

Discussion and/or Action Item F.2.1.

Authorization to Select District Architect and
Proceed with State Modernization
Application Process

Prepared by Bill Clark
September 6, 2005

BACKGROUND:

In 1999, the District completed a facilities needs assessment, which identified approximately \$60 million in facilities modernization needs. The District has approximately \$20 million available in State modernization funding eligibility. The District continues to shoulder increasing instructional and financial costs to maintain outdated facilities.

In June 2005, the Board of Education directed staff to proceed with efforts to secure State modernization funding. A Facilities Committee was established. The Facilities Committee completed the architect Request For Proposal and interview process. The Facilities Committee recommends the firm of Sprotte Watson to assist the District with its facilities modernization requirements.

Sprotte Watson will present to the Board of Education this evening a brief summary of their qualifications and the type of work they do.

RECOMMENDATION:

Administration requests that the Board of Education:

1. Approve entering into a contract with Sprotte Watson as the District architect,
2. Move forward actively to secure available State modernization funding through the development and submission of the modernization application,
3. Complete updated, responsive facilities needs assessment for all facilities with an emphasis on classroom learning, instructional resources, safety, operating efficiency, code compliance, modernization, and aesthetic appeal,
4. Discuss some of the options for edifice, infrastructure, or complete modernization plan and include, based on assessment of the needs of our community, costly projections, and
5. Review the financial impact of a local bond and the State's General Obligation Bond in 2006-07.

After the Board discusses these issues and provides some direction to the Assistant Superintendent of Business Services and the architect, administration is recommending that the Board consider scheduling a date in September to hold a Board workshop to provide specific direction to the architect on the scope of work for modernization.

These recommendations support the following district goal:

- Assure school campuses are safe, orderly and healthy.

FISCAL IMPACT:

State modernization grant monies are provided on a match basis. The District is responsible for 40%, while the State will contribute the remaining 60% to modernization projects. The total fiscal impact to the District for architectural and engineering services is anticipated not to exceed 30% of Board of Education approved construction costs unless complete edifice and infrastructure projects are approved.

STUDENT ACHIEVEMENT IMPACT:

Strong positive relationships exist between overall building conditions and student achievement.

Motion: Bartlomew
Seconded: El-Hajj
Vote: 5-0

Agenda Item F.2.1.

Discussion and/or Action Item F.2.4. Approval of Short-Term Architectural Agreement for Pre-Schematic Feasibility Study
Prepared by Bill Clark
November 15, 2005

BACKGROUND:

The Board of Education authorized administration to take advantage of available state modernization funding eligibility estimated to total approximately \$20.0 million and to address the growing need to modernize existing school facilities. Accordingly, administration worked with the District’s Architect, Sprotte Watson, to develop a short-term architectural agreement for the study and renovation of existing schools. The agreement covers work concentrated on the following areas:

1. Options for reconfiguring or converting existing building spaces to better serve the current and future instructional needs of the School/District.
2. Options for building additions or “in-fill” buildings at each site to better serve the current and future instructional needs of the School/District.
3. Options for enhancing the exterior appearance of each campus.
4. Options for improving the general circulation, parking, and the use of exterior spaces at each site.

The agreement covers the development of design options for five focus schools. These design options could then be applied to all sites within the District. Design options would be reviewed with the District’s Facilities Committee on November 29, 2005. A presentation to the Board of Education would be made on December 6, 2005. Following Board input on December 6, 2005, a modernization master plan would be developed in December preparing the District to move forward with the State modernization application process.

RECOMMENDATION:

It is requested that the Board of Education approve the short-term architectural agreement for the pre-schematic feasibility study with a cost not to exceed \$71,000 to be paid from Capital Facilities funding sources.

This recommendation supports the following District goal:

- Assure school campuses are safe, orderly, and healthy.

FISCAL IMPACT:

A cost not to exceed \$71,000 will be paid from Capital Facilities funding sources and we anticipate that these dollars will be reimbursed through developer fees or State modernization funding. This amount and the planning and drawings will support the development of the State application for modernization funding.

STUDENT ACHIEVEMENT IMPACT:

Strong positive relationships exist between overall building conditions and student achievement.

Motion: _____
Seconded: _____
Vote: _____

Agenda Item F.2.4.

November 1, 2005

Santee School District
9625 Cuyamaca Street
Santee, CA 92071-2674

Attn: Mr. Bill Clark
Assistant Superintendent, Business Services

Re: Proposal – Short-Term Architectural Agreement for a Pre-Schematic Feasibility Study for the Renovation of Existing Schools for the Santee School District

Dear Mr. Clark:

Per your request, Sprotte + Watson Architecture and Planning is submitting this proposal as a short term Architectural Agreement to begin work immediately to assist the District in determining the "master plan" scope of work requirements for the modernization of their existing campuses. Once this "master plan" scope of work for the modernization of the existing campuses is identified, a Prime Contract can be implemented.

