



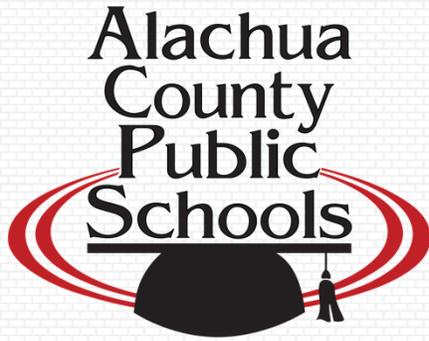
ALACHUA COUNTY PUBLIC SCHOOLS FACILITIES INVESTMENT INITIATIVE

District Projects Schedule

April 16, 2019

WHAT WE ARE GOING TO TALK
ABOUT TODAY





AGENDA

John Gilreath

GIS Manager

jgilreath@drmp.com



- Review Initiative
- Overview of effort to date
- Definitions/Timelines
- Project Considerations
- Project Schedule
- Discussion

INITIATIVE OVERVIEW

- Sales tax passed by Alachua County voters, November 2018
- Types of Projects Addressed- Classroom space is the focus
- 12 year sales tax combined with traditional 1.5 millage
- Sales tax revenue received on a monthly basis
- Collection began Jan 2019, 1st receipt in March 2019



INITIATIVE INPUT

- Community input (2016-2018)
 - ACCPTA community suggestions survey
 - School workshops
- Community forums in the summer 2018
- Principal meetings to develop holistic needs list
- School Planning Advisory Committee (SPAC) 2017-2018
- Facilities Staff- ongoing maintenance, repairs, and sustainability



DISTRICT'S GOALS

- Comprehensive assessment of building conditions
- Address capacity and equity district-wide
- Create project schedule for implementation
- Open and transparent final deliverable for the public



DEFINITIONS

Competitive Consultants Negotiation Act (CCNA)

F.S. 287.055 enacted in 1973

- Requires public agencies to select professional services consulting firms based on qualifications rather than “low bid”
- Uniform procedures and policies for fair and open competition
- Applicable to Engineers, Surveyors, Architects, and Landscape Architects
- Any stand alone project exceeding \$35,000 in professional services or \$325,000 in construction costs
- Any continuing contract services exceeding \$200,000 for professional services or \$2,000,000 in construction costs



DEFINITIONS

Quality Based Selection (QBS)

- Mandated for federal procurement under 1972 Brooks Act
- Enacted with CCNA as Florida law in 1973



DEFINITIONS

Request for Qualifications (RFQ)

- Based on predetermined requirements of the owner
- Lists each requirement and assess responses for the ability to meet that requirement
- Current continuing professional design service contracts at the District include architectural, roofing, and mechanical/electrical/plumbing (MEP)
- 2019 campus-wide redevelopment projects have architects selected through RFQ



DEFINITIONS

Construction Management Statement of Qualifications (SOQ)

- Construction firms respond with demonstrated prior experience
- CM At-Risk (CMAR) with a Guaranteed Maximum Price (GMP) or Hard-Bid
- SOQs currently under evaluation for the 2019 projects in the design phase



DEFINITIONS

Quality Based Selection (QBS) Timeline

Selection

- Owner identifies general scope and issues RFQ
- Owner committee evaluates proposals from firms
- Owner committee determines a short-list interview of qualified firms
- Owner committee conducts interviews and ranks firms



DEFINITIONS

Quality Based Selection (QBS) Timeline

Negotiation

- Top-ranked firm assists in defining a formal scope of work
- Design firm develops and submits detailed fee proposal
- Owner and firm work to modify scope, schedule, and budget
- If agreement cannot be reached, negotiations can begin with second ranked firm



DEFINITIONS

Castaldi Analysis

A mathematical computation used to determine if it is more cost effective to build a new educational facility or remodel, add to, or upgrade the existing facility.

