





# **CAPITAL NEEDS STEERING COMMITTEE**



# Steering Committee

Community engagement component of the capital needs assessment process

38 members – students, parents, teachers, principals, community members, business representatives, college and university representatives, and three board members

Committee work

- Six steering committee meetings focused on facilities

- Two community dialogues

- Subcommittees to study other identified capital needs

- Met for five months



# Data Reviewed

Facilities Assessment

Enrollment Forecasts

Community Dialogue Questionnaires

Community Survey





# **BOND 2014**





# Bond 2014 Package Areas





# FACILITIES



# Facility Recommendations

Districtwide Career & Technical Center	\$46,000,000
Districtwide Fine Arts Center	32,000,000
Districtwide Athletic Complex (includes natatorium and competition gym for gymnastics & wrestling)	25,000,000
Agricultural Science Facility	2,500,000
Two New Elementary Schools	48,000,000
Six Multi purpose Activity Centers (1 per High School)	60,000,000
Repurpose Roquemore for Fine Arts/Dual Language Academy	7,000,000
Repurpose Corey for Fine Arts/Dual Language Academy	7,000,000



# Facility Recommendations

Workman Jr. High Classroom Addition	7,000,000
Site Acquisition	5,000,000
Science labs & strings rooms for each elementary school	18,000,000
Renovation of existing CTE space at each High School	6,000,000
Renovation of existing fine arts space at each high school	8,000,000
Relocate Newcomer Center	100,000
Special Ed Alt. Curriculum Center – 1 Jr. High & 1 High School	13,000,000
Condition deficiencies & life cycle replacements	267,788,327
<b>Total Facilities Recommendations</b>	<b>\$552,388,327</b>

# Districtwide Career & Technical Center

- f* Located on current Hutcheson Jr. High site
- f* Hutcheson students will move to Workman Jr. High
- f* Students remain enrolled at home campus & attend CTE courses at Center
- f* Courses offered at Center:
  - f* Advanced technical courses, including technical dual-credit courses
  - f* trades courses

# Districtwide Fine Arts Center

*f* Performance hall

*f* Classroom space (including virtual learning)

*f* Instrument repair facility with CTE program for students

*f* Location to be determined



# Districtwide Athletics Complex

Natatorium (50m swimming and diving)

Gymnastics (practice and competition)

Wrestling (competition)

Location to be determined





# Two New Elementary Schools

## North Arlington

Located on Baird Farm property

Relieves Ellis, Larson and Sherrod

## East Arlington

Located on Workman Jr. High campus

Relieves Amos, Burgin, Foster, Goodman and Morton



# Six Multi-purpose Activity Centers

*f* One per high school

*f* For athletics, fine arts and other extracurricular groups

*f* Adaptable for multiple activities



# Repurpose Roquemore Elementary / Repurpose Corey Elementary

Elementary fine arts/dual language academies

Schools of choice; admission by application

Multi-faceted fine arts experience within a  
comprehensive/rigorous instructional setting

Dual-language program – students receive portion of  
instruction in English & portion in foreign language

Corey will be phased out for transition to academy

Roquemore will be rezoned with opening of new  
elementary on Baird Farm Rd.



# Workman Jr. High Classroom Addition

- f* For consolidation of Hutcheson Jr. High students
- f* Relocate Newcomer Center & Venture High School to Ferguson Jr. High
- f* Relocate Ferguson students to Ousley Jr. High



# Science Labs & Strings Rooms for Each Elementary

Two science labs and one strings room at each elementary

Elementary science, technology, engineering and math focus

Hands-on science experience

Acoustically appropriate fine arts learning environment



# Special Ed Alt. Curriculum Classrooms

Special education alternate curriculum program facilities

Located at existing facilities

One additional high school and junior high school site on south side of district



# Condition Deficiencies and Life Cycle Replacements

Identified through comprehensive facilities assessment

Security entrance vestibules at all elementaries

Mechanical, electrical and plumbing upgrades

Scheduled roof replacements/repairs

Landscape improvements

Additional keyless entry points at all schools

Parking lot improvements and expansion

Flooring and ceiling improvements

Americans with Disabilities Act accessibility issues



# Other Campus Renovations

Renovation of existing career/tech spaces at each high school

Renovation/upgrade of existing fine arts spaces at each high school

Renovation of existing athletics spaces at each high school

*Additional classroom capacity*

# Project Phasing

- Defined Program Timeline
  - f* Major phases of the program (Phase 1 – 5)
  - f* Major phases of the project (design, procurement, construction etc.)
- Staggered Construction Procurement
- Spread-out the work in manageable pieces



