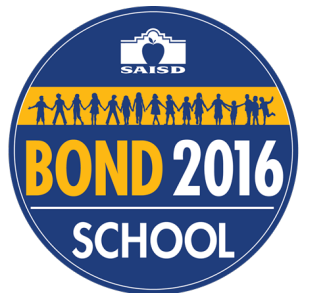


BOND 2016

CITIZENS ADVISORY COMMITTEE (CAC)

Wednesday, September 13, 2017
Central Office Board Room
6:00 PM



OVERVIEW

- ❖ Bond Schedule
- ❖ Selection of Architects
- ❖ Staffing
- ❖ Other Projects

BOND SCHEDULE

Selection of Architects:

- ❖ May – October, 2017
- ❖ The selection of architects and design teams is one of the most important decisions that will be made. Firms will be selected to create or re-create Bond Schools into model urban 21st century learning spaces
- ❖ Board approval of architects – September 18, 2017

BOND SCHEDULE

Contract Negotiations with Architects:

- ❖ October – November, 2017
- ❖ Nothing is final until the dotted line is signed. After the architects are selected, they will negotiate and sign their contracts. This will involve naming of engineers and consultants, and agreement on fees. That will give them the green light to start the design

BOND SCHEDULE

Developing the Plans and Specifications:

- ❖ December, 2017 – December, 2018

- ❖ Once the firms sign their contracts, off they go to create the best in modern education. Working with our school leaders and communities to come up with the plans, from classrooms to sports facilities will be conceptualized and developed. This process will take about 8-12 months to complete. Steps include:
 - ❖ Conceptual/Schematic Design – 2-3 months
 - ❖ Design Development – 2-3 months
 - ❖ Construction Documents – 4-6 months

BOND SCHEDULE

Contractors Procurement:

- ❖ December, 2017 – March, 2018
- ❖ Now is the time to also select the contractors who will work with the design teams and build the facilities
- ❖ Bond projects involve major renovations, occupied schools, phasing to keep school operating, and complex scheduling and cost estimating. Contractors (Construction Managers at Risk or CMAR) will provide their pre-construction services working with the design teams.

BOND SCHEDULE

Preliminary Construction:

- ❖ June, 2018 – August, 2018
- ❖ One advantage of bringing contractors early is to help identify elements of each project that can begin while students are enjoying their summer
- ❖ Examples include establishing swing space, foundation repairs, restroom renovations, etc.

BOND SCHEDULE

Major Construction:

- ❖ December, 2018 – June, 2021
- ❖ All major construction will happen in this phase, and will take two to three years to complete. Some projects will finish sooner than others taking into consideration student safety and campus operations.
- ❖ Students will experience adjustments by moving to different classrooms. All moves will be planned with campus administration input, and will be streamlined to be as seamless as possible

BOND SCHEDULE

Move In:

- ❖ Summer 2021
- ❖ With approval to occupy new and renovated schools, new furniture, and computers will be installed ready to welcome students and teachers

SELECTION OF ARCHITECTS

Process:

- ❖ Request for Qualifications issued April 14, 2017
- ❖ Ninety Responses Received May 18, 2017
 - ❖ Responses from Architectural Firms 37
 - ❖ Responses from Engineers & Consultants 53
- ❖ Phase I Evaluation Process
 - ❖ Three staff members with extensive experience
 - ❖ Scored all 37 architectural firms
 - ❖ Combined scores and ranked firms

SELECTION OF ARCHITECTS

Process (Continued):

- ❖ Phase II Evaluation Process

- ❖ Interviewed top ranked 16 firms

- ❖ Recommended 13 for Bond projects

- ❖ Board Approval

September 18, 2017

SELECTION OF ARCHITECTS

Evaluation Criteria:

- ❖ Category A – General Requirements
 - ❖ A1. Solicitation Acknowledgment P/F
 - ❖ A2. Addendum Acknowledgment P/F
 - ❖ A3. Representation & Certification Form P/F
 - ❖ A4. General Terms & Conditions P/F
 - ❖ A5. Letter of Intent P/F
 - ❖ A6. Submission Requirements P/F
 - ❖ A7. Other Issues (Specify

