



Long Range Facility Assessment Proposal

Davis Kane Architects PA, Kilian Engineering, & CLH



Franklin County Board of Education
January 10, 2022
Dr. Larry Webb

Long Range Plan Discussion Recap



September 13, 2021-Work Session-Drs. Schuhler and Webb present facility updates. Dr. Schuhler proposes a three pronged approach to address facility concerns.

September 13, 2021-Board Meeting-Our Work Session yielded several motions. Pertinent to the long range plan was "Motion 4: Motion to move forward with a RFQ designed to solicit an A&E firm for completion of a comprehensive review of district facilities needs and development of a long-range facilities plan." It passed unanimously (Hall/Champion.)

December 13, 2021-Board Meeting-On behalf of Dr. Webb and the selection team, Dr. Schuhler presented the selection committee's choice of Davis-Kane Architectural as our vendor and sought permission of the board to negotiate a contract with them. This passed unanimously (Brodie/Jordan.)

January 10, 2022-Board Meeting-Seeking approval of proposed contract with Davis-Kane to complete our requested Long Range Plan.

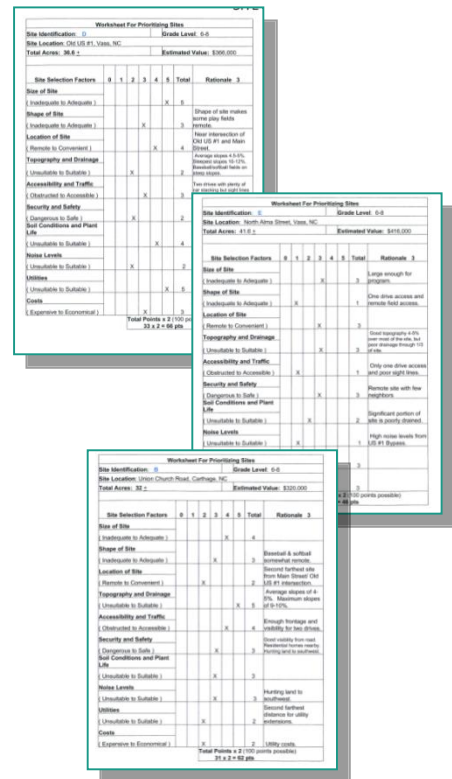
A. Project Description



- Davis Kane/Kilian A/E firms will provide a high-level assessment of all FCS properties including the building and grounds.
- The assessment will utilize a scoring system whereby the building and site components will be scored based on visual observations. Components will be broken into easily definable categories such as finishes, electrical, envelope, roof, walls and partitions, etc. The scoring system will utilize the NCDPI scoring system as a baseline. Categories will be refined for easy comparison and clarity.
- The goal is to recommend and present the replacement and/or upgrade of building components/systems that can be cost loaded over the next ten years for planning purposes.

B. Base Scope of Services

1. Field investigation of current buildings and grounds, including review of the existing building documentation for each facility.
2. Interviews with FCS staff.
3. Analysis of the condition of the buildings, sites, and systems.
4. Development of a cost-loaded spreadsheet depicting the capital outlay for maintenance/replacement over the next ten years.
5. Development of a list of identified code/life-safety deficiencies.
6. Development of a list of potential items to be considered discretionary improvements. Discretionary items may be performed at times independent of other improvements.
7. Scoring of the condition of each major building component/system.
8. The replacement cost for each component/system.
9. Preparation of a final report with all pertinent documentation.



C. Project Criteria



1. Visual observations of the building, grounds, and systems.
2. Any improvements that may be performed at times independent of other improvements shall be considered discretionary. These items will not be located with the timeline of expenditures but will be listed in a separate category.
3. Documents for each facility will be made available by FCS for use by the design team.
4. Any item noted as a code deficiency will routinely be corrected as part of any renovation project. Any item that is noted as a life-safety hazard we will denote as requiring immediate remediation.
5. If an item can remain in service beyond the 10-year project we will denote it as a future cost and the cost will not be included in the 10-year plan.

D. Deliverables



1. Draft report including 3 hard copies and an electronic PDF file.
2. Comprehensive final report including 3 hard copies and an electronic PDF file. The final report includes the following:
 - a. Written narrative of the findings for each facility. The narrative will describe each campus in moderate detail.
 - b. List of repair, replacement, or maintenance requirements as relayed to the design team by FCS staff.
 - c. The cost-loaded spreadsheet.
 - d. Graphics depicting the expenditures as they are required over a period of time.
 - e. Prioritized list of discretionary items, defined as items that may be performed independent of other improvements.
 - f. Photographs of observed conditions.

E. Exclusions



1. Traffic studies.
2. Subsurface, soils or geotechnical investigations.
3. Surveying.
4. Design and/or planning of improvements.
5. Structural analysis.
6. Environmental assessments or impact statements.
7. Prioritization of discretionary items.
8. Preparation of drawings or floor plans depicting current or future plans.
9. Code study.

F. Schedule



1. Designer Agreement January 2022
2. Interviews/Meetings/Research February 2022
3. Field Work/Prepare Draft Report May 2022
4. Prepare Final Report and Presentation October 2022



Summary

In addition to completion of the long range facility study documents, this proposal should provide FCS with valuable information and insight to determine a priority list of replacement and/or upgrade of building components/systems that can be cost loaded over the next ten years.



Design/Service Fee

\$180,000

Fee Schedule

Completion of Interviews/Document Review	20%
Completion of Field Work/Draft Presentation	55%
Final Completion	25%

Requested Actions/Motion



We request permission to contract with Davis Kane Architects, PA to complete the Long Range Facility Assessment for the total of \$180,000 .00 to be expended from Capital Outlay Fund Balance.



Questions?