

TRANSMITTED VIA EMAIL: 26 pages

TO: ALL PLAN HOLDERS AND POTENTIAL BIDDERS
FROM: TIFFANY McCANTS, PURCHASING OFFICER
SUBJECT: REQUEST FOR QUALIFICATIONS: DESIGN TEAM SERVICES – W.W.
ESTES ELEMENTARY ADDITIONS AND RENOVATIONS
DATE: MAY 19, 2020



RFQ# 19-20

The following specifications are hereby made a part of the original documents.

**REQUEST FOR QUALIFICATIONS:
DESIGN TEAM SERVICES: W.W. ESTES ELEMENTARY ADDITIONS AND RENOVATIONS
Issued: May 15, 2020**

The Board of Education is hereby soliciting responses from qualified architectural, engineering teams and construction specialists. Professional services will be procured through a qualification-based selection process, in accordance with G.S. 143-64.31, G.S. 143.64.32, and G.S. 115C-521(E). Professional services will be rendered using a standard Buncombe County Schools professional contract or Purchase Order. The scope of work is described herein:

BACKGROUND AND SCOPE OF WORK:

W.W. Estes Elementary School, 275 Overlook Rd, Asheville, NC 28803, was built in 1980 as an open plan elementary school. It has undergone renovations and additions to convert the school to a more traditional, separated classroom layout and currently houses K-4 grades and a Special Education wing (PEP Program). The school has experienced membership growth in both the traditional school and PEP Program. The capacity issues have been exacerbated by the K-3 class size reduction mandated by the North Carolina legislature.

An Advanced Planning Study was conducted in Fall 2019 by PFA Architects to determine facility needs at W.W. Estes Elementary School. A multi-phased plan involving additions and renovations was developed to address capacity issues, building code, instructional and security needs. In support and anticipation of funding for the capital improvements the design team and construction specialist consultant will review the Advanced Planning Study, modify and detail the Phase One, 3 classroom addition, to 50% construction documents. Two budgeting exercises will be conducted involving a general construction firm (construction specialist) capable of providing full CMAR services when funding is secured, design is completed and construction is initiated.

The remaining Phases of work will simultaneously be developed to a Design Development (DD) stage in order to coordinate improvements that span multiple phases. A single exercise for cost and budget analysis and project scheduling will be performed at the conclusion of the Design Development stage for these future phases.

PROJECT SCHEDULE:

The work described above will begin after selection approval by the Board of Education and contract execution, on or about July 13, 2020. Completion of the design work, budgeting/cost estimating and phased project scheduling is required by November 1, 2020.

SUBMITTAL REQUIREMENTS:

Three (3) copies of the submittals shall be made in an 8 ½" x 11" bound hardcopy format. Provide (1) electronic copy in pdf format on CD or flash drive. Limit responses to no more than 16 one-sided or 8 double-sided sheets. Submittals not meeting these requirements may not be considered. The submittal shall contain no less than the following:

- Cover sheet title: "Design Team Services: Estes Elementary Additions and Renovations", date, lead firm name and contact information. Link to firm website and/or optional supplementary information may be included.
- Letter of introduction stating interest and unique qualifications and capabilities.

- Tab 1** Office, project manager and design and construction team members and/or firms to service the project with bio of firm, team members and licenses and certifications. Flow diagram graphically representing team organization. Lead designer for each specialty must be clearly identified.
- Tab 2** A list of other projects with client references for which similar work has been performed.
- Tab 3** Reports or graphic illustrations of similar work performed.

SELECTION SCHEDULE:

Responses to this RFQ are due at NOON on June 11, 2020 to the Facilities Department Office at 175 Bingham Road, Asheville, NC 28806. Attn: Timothy Fierle, AIA Director of Facilities and Planning.

Interviews may be conducted and/or a shortlist of firms may be requested by the Selection Committee to submit additional information. Demonstration of school related experience, capability of meeting the schedule, qualifications, scheduling, budget, estimating and cost control capabilities, experience coordinating with construction specialists and specialized skills will be of interest to the Committee. A selection and two alternates will be made in June and presented to the Board of Education at the June 30, 2020 meeting. Designer services are expected to begin immediately following negotiations and contract execution. If contract negotiations are not successful with the initial selection, the alternate selections will be contacted.

All submittals, questions and inquiries shall be sent to:

Timothy Fierle, AIA
Director of Facilities
Buncombe County Schools
175 Bingham Road
Asheville, NC 28806
Phone: 828-255-5916
Email: tim.fierle@bcsemail.org

Under no circumstances shall contacts be made with other Buncombe County Schools' personnel or members of the Buncombe County Board of Education regarding this Request for Qualifications and selection process.

Attachment: Conceptual Facility Improvements Plan for William W. Estes Elementary School (23 pages)

End Request for Qualifications: Design Team Services: Estes Elementary Additions and Renovations