SELECTION OF ARCHITECTS

Evaluation Criteria:

- ❖ Category B – Company Profile
 - ❖ B1. Number of years in business 5
 - ❖ B2. Office Location 4
 - ❖ B3. Number of Officers/Owners 2
 - ❖ B4. History 2
 - ❖ B5. SWMBE/HUB Certification 5
 - ❖ B6. Local Resource Available 3
 - ❖ B7. Professional Liability 3
 - ❖ B8. Volume of work per year (total construction) 3
 - ❖ B9. Volume of school district work per year (total construction) 3

SELECTION OF ARCHITECTS

Evaluation Criteria:

❖ Category C – Company Experience	
❖ C1. Quality of experience	4
❖ C2. Local Office – List of similar projects	6
❖ C3. Experience with other clients	4
❖ C4. Complexity level of projects	6
❖ C5. Experience with SAISD	3
❖ C6. Project delivery experience	2

SELECTION OF ARCHITECTS

Evaluation Criteria:

- ❖ Category D – Company Personnel
 - ❖ D1. Total number of local full time employees 5
 - ❖ D2. Local professional & technical staff 8
 - ❖ D3. Availability to commence services with experienced staff 2

SELECTION OF ARCHITECTS

Evaluation Criteria:

- ❖ Category E – Company Methodology
 - ❖ E1. Services provided 3
 - ❖ E2. Define educational services 3
 - ❖ E3. Other advantages 2
 - ❖ E4. Special Expertise Experience 2
 - ❖ E5. Error / omission responsibility 4
 - ❖ E6. Other services as part of basic services 5
 - ❖ E7. Transmit files & related cost 2
 - ❖ E8. Grant district license to reproduce all documents 1
 - ❖ E9. Accepts agreement form 2

SELECTION OF ARCHITECTS

Evaluation Criteria:

- ❖ Category F – References / Other
 - ❖ F1. Client number of references 2
 - ❖ F2. A/E/C number of references 2
 - ❖ F3. Contractor number of references 2
 - ❖ F4. Preferred consultants Provided /Not Provided

