



2014 Bond Program

September 22, 2014





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



Findings

- Utilization of facilities
- Facility conditions
- Safety, security and technology
- Career and technical education
- Focus on science, technology, engineering and math
- Access



BOND 2014



Bond 2014 Package Areas

- Facilities
- Fine Arts
- Safety, Security and Technology
- Transportation



Bond 2014 Package Areas

| Facilities | \$552,388,327 |
|---------------------------------|----------------------|
| Fine Arts | \$9,828,738 |
| Safety, Security and Technology | \$82,633,000 |
| Transportation | \$18,279,213 |
| Total | \$663,129,278 |



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 |
| Total Facilities Recommendations | \$552,388,327 |



Districtwide Career & Technical Center

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



Districtwide Fine Arts Center

- Performance hall
- Classroom space (including virtual learning)
- Instrument repair facility with CTE program for students
- Location to be determined



Districtwide Athletics Complex

- Natatorium (50m swimming and diving)
- Gymnastics (practice and competition)
- Wrestling (competition)
- Location to be determined



Agricultural Science Facility

- Veterinary technician certification
- Floral design certification
- Landscape technician certification
- Licensed landscape irrigator certification
- Supervised agricultural experience project site
- 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

- One per high school
- For athletics, fine arts and other extracurricular groups
- 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

- For consolidation of Hutcheson Jr. High students
- Relocate Newcomer Center & Venture High School to Ferguson Jr. High
- 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
 - Major phases of the program (Phase 1 – 5)
 - Major phases of the project (design, procurement, construction etc.)
- Staggered Construction Procurement
- Spread-out the work in manageable pieces

Preliminary Bond Timeline

| Phase | 2014 | | | 2015 | | | | 2016 | | | | 2017 | | | | 2018 | | | | 2019 | | | | | | | |
|-------|---------------|---------------|--------|------|---------------|---------------|---------------|--------------|----|---------------|-----------|-------|----|-------|---------------|--------------|----|----|---------------|--------------|----|----|----|-------|--|--|--|
| | Q2 | Q3 | Q4 | Q1 | Q2 | Q3 | Q4 | Q1 | Q2 | Q3 | Q4 | Q1 | Q2 | Q3 | Q4 | Q1 | Q2 | Q3 | Q4 | Q1 | Q2 | Q3 | Q4 | | | | |
| 1 | A/E SELECT | DESIGN | | | GC PROCURE | CONSTRUCTION | | | | | | | | CLOSE | | | | | | | | | | | | | |
| 2 | | A/E SELECT | DESIGN | | | | GC PROCURE | CONSTRUCTION | | | | CLOSE | | | | | | | | | | | | | | | |
| 3 | | | | | | A/E SELECT | DESIGN | | | GC PROCURE | CONSTRUCT | | | | CLOSE | | | | | | | | | | | | |
| 4 | | | | | | | | | | A/E SELECT | DESIGN | | | | GC PROCURE | CONSTRUCTION | | | | CLOSE | | | | | | | |
| 5 | | | | | | | | | | | | | | | A/E SELECT | DESIGN | | | GC PROCURE | CONSTRUCTION | | | | CLOSE | | | |