- Considers the age of the facility and the replacement value of that facility
- Completed by the District, requires Department of Education (DOE) approval
- Determines if the school district should be allowed to replace rather than renovate



DEFINITIONS

Design vs Construction

- Design occurs first and in phases
- Conceptual planning of buildings and site
- Community engagement
- Design iterations (30%, 60%, 90% plan submittals for owner review)
- Permitting occurring at milestones
- Construction does not start until after design approved and permitted



DEFINITIONS

Construction

- Construction can occur in phasing or standalone projects
- District has brought CMs on early for cost reduction
- Design plans reviewed and bid item lists generated
- Subcontractor bid packages are released
- Construction coordination and site layout before any work occurs
- Routine inspections throughout, final certificate of occupancy issued



DEFINITIONS

Permitting

- State and local primarily
- Design vs inspection permitting
- Water Management Districts, Dept. of Environmental Protection, DOE
- Cities and County (Public Works, Planning/Zoning, Fire Marshal, Utilities)
- Univ. of Florida Environmental Health and Safety
- Address what you can upfront but “critical paths” remain



TIMELINES

Architectural RFQ- 11 months to a year

- Advertisement: 1 month
- Response: 3 weeks
- Committee Review, Interview, and Selection: 2 months
- Architect Selection to Board: 1 ½ months
- Scope & Contract Negotiation: 4-5 months
- Contract to Board for Approval: 1 ½ months



TIMELINES

Construction Manager- 11 months to a year

- Advertisement: 1 month
- Response: 3 weeks
- Committee Review, Interview, and Selection: 2 months
- CM Selection to Board: 1 ½ months
- Scope & Contract Negotiation: 4-5 months
- Contract to Board for Approval: 1 ½ months



TIMELINES

Elementary School “I” Design Reuse (No RFQ required)

- Interlocal Agreement SPAC: 8 months
- Land Acquisition: 0 months
- ACPS Design Modifications, Site Design, and Permitting: 1 Year
- Design Documents to Board for Approval: 1 ½ months
- Building Permits and Construction: 18 months



TIMELINES

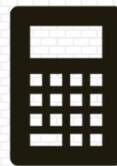
Castaldi Analysis

- Compilation: 4-6 months
- Board Approval of Application to DOE: 1 ½ months
- DOE Review and Approval: 7-9 months



EFFORT TO DATE- WHAT WE HAVE

- Received original architectural estimates, roof surveys, and HVAC reports
- Published list of projects for each school released to public
- List of projects for each school w/ estimated dollar amounts