Davis Middle School

\$20,286,485*

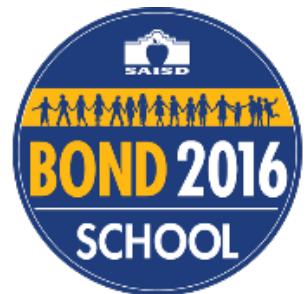
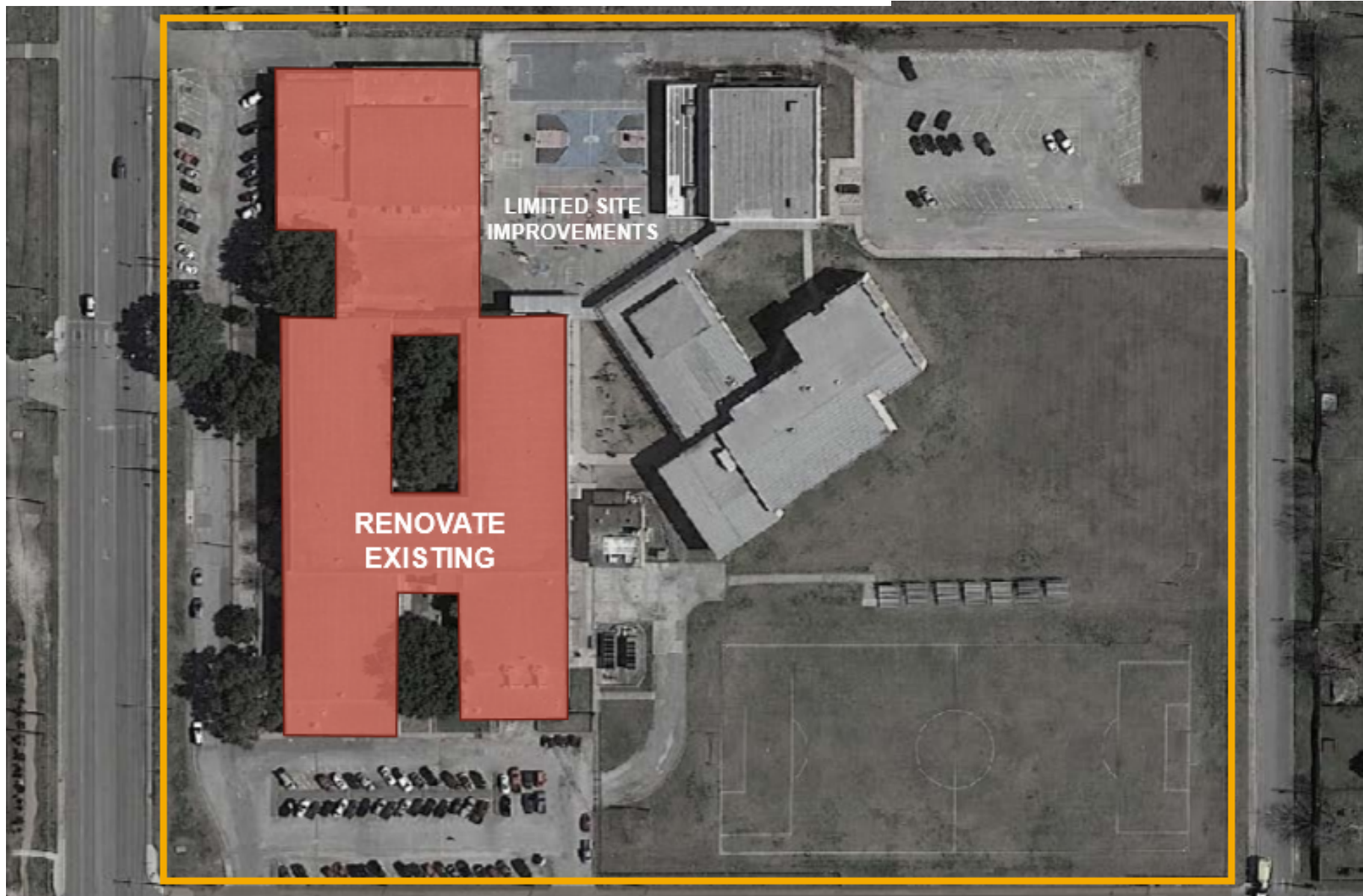
Renovations and upgrades to include:

- ❖ Classroom spaces (general learning, science, special education)
- ❖ Restrooms
- ❖ Art and Music spaces
- ❖ Cafeteria/kitchen
- ❖ Auditorium
- ❖ Heating, ventilation and air conditioning
- ❖ Plumbing and electrical
- ❖ Technology infrastructure for new and renovated spaces
- ❖ Lighting
- ❖ Fire sprinkler systems
- ❖ Special needs accessibility in entryways, restrooms, and other areas
- ❖ Front-entry modifications to improve security
- ❖ Roofing, building exterior and site improvements

* Actual cost may vary



Davis Middle School



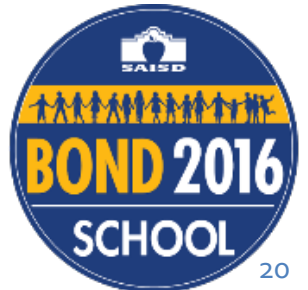
Irving Middle School

\$23,367,160*

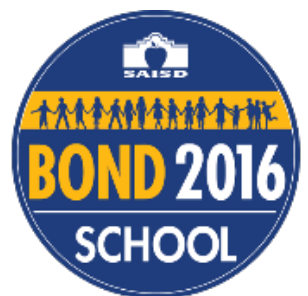
Renovations and upgrades to include:

