

WAKE COUNTY BOARD OF EDUCATION Work Session

PRECIS

SUBJECT/TOPIC

PROPOSAL TO BUILD ADDITIONAL NEW SCHOOLS

DEPARTMENT, BOARD/STAFF LIAISON(S), AND ANY PRESENTERS FROM OUTSIDE THE DISTRICT

Superintendent Tata, Don Haydon, Joe Desormeaux

BACKGROUND

Funding is available within the CIP 2006 capital improvement program to build additional new schools. Staff will provide:

- An overview of funds available;
- Proposal for building additional new schools;
- Process and criteria for selecting design firm;
- Discuss potential changes to design parameters;
- Discuss exemption for CM selection criteria

FISCAL IMPLICATIONS

Funds will be available within savings in CIP 2006.

NEXT STEPS / RECOMMENDATIONS

The Board will have the opportunity to discuss the issues and to provide direction to staff. Staff would plan to present CIP 2006 reallocation actions and CM selection exemption for approval at the July Board meeting.



Proposal to Build Additional New Schools

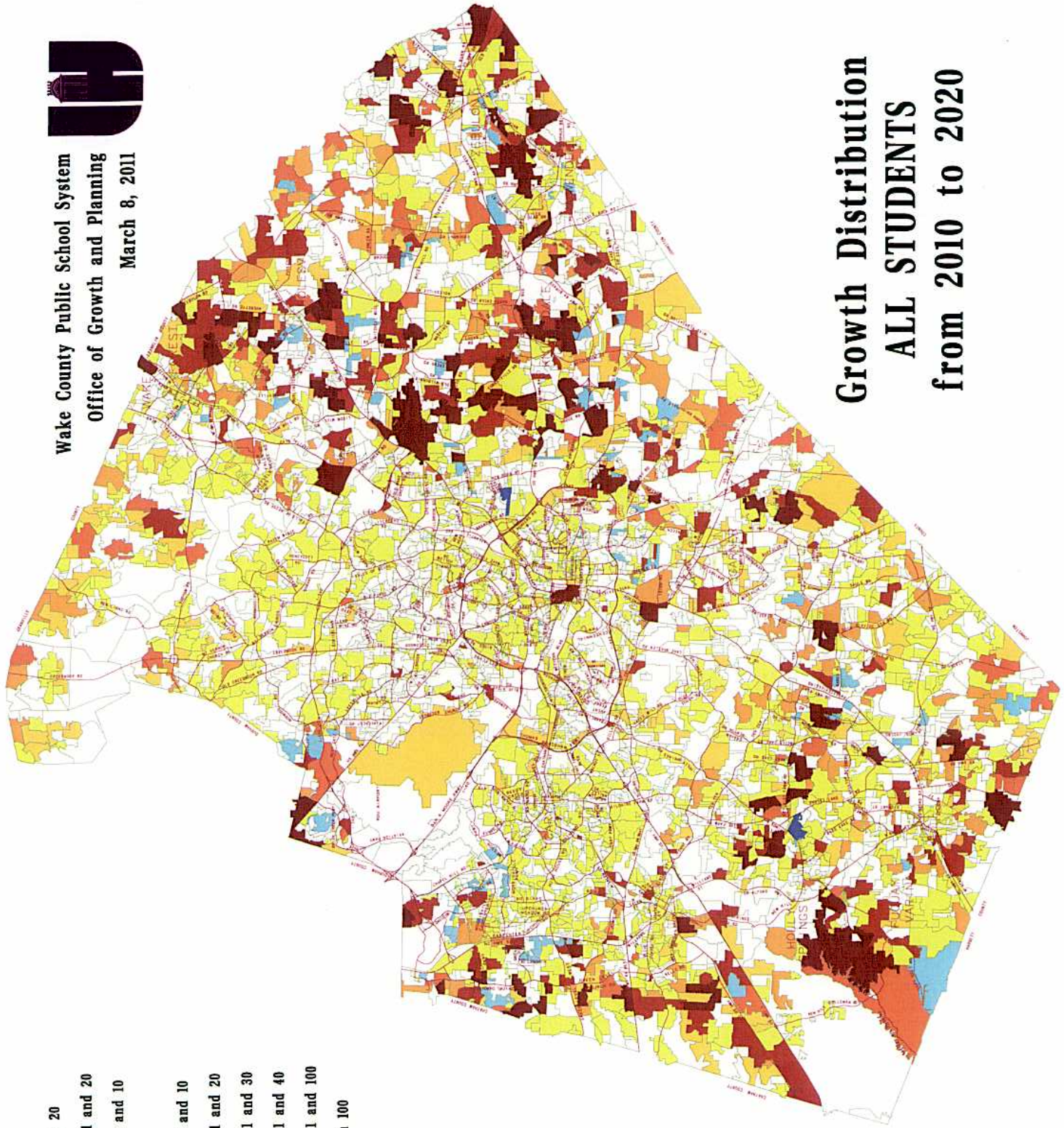