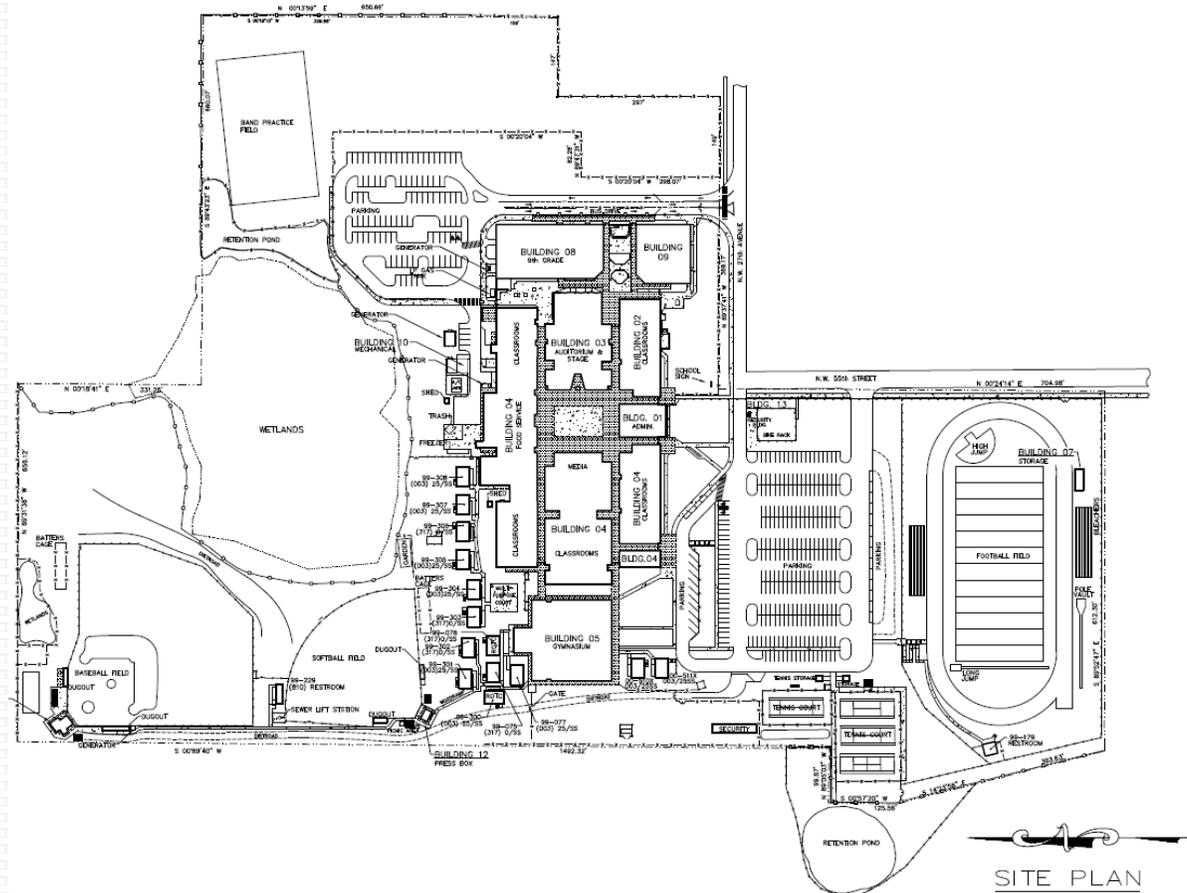
EFFORT TO DATE- WHAT WE'VE DONE

- Formatted project list, additional classifications for data management
- Copies of FISH plans integrated for all sites
- Geographic Information Systems (GIS) District data
- Architects selected (RFQs); advertised for CM GMP SOQs



EFFORT TO DATE- WHAT WE'VE DONE

- Copies of FISH plans for all sites
- Building Numbers included
- Building Use
- HVAC and Roof link
- Portable locations



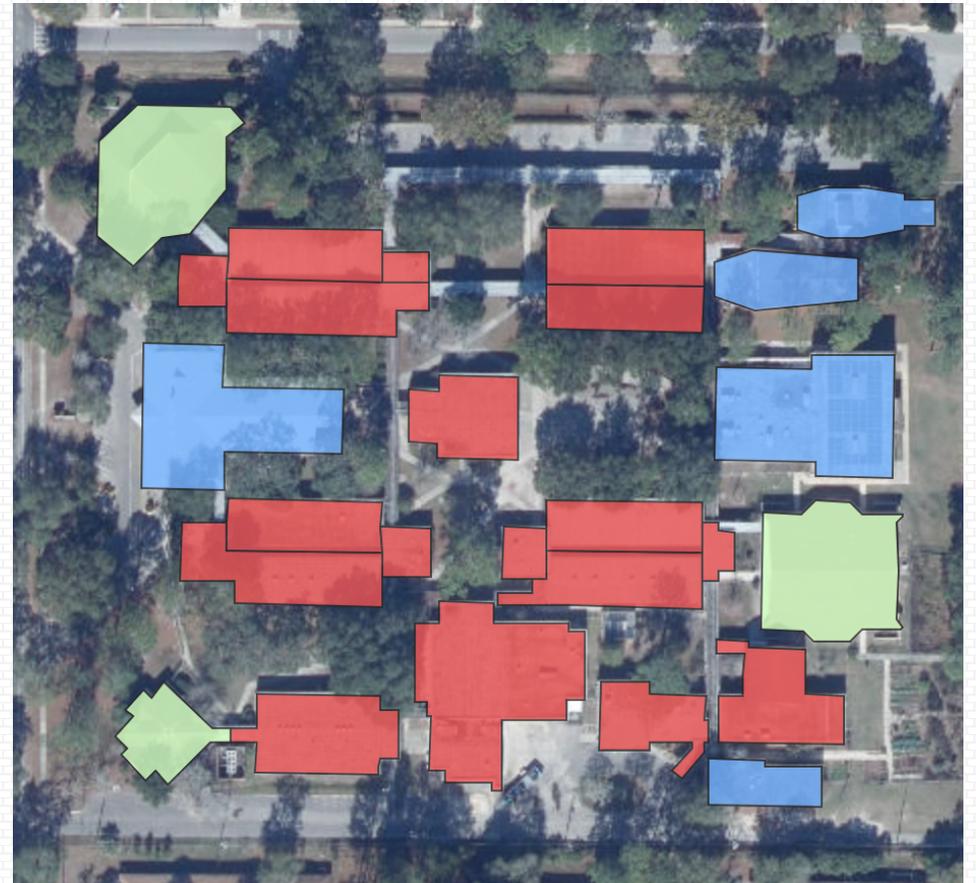
SBAC
SCHOOL BOARD OF ALABAMA COUNTY
SCHOOL BUILDING DEPARTMENT
PHONE (335) 393-7400 FAX 295 348-6728