- ❖ Classroom spaces (general learning, science, fine arts, special education)
- ❖ Restrooms
- ❖ Cafeteria/kitchen
- ❖ Auditorium
- ❖ Library
- ❖ Heating, ventilation and air conditioning
- ❖ Plumbing and electrical
- ❖ Technology infrastructure for new and renovated spaces
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- ❖ Fire sprinkler systems
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* Actual cost may vary



Irving Middle School



Rogers Middle School

\$28,790,583*

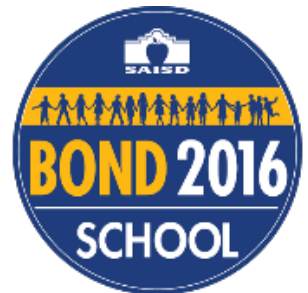
Renovations and upgrades to include:

- ❖ Classroom spaces (general learning, science, special education)
- ❖ Restrooms
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- ❖ Lighting
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- ❖ Front-entry modifications to improve security
- ❖ Roofing, building exterior and site improvements

* Actual cost may vary



Rogers Middle School



Tafolla Middle School

\$25,080,190*

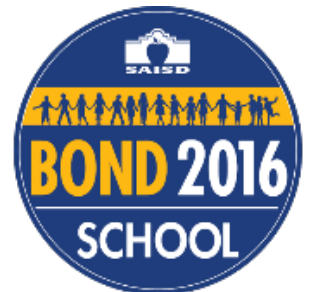
Renovations and upgrades to include:

- ❖ Classroom spaces (general learning, science, fine arts, music, special education)
- ❖ Restrooms
- ❖ Cafeteria/kitchen
- ❖ Auditorium
- ❖ Heating, ventilation and air conditioning
- ❖ Plumbing and electrical
- ❖ Technology infrastructure for new and renovated spaces
- ❖ Lighting
- ❖ Fire sprinkler systems
- ❖ Special needs accessibility in entryways, restrooms, and other areas
- ❖ Front-entry modifications to improve security
- ❖ Roofing, building exterior and site improvements

* Actual cost may vary



Tafolla Middle School



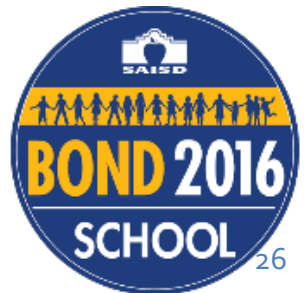
Bowden Elementary School

\$11,078,573*

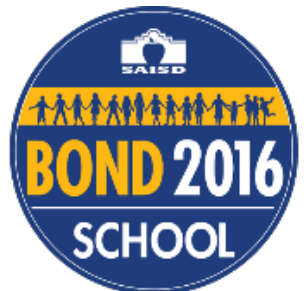
Renovations and upgrades to include:

- ❖ Classroom spaces (general learning, science, art, music, special education)
- ❖ Restrooms
- ❖ Cafeteria/kitchen
- ❖ Stage
- ❖ Heating, ventilation and air conditioning
- ❖ Plumbing and electrical
- ❖ Technology infrastructure for new and renovated spaces
- ❖ Lighting
- ❖ Fire sprinkler systems
- ❖ Special needs accessibility in entryways, restrooms, and other areas
- ❖ Front-entry modifications to improve security
- ❖ Roofing, building exterior and site improvements

* Actual cost may vary



Bowden Elementary School



JT Brackenridge Elementary School

\$11,966,712*

Renovations and upgrades to include:

- ❖ Classroom spaces (general learning, science, art, music, special education)
- ❖ Restrooms
- ❖ Cafeteria/kitchen
- ❖ Stage
- ❖ Library
- ❖ Heating, ventilation and air conditioning
- ❖ Plumbing and electrical
- ❖ Technology infrastructure for new and renovated spaces
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* Actual cost may vary