June 21, 2011

Outline

1. Where new schools are needed, based on crowding and growth
2. Funds available in CIP 2006
3. Proposal to meet needs with funds available
4. Process for selecting firms and criteria for selection
5. Changes to design parameters
6. Next steps:
 - a. Staff proceed with design for modular installations at 3 high schools;
 - b. Staff issue RFQ for high and requests to reallocate funds at July meeting;
 - c. Board waive construction manager selection process at July meeting;
 - d. Board approve design firm for high school at August meeting;



Wake County Public School System
Office of Growth and Planning
March 8, 2011



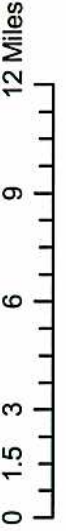
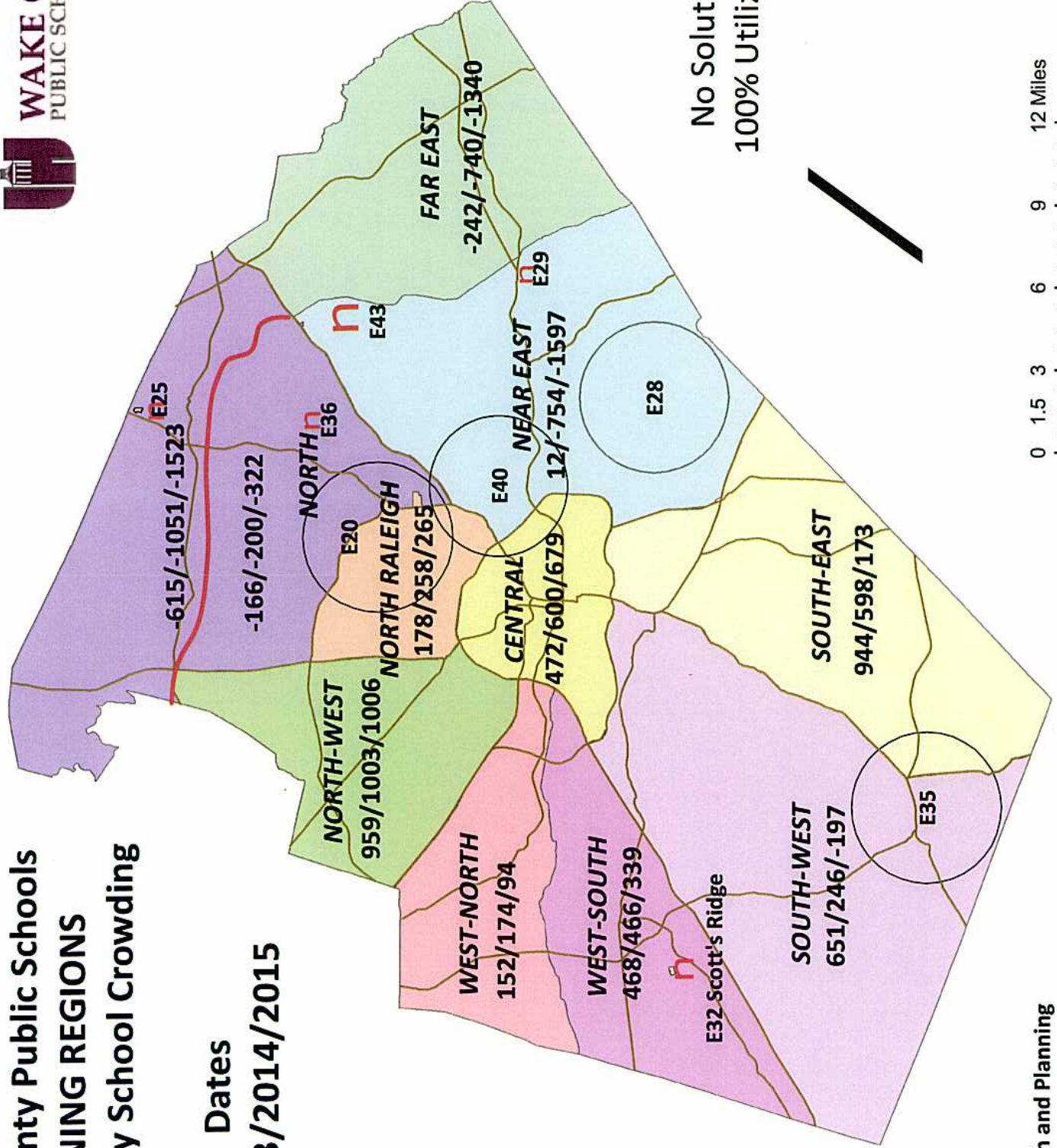
- decrease more than 20
- decrease between 11 and 20
- decrease between 1 and 10
- no change
- increase between 1 and 10
- increase between 11 and 20
- increase between 21 and 30
- increase between 31 and 40
- increase between 41 and 100
- increase more than 100