FISH PLAN
BUCHHOLZ HIGH SCHOOL
5510 NW 27th AVE, GAINESVILLE FL 32606

Project Title	FISH PLAN
FILE NAME:	00295.DWG
REVISION DATE:	10/16/2015 DM
Scale:	
Date:	01/25/07
Drawn:	BKD
Checked:	
Admin. no.:	0029

EFFORT TO DATE- WHAT WE'VE DONE

- Information attributed to building footprints in GIS
- Adding new locations
- Baseline for analysis
- Compare building conditions



ADDITIONAL DETAILS



- Compared current and planned projects
- Represent security upgrades
- Budget vs Schedules
- Public outreach plan

PROJECT CLASSIFICATIONS

- Create project schedule based on what we know now
- Government Finance Officers Association best practices
- Open and transparent final deliverable for the public

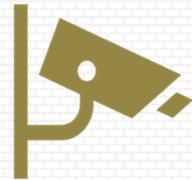


PROJECT CLASSIFICATIONS

- Divide Projects into similar themes
- Develop standard criteria for team review



Facility Renewal



Campus Security



Renovation/
Modernization



HVAC/
Roof

PROJECT CLASSIFICATIONS

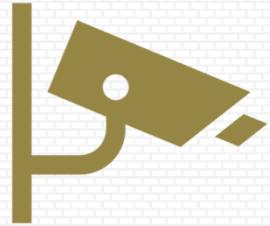


Facility Renewal

- Construct or demolish buildings
- Capacity-carrying projects identified
- Scheduling concerns- construction, phasing, transportation, funding
- Mobilization and materials are an immediate concern



PROJECT CLASSIFICATIONS



Campus Security

- Line-item budget for each school from state
- \$5 million included in sales tax
- Mix of projects- site, building, technology
- Priority funding requirements

PROJECT CLASSIFICATIONS



Renovation/
Modernization



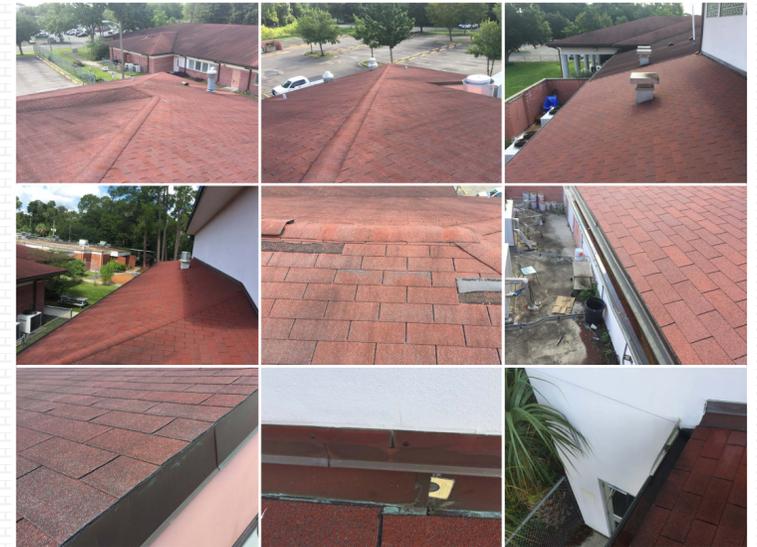
- Physical locations and overall infrastructure improvements
- Mix of projects- site, building, equipment, technology
- Priority for 21st Century Schools & student achievement
- May be a part of larger campus improvements or as priority stand alone projects

PROJECT CLASSIFICATIONS



HVAC & Roof

- May be a part of larger campus improvements
- Necessity for any level of school; health and safety
- Most dependent on available labor and equipment
- Essential for high quality educational environment