Summary:

As a first step in implementing a "master plan" for moving ahead with the modernization of the District's schools, the District has requested that a Pre-Schematic Design Feasibility Study be conducted to explore the various options and possibilities available to upgrade and enhance the schools. This Pre-Schematic Design Feasibility Study will focus on five specific sites – Cajon Park, Carlton Hills, Sycamore Canyon, Pepper Drive and Rio Seco Schools. The Pre-Schematic Design Options will concentrate on the following key issues at each school:

1. Options for reconfiguring or converting existing building spaces to better serve the current and future instructional needs of the School/District.
2. Options for building additions or "in-fill" buildings at each site to better serve the current and future instructional needs of the School/District.
3. Options for enhancing the exterior appearance of each campus.
4. Options for improving the general circulation, parking and the use of exterior spaces at each site.

Scope of Services:

The scope of services for the Pre-Schematic Design Feasibility Study will include:

- Attend meetings with representatives of the District to discuss facility and instructional goals, needs and options.
- Attend meetings with principals at the five "focus" school sites to discuss specific school needs and existing deficiencies.

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e-mail: sprottewatson.com

- Conduct initial site visit at each "focus" school to become familiar with existing conditions and use of space.
- Conduct preliminary review of as-built documents for each site.
- Prepare Pre-Schematic Design Studies (Site Plans / Floor Plans / Elevation Sketches) for each site addressing various options for reconfiguring or converting existing building spaces, building additions or "in-fill" buildings, enhancing the exterior appearance and improving the general circulation, parking and the use of exterior spaces.
- Prepare order of magnitude cost data for the options presented. Order of magnitude cost estimate will be based on square footage costs of similar buildings and upgrades recently constructed in San Diego County and on figures originally provided in the 2000 site assessment studies prepared for the District by others. This will not be a detailed, itemized cost estimate of a specific design solution.
- Meet with District's Facility Committee to discuss the various options for the "focus" sites. Implement revisions requested by this group prior to presentation to School Board.
- Prepare presentation of proposed options for review and discussion with the School Board.
- Attend School Board meeting. Assist in presentation of Pre-Schematic Design Option Studies. Assist in question and answer period.
- Based on input of School Board, finalize "master plan" scope of work for modernization at each site.

Schedule:

The schedule for the Pre-Schematic Design Feasibility Study shall be as follows:

Visit Cajon Park and Carlton Hills Schools and meet with principals	October 26, 2005
Visit Sycamore Canyon and Pepper Drive Schools and meet with principals	October 27, 2005
Visit Rio Seco School and meet with principal	November 3, 2005
Develop Design Options for the five "focus" schools	October 26 – November 25, 2005
Meet with District's Facility Team to review Design Options	November 29, 2005
Make Revisions as needed to Design Options	November 30 – December 5, 2005
Presentation of Design Options to School Board	December 6, 2005
Based on input of Board, finalize "master plan" scope of work for modernization at each site	December 7 – 31, 2005

Items not Included in the Scope of Services:

The following items are not included in the scope of services for the Pre-Schematic Design Feasibility Study. Some of these items will be provided as services under the Prime Contract.

- Civil, Structural, Mechanical or Electrical Engineering
- Landscape or other specialty consultant design or engineering services
- Reproduction of As-built Documents
- Hazardous materials surveys or abatement documents
- Geotechnical Reports or Topographic Surveys
- Detailed investigations of existing conditions including investigations of existing conditions which are hidden or concealed behind walls, floors, behind hard lid ceilings or underground
- Preparation of construction documents
- Detailed itemized cost estimates
- Computer Generated Renderings

Fee Proposal:

Sprotte + Watson proposes to provide the architectural design services required to prepare the Pre-Schematic Design Feasibility Study for the five "focus" schools based on our hourly rate schedule with a not to exceed limit of Seventy-one thousand dollars (\$71,000.00) unless prior written approval is obtained from District. The District will only be billed for the actual hours expended. Fees will be billed based on the following hourly rate schedule:

Principal Architect	\$120.00/Hour
Project Architect	\$100.00/Hour
Intern Architect:	\$ 85.00/Hour
CAD Draftsman	\$ 75.00/Hour

Dependent upon the final District determination of what will constitute the scope of work for modernization at each campus, a portion of the above fee may be applied against the Schematic Design Phase of the Prime Contract.

Reimbursable Expenses:

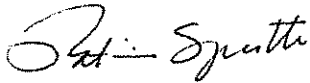
Reimbursable expenses are expenses incurred as a direct project cost and are not part of the professional fees. Reimbursable costs include printing, plotting and coping costs (for client requested review requirements), reproduction of existing as-built drawings and postage or overnight delivery charges. Reimbursables will be invoiced to the District with a 1.10 mark-up.

Proposal Letter to Bill Clark
Santee School District
November 1, 2005
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Either Russell or I would welcome the opportunity to discuss this proposal with you in more detail should you have questions or concerns.

Sincerely,

Sprotte + Watson
Architecture and Planning



Patricia Sprotte, AIA

Accepted – District Representative

Date

Cc: R. Watson – S+WAP
File