Growth Distribution ALL STUDENTS from 2010 to 2020

**Wake County Public Schools
PLANNING REGIONS
Elementary School Crowding**

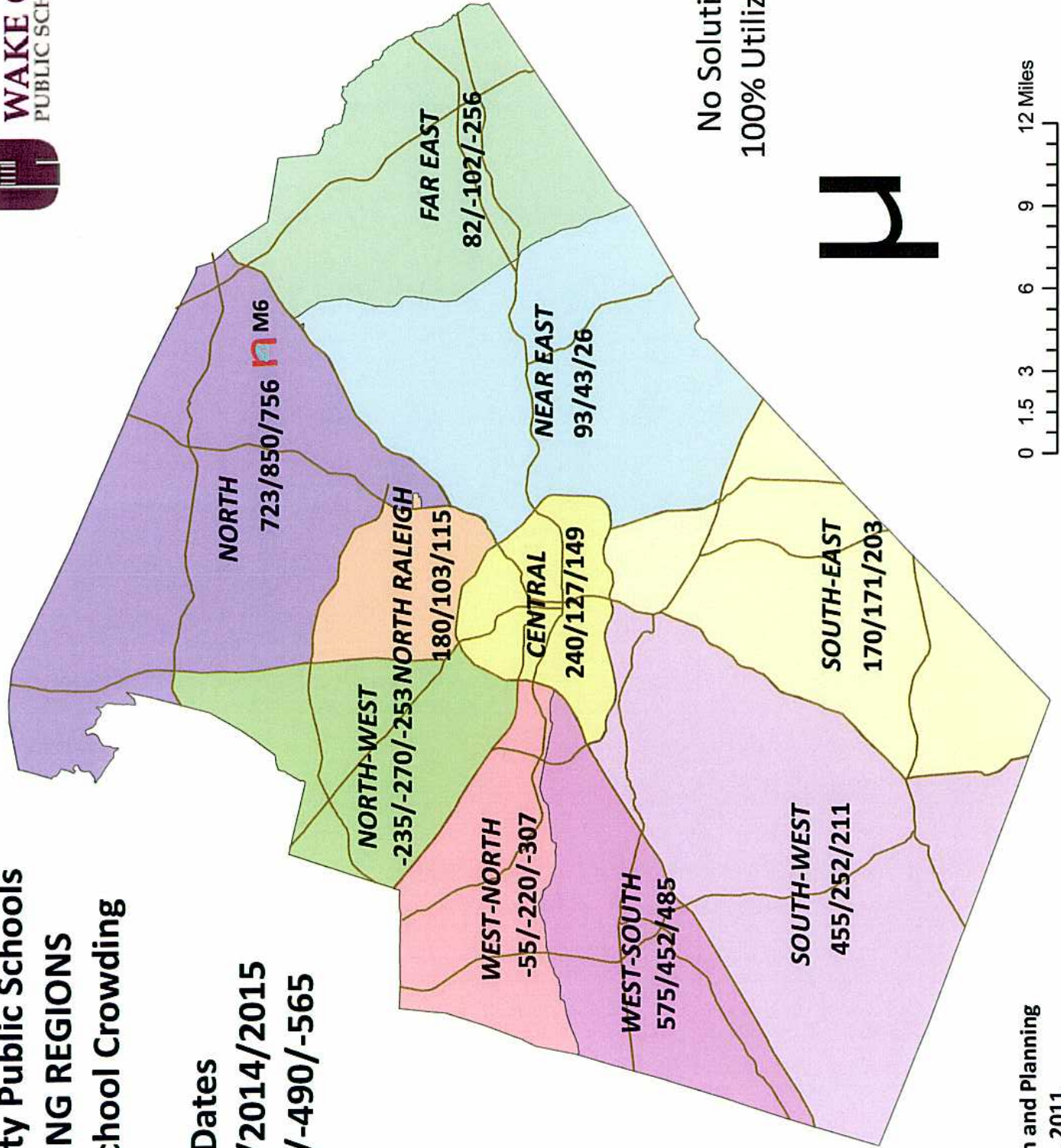


**Dates
2013/2014/2015**

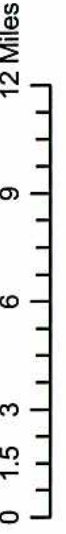


**Wake County Public Schools
PLANNING REGIONS
Middle School Crowding**

**Dates
2013/2014/2015
-290/-490/-565**



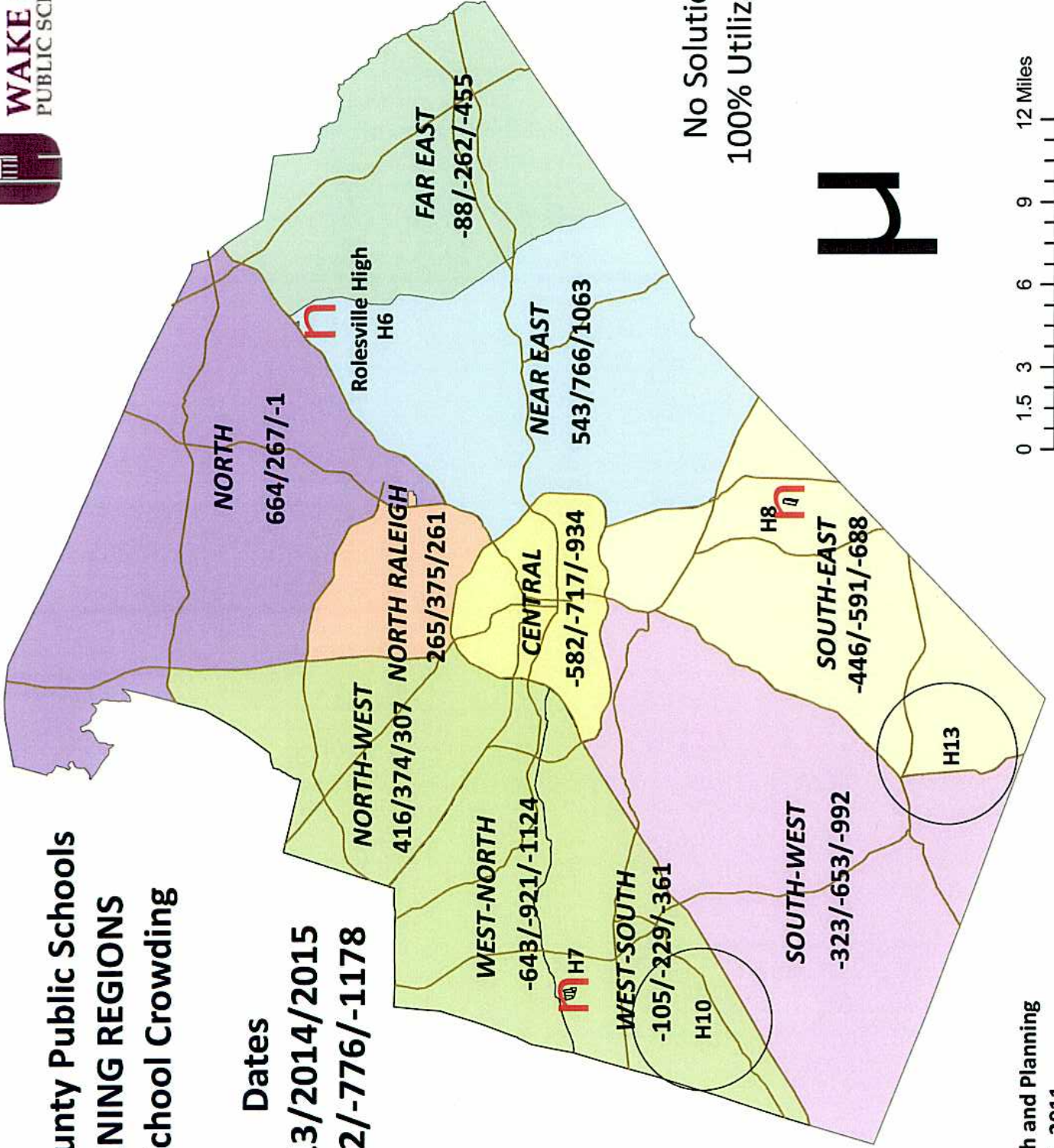
No Solutions
100% Utilization



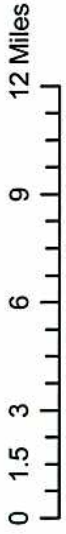
**Wake County Public Schools
PLANNING REGIONS
High School Crowding**

Dates

**2013/2014/2015
-332/-776/-1178**



No Solutions
100% Utilization



**School Needs and Capital Planning
Schools Needed by Location**

Elementary/High Option

	2012	2013	2014	2015	2016
Elementary	-Early start E-20 @ Spring Forest Road modular; -Early start E-25 @ Dubois modular;		- New school on East Wake High north campus (E-29); - New school at North Wake landfill site (E-20); - New Scotts Ridge Elementary (E-32);	-New school at Raleigh (E-28); - New school at Forestville Road site (E-36); - New school