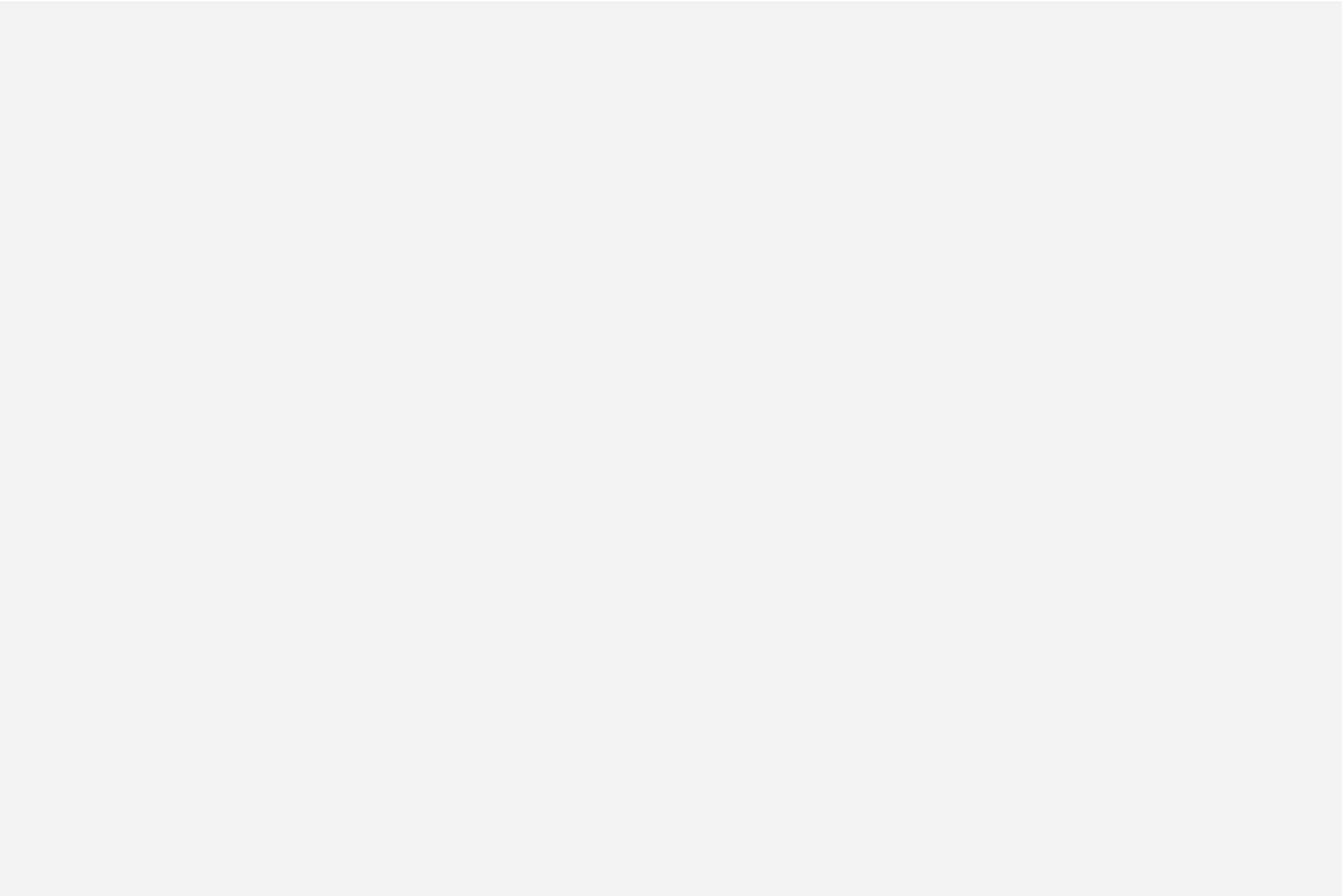




# Phase II Projects

Phase 2 (2014-2017)

Project Name	Amount	Package	Year 1	Year 2	Year 3
104 Duff Elementary School	\$2,547,918	Phase 2 - Bid Package #1	\$2,547,918		
160 Anderson Elementary School	\$298,235				
149 Ashworth Elementary School	\$298,235				
158 Beckham Elementary School	\$298,235				
155 Burgin Elementary School	\$298,235				
103 Crow Elementary School	\$298,235				
153 Lynn Hale Elementary School	\$298,235				
151 Larson Elementary School	\$298,235				
154 Pearey Elementary School	\$298,235				
159 Roseboro Elementary School	\$298,235				
141 Madell Elementary School	\$2,431,554				
126 Foster Elementary School	\$4,265,050				
144 Mary Anne Elementary School	\$2,662,077				
123 Wood Elementary School	\$2,042,017	Phase 3 - Bid Package #4			
141 Behensee Elementary School	\$4,860,793				
145 Tompkins William Elementary School	\$2,200,024	Phase 3 - Bid Package #5	\$1,906,401		