SCHEDULE CONSIDERATIONS



Design
Capacity



Age of
School



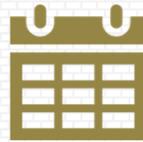
Functional
Equity



System
Needs



Funding
Constraints



Project
Timeline



Labor &
Materials



Fed/State
Mandates



Board
Policy

IMPACT CRITERIA



Sustainability



Economy



Social Equity



Health/Safety



Transportation

ADDITIONAL CONSIDERATIONS

- Portable unit staging
- Student relocation
- Student matriculation
- Immediate impact
- Project phasing
- Swing schools
- Community Redevelopment Agency
- Wild Spaces Public Places
- County Comprehensive Plan
- Transportation



Design
Capacity



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Labor &
Materials



Fed/State
Mandates



Board
Policy

PROJECT TIERS

Tier I - Selected to immediately address capacity and equity

- Idylwild
- Metcalfe
- Bishop
- Santa Fe Auditorium
- Eastside and Buchholz Science Labs
- Complete Oak View Master Plan
- Elementary School "I"



Design
Capacity



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Fed/State
Mandates



Board
Policy

PROJECT TIERS

Tier II - Project list based on District criteria and review

- Building Age, Roof Condition, HVAC Condition, Campus Needs
- DOE approval and project phasing affect timelines
- Overall fiscal constraints for annual progress
- Emergencies may shift this priority list



Design
Capacity



Age of
School



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Project
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Labor &
Materials



Fed/State
Mandates



Board
Policy

PROJECT TIERS

Tier III - Projects selected to impact the District in the first five years

- Each campus reviewed for projects
- Projects that fall within the guidelines of CCNA
- Can be issued directly to continuing service contracts for efficiency
- District-wide impact for every school