The above timeline is preliminary and subject to change

Phase I Projects

| Site No. | Site Name | Construction Budget (Cost of the Work) | Bid Package (BP) No. | BP Construction Budget | No. of Projects in BP | BP Size Range Code |
|--|--|---|---------------------------|------------------------|--------------------------|-----------------------|
| Phase 1 - (2014-2017) | | | | | | |
| 056 | Ferguson Junior High School | \$2,360,600 | Phase 1 - Bid Package #1 | \$2,360,600 | 1 | B |
| 055 | Ousley Junior High School | \$4,083,503 | Phase 1 - Bid Package #2 | \$4,083,503 | 1 | B |
| 050 | Workman Junior High School | \$10,089,664 | Phase 1 - Bid Package #3 | \$10,089,664 | 1 | C |
| 122 | Roquemoire Elementary School | \$9,562,160 | Phase 1 - Bid Package #4 | \$9,562,160 | 1 | C |
| 051 | Boles Junior High School | \$5,492,500 | Phase 1 - Bid Package #5 | \$13,101,793 | 2 | D |
| 137 | Corey Elementary School | \$7,609,293 | | | | |
| 205 | New Elementary School - 1 (at Workman) | \$20,280,000 | Phase 1 - Bid Package #6 | \$20,280,000 | 1 | E |
| 206 | New Elementary School - 2 (at Baird Farm Road) | \$20,280,000 | Phase 1 - Bid Package #7 | \$20,280,000 | 1 | E |
| 201 | Career & Technical Center | \$38,870,000 | Phase 1 - Bid Package #8 | \$38,870,000 | 1 | F |
| 001 | Arlington High School | \$8,450,000 | Phase 1 - Bid Package #9 | \$50,700,000 | 6 | F |
| 004 | Bowie High School | \$8,450,000 | | | | |
| 003 | Lamar High School | \$8,450,000 | | | | |
| 005 | Martin High School | \$8,450,000 | | | | |
| 002 | Sam Houston High School | \$8,450,000 | | | | |
| 009 | Seguin High School | \$8,450,000 | | | | |
| Multi-Purpose Activity Centers at various High Schools | | | Phase 1 - Bid Package #9 | \$50,700,000 | 6 | F |
| 924 | Professional Development Center | \$668,438 | Phase 1 - Bid Package #10 | \$668,438 | 1 | A |
| Total Phase 1 | | | | \$169,996,158 | | |



Phase II Projects

Phase 2 - (2014-2017)

| | | | | | | |
|---|-------------|--------------------------|--------------|----|---|---|
| 104 Duff Elementary School | \$2,542,918 | Phase 2 - Bid Package #1 | \$2,542,918 | 1 | B | 2 |
| 160 Anderson Elementary School | \$298,235 | | | | | |
| 149 Ashworth Elementary School | \$298,235 | | | | | |
| 158 Beckham Elementary School | \$298,235 | | | | | |
| 102 Blanton Elementary School | \$298,235 | | | | | |
| 147 Bryant Elementary School | \$298,235 | | | | | |
| 155 Burgin Elementary School | \$298,235 | | | | | |
| 103 Crow Elementary School | \$298,235 | | | | | |
| 130 Ditto Elementary School | \$298,235 | | | | | |
| 153 Lynn Hale Elementary School | \$298,235 | | | | | |
| 107 Kooken Ed Ctr | \$298,235 | | | | | |
| 151 Larson Elementary School | \$298,235 | | | | | |
| 154 Percy Elementary School | \$298,235 | | | | | |
| 159 Remyse Elementary School | \$298,235 | | | | | |
| 154 West Elementary School | \$298,235 | | | | | |
| Science Labs and String Rooms at various Elementary Schools | | Phase 2 - Bid Package #2 | \$4,175,290 | 14 | B | 2 |
| 143 J M Farrell Elementary School | \$2,431,564 | | | | | |
| 140 Starrett Elementary School | \$2,435,416 | Phase 2 - Bid Package #3 | \$4,866,980 | 2 | B | 2 |
| 126 Foster Elementary School | \$4,265,050 | | | | | |
| 144 Mary Moore Elementary School | \$2,662,877 | | | | | |
| 133 Wood Elementary School | \$2,042,917 | Phase 2 - Bid Package #4 | \$8,970,844 | 3 | C | 2 |
| 141 Bebessee Elementary School | \$4,860,793 | | | | | |
| 136 Fitzgerald Elementary School | \$4,645,574 | | | | | |
| 145 Tommie Williams Elementary School | \$2,300,034 | Phase 2 - Bid Package #5 | \$11,806,401 | 3 | D | 2 |



Phase II Projects *(continued)*

| | | | | | | |
|--------------------------------------|--------------|---------------------------|----------------------|---|---|---|
| 053 Nichols Junior High School | \$5,897,327 | | | | | |
| 054 Turning Point Junior High School | \$1,918,392 | | | | | |
| 142 Jane Ellis Elementary School | \$2,101,801 | | | | | |
| 134 Sherrod Elementary School | \$4,394,510 | Phase 2 - Bid Package #6 | \$14,312,030 | 4 | D | 2 |
| 001 Arlington High School | \$9,899,965 | | | | | |
| 131 Morton Elementary School | \$4,519,356 | | | | | |
| 111 South Davis Elementary School | \$4,079,705 | Phase 2 - Bid Package #7 | \$18,499,026 | 3 | E | 2 |
| 005 Martin High School | \$15,229,413 | | | | | |
| 146 Little Elementary School | \$2,265,849 | | | | | |
| 135 Miller Elementary School | \$3,199,828 | Phase 2 - Bid Package #8 | \$20,695,090 | 3 | E | 2 |
| 002 Sam Houston High School | \$12,581,536 | | | | | |
| 150 Crouch Elementary School | \$3,122,147 | | | | | |
| 157 Knox Elementary School | \$4,896,871 | | | | | |
| 114 Thornton Elementary School | \$4,534,766 | Phase 2 - Bid Package #9 | \$25,135,320 | 4 | F | 2 |
| 204 Agricultural Science Facility | \$2,112,500 | Phase 2 - Bid Package #10 | \$2,112,500 | 1 | A | 2 |
| Total Phase 2 | | | \$113,116,399 | | | |



