



OXFORD COMMUNITY SCHOOLS

OVERVIEW OF ARCHITECTURE & CONSTRUCTION MANAGER RFP's & SELECTION – BOND/CAPITAL IMPROVEMENT PLANNING 2016 - 2017

Board of Education Presentation
3.14.17





OVERVIEW

Review the A/E & CMA RFP Response Matrices

Administrative Recommendations

Capital Improvement Projects by Building

ARCHITECTURAL & ENGINEERING RFP RESPONSES

A & E	KING SCOTT	FRENCH ASSOCIATES	IDS
SCHEDULE			
June Treasury Mtg.	YES	YES	YES
Bond Vote November	YES	YES	YES
PRE-BOND	\$30-\$50,000	\$5,000	\$6,600
BOND CAMPAIGN	See RFP	\$10-\$12,000	\$9,400
FEE PROPOSAL SCHEDULE	YES - See Attached	YES - See Attached	YES - See Attached
FEE PROPOSAL RANGE (Bond Scope Dependant)	5.75-6%	6%-6.25%	5.75%-6.34%
ORIGINAL FEE PROPOSAL	5.75%	6%	6.35%
REMODELING for \$20 million	Cost of Construction	Cost of Construction	Cost of Construction
REIMBURSABLE EXPENSES	\$20,000 Estimated	\$24,000 Not to Exceed	\$2,000 Not to Exceed
SERVICE NOT INCLUDED	POOL	POOL	POOL
HOURLY RATES	YES	NO	YES
CURRENT PROJECT LOAD	YES	YES	YES



CONSTRUCTION MANAGER RFP RESPONSES

Construction Management	CLARK	REWOLD	GRANGER
			<i>(NO BID)</i>
FEES			
Construction Management Related General Conditions	\$137,000	TBD - See Attachment	
Staff Cost	\$662,913	Not to Exceed \$975,000	
Fee (Includes ALL Overhead & Profit)	1.65%	2.3%	
Based on \$20 M Construction Cost, including contingency	\$330,000	\$460,000	
Estimated Construction Related General Conditions as a % Construction Cost	.5-.75%	1.0%-3.0%	
LABOR RATES	YES	YES	



ADMINISTRATIVE RECOMMENDATIONS

AFTER REVIEW OF RFP RESPONSES WE PROPOSE THE SELECTION OF

CLARK CONSTRUCTION & IDS

FOR 2017 BOND CAMPAIGN/CAPITAL IMPROVEMENT PROJECTS

CAPITAL IMPROVEMENT PROJECTS



Middle School:

Replace or Repair asphalt parking lots and drives. (Engineering report done)

Replace concrete sidewalks.

Remove and Replace domestic hot water boilers.

Replace parking lot lights and building wall packs (LED)

Fire Alarm system needs to be replaced.

Replace sanitary and heating piping throughout building. (Engineering review to be completed)

Update building controls.

New class room blinds for building.

Replace deadbolts on toilets rooms. Make panic hardware. Upgrade door hardware and replace some doors.

Replace Gym curtains.

CAPITAL IMPROVEMENT PROJECTS

Lakeville Elementary:

■ Replace or repair asphalt parking lots. Consider redesign of front parking lot along Lakeville road. (Engineering report done)

Replace concrete sidewalk.

Replace parking lot lighting and poles. (LED)

Replace building exterior lighting (LED Wall Packs)

New class room blinds for building.

Exterior storage building. & Playground Improvements

Leonard Elementary:

Add additional parking lot. (Plans already prepared)

Engineering report to be completed existing parking lot and sidewalks.

Replace update controls for class room UV and building Air Handlers.

Replace cafeteria tables.

Replace parking lot lighting (LED) & Playground Improvements

Replace building exterior lighting (LED Wall Packs)

New class room blinds for building.

Replace deadbolts on toilets rooms. Make panic hardware.

CAPITAL IMPROVEMENT PROJECTS

Clear Lake Elementary:

Replace or repair parking lots and concrete sidewalks.

■ Replace exterior lighting (LED)

Outside storage building

Playground Improvements

Daniel Axford Elementary:

Replace carpet in corridors.

Replace fire alarm system.

Replace exterior lighting (LED)

Replace or repair parking lot and concrete sidewalks.

Replace PK boilers.

Playground Improvements

Oxford Elementary:

Replace fire alarm system.

Replace exterior lighting (LED)

New class room blinds.

Playground Improvements

CAPITAL IMPROVEMENT PROJECTS

Administration Building

Replace roof (consider recoat or EDPM roofing).

Bus garage:

Replace standing seam roof

Replace or repair parking lot (Engineering report to be completed)

Fence repaired.

Service Building:

Replace shingle roof

General Items:

District Playgrounds (Master Plan)

Controls - replace all building Jace's and upgrade Tritium software. (Jace's and software are out dated) (Remove Python network.)

Evaluate and repair district fencing.

Evaluate and repair district signage.

All district Fire Panels need reviewed.

Air-condition all district elementary.

Replace the Main Primary Switch 13200v that feed the Middle school and Lakeville. Test the conductor that feeds Lakeville. Conductor replacement

Re-Key the District.

CAPITAL IMPROVEMENT PROJECTS

High School:

Replace shingle roof 300, 400, and 500 wings (consider metal standing seam roof) JD Candler section 10 & 12 cost est.

Replace built-up roofing. JM over Corridor Media Center and Cafeteria. Cost to be determined

Replace AHU #1 that supplies 300, 400 and 500 wings (option replace motor and frequency drive)

Replace or repair parking lot and concrete sidewalks (Engineering report Done)

Replace pool area AHU

Replace pool interior finish – mar cite finish beginning to fail. Aquatic Source Cost Est. Replace concrete sidewalks

Upgrade parking lot lighting and building wall packs. (LED)

Caulk and repair EFIS

Replace carpet in 300, 400 and 500 corridors.

New class room blinds for building. Lake Orion Window Treatments 58 new vertical blinds

Sky lite resealed.

Convert Emergency Generator from diesel to natural gas.

Irrigation system for Athletics fields.

Update building management system (Tritium)