

ENVISION

Envision update- A 2015 Update from Board Member Michael Davis

We are now in the second phase of design out of a total of three. Schematic Design documents were completed and we are in the midst of the Design Development document phase. Construction Documents will be the last phase.

We decided to engage with a “Construction Manager at Risk” to help us work on refining the design to meet our cost goals during the design process. Traditionally, the completed Construction Documents would be handed over to General Contractors to solicit bids. With this approach, we are getting updates throughout the process to inform the design. The first round of estimates exceeded our goals and we are working to refine the design to take out costs. **At the end of the process, we will receive a “guaranteed maximum price” for a limited time to engage in the building and if we do not, we will have to get new bids (inflation in material and labor).**

We have had preliminary meetings with city officials to start discussions on permitting, parking, fire protection and safety. No red flags as yet. Lots more work to be done in this area as we move forward. **We’ve taken advantage of the open meetings to sit in on a few sessions just to see how things work and how we can best be prepared for our sessions. One cannot be too prepared or educated.**

The building has an official name, “The Smith Performance Center”. Doug Smith (our principle benefactor) decided to keep the name simple and focus on the goal of the education program, performing!

We still have a way to go to meet our original goals. Thanks again to all who have donated or pledged.