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

- RFQ – submissions due Sept. 17
- RFQ evaluation criteria:

| Criterion | Points |
|---|------------|
| Firm Profile | 10 |
| Relevant Project Experience | 25 |
| Organizational Plan and Project Approach | 10 |
| Personnel | 20 |
| Workload and Bonding Capacity | 5 |
| Historically Underutilized Business (HUB) Participation | 15 |
| References | 15 |
| Total Points | 100 |



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

- District selects an architect
- After construction documents are completed, the District solicits and receives lump sum proposals for the general contractor.
- 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

- Project Manager candidates interviewed
 - Four AISD employee positions
- Stakeholder committees - educational specifications
 - 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 \geq \$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.



AISD Advertising Procedures

- Publish in Ft. Worth Commercial Recorder
- Post on website
- Email broadcast to vendors on file with AISD submitting applications for that category



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

Arlington Chamber of Commerce Event - How to Do Business With the AISD Meeting
Questions Asked During the Meeting
September 22, 2014

1. **Question:** Are there opportunities to provide services other than construction, such as mechanical services?
Response: Yes, we are developing plans now as part of the *Achieve Today. Excel Tomorrow.* strategic plan. We are seeking a consultant to help analyze services in the maintenance department overall and may identify additional needs for outsourcing services.
2. **Question:** Will there be opportunities for geophysical testing?
Response: Yes, the district will issue additional RFP(s) for services including geotech, survey work, materials testing, etc.
3. **Question:** Will there be opportunities for environmental testing?
Response: The district currently has a consultant under contract for environmental testing.
4. **Question:** Does the district have a contract in place for a Job Order Contractor (JOC)?
Response: Yes; however, JOC is not yet a procurement method for the 2014 bond program. The JOC procurement method was used for several projects in the 2009 bond program, but it will be more difficult to use in the 2014 bond program. Condition improvements are planned for all AISD campuses, except the new Adams Elementary. In most cases, multiple construction disciplines will be required at each site (e.g., plumbing, roofing, mechanical, flooring, etc.). Our objective is to perform all/most of the work at each school in one project so we do not disrupt the campus multiple times. Construction Manager at Risk (CMR) was selected as the procurement method that will provide the district with the best value for condition improvements in phases 1 and 2 of the bond package. The CMR selected for each bid package will act as the general contractor at the sites in the bid package and will schedule/sequence all of the work at the sites.
5. **Question:** On CMR, are local sub-contractors given consideration over non-local sub-contractors?
Response: The evaluation criteria for CMR do provide additional points for local CMRs. The CMRs will, in turn, develop similar selection criteria for sub-contractors. AISD staff will work with the CMRs to develop those criteria. The selection criteria for sub-contractors have not been set yet.
6. **Question:** Will bids for sub-contractors be advertised in same places as RFQ for CMR, and is Isqft one of those places?
Response: The CMRs will advertise for sub-contractors through the same outlets that AISD used to advertise the CMR RFQ. Give the purchasing director information for Isqft, and we'll consider using that source, as well.
7. **Question:** How many CMR contractors will be selected? Will the bid packages be awarded in total?

Response: There are 21 bid packages in phases 1 and 2 of the bond program. The CMR method of procurement will be used for 18 of those 21 packages. The bid packages will be awarded in total. We do not yet know the number of CMRs that will be selected for the 18 bid packages.

8. **Question:** Results of enrollment forecasts over next 5-10 years?

Response: We find that enrollment counts climb until middle/end of October. We are closing in on what we projected for 2014-15 but do not have an official count yet.



Questions?