

Design and Construction Update (AHS, AMS, and BHS)



September 20, 2011

July 5, 2011

Events/Timeline Based on Guidelines For Implementation of the Public Private Educational Facilities and Infrastructure Act of 2002 as Adopted by Montgomery County Public Schools on December 7, 2010.

✓	• Receive Unsolicited Proposal	January 28, 2011
✓	• Accept Unsolicited Proposal	February 1, 2011
✓	• Public Notice of Receipt of Unsolicited Proposal/Request for Proposals (45 day posting required)	February 4, 2011
✓	• Identify Composition of PPEA Review Team and Oversight Committee (Superintendent, two MCPS staff members, representative of Montgomery County with addition of a School Board member representative and a representative of the Board of Supervisors when appropriate)	March 15, 2011
✓	• Select PPEA Consultant	March 18, 2011
✓	• Receive PPEA Proposals (45 days after RFP)	March 21, 2011
✓	• Review for Freedom of Information Act Disclosure	March 25, 2011
✓	• Post Accepted Proposals within ten days of receipt	March 31, 2011
✓	• Complete Review of Conceptual Proposals (four)	April 27, 2011
✓	• Identify Selected Proposer(s) for Movement to Detail Phase	April 27, 2011
	• MCPS and consultant work to provide proposer with Detail Proposal scope and terms, potential requirements of Interim or Comprehensive Agreement and complete the analysis of the Detailed Proposal	April 27–June 2011
✓	• Public Presentations of the Concept Proposal by Branch and Associates, Inc. in Auburn and Blacksburg communities (3:00 p.m. and 6:30 p.m.)	May 16, 2011
✓	• Public Hearing on PPEA Proposal	May 17, 2011
✓	• Issue RFP for Detail Proposal and Draft Comprehensive Agreement	May 25, 2011
✓	• Stakeholder Meetings AHS, AMS and BHS	May – June
✓	• School Board Meeting	June 7, 2011
✓	• School Board Consideration of Early Grading Package for Auburn projects	June 7, 2011
✓	• If Early Grading Package approved – Request release of funds from BOS (\$1.8 m)	June 8, 2011
✓	• Receipt of Detail Proposal and response to draft Comprehensive Agreement	June 14, 2011
✓	• Possible School Board Meeting to Review Designs after Stakeholder Meetings	June 14, 2011
✓	• School Board Meeting and Special Work Session	June 21, 2011
✓	• Possible Consideration of Early Grading Package for BHS Project	June 21, 2011
✓	• If the School Board (after review of the detailed proposal) elects to move forward with the PPEA proposer, then the following steps may occur:	
✓	◦ Negotiations: MCPS with Branch and Associates to finalize proposed Comprehensive Agreement	June 22, 2011
✓	◦ Joint Meeting with Board of Supervisors	June 23, 2011
	➤ Tentative approval of an Interim or Comprehensive Agreement by Montgomery County School Board (no earlier than)	July 5, 2011
	➤ Tentative approval of an Interim or Comprehensive Agreement by Montgomery County Board of Supervisors (no earlier than)	July 11, 2011



Montgomery County Public Schools

*PPEA Detailed Proposal
#12-20*

*Auburn High School
Auburn Middle School
Blacksburg High School*

June 14, 2011



Note:

The above pricing for the PPEA alternative is based on the following clarifications:

For AMS

- 1 Reduce SF to 120,000
- 2 Reuse Auditorium Seating
- 3 Reduce Science Casework to 4 rooms
- 4 Owner to Provide Smart Boards
- 5 Eliminate Commissioning
- 6 Provide VCT in Classrooms and Circulation Areas
- 7 Change Aluminum Roofs to Steel
- 8 Change Built Up Roofs to EPDM

For AHS

- 1 Reduce SF to 175,000
- 2 Reduce Auditorium Seating to 600
- 3 Reduce Science Casework to 5 rooms
- 4 Owner to Provide Smart Boards
- 5 Eliminate Commissioning
- 6 Provide VCT in Classrooms and Circulation Areas
- 7 Change Aluminum Roofs to Steel
- 8 Change Built Up Roofs to EPDM