Design
Capacity



Age of
School



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Equity



System
Needs



Funding
Constraints



Project
Timeline



Labor &
Materials

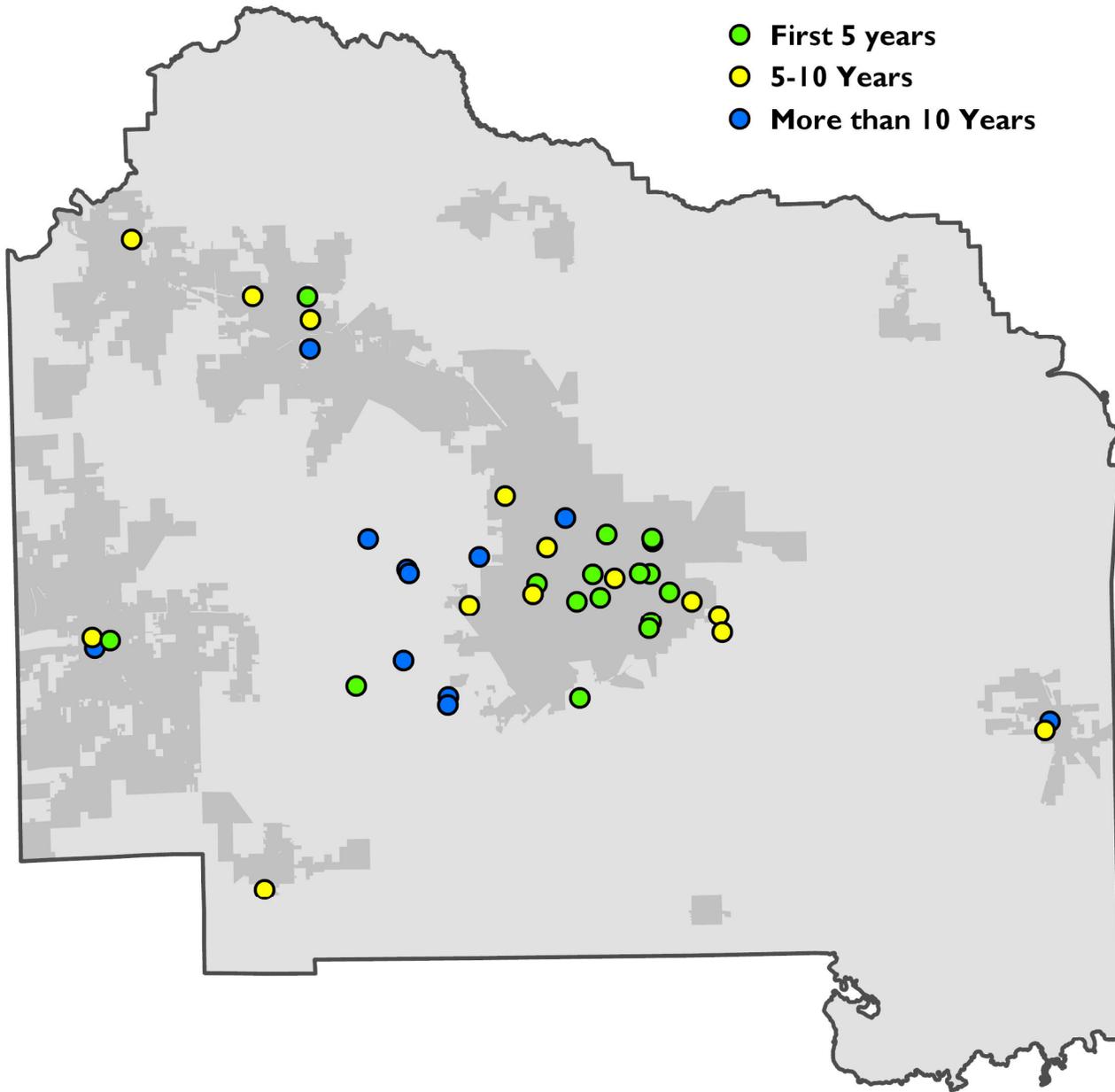


Fed/State
Mandates



Board
Policy

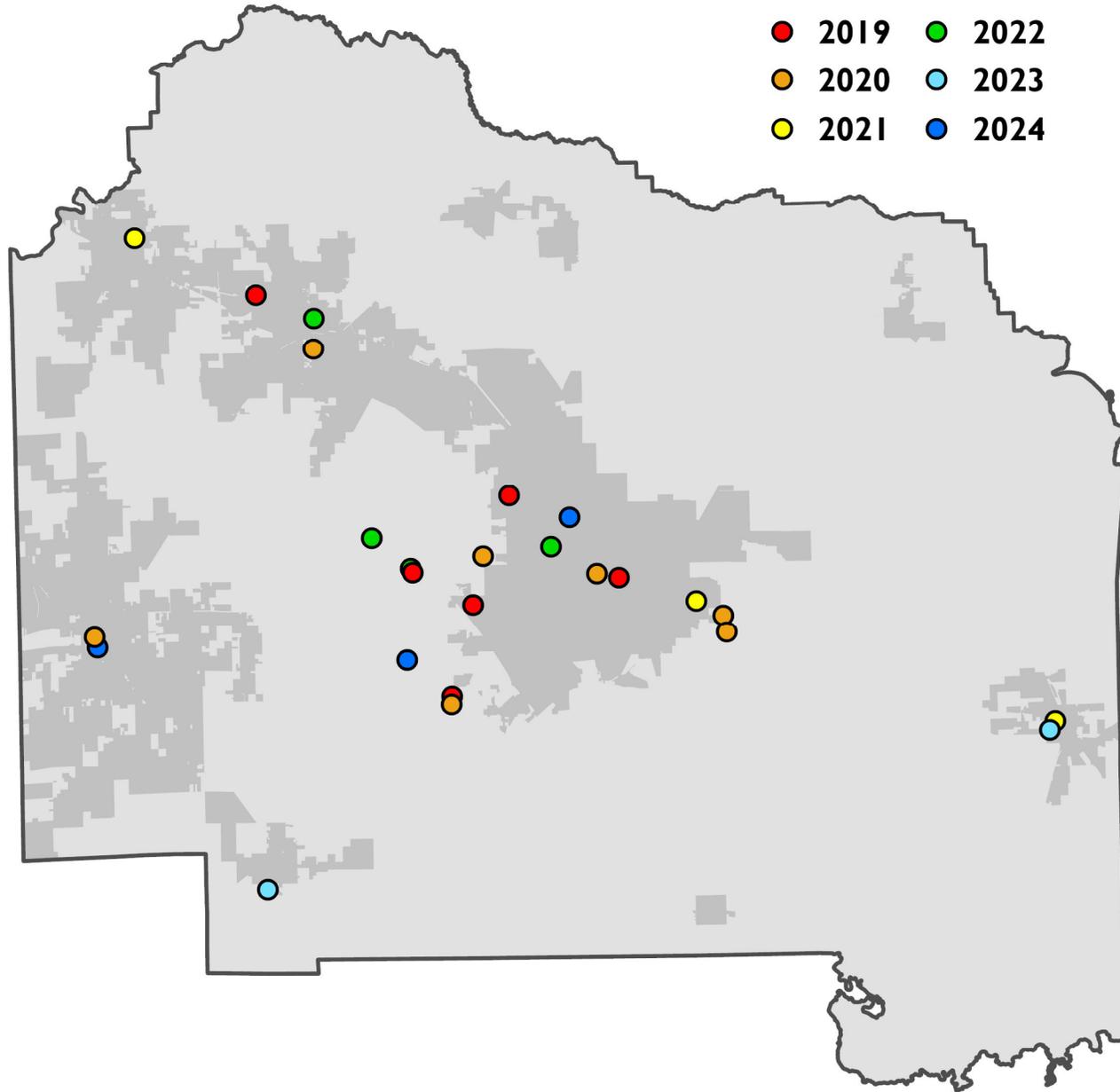
Tiers I & II Project Years



- **First 5 years**
- **5-10 Years**
- **More than 10 Years**

Name	Year
Metcalfe Elementary	2019
Howard Bishop Middle	2019
A. Quinn Jones Center	2019
Idylwild Elementary	2019
Oak View Middle	2019
Elementary School I	2019
Finley Elementary	2020
Westwood Middle	2021
Stephen Foster Elementary	2022
Rawlings Elementary	2022
Williams Elementary	2022
Fearnside Family Services Center	2022
Mebane Middle	2023
Gainesville High	2023
Duval Elementary	2023
Lincoln Middle	2023
Santa Fe High	2024
Alachua Elementary	2024
Littlewood Elementary	2024
Newberry High	2024
High Springs Community School	2025
Talbot Elementary	2025
Sidney Lanier Center	2025
Hawthorne Middle/High	2025
Lake Forest Elementary	2026
Terwilliger Elementary	2027
Archer Elementary	2027
Glen Springs Elementary	2028
Eastside High	2028
Loften High	2028
Fort Clarke Middle	2029
Buchholz High	2029
Newberry Elementary	2030
Chester Shell Elementary	2030
Wiles Elementary	2031
Irby Elementary	2031
Norton Elementary	2031
Hidden Oak Elementary	2031
Meadowbrook Elementary	2032