WILLIAM W. ESTES ELEMENTARY

GROWING LEADERS ONE CHILD AT A TIME



ELEVATING YOUNG MINDS

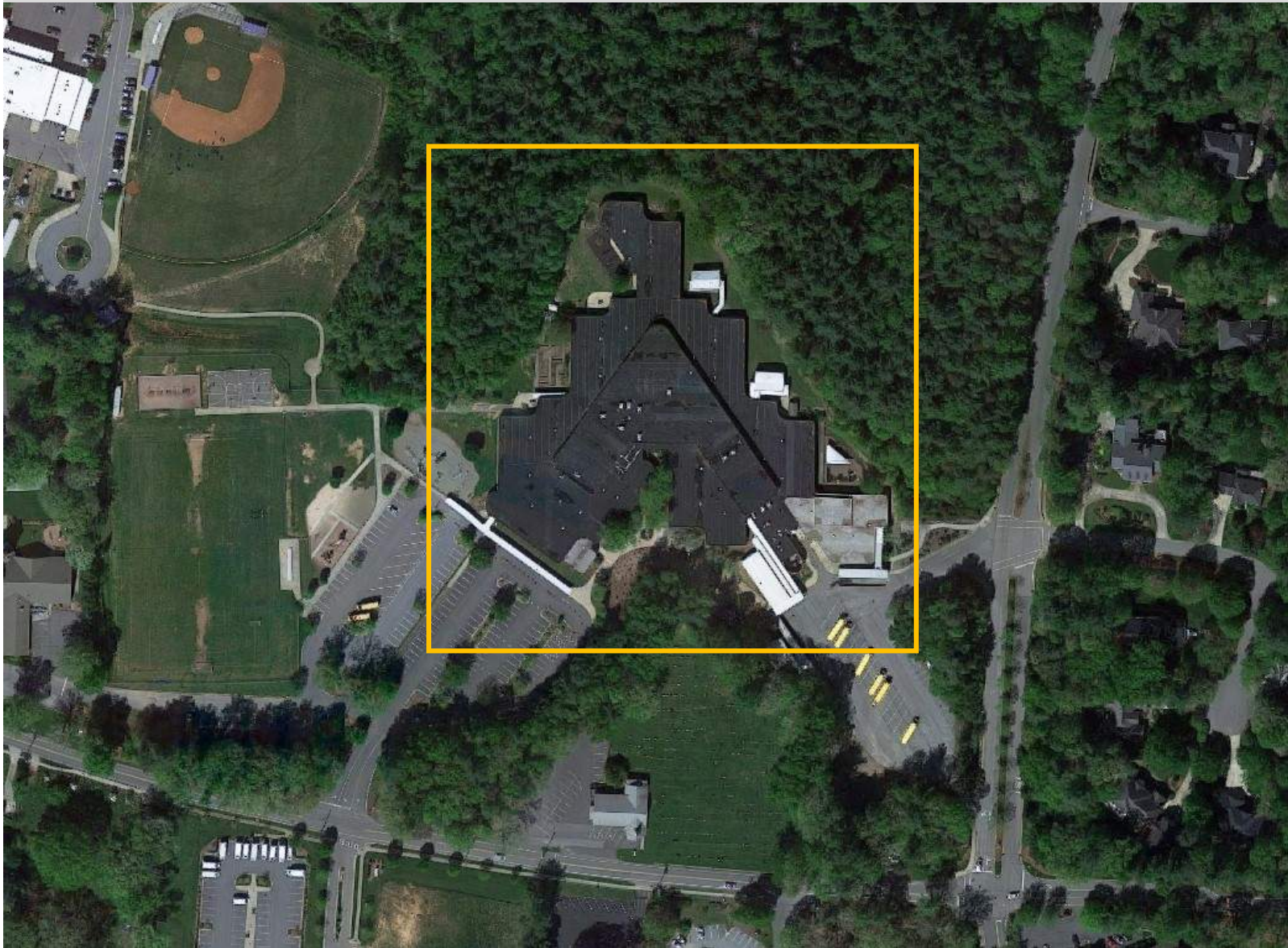


CONCEPTUAL FACILITY IMPROVEMENTS PLAN FOR WILLIAM W. ESTES ELEMENTARY SCHOOL

Preliminary Report, March 5, 2020



CAMPUS OVERVIEW

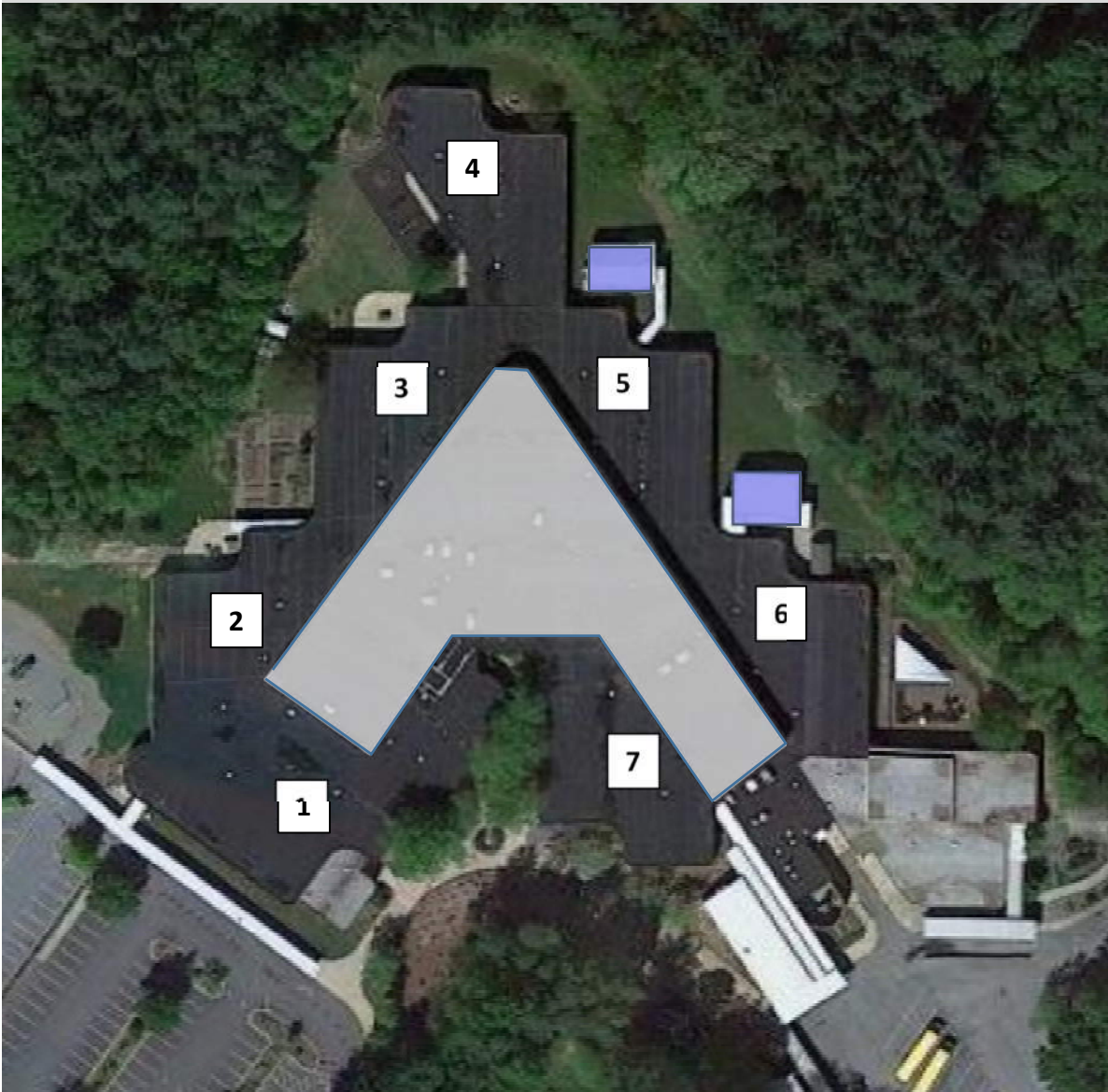


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CAMPUS OVERVIEW



ORIGINAL DESIGN

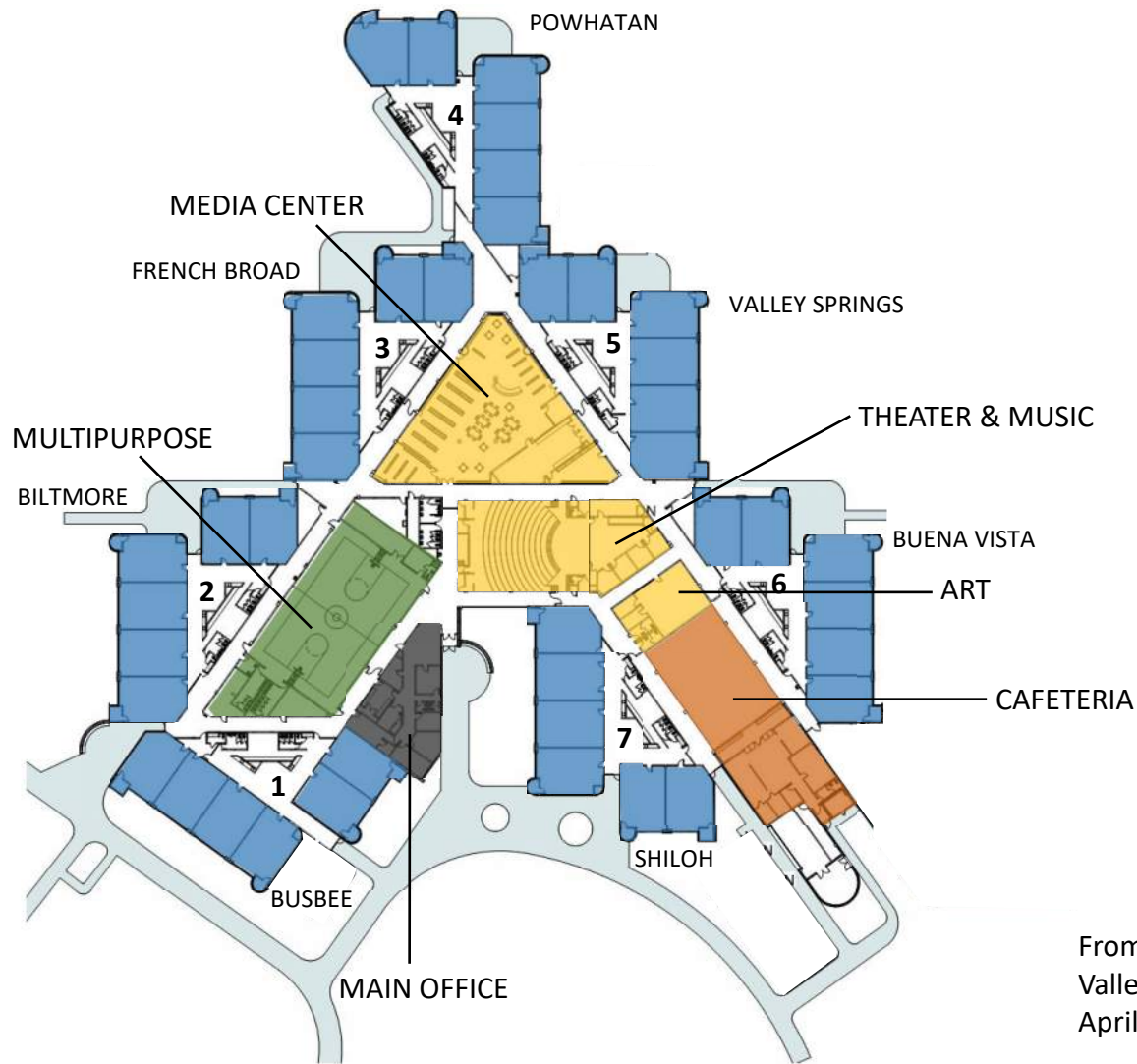
- ❖ K-6 SCHOOL
- ❖ SEVEN 6-CLASSROOM PODS
- ❖ CORE SPACES AT INTERIOR

