375,000. This ensures that all associated project costs such as design fees, permitting, project administration, construction contingency, etc. are accounted for.

Options considered that fit within a $375,000 construction amount are described below. Please see Attachment 1 for a summary table and associated drawings for each option.[2]:

Option A: **$367K** – Provide a K-5 play area only with one piece of play equipment and safety surfacing. The composite play structure specified will accommodate 63 K-5 students. The play structure is comprised of two slides, a bridge element, and four climbing components. This option reduces the originally designed K-5 footprint by 50% and excludes the ADA sidewalk access to the playground. This option provides no playground for the Pre-K students.

Option A plus Alternate 2: $393K (ADA sidewalk) - Combining Option A ($367K) with Alternate 2 (see below): ADA Sidewalk ($26K) would yield a total construction cost of $393K, a total project cost of $593K, requiring a fund transfer of $518K. This option provides a completed K-5 accessible play area, reduced by 50%. This option does not preclude the ability to expand the play area with adjacent play areas later.

[1] https://mccmeetings.blob.core.usgovcloudapi.net/juneauak-pubu/MEET-Packet-23bf0a759f20493d9a7b10799cb8a667.pdf
[2] All cost estimates were extrapolated from the 10/29/24 cost estimate prepared by Corvus Design.

Option B: $280K – Provide a concrete slab only at the K-5 and Pre-K play areas and an ADA sidewalk. The slab would include a curb to accommodate future safety surfacing. No play equipment is included with this option.

Option B is a viable option only if the additional funding required for full build out is imminently available. Otherwise, a concrete slab alone provides little benefit and interferes with the use of the existing ball field. There is already a covered concrete play shed on site that provides a hard surface play area.

Option C: $367K – This option achieves a concrete slab for both the PreK and K-5 areas but play surfacing only at 50% of the K-5 play area, no ADA sidewalk, and no play structure. This options progresses the reduced K-5 play area further as with surfacing, it is ready to receive future play equipment. However, providing a slab only at the Pre-K area and half of the K-5 area creates a similar condition as Option B.

CBJ Engineering consulted the playground equipment vendor, Northwest Playground Equipment, about the possibility of volunteers installing the composite play structure at a future date. The manufacturer advised against this due to the size and complexity of the structure, volunteer safety, an extended duration for installation, certification of the installation, and potential liability issues for the owner.

Alternate 2 for the ADA sidewalk could also be added to Option C, requiring a transfer of $518K.

In the event that competitive bids are received, the following alternates could be considered.

- Additive Alternate 1: $176K - K-5 Composite Play Structure
- Additive Alternate 2: $26K – ADA Sidewalk
- Additive Alternate 3: $72K – Remove (1) backstop, replace limited fencing, new gate

All options above include use of the existing fencing in its current location. We plan to use a purchasing cooperative to purchase the one piece of play equipment (Option A) for both cost savings and potentially expedited delivery. The combination of equipment lead time and lack of secured construction funding required at time of bid make the potential to complete the project by the start of the 2025-26 school year unlikely. None of the options above meet the design criteria for providing a complete playground for the Pre-K or the K-5 programs.