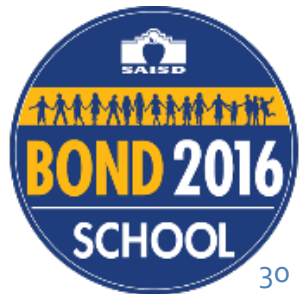
JT Brackenridge Elementary School



Implementation Plan

Metrics include:

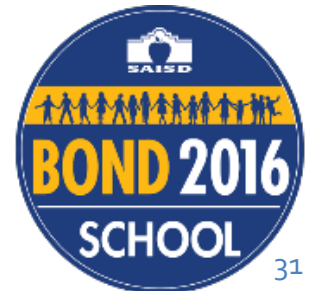
- ❖ Commitments to Taxpayers
- ❖ Projects on budget
- ❖ Compliance with Educational Specifications
- ❖ Compliance with Design Guidelines
- ❖ Compliance with Code Requirements
- ❖ High Performance Facilities involving sustainability features
- ❖ Schedule compatible with campus instructional needs



Implementation Plan

Components include:

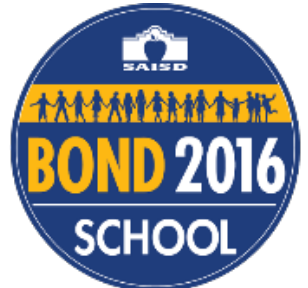
- ❖ Implementation Pre-Planning
- ❖ Organizational Structure & Staffing
- ❖ Design Professionals and Consultants
- ❖ Construction Contractors
- ❖ HUB/SWMBE Policy
- ❖ Document & Contract Management
- ❖ Operational Controls for Budget
- ❖ Operational Controls for Schedule
- ❖ Operational Controls for Quality Construction
- ❖ Communication and Reporting