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ORIGINAL SCHOOL PLAN - 1978



- ❖ K-6 SCHOOL
- ❖ SEVEN 6-CLASSROOM PODS
- ❖ CORE SPACES AT INTERIOR

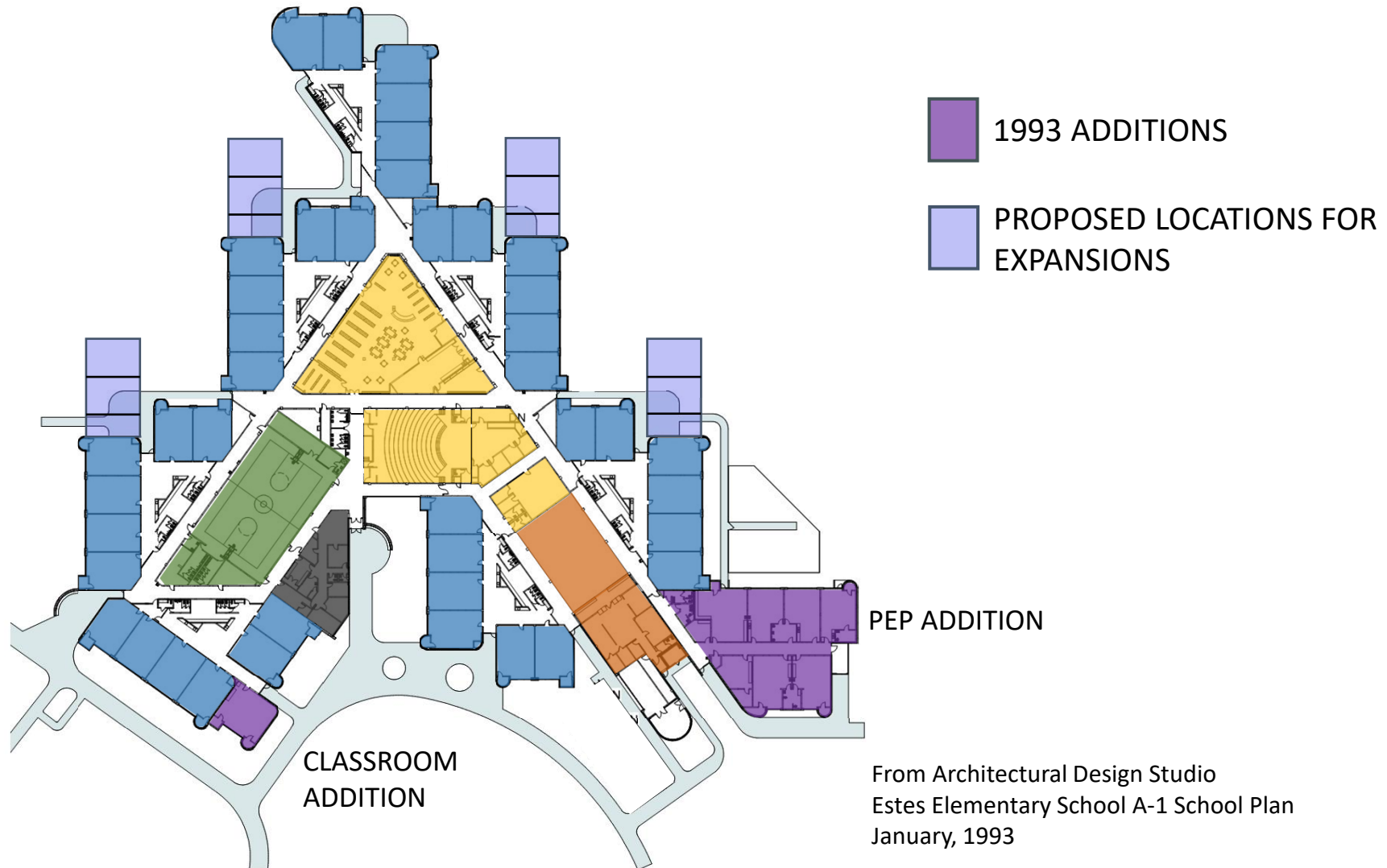
From Six Associates, Incorporated
Valley Springs Elementary School A-1 Overall Plan
April, 1978

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SCHOOL PLAN, PEP ADDITIONS - 1993



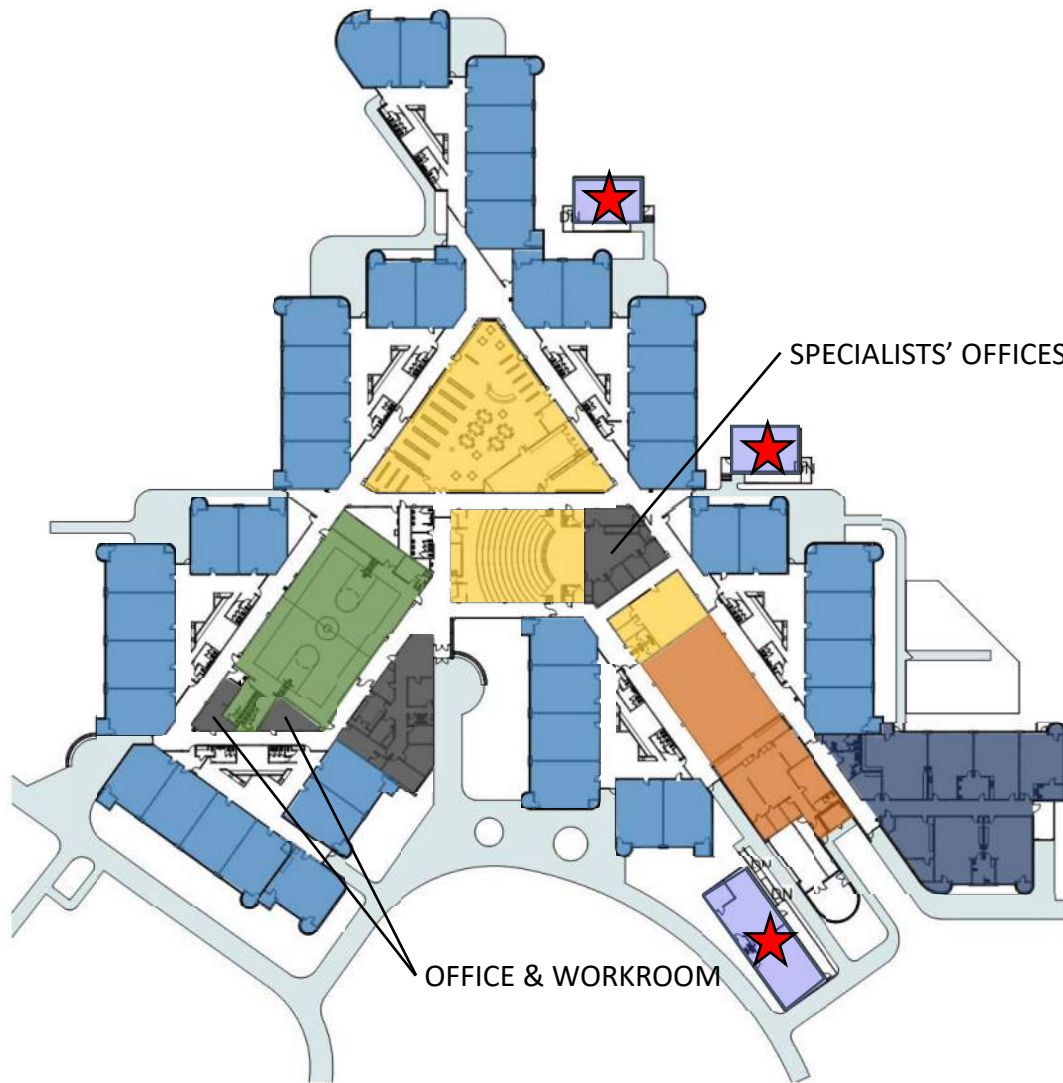
From Architectural Design Studio
Estes Elementary School A-1 School Plan
January, 1993

