

## **2.4.2.2 NARRATIVE DESCRIPTION OF THE PROJECT AND DESIGN GOALS**

### **ABOUT POLARIS CAREER CENTER**

Established in 1975, the Polaris Career Center is a vocational school located in Middleburg Heights, Ohio, United States. Programs provided at the facility include courses for Middle School and High School students (Grades 7-12), Adult Education training, and public hospitality Services run by students through associated training. To augment their educational offerings, Polaris works with select partners from higher education institutions as well as a number of local and regional businesses. Polaris Career Center offers an opportunity that combines career training, academics, and employability skills. Students can then enter the job market after graduation or continue their education at a two-year or four-year college.

Managed by District Leadership and governed by the Polaris Board of Education, the Polaris School District serves students from nine surrounding communities and adult learners within a 30 mile radius. The Polaris Career Center serves thousands of students in grades 7-12 attending Berea, Brook Park, Brooklyn, Fairview Park, Middleburg Heights, North Olmsted, Olmsted Falls, Olmsted Township or Strongsville schools. In addition, the Polaris Adult Education Department extends beyond these boundaries, serving employers and adult learners from western Cuyahoga, northern Medina and eastern Lorain Counties.

Guided by their Mission Statement, “Inspiring our students to achieve career success,” by providing key training and credentials to those who wish to pursue opportunity, the Polaris Career Center helps strengthen their local economy. In response to their ongoing success, Polaris has been named as a recipient of the Ohio Award for Excellence (OAE).

Polaris Career Center is accredited by the Commission of the Council on Occupational Education, 7840 Roswell Road, Building 300, Ste 325, Atlanta, GA 30350, Telephone: 770.396.3898 / FAX: 770.396.3790, [www.council.org](http://www.council.org). As a member of the University System of Ohio, Polaris Career Center is governed and approved by the Ohio Department of Higher Education. All instructors are qualified practitioners in their area of instruction with a minimum of three years of related work experience and are certified instructors by the Ohio Department of Education.

For further information about the Polaris Career Center please refer to their website:  
<http://www.polaris.edu/>

## **PROJECT INCEPTION AND OVERVIEW**

The year 2014 marked the 40<sup>th</sup> Anniversary for the construction of the original Polaris Career Center Facility. Through these years several projects involving incremental investments in preventative and ongoing maintenance have occurred, but the interior configurations, fit-outs, and infrastructure of the original building have remained mostly unchanged. To align with the theme of their anniversary event, “Honoring the Past . . . Creating the Future”, Polaris embarked upon the pursuit of a major Capital Investment Project with the goal of upgrading the existing building and site to meet current requirements and fulfill anticipated needs for the future.

As an initial step in the process, during 2014 Polaris asked the OSFC to perform an Assessment of the existing facility constructed in 1974, which consists of approximately 243,023 SF of building area distributed among three (3) floor levels and located on a 47 acre site. Based on information obtained from this Facility Assessment and with consideration for current OSFC standards, a number of deficiencies pertaining to the building were identified. At the time that the Assessment was completed, the cost for these necessary upgrades to meet current OSFC standards alone was estimated to be approximately \$31M.

Subsequent to completion of the OFSC Facility Assessment, Polaris engaged Architectural Vision Group, Ltd. (AVG) to provide professional consulting services for the purpose of validating the OSFC Facility Assessment to confirm the Scope of Work and Budget required for compliance with current standards. In addition, AVG worked with Polaris to identify further Scope and Budget that would be necessary to provide additional modifications to the facility and site in order to meet Polaris’ current and anticipated future program requirements. The need for additional building area for expansion along with reconfiguration of interior building elements was identified. Aesthetic enhancement of the exterior building façade, the provision of temporary swing space to accommodate services during construction, and miscellaneous site improvements were also identified as items that should be included in the Project. In July 2014, AVG provided an estimate of approximately \$16M for the Probable Cost for Construction of this expanded Scope.

With consideration for estimated costs associated with both the Scope defined by the OSFC Assessment and the Scope associated with the additional modifications identified to fulfill Polaris’ goals and Program of Requirements, as well as estimated costs for the projected Construction Contingency and Soft Costs, the Total Probable Cost for the Project was estimated to be approximately \$51M in July 2014.

In response to identification of these goals and definition of the overall Project Scope and Budget, during latter portion of 2014 Polaris began to pursue funding to cover the costs associated with this Project. As part of this pursuit, AVG was engaged to assist Polaris with this campaign and provided preliminary conceptual drawings of the proposed design for the renovations and construction. As a result of these efforts, Bond Funding for the Project was approved during 2015.

Recently Polaris has expressed a desire to maintain a Total Project Cost of approximately \$48M. In response, AVG has made adjustments to the Project Definition to reduce the Scope so that it aligns with this Budgetary Goal.

### **GENERAL PROJECT DESCRIPTION**

The Polaris Career Center Renovation and Expansion Project will include demolition, renovations, construction of new building additions, reconfiguration of interior spaces, and site improvements as part of the Work activities. All Work will occur at the existing educational facility located at 7285 Old Oak Blvd. in Middleburg Heights, Ohio.

The Scope of the Project will likely include:

- The addition of a Mezzanine within existing high bay space to accommodate classrooms, lockers, and restrooms
- A new main lobby addition
- A new public entrance addition
- A new building addition to accommodate a Special Education and HVAC Adult Lab program
- Reconfiguration of current Shop program spaces to accommodate a Culinary Arts program and a Cosmetology program as well as a Restaurant
- Installation of exterior cladding material or rainscreen to upgrade the aesthetic of the façade
- The provision of ten (10) modular classroom trailers to serve as temporary swing space as required during construction activities
- Demolition and installation of interior building elements associated with reconfiguration of various interior spaces
- Site improvements including repair and/or replacement of materials for vehicular drives and curb cuts, surface parking areas, pedestrian plazas, site furniture, storm water management, etc.
- Removal, renovation and/or installation of various building systems and infrastructure are likely to include but are not necessarily limited to the following elements:
  - Interior Partitions, Doors, and Windows
  - Exterior Walls, Doors, and Windows
  - Foundation and Chimneys
  - Floors and Roofs
  - Accessibility
  - Interior and Exterior Finishes
  - Electrical Power and Lighting
  - Safety and Security
  - Information Technology
  - Life Safety, Fire Alarm and Fire Suppression
  - Interior and Exterior Lighting
  - Emergency/Egress Lighting
  - Site /Civil

- Sewerage and Water Supply
- Landscaping
- Capital Investment and Fixed Equipment
- Furniture, Fixtures, and Equipment (FF&E)

As the Owner and Client, Polaris has engaged the AVG to provide the Architectural and Engineering (A/E) Design Consulting Services for the Project. As part of this engagement, AVG is working with Polaris to develop the Program of Requirements (POR). As the method for delivering the Project, Polaris has elected to utilize a Construction Manager At Risk (CMAR) and will therefore also engage the consulting services of a CMAR as part of the Project Team.

The Basis of Design for this Project will largely be based upon criteria defined within the 2016 Ohio School Design Manual (OSDM). However, because funding for the Project is sourced locally with no allocation from the Ohio Facilities Construction Commission (OFCC), strict adherence to the OSDM AND OFCC requirements will not be mandated.

All aspects of the Project and related issues will be implemented and operated consistent with the Owner's policies and procedures.