in Wake Forest (E-25);	- New school in Fuquay-Varina (E-35); - New school on Rolesville High campus (E-43); - Close Garner HS 9 th grade center & reopen Garner school; - New school @ site TBD in east Raleigh (E-40);
Middle	- Rolesville Middle School opens;			- New small middle school (M-8 site)	
High	- Additional 8 classroom moduls at: Athens Drive; Holly Springs; & Middle Creek High Schools;	- Rolesville High School opens; - Establish 9 th grade center for Garner High; - Establish 9 th grade center for Panther Creek High	- New H-7 small high school in Cary (1663 students);		- New H-8 high school in Garner (2200 students);

Middle/High Option

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Middle	- Rolesville Middle School opens;		- New M-8 small middle school in Raleigh		
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Shading indicates schools funded from a bond referendum in fall 2012 or spring 2013; if referendum held in fall 2013 or spring 2014, completion dates move out one year.

Proposal to Use CIP 2006 Funds for Construction of New Schools

Funds available:		Elem/High Option	Middle/High Option
	Reserve fund	\$59.4	\$59.4
	Program contingency	11.2	11.2
	Estimated future savings	20.7	20.7
	Total available	\$91.3	\$91.3
Needs:			
	Offsite infrastructure M-6 and H-6	4.5	4.5
	E-20 infrastructure per MOU	2.5	2.5
	Additional funding for crowding solutions: early start E-20 and E-25; modular units at Athens Drive, Holly Springs and Middle Creek HS	1.3	1.3
	9 th grade centers in Cary and Garner	13.8	13.8
	Program management through 2014	7.5	7.5
	New E-29 elementary school to open in 2014	25.0	0
	New M-8 middle school to open in 2014	0	34.5
	New H-7 small high school to open in 2014	59.0	59.0
	Total	\$113.6	\$123.1
Shortage:		\$22.3	\$31.8
Sources of funds & impact:			
	Reduce land purchases to \$6 million	(9.0)	(12.0)
	Reduce early start design, resulting in possible delayed start of projects in next bond.	(8.1)	(12.6)
	Reduce funding for mobile unit moves, allowing only 20 classrooms to be moved	(5.2)	(5.2)
	Delay life cycle project(s)		(2.0)
	Total	(\$22.3)	(\$31.8)

