

**ORANGE COUNTY BOARD OF EDUCATION
AGENDA ITEM ABSTRACT**

Meeting Date: August 10, 2015

AGENDA ITEM No. _____

ACTION ITEM: (Y/N) _____

SUBJECT: Contract Approval: Cedar Ridge High School Additions Design Consultant

INFO. CONTACT: Patrick Abele, Chief Operations Officer **PHONE:** (919) 732-8126
Pam Jones, Interim Deputy Superintendent

ATTACHMENTS:

1. Contract



STRATEGIC GOAL ALIGNMENT: Orange County Schools will be the first choice for families...

Goal 4 ...through the provision of safe and sustainable operations and well maintained facilities and equipment that support learning opportunities for all students; and

Goal 5 ...through the accountable, equitable and transparent management of human and financial resources.

PURPOSE: To approve a contract with Corley Redfoot Architects (CRA) for design and construction administration of the auxiliary gymnasium and classroom wing addition at Cedar Ridge High School.

BACKGROUND: On May 26, 2015, the Board endorsed CRA as the designer for the auxiliary gym and classroom addition at Cedar Ridge High School; and authorized staff to negotiate a contract for the Board approval. The Board may recall that although only the auxiliary gym is currently funded, the RFP for design services covered both the gym and the classroom wing to allow for better coordination of the overall design. The attached contract was negotiated with CRA over the summer for the design of the auxiliary gym and includes the following highlights:

- The base design fee for the auxiliary gym is \$225,000
- A total of \$71,450 is recommended in additional services in order to support the desired outcome of this project. A summary of the additional services is as follows:
 - \$ 2,650.00—Land survey is required for various regulatory submittals.
 - \$ 5,500.00—Programming, which will include an in-depth programming phase with various input sessions and potential site visits to ensure the built project meets district expectations.
 - \$ 8,000.00—Pregualification of bidders will assure potential bidders are thoroughly vetted and determined to be qualified to carry out the work prior to bid day. Only bidders successfully completing the pre-qualification process will be eligible to submit bids.
 - \$15,000.00—Environmentally responsible design will allow the District to explore and consider a broader range of environmentally sustainable design options; and to have full life-cycle cost information that will inform the final design choices.
 - \$40,300—Additional construction administration will allow the construction administrator from CRA to be on site three, rather than one day per week. Many, many times the success of a project rests on the quality of oversight by the Owner and architect. Given the District's limited staffing of qualified personnel with time to spend on the job site three days each week, this is money well spent. Further, Ken Smith, the CRA construction administrator assigned to this project has a proven track record with the District.

Design and construction document preparation is estimated to take approximately six months, with bid solicitation in early-2016. The estimated completion of the auxiliary gym is winter-2016.

Funding for the classroom wing is not currently available however staff will be exploring options to assemble planning funds for the Board's consideration in the upcoming weeks. Given the school's current over-crowded conditions, it would be advantageous to have a shovel ready project by the end of calendar-2016. The OCS Capital Investment Plan (CIP) currently projects construction in 2016—2017. The County includes it in their 2019—2020 CIP, however, earlier funding may be an option assuming the success of the November 2016 bond referendum.

Some preliminary requirements for the classroom project can be accomplished in tandem with the auxiliary gym within current resources, such as the survey work and soil testing. They will be pursued to the extent current funding allows.

FINANCIAL IMPACT: The total funding required for the auxiliary gym project is \$296,450. A total of \$300,000 is currently available in the Capital Investment Plan. Additional funding will be secured at a later date for the classroom wing design portion of this contract.

RECOMMENDATION(S): The Superintendent recommends the Board of Education approve the contract with Corley Redfoot Architects for design of the auxiliary gymnasium and classroom wing at Cedar Ridge High School for a total cost of \$296,450 plus reimbursable expenses; and authorize the Chair to sign on behalf of the Board.