For BHS

- 1 Reduce SF to 280,000
- 2 Reduce Auditorium Seating to 1000
- 3 Reduce Science Casework to 12 rooms
- 4 Owner to Provide Smart Boards
- 5 Eliminate Commissioning
- 6 Provide VCT in Classrooms and Circulation Areas
- 7 Change Aluminum Roofs to Steel
- 8 Change Built Up Roofs to EPDM
- 9 Change Gym Seating to 2000

DRAWINGS AND SPECIFICATIONS

10% Schematic Design Submission ("Schematic Design"): The Owner and the Private Entity acknowledge that the conceptual design delivered with the Private Entity's Detailed-Phase Proposal inclusive of the post-proposal changes is an adequate basis for proceeding to the Schematic Design submission. The Private Entity will provide the Owner with revised drawings or descriptions as necessary to verify and document mutual understandings since the submission of the Detailed-Phase Proposal, and submit Schematic Design to the Owner for approval.

35% Design Development Submission ("35% Design Development"): Following receipt of Owner's approval of the Schematic Design submission, the Private Entity shall prepare a 35% Design Development submission including updated drawings and specifications. Private Entity shall submit the 35% Design Development submission to the Owner for review and approval in accordance with the Project Schedule shown in Exhibit G. The Owner review period will be in accordance with the Project Schedule shown in Exhibit G. This submission shall include details regarding the structural and mechanical, electrical and plumbing ("MEP") components of the design, and a cost estimate consistent with the Association for the Advancement of Cost Engineering ("AACE") practices (detailed labor and material estimate by Construction Specification Institute (CSI) division) to permit the Owner's value-engineering analysis. See Exhibit K, Section 2.1.1, concerning value engineering study.

65% Construction Documents Submission ("65% Construction Documents"):

Following receipt of Owner's approval of the 35% Design Development submission and resolution of any value engineering cost reduction suggestions, the Private Entity shall prepare a 65% Construction Documents submission. Private Entity shall submit the 65% Construction Documents submission to the Owner for review and approval in accordance with the Project Schedule shown in Exhibit G. The Owner review period will be in accordance with the Project Schedule shown in Exhibit G.

95% Construction Documents Submission ("95% Construction Documents"):

Following receipt of Owner's approval of the 65% Construction Documents submission, the Private Entity shall prepare a 95% Construction Documents submission. Private Entity shall submit the 95% Construction Documents submission to the Owner for review and approval in accordance with the Project Schedule shown in Exhibit G. On an exception basis, intermediate submissions may be provided for the design of sitework, foundations, structural steel and other items or systems requiring either advance procurement or construction start prior to the completion of the overall design in accordance with the approved schedule. The Owner review period will be in accordance with the Project Schedule shown in Exhibit G.

100% Construction Documents Submission ("100% Construction Documents"):

Following receipt of Owner's approval of the 95% Construction Documents submission, the Private Entity shall prepare a 100% Construction Documents submission. Private Entity shall submit the 100% Construction Documents submission to the Owner for review and approval in accordance with the Project Schedule shown in Exhibit G. On an exception basis, intermediate submissions may be provided for the design of sitework, foundations, structural steel and other items or systems requiring either advance procurement or construction start prior to the completion of the overall design in accordance with the approved schedule. The Owner review period will be in accordance with the Project schedule shown in Exhibit G.

AHS Building Committee Members



- *Carl Pauli, AHS Principal*
- *Nelson Simpkins, Director of Secondary Education*
- *Dan Berenato, Director of Facilities and Planning*
- *Rick Weaver, Supervisor of Career and Technical Education*
- *Patty Gaudreau, Supervisor of Science, HPE, and Athletics*
- *Ariel Hylton, Teacher Representative (Steering Committee Rep)*
- *Julie Snyder, Parent Representative (Steering Committee Rep)*

BHS Building Committee Members



- *Michael Hurst, BHS Principal*
- *Nelson Simpkins, Director of Secondary Education*
- *Dan Berenato, Director of Facilities and Planning*
- *Rick Weaver, Supervisor of Career & Technical Education*
 - *Susanne Dana, Teacher Representative*
 - *Connie Froggatt, Parent Representative*