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SCHOOL PLAN - 2020

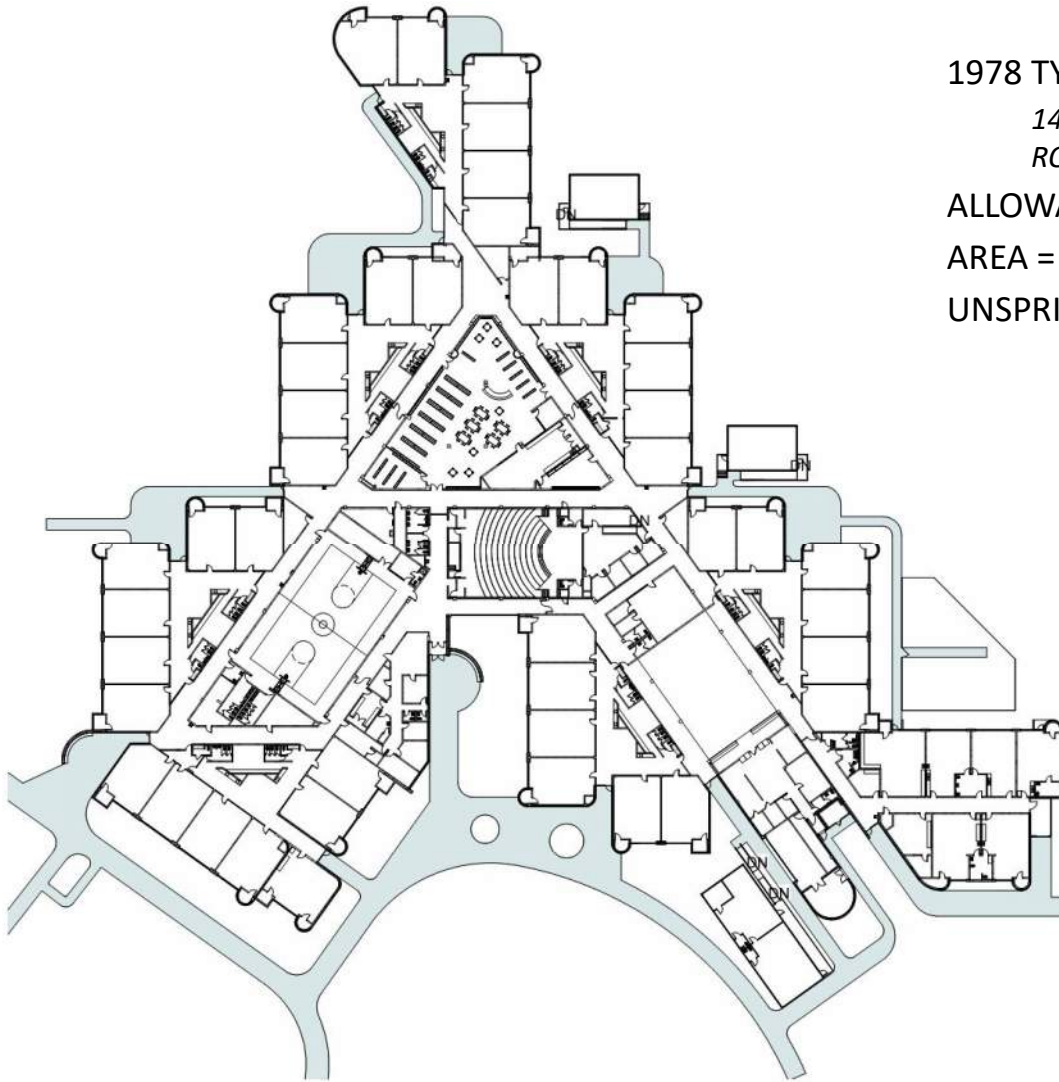


- ❖ MUSIC CONVERTED TO SPECIALISTS' OFFICES
- ❖ LOCKER ROOMS CONVERTED TO ADDITIONAL ADMIN SPACES
- ❖ 3 MODULARS: MUSIC, PTA & SPECIALISTS

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LIFE SAFETY CODE OVERVIEW



1978 TYPE II FIRE RESISTIVE = 2018 TYPE I-B

14" COLUMNS 4 HOUR

ROOF ASSEMBLY 1-1/2 HOUR

ALLOWABLE AREA = UNLIMITED

AREA = 115,285 SF (APPROX.)

UNSPRINKLERED

- INCOMPLETE FIRE SEPARATION AT CORRIDORS
- FIRE AREAS > 12,000 SF
- RATED ROOF/CEILING ASSEMBLIES COULD BE COMPROMISED
- NO WALKWAYS TO PUBLIC WAY FROM MANY PODS' EXITS

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ADEQUACY OF CLASSROOMS



❖ 6 ADDITIONAL CORE CLASSROOMS DESIRED

CURRENT POPULATION 762 STUDENTS

	Current	Target
Kindergarten	7	8
Grade 1	8	9
Grade 2	7	8
Grade 3	8	9
Grade 4	5	6
Total	35	40
Pre-K	1	1
EC Self Cont.	2	3
Total	38	44

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ADEQUACY OF CLASSROOMS

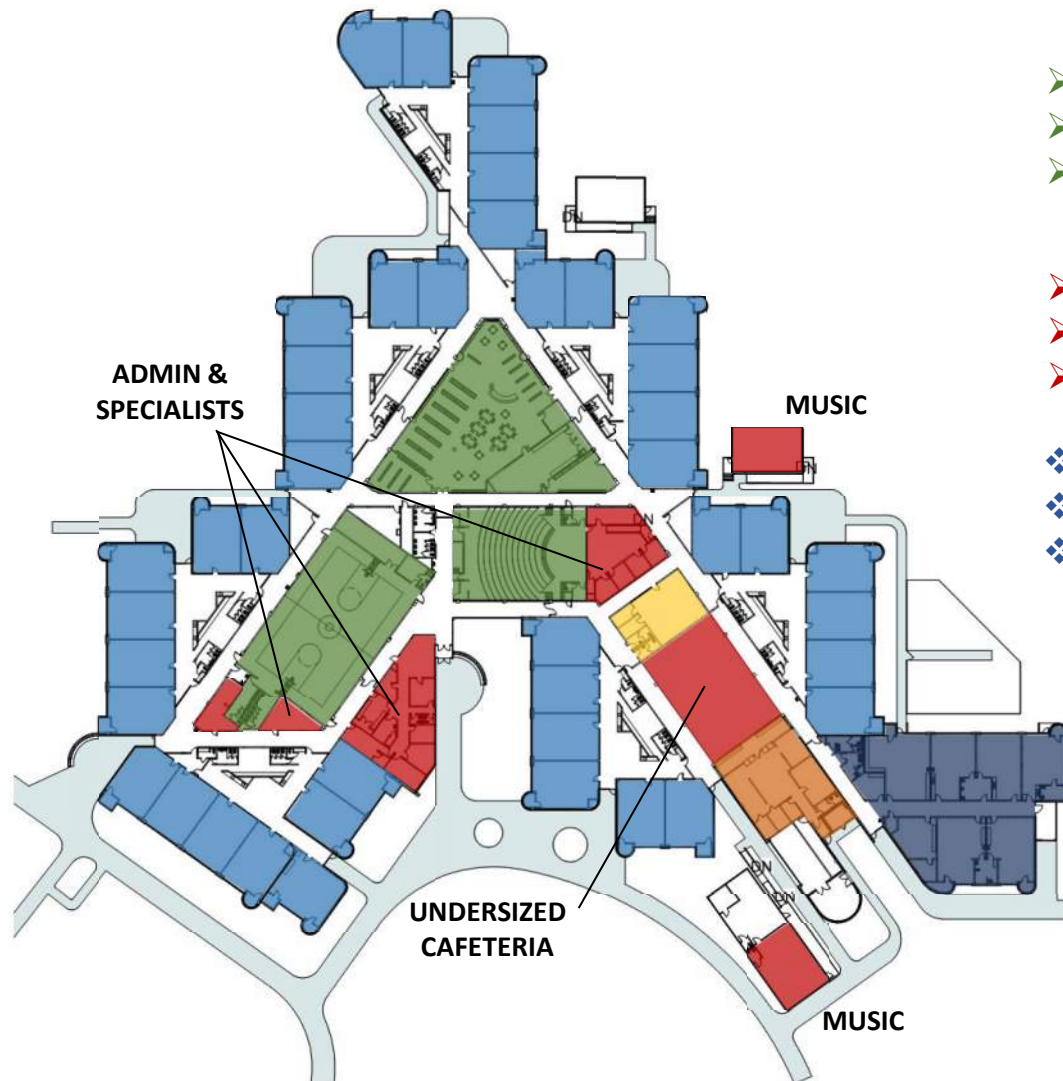


- ❖ 6 ADDITIONAL CORE CLASSROOMS DESIRED
- 6 CLASSROOM POD CAN'T HOLD FULL EXISTING OR PLANNED GRADE LEVEL
- CLASSROOMS "UNDERSIZED" BY DPI STANDARDS; WILL BE BETTER SUITED TO THE MANDATED SMALLER CLASS SIZES
- PRE-K & EC REMOTE
- 5 CLASSROOMS NOW USED FOR RESOURCE, ART & STEM

