



ST. LOUIS PUBLIC SCHOOLS

PROPOSITION S

PROGRAM OVERVIEW

Presented to:

Special Administrative Board

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FINAL EDITION



PROPOSITION S

REBUILDING ST. LOUIS PUBLIC SCHOOLS

INTRODUCTION

- ▶ Need for enhancements to improve the academic environment and provide more tools and technology
- ▶ Facilities Capital Action Plan (FCAP) was developed in 2005 to provide information regarding the general condition of District facilities and to establish estimated cost for facilities upgrades.



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DISTRICT PORTFOLIO

▶ Elementary	73	4,275,610 sf
▶ Middle:	17	1,377,809 sf
▶ High School:	16	3,133,890 sf
▶ Other:	<u>16</u>	<u>900,627 sf</u>
▶ Total:	122	9,687,936 sf
▶ Active:	74	7,400,008 sf
▶ Average Age:		74.9 yrs.

Source: SLPS Facilities Dept. data



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PROGRAM GOALS:

- ▶ Alignment and support of District Initiatives
 - SLPS Vision/Mission/Core Beliefs
 - Accountability Plan
- ▶ Create safe and secure environments supporting Teaching & Learning
- ▶ Warm/Safe/Dry/Technological environments
- ▶ Accountability of public finances
- ▶ Equity throughout the district



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INITIAL PROJECT ALLOCATIONS

▶ Building Envelopes	\$ 18.0M
(Hazardous material abatement, tuck pointing, waterproofing, roofing, windows, door)	
▶ Safety	\$ 1.1M
(Exterior/Interior doors, metal detectors, hand held detectors and video cameras)	
▶ Playgrounds/Parking	\$ 4.7M
(Equipment/Asphalt)	
▶ Technology	\$ 4.9M
(Desktops, interactive whiteboards/projectors, mobile laptops computer classroom)	
▶ Electrical/Lighting/Power	\$24.3M
(Energy efficient fixtures, motion sensors, fire & burglar alarms, public address systems, door intercom, and clocks)	
▶ Upgrade Restrooms	\$25.3M
(Fixtures, plumbing, ventilation, lighting, flooring and hand dryers)	



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INITIAL PROJECT ALLOCATIONS – (continued)

▶ Upgrade PK-K Classrooms	\$ 9.0M
▶ ADA Compliance <small>(Elevators, chairlifts, ramps and egress)</small>	\$ 2.6M
▶ Cafeterias/Kitchens <small>(Equipment and building renovations including fire suppression)</small>	\$ 2.8M
▶ Upgrade Science Labs, Libraries and Auditoriums	\$ 15.0M
▶ Upgrade Sports Facilities	<u>\$ 4.5M</u>
Total Hard Construction Estimate:	\$112.2M



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INITIAL PROJECT ALLOCATIONS – (continued)

▶ Contingency (10%)	\$ 11.2M
▶ Professional Services (12%)	\$ 13.5M
▶ Inflation (2.5%)	<u>\$ 3.1M</u>
▶ Soft Costs – Sub-total:	\$27.8M
▶ Previous Construction Expenses:	<u>\$15.0M</u>
 GRAND TOTAL:	 \$155.0M



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PROCEDURE – (PROGRAM METHODOLOGY):

- ▶ Identify key academic initiatives and academic performance
- ▶ Gather and evaluate existing data
- ▶ Solicit input from stakeholder and user groups
- ▶ Establish objective measures to evaluate facilities
- ▶ Align projects with district facilities utilization plan
- ▶ Review/develop construction scope and cost
- ▶ Establish construction schedule(s) and phasing
- ▶ Evaluate various project delivery methods
- ▶ Address equity concerns
- ▶ Evaluate future challenges and possibilities



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PRIORITY CRITERIA: Phase I

- ▶ Quick Start and Completion by Fall 2011
- ▶ Improve the academic environment
- ▶ Affect as many schools as possible
- ▶ Visible and wide-ranging projects
- ▶ Establish standards for Science and PK-K classrooms
- ▶ Improve security and technology access
- ▶ Improve physical education/athletic facilities



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PHASE I PRIORITIES – EARLY/MID 2011