# Work Completed to Date

Project planning/sequencing

21 construction projects in phases 1 & 2

RFQ for professional design services

12 architecture firms approved

Procurement methods approved

Construction Manager at Risk – 18 projects

Competitive Sealed Proposal – 2 projects

Interlocal Agreement – 1 project





# Construction Manager at Risk

**serves as the General Contractor**

assumes the risk for construction guaranteed price  
provides design phase services in evaluating cost,  
constructability, sequencing/scheduling and efficient material  
selection

**solicits and receives competitive sub-contract and supplies  
proposals**

submits a Guaranteed Maximum Price (GMP) that includes  
the cost of the work (all sub-contracts, supply contracts, CMR  
fee and general conditions)

**recruits and mentors both minority and small sub-contractors  
and suppliers**



# Construction Manager at Risk

List of approved construction managers will be posted on website upon Board of Trustee approval

Construction managers will advertise for sub-contractors such as excavation, concrete, steel fabrication, masonry, plumbing, electrical, HVAC, etc.

Construction managers will advertise with same outlets as Arlington ISD

# Competitive Sealed Proposals

- f* District selects an architect
- f* After construction documents are completed, the District solicits and receives lump sum proposals for the general contractor.
- f* Selection of the general contractor is based on price & on qualifications criteria, including relevant experience, staff experience, safety record and other items deemed necessary.





# Interlocal Agreement

Agreement between two or more governmental entities for governmental functions and services  
Suited to projects of very limited scope

# Work in Progress

- f* Project Manager candidates interviewed

  - f* Four AISD employee positions

- f* Stakeholder committees - educational specifications

  - f* Workman Jr. High Addition, dual language/fine arts academies, & CTE Center



***Questions?***




# **How to do Business with AISD**



# Legal Requirements for Public School Districts

Texas Education Code § 44.031

All purchases \$50,000 in aggregate annually shall be made by the method providing best value for the district



# Legal Requirements for Public School Districts (*continued*)

Must use prescribed procurement method providing best value to District:

Competitive Bidding

Competitive Sealed Proposal/Request for Proposals (other than for construction services)

Interlocal Contract


Design/Build Contract

Construction Manager

Job Order Contract

Reverse Auction Procedure

Formation of Political Subdivision Corporation



# Legal Requirements for Public School Districts *(continued)*

Must use the following selection criteria to award contracts:

Purchase price

Reputation of vendor and the vendor's goods or services

Quality of the vendor's goods or services

Extent to which goods or services meet District's needs

Vendor's past relationship with District

Impact on the ability of the District to comply with laws and rules relating to historically underutilized businesses

Total long term cost to District

Any other relevant factor specifically listed in the request for bids or proposals



# Exceptions in Law

Produce

Vehicle Fuel

Professional Services

Emergency purchases

Department of Information Resources (DIR)

Single/Sole Source

Patent, copyright, secret process or monopoly

Utilities

Captive replacement part or component for equipment





# Procurement of Construction Services

TEC § 44.035 through § 44.041

Board must determine method that provides best value

Based on same selection criteria as other contracts

Must publish the criteria and weights in bid/RFP/ RFQ

Different methods of procuring construction contracts

**Design-Build** - Single contract with one firm for design and construction

**Construction Manager-Agent** – Represents the District in a fiduciary capacity, requires separate design professional and General Contractor



# Procurement of Construction Services (*continued*)

Different methods of procuring construction contracts (*continued*)

**Construction Manager at Risk** – Assumes risk for construction at GMP and provides consultation during and after design. Requires separate design professional.

**Competitive Sealed Proposal** – District selects bidder representing best value based on published selection criteria, including price, and negotiates contract or moves to next bidder. Requires separate design professional.

**Competitive Bidding** – District awards bid contract at the bid amount to bidder representing best value based on published selection criteria. Requires separate design professional.

**Job Order Contracts** – Minor construction contracts, awarded based on pre-described and pre-priced tasks. Requires separate design professional, if design documents are needed.





# Ways to find Opportunities for Business with AISD

AISD website for Purchasing

Links to AISD bids from Arlington Chamber of Commerce and City of Arlington websites

On-line Vendor Application

Outreach at local vendor fairs



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***Questions?***