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ADEQUACY OF CORE FACILITIES

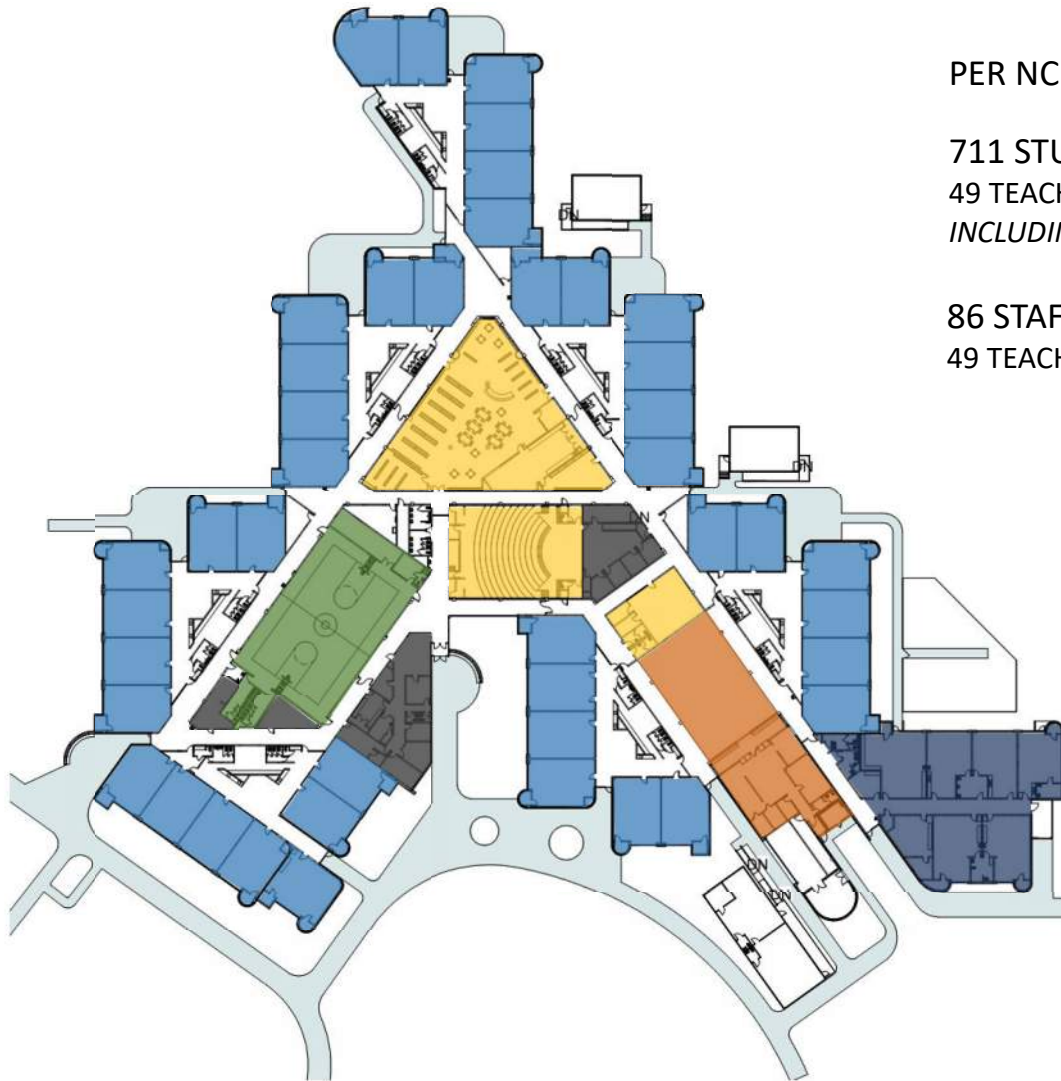


- GYM IS A GOOD SIZE
- THEATER IS A VALUABLE AMENITY
- MEDIA CENTER IS “OVERSIZED” BUT HEAVILY USED
- ADMIN IS DISPERSED
- CAFETERIA SIZED FOR SERVING 450 STUDENTS
- MUSIC IN MODULARS
- ❖ CONSOLIDATED ADMIN WITH SECURE ENTRY
- ❖ ENLARGED SERVING & DINING
- ❖ NEW MUSIC, MUSIC/ART ROOMS TO REPLACE MODULARS

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ADEQUACY OF RESTROOMS



PER NC 2018 PLUMBING CODE

711 STUDENTS EACH, BOYS/GIRLS
49 TEACHING SPACES x 29 STUDENTS PER CLASSROOM
INCLUDING MODULARS, EXCLUDING PEP)

86 STAFF, 69 FEMALE, 17 MALE
49 TEACHING SPACES x 1.75 STAFF PER CLASSROOM

- ✓ EXISTING PLUMBING FIXTURE COUNT FOR STUDENTS AND STAFF IS MORE THAN ADEQUATE
- BATHROOMS NOT HANDICAPPED ACCESSIBLE

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NEEDS & CHALLENGES OF EXPANSION



- ❖ 6 ADDITIONAL CLASSROOMS
 - ❖ CONSOLIDATED ADMINISTRATION WITH SECURE ENTRY
 - ❖ LARGER CAFETERIA
 - ❖ ELIMINATE CLASSROOM MODULARS
-
- TIGHT PLATEAU
 - CLASSROOM WINDOWS AT MOST OF PERIMETER
 - CAFETERIA LANDLOCKED
 - LACK OF "SWING SPACE" FOR RENOVATIONS, ADDITIONAL MODULARS COST PROHIBITIVE

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POTENTIAL STRATEGIES FOR EXPANSION