REQUEST FOR QUALIFICATIONS

No. 11-A

The following criteria will be used to select firms for interview and the final selection. Please address the following in your submissions:

1. Expertise and past performance in High School Projects:

- How many new high school projects has your firm completed?
- How many new high school projects have you completed in North Carolina?
- What was the average of your last estimate to the actual bid for your last 5 projects over \$10M (% difference)?
- What is the average percentage of Errors & Omissions change orders compared to the initial bid for your last 5 projects over \$10M?
- Have you had any legal issues or major technical issues on any of your projects (Yes/No)? If yes, please include an explanation.
- What is the average number of addenda for your last 5 projects over \$10M?
- How many CM@Risk projects have you designed in the past 5 years?
- Describe your experience in determining life cycle and ultimate selection of building components and systems:

2. Staffing and proposed design team for the project:

- Number of architects in your firm:
- List proposed design team with a summary of their education background, professional registration, years of experience, and direct experience with high school projects:
- List your proposed MEP, Site, Civil, and Structural Consultants:
- What is the average percentage of MBE participation for subconsultants on your last 3 projects over \$10M?
- Describe your experience with Building Information Modeling (BIM):
- Include any Letters of Recommendation that you desire:

3. Proximity to, and familiarity with, the area where the project is located:

- Does your firm have an office in Wake County (Yes/No)? If no, where is the closest office?
- Are you familiar with the Town of Cary's developmental codes and ordinances (Yes/No)?
- How many projects over \$10M, including schools, have you completed in Wake County?

4. Sustainability in school design:

- Describe your design strategy to achieve optimal energy and water efficiency and any other sustainable features:
- List any awards, recognitions or professional acknowledgments you've received for sustainable design:

5. Proposed prototype high school design:

- **Submit a site drawing, using the WCPSS supplied electronic site plan, that shows all site program elements, including but not limited to, stadium, athletic fields, track, tennis courts, parking, etc.**
- **Submit a draft building floorplan of your proposed prototype that closely matches WCPSS space standards.**
- Submit a comparison of your proposed space standards to the WCPSS standards using the provided spreadsheet.
- Describe your proposed prototype including interior and exterior features, mechanical systems, etc.
- **What is your estimated cost per square foot (building only - no site cost) to bid your proposed prototype in Cary today? (space standards should be close to WCPSS, but ed. specs. and design guidelines may be different - show calculations for making your cost per square foot determination)**
- **List significant deviations from WCPSS Educational Specifications and Design Guidelines, and how they impacted the above calculated cost per square foot.**

Description of difference

Estimated total building cost per square foot impact

Estimated life cycle impact

- **List significant deviations from WCPSS Space Standards that you would like to have WCPSS consider changing and the impact**

Description of difference

Estimated cost impact

- Can your prototype be modified/submitted for permitting in time for sitework to begin early September 2012 (Yes/No)?

INPUT FROM ARCHITECTS AND CONSTRUCTION MANAGERS

Examples of accepted changes

- 1) Use fabric ductwork in large areas with exposed structures such as gyms
- 2) Eliminate vinyl wallcoverings in the classrooms
- 3) Use composite surfacing material only for window sills
- 4) Eliminate the asphalt binder beneath parking spaces and only use it in main travel paths and bus areas
- 5) Use the most economical type of site utility piping that the code allows
- 6) Use only standard air handling equipment (no custom units)
- 7) Use stone instead of concrete or fencing area beneath outside bleachers
- 8) Use lower strength concrete in sidewalks
- 9) Use epoxy coated trench drains instead of stainless steel in kitchens
- 10) Use load bearing masonry when construction timing allows

Examples of areas to investigate for additional savings

- 1) Size of media centers
- 2) Amount of theater equipment and lighting in the auditoriums should be reduced
- 3) Use more open space offices (cubicles)
- 4) Use low flow urinals instead of waterless urinals
- 5) Use the most economical type of piping inside the building that the code allows
- 6) Eliminate rubberized surfaces on athletic tracks
- 7) Voice/data drops and hub cabinets can be reduced by utilizing more wireless technology
- 8) Use high velocity ductwork and open plenums
- 9) Use epoxy flooring instead of tile in kitchen and bathrooms
- 10) Use newer style exterior envelope materials instead of brick or metal panels