Accomplished/Planned

- Land Permitting – AHS/AMS
- CUP – BHS
- Building Committees (June-Present 2011)
- Groundbreaking – AHS (September 19, 2011)
- Groundbreaking – BHS (Planned October 11, 2011)
- 35% Design Owner Review and Presentation – Planned for September 27, 2011
- Next Public Presentations – TBD after September 27, 2011 Board Meeting
- Video Access to Construction Sites - *Planned*

**Program Area Comparison
AHS and BHS**

Program Area	Recommended Standard Square Feet (600-1,200 student capacity)	Auburn High School (600 student capacity)	Blacksburg High School (1,400 student capacity)	Notes for BHS
Core Classroom	800-850	776 – 862	780 – 792	*
Science Room	1,200-1,400	1,245 – 1,310	1,260-1,300	
Specialize Living	N/A	-	-	not part of program
Resource Room	400	VARIES*	713	additional rooms provided**
Health Classroom	800-850	1,000 (2)	954 (2)	additional rooms provided**
Art Room 2-D	1,200	1,175	1,183 (2)	additional rooms provided**
Art Room 3-D	1,200	1,135	1,183	
Choral Room	1,400-1,600	1,095	1,504	
Band Room	2,000-2,400	1,980	2,514	
Music Classroom	800-900	255**	1,024	
Business Classroom	1,200	1,040 (2) +MKTG	900 (2)	additional rooms provided**
Piano Lab	800	640	N/A	not part of program
Work & Family Studies	1,500	1,250	1,221 classroom; 795 lab	
Technology Lab	4,000	-	-	
Computer Lab	1,000	-	975	
Foreign Language Classroom	800-850	805	790	
Drama Classroom	1,200	N/A	N/A	not part of program
Library/Media Center	7,000	4,815	5,277	
Reading Room	3,500	2,890	3,837	
Gymnasium	15,000	11,285	12,312	
Auxiliary Gymnasium	7,000	7,850	7,444	
Auditorium	15,500	9,170	13,300	
Seating	9,000	6,435	10,350	
Cafeteria	8,000	9,025	15,270	
Dining	5,000	4,630	8,370	
Food Service	3,000	5,395	6,900	
Teacher Prep Centers (multiple)	300-600 each	1,300 (2)	4 @ 734; 3@ 340; 1@ 550	

Meets; Exceeds; Doesn't Meet

Elementary, Middle and High School Space Requirements Standards & Capacity Size Standards were adopted by Montgomery County Public Schools Board of Education (February 8, 2000)

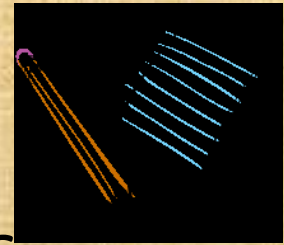
Auburn High School Notes:

- * PER BUILDING COMMITTEE CONSENSUS, RESOURCE SPACES VARY;
 - SMALLER OFFICES (CONSULTING TEACHER, CONFERENCE, TESTING, TIME OUT – ALL AVERAGE 110-190 SF
 - RESOURCE COLLABORATION AREA 800 SF
 - RESOURCE READING AND FUNCTIONAL ACADEMICS – 625 SF
 - THERAPY / RESOURCE READING TESTING – 205 SF
- ** NO MUSIC CLASSROOM PER SE;
 - RECITAL ROOM – 255 SF

Blacksburg High School Notes:

- *Room sizes fluctuate through design as the structural grid, wall types, building units adjust to myriad programming-, design-, and construction-related issues; margin of error is +/- 5%
- **classrooms were added in addition to those required/requested

Communications



- *Concept Presentations – May 16*
 - *School Newsletters*
- *Building Committee Input and Review*
 - *Facility Updates*
- *Board Presentation by Superintendent (September 20, 2011)*
 - *Special Board Workshop (September 27, 2011)*
 - *Community Meetings in Blacksburg on Site Plan*
- *Press Releases and Document Posting – MCPS Web Site*