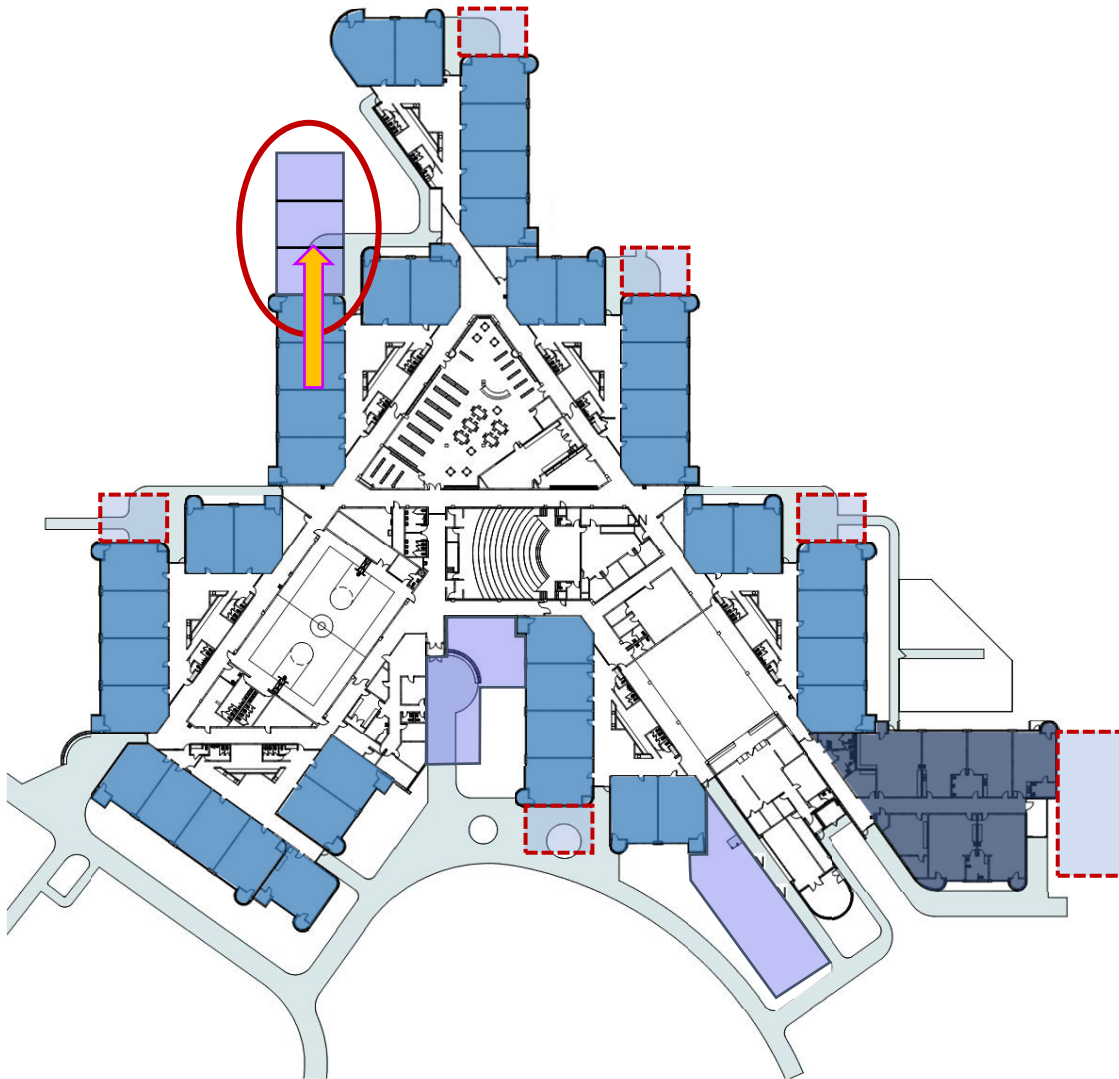


- ❖ EXTEND PODS (MOST CAN EXPAND ONLY BY 1 CLASSROOM)
- ❖ 3-CLASSROOM ADDITION AT FRENCH BROAD POD AT MOST ECONOMICALLY VIABLE
- ❖ INFILL ENTRY/ADMIN AT COURTYARD
- ❖ REPLACE LARGE MODULAR WITH PERMANENT CONSTRUCTION
- ❖ POTENTIAL FOR FUTURE PEP ADDITION

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POTENTIAL STRATEGIES FOR EXPANSION



- ❖ EXTEND PODS (MOST CAN EXPAND ONLY BY 1 CLASSROOM)
- ❖ 3-CLASSROOM ADDITION AT FRENCH BROAD POD AT MOST ECONOMICALLY VIABLE
- ❖ INFILL ENTRY/ADMIN AT COURTYARD
- ❖ REPLACE LARGE MODULAR WITH PERMANENT CONSTRUCTION
- ❖ POTENTIAL FOR FUTURE PEP ADDITION