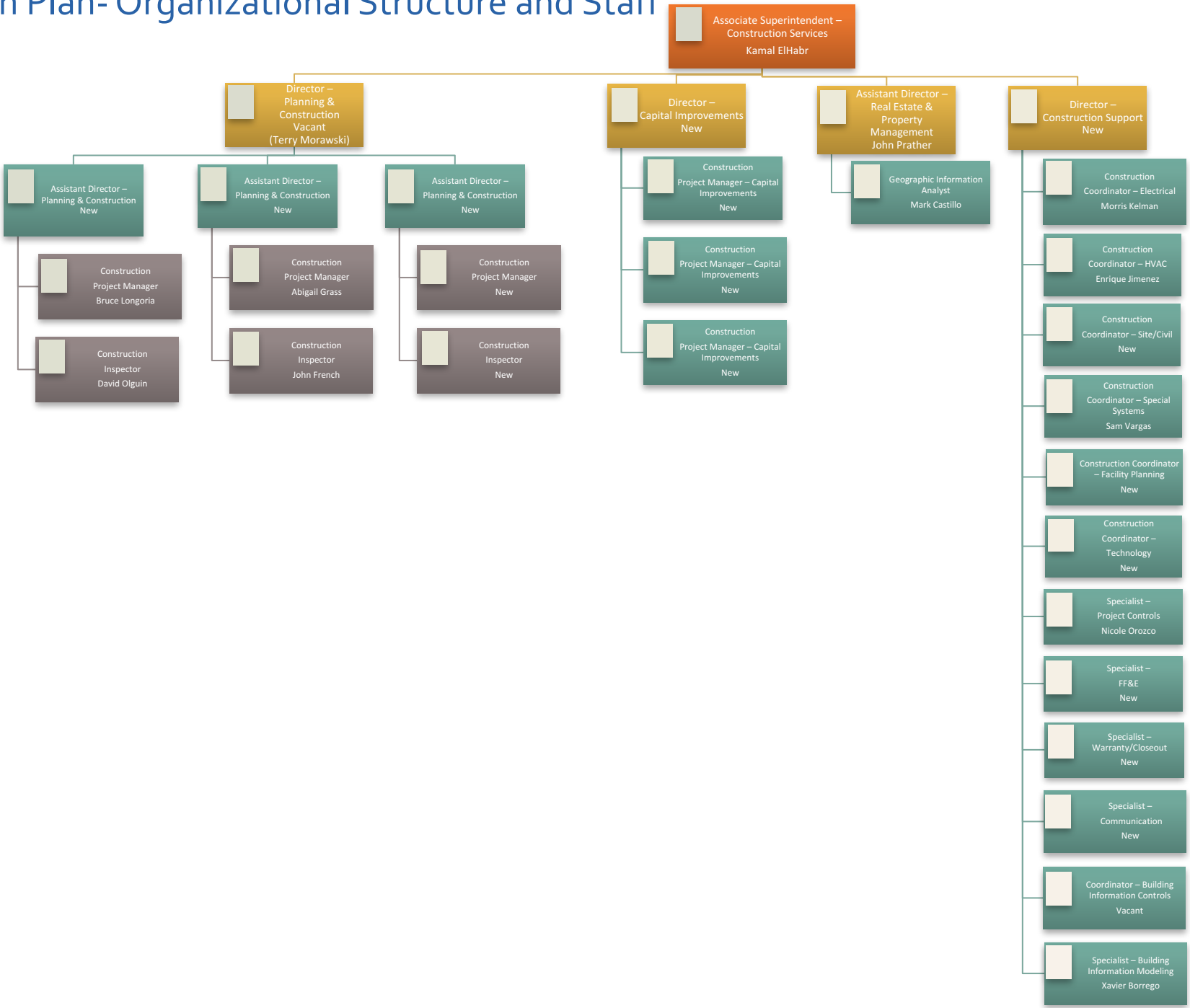
Implementation Plan

Implementation Pre-Planning

- ❖ Design Guidelines
- ❖ Program Management Software
- ❖ HUB/SWMBE Policy
- ❖ Citizens Advisory Committee
- ❖ Communication Plan
- ❖ RFQ
- ❖ Organizational Chart
- ❖ Contractors Selection Process (CSP, CMAR,...)
- ❖ Master Schedule
- ❖ Contract Template



Implementation Plan- Organizational Structure and Staff



Implementation Plan

Design Professionals & Consultants

- ❖ Request for Qualifications (RFQ)
- ❖ Evaluation Criteria
- ❖ Recommendation for Selection
- ❖ Teaming with Engineers and Consultants
- ❖ Design Input and Review
- ❖ Detailed Design Reviews
- ❖ Construction Phasing Plan
- ❖ Budget Updates



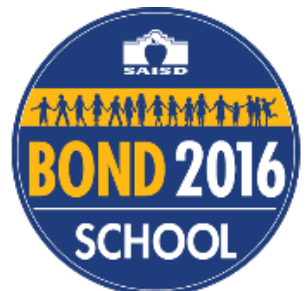
Implementation Plan

Operational Control for Schedule

Bond 2016 Timeline

❖ Professional Services Procurement	4 – 6 Months	
❖ Design Phase	12 – 14 Months	
❖ Construction Procurement	4 Months	
❖ Construction Phase	24 – 42 Months	
❖ Commissioning & Occupancy	4 – 6 Months	
<i>TOTAL BOND TIMELINE</i>	4 – 6 Years	

- ❖ Consecutive Phase May Overlap



Implementation Plan

Operational Controls for Quality

- ❖ Design Reviews
 - TDLR
 - City of San Antonio
 - Utility Agencies
- ❖ Construction Administration
- ❖ Quality Control
- ❖ Ongoing Site Inspections
- ❖ Citizen Advisory Committee



Communication Plan

- ❖ Launched Bond 2016 website videos, project progress, blog and story telling to personalize the impact
- ❖ Ongoing social media content to engage & visually chronicle implementation
- ❖ Media outreach on key milestones
- ❖ Parent/Community meetings
- ❖ Studio-recorded town halls & webinars
- ❖ Facebook Live events
- ❖ Campus communications support
- ❖ Ongoing progress updates via publications, web....

