

Site Plan Amendment (S141001A)
Architectural Relief

We are proposing to construct this building in two phases based on the growth of enrollment in the first few years. As the building is expanded, certain required architectural elements of the first phase will simply be demolished and wasted. We request the approval to not have to construct certain architectural elements on the initial building, but commit to construct them on the final building, with a commitment to construct them before the fourth year of operations even if the enrollment does not yet warrant to full build-out.

After receiving approval of S141001, the final projects costs based on the final building design and engineering requirements exceeded the feasibility of what the original 816 students could support. International Leadership of Texas worked with the State Department of Education to modify their state charter to expand to enrollment capacity of their high school model. Although the building size is increasing, there are more efficiencies gained in the use of the building to accommodate the additional students to make this feasible.

The first phase of building construction consists of 89,183 sf and would accommodate up to the approved 816 students. The second phase of construction results in the final campus of 120,638 sf, is being considered under the Concept Plan application CP151102 before you, and would accommodate the full proposed enrollment of 1,600 students. We anticipate that the first two to three years, the school anticipates an enrollment of less than 800 students. Thus we are minimizing the initial cost outlay by constructing a smaller school to serve the lower enrollment. We project that year three (fall of 2018) enrollment could exceed the 816 approved students, and thus demand the construction of the final phase, however, with unexpected delays, we recognize it could be the fall of 2019 when the full campus is needed.

Since we must construct the school in phases, there are a number of architectural elements that end up having to be built twice, which equates to higher construction costs. These specific items are the four extended canopy and column elements at the four side entrances (east and west), and the two extended canopy and column elements along the rear wall (south). As we extend the four wings in Phase II, the canopy and columns must be demolished or dismantled and rebuilt on the new ends. As the new wings are constructed at the rear, the two canopies on the rear wall will be located interior to the long alcoves and will be hidden from view, so we are building two elements that will have no aesthetic value.

We request your approval to not construct the four canopy and column elements on the end of the wings, and the two canopy and column elements on the rear walls in Phase I. Exhibit EX-7 shows the current approved elevations. Exhibit EX-9 reflects the temporary look of the building per this request. These architectural elements will be built by 2019 at the latest to reflect the approved elevations. We propose that if the final expansion has not been constructed for the beginning of the school year in 2019, we will commit to construct these elements on the existing building.

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