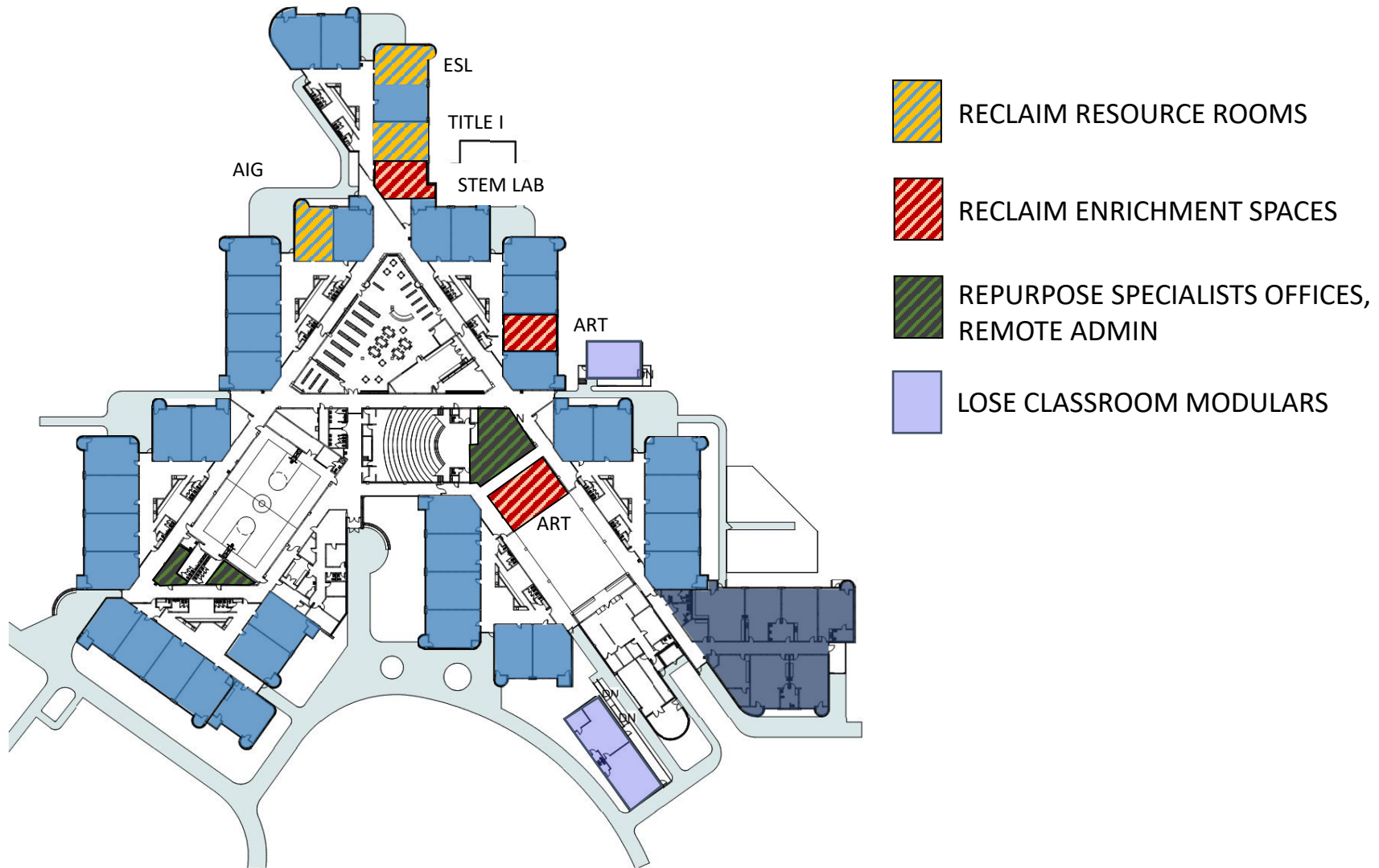
 POTENTIAL FUTURE ADDITIONS

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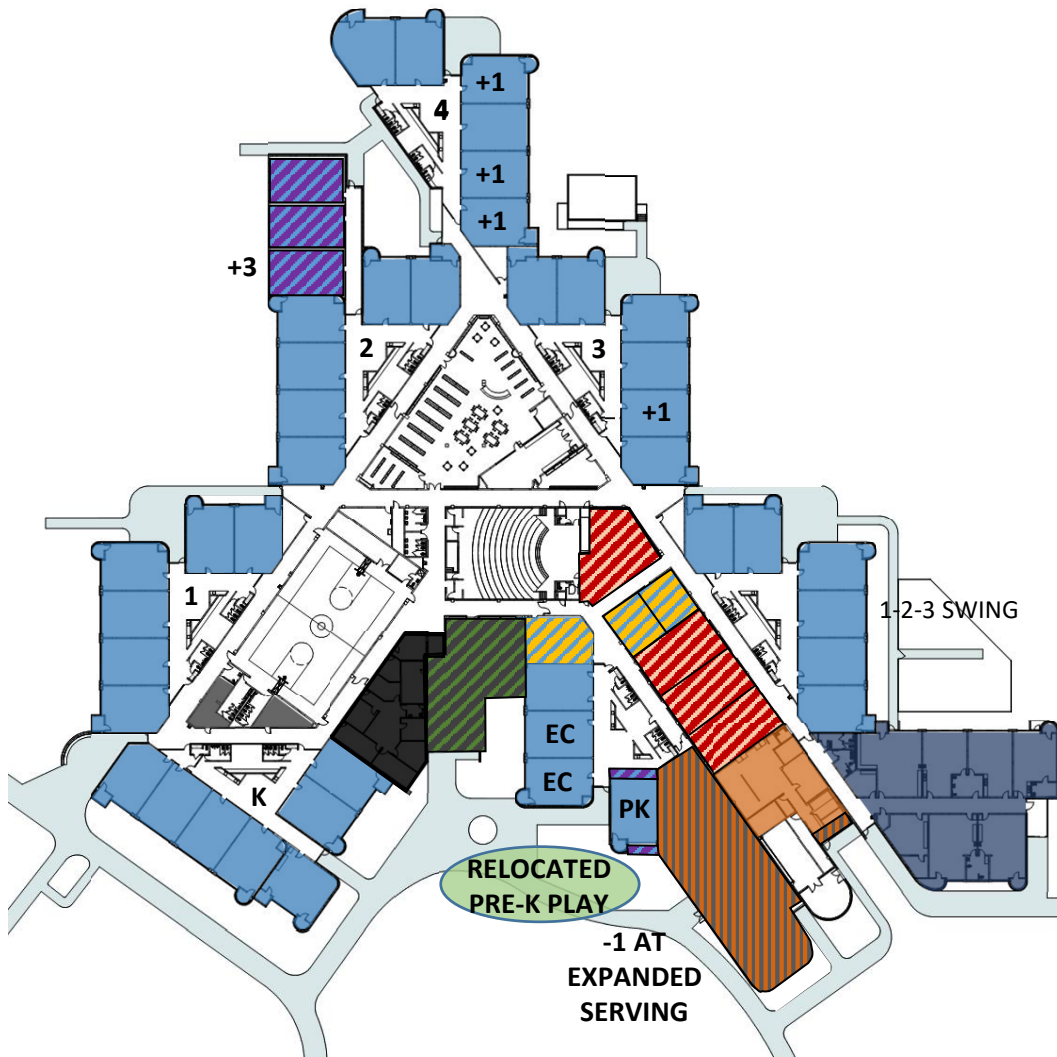
RECLAIMING CLASSROOMS, REPURPOSING SPACES








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CAFETERIA, OFFICE & CLASSROOM ADDITIONS



-  OFFICE ADDITION
-  CAFETERIA/KITCHEN ADDITIONS
-  ARTS, MUSIC AT FORMER CAFETERIA
STEM AT SPECIALISTS ROOM
-  RELOCATED RESOURCE
2 SHIFTS TO ART ROOM
1 SHIFTS TO DIFFERENT CLASSROOM
-  3 CLASSROOM ADDITION
EXPANDED PRE-K CLASSROOM

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OFFICE ADDITION



- CONSTRUCT OFFICE ADDITION
- RELOCATE ADMIN
- RENOVATE EXISTING ADMIN AREA

- NEW RECEPTION
- NEW ADMIN OFFICES
- RENOVATIONS FOR SPECIALISTS
- RENOVATIONS FOR CONFERENCE, WORKROOM

CAFETERIA ADDITION + RENOVATIONS



- CONSTRUCT CAFETERIA ADDITION
- CONVERT CLASSROOM TO SERVING
- RECONFIGURE KITCHEN
- CONVERT OLD CAFETERIA, ART & SPECIALISTS TO ENRICHMENT & RESOURCE SPACES
- SHILOH POD RENOVATIONS FOR PRE-K, RECONFIGURED POD ENTRY

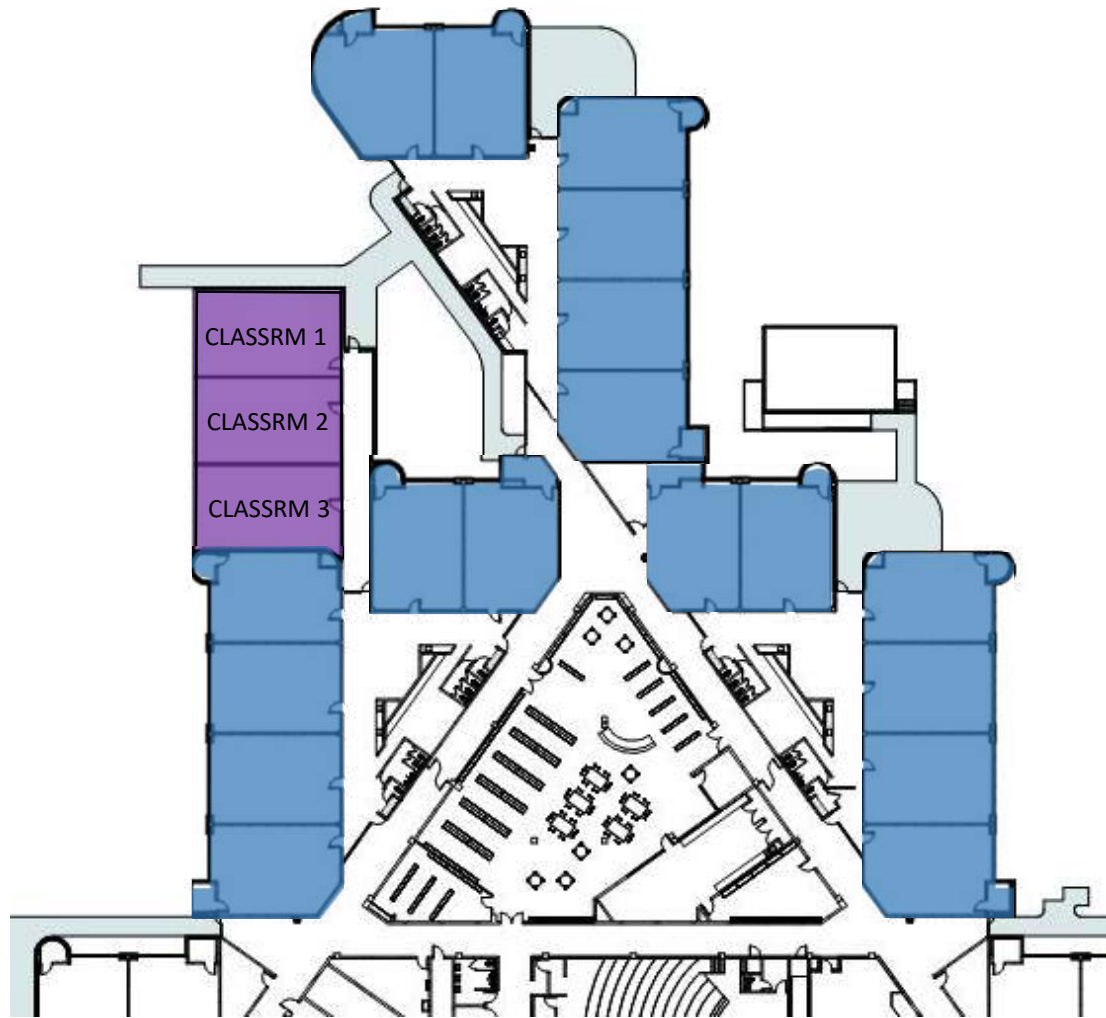
- DINING ADDITION
- RENOVATED SERVING
- RECONFIGURED KITCHEN
(SHIFT DISHROOM, OFFICE & EXPAND FOR COLD STORAGE)
- RENOVATE FOR MUSIC, ART, STEM
- RENOVATE FOR RESOURCE
- RENOVATE FOR PRE-K, POD ENTRY