Chiles Elementary	2032
Kanapaha Middle	2032

Tier III Project Years



Name	Year
Mebane Middle	
Stephen Foster Elementary	
Rawlings Elementary	
Metcalfe Elementary	
Howard Bishop Middle	
Westwood Middle	
Littlewood Elementary	
Duval Elementary	
A. Quinn Jones Center	
Finley Elementary	
Williams Elementary	
Lincoln Middle	
Idylwild Elementary	
Oak View Middle	
Fearnside Family Services Center	
Elementary School I	
Terwilliger Elementary	2019
Santa Fe High	2019
Talbot Elementary	2019
Sidney Lanier Center	2019
Wiles Elementary	2019
Hidden Oak Elementary	2019
Gainesville High	2020
Buchholz High	2020
Lake Forest Elementary	2020
Eastside High	2020
Newberry High	2020
Kanapaha Middle	2020
Irby Elementary	2020
High Springs Community School	2021
Chester Shell Elementary	2021
Loften High	2021
Meadowbrook Elementary	2022
Alachua Elementary	2022
Glen Springs Elementary	2022
Fort Clarke Middle	2022
Hawthorne Middle/High	2023
Archer Elementary	2023
Newberry Elementary	2024
Chiles Elementary	2024
Norton Elementary	2024

NEXT STEPS

- CMAR selections for Bishop, Idylwild, Metcalfe, New Elementary “I”
- District updates on website bi-weekly
- Story map and project specific links



Design
Capacity



Age of
School



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Needs



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