Overview of Projects

Building Envelopes:	\$ 4,400,000
- Roof Replacement	
- Window Shades	
- Closed Hodgen Demolition	
Safety	\$ 400,000 (*)
Upgrade Playgrounds/Parking Lots	\$ 1,364,000
Technology/Electrical Upgrades	\$ 8,600,000
Early Childhood/PK-K Classrooms	\$ 700,000
High School Improvements (categories)	<u>\$16,465,000</u>
- Building Envelopes	- Safety Systems
- Electrical Distribution	- Auditoriums
- Restroom Upgrades	- Science Labs
- Gymnasiums	- Sports Facilities
- PK Classrooms (PIIP)	- Parking Lots
Total:	\$31,929,000

(*) – Pending Security System Analysis



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PHASE I PRIORITIES – 2011

Building Envelopes: \$4.4M

- ▶ Roof Replacement – (12 Schools)
- ▶ Window Shades – (44 Schools)
- ▶ Closed Hodgen Demolition



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PHASE I PRIORITIES – 2011

Safety: \$400k (*)

- ▶ Surveillance Cameras
- ▶ Metal Detectors
- ▶ Radios and Communication Devices

(*) – Pending Security System Analysis



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PHASE I PRIORITIES – 2011

Upgrade Playgrounds/Parking (Equipment/Asphalt) **\$1.3M**
25 Schools

Technology/Electrical Upgrades: **\$8.6M**
20 Schools

Early Childhood/PK–K Prototype Classrooms: **\$500k**
2 Schools

PK Classroom Upgrades for Licensing: **\$200k**
12 Schools



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PHASE I PRIORITIES – 2011

High School Improvements: \$16.4M total

Central VPA

Auditorium

Gymnasium/Lockers

Athletic Field

Science Lab

Parking Lot

Computer Lab

(cont.)

Gateway IT

Athletic Field

Gymnasium/Lockers

Science Lab

Parking Lot

Computer Lab

Sumner

Roof/Windows

Tuckpointing

Restroom Upgrades

Electrical Upgrades

PK-K Classrm. (PIIP)

Science Lab

Computer Lab

Pending School Closure Decision



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PHASE I PRIORITIES – 2011

High School Improvements: – (continued) \$16.4M total

<u>Roosevelt</u>	<u>NW Trans Law</u>	<u>Soldan</u>
PK-K Classrm. (PIIP)	Windows	Windows
Science Lab	Gymnasium/Lockers	Science Lab
Windows	Computer Lab	Computer Lab
Computer Lab	Science Lab	

Cleveland (closed)

- Facility Evaluation to be conducted
- Building was assessed in October 2006 by Cleveland Alliance
- Meeting held with Alderman to reconvene the Cleveland Alliance in the near future for further discussions

Pending School Closure Decision



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NEXT STEPS: PHASE I

- ▶ Release Quick-hitter projects
- ▶ Select architect and engineer teams
- ▶ Conduct detailed facility evaluations and cost estimates
- ▶ Finalize scope of work for each project
- ▶ Prepare and complete design
- ▶ Develop and implement procurement strategy
- ▶ Develop detailed timeline and phasing for each project
- ▶ Release projects for bid and construction
- ▶ Monitor projects through closeout
- ▶ Evaluate performance of contractors



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TIMELINE: PHASE I

▶ Select Architects & Engineers	January 2011
▶ Develop Project Scope & Cost	January 2011
▶ Complete Design Projects	March 2011
▶ Bid Phase I Projects	April 2011
▶ Receive Bids/Evaluate Contractors	May 2011
▶ Recommendation to SAB	May 2011
▶ Notice To Proceed	May 2011



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NEXT STEPS: PHASE II & III (Beginning in 2011)

- ▶ Continue Quick-hitter projects
- ▶ Establish Design/Build criteria
- ▶ Update detailed facility evaluations and cost estimates
- ▶ Finalize remaining scope of work for each project
- ▶ Continue development of bidding strategy
- ▶ Develop detailed timeline and phasing for each project
- ▶ Release projects for bid and construction
- ▶ Monitor projects through closeout
- ▶ Evaluate performance of contractors



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QUESTIONS & ANSWERS