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CLASSROOM WING ADDITION



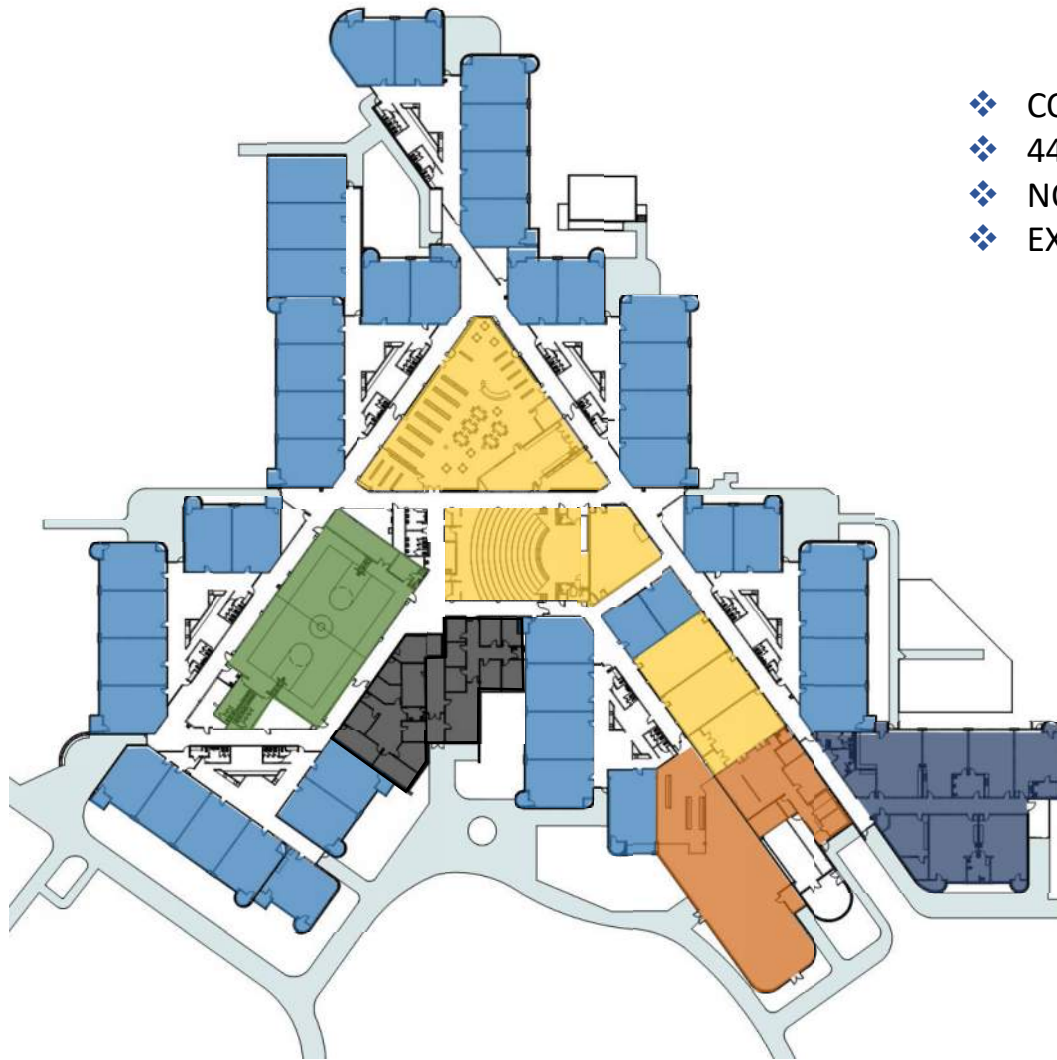
- THREE-CLASSROOM ADDITION
- PRE-K PLAYGROUND DISPLACED, SO PRE-K MOVES TO SHILOH WING (SEE CAFETERIA ADDITION BLOW-UP)

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FINAL PLAN



- ❖ CONSOLIDATED ADMIN WITH SECURE ENTRY
- ❖ 44 CORE CLASSROOMS (+6 NET GAIN)
- ❖ NO CLASSES IN MODULARS
- ❖ EXPANDED CAFETERIA SERVING & DINING

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PROJECTED COSTS

PROJECT A: CLASSROOM WING ADDITION & PRE-K RELOCATION

Classroom Wing Addition	MAJOR ADDITION	3,650 SF	1,003,750.00	\$275.00
Pre-K Classroom Renovations	MEDIUM RENOVATION	400	48,000.00	\$120.00
Pre-K Playground Relocation		Lump Sum	100,000.00	

PROJECT A CONSTRUCTION COST		3,650 SF	1,151,750.00 *	\$315.55
<i>** includes sprinkler system, ceiling replacement, and diffuser replacement for this area</i>				

PROJECT B: OFFICE ADDITION & RENOVATIONS

Office Addition	MAJOR ADDITION	2,375 SF	653,125.00	\$275.00
Specialist Suite, Conference, Wrkrm (former Main Office)	MAJOR RENOVATION	2,230 SF	334,500.00	\$150.00
STEM & Stage Ramp (former Specialist Offices)	MAJOR RENOVATION	1,435 SF	215,250.00	\$150.00

PROJECT B CONSTRUCTION COST		6,040 SF	1,202,875.00 *	\$199.15
<i>** includes sprinkler system, ceiling replacement, and diffuser replacement for this area</i>				

PROJECT C: CAFETERIA ADDITIONS & RENOVATIONS

Cafeteria/ Dining Room Addition	MAJOR ADDITION	3,750 SF	1,031,250.00	\$275.00
Kitchen Addition	MINOR ADDITION	250 SF	50,000.00	\$200.00
Kitchen Renovation/Modification	MAJOR RENOVATION	900 SF	135,000.00	\$150.00
Arts & Resources Renovations (former Cafeteria, Art Room)	MAJOR RENOVATION	4,330 SF	649,500.00	\$150.00
Shiloh Pod Renovations	MEDIUM RENOVATION	100 SF	12,000.00	\$120.00
Underground Utilities Relocation		Lump Sum	100,000.00	

PROJECT C CONSTRUCTION COST		9,330 SF	1,977,750.00 *	\$211.98
<i>**includes sprinkler system, ceiling replacement, and diffuser replacement for this area</i>				

PROJECT D: SPRINKLER SYSTEM *Required in conjunction with either Project B OR Project C*

Sprinkler System, Balance of Existing Building		115,285 SF	922,280.00	\$8.00
Ceiling Replacements, Balance of Existing Building		115,285 SF	1,095,207.50	\$9.50
Diffuser Replacements, Balance of Existing Building		115,285 SF	172,927.50	\$1.50

PROJECT D CONSTRUCTION COST		115,285 SF	2,190,415.00	\$19.00
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TOTAL BUILDING CONSTRUCTION COST		125,310 SF	6,522,790.00 *	\$52.05
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PROJECTED COSTS

BUILDING COST SUMMARY	AREA	COST BY TYPE	COST/SF	% OF COST
PROJECT A: Classroom Wing Addition	3,650 SF	1,151,750.00	\$315.55	12.54%
PROJECT B: Office Addition & Renovations	6,040 SF	1,202,875.00	\$199.15	13.09%
PROJECT C: Cafeteria Addition & Renovations	9,330 SF	1,977,750.00	\$211.98	21.53%
PROJECT D: Sprinkler System/Ceiling Replacement	115,285 SF	2,190,415.00	\$1.50	23.84%
TOTAL BUILDING CONSTRUCTION COST	125,310 SF	6,522,790.00	\$52.05	71.00%
Contingency	15.0%	978,418.50	\$7.81	10.65%
	AREA	TOTAL COST	COST/SF	% OF COST
SUBTOTAL CONSTRUCTION COST	125,310 SF	7,501,208.50	\$59.86	81.65%
Removal of 2 modulars		75,000.00		0.82%
Furniture, Fixtures & Equipment**	8.0%	398,578.50		4.34%
Access Controls/Security**	1.5%	74,733.47		0.81%
IT/Miscellaneous***	5.0%	312,085.99		3.40%
Testing & Inspections	2.0%	150,024.17		1.63%
Architectural Fees	8%-10%	675,108.77		7.35%
	AREA	TOTAL COST	COST/SF	% OF COST
TOTAL PROJECT COST	125,310 SF	9,186,739.40	\$73.31	100.00%

costs for Furnishings, Access Controls/Security work are based on the stated percentage of the additions and renovations work, **not including the sprinkler system project.

***costs for IT work are based on the stated percentage of the additions and renovations work, including the ceilings only in the sprinkler system project.

- ❖ ESCALATION INCLUDED FOR 12 MONTHS. NO PHASING WAS CONSIDERED IN COST ESTIMATION

PROJECT 'A' TIMELINE

- ❖ PROJECT 'A' CLASSROOM ADDITION MEETS URGENT, IMMEDIATE NEEDS TO ACCOMMODATE MANDATED CLASS-SIZE REDUCTIONS

PROJECT A: CLASSROOM ADDITION, PRE-K RELOCATION

DESIGN & CONSTRUCTION DOCUMENTS	4 Months
CITY & COUNTY REVIEWS	6 Weeks
BIDDING	1 Month
CONTRACTS & NEGOTIATIONS	1 Month
CONSTRUCTION <i>including mobilization</i>	8 Months
<hr/>	
PROJECT A DURATION	15.5 Months