



ST. LOUIS PUBLIC SCHOOLS

PROPOSITION S

PROGRAM OVERVIEW

Presented to:

Special Administrative Board

Roger L. CayCe, Ron Roberts, Craig Lucas

January 20, 2011

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.



PROPOSITION S

REBUILDING ST. LOUIS PUBLIC SCHOOLS

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



PROPOSITION S

REBUILDING ST. LOUIS PUBLIC SCHOOLS

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



PROPOSITION S

REBUILDING ST. LOUIS PUBLIC SCHOOLS

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)



PROPOSITION S

REBUILDING ST. LOUIS PUBLIC SCHOOLS

INITIAL PROJECT ALLOCATIONS – (continued)

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



PROPOSITION S

REBUILDING ST. LOUIS PUBLIC SCHOOLS

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



PROPOSITION S

REBUILDING ST. LOUIS PUBLIC SCHOOLS

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



PROPOSITION S

REBUILDING ST. LOUIS PUBLIC SCHOOLS

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



PROPOSITION S

REBUILDING ST. LOUIS PUBLIC SCHOOLS

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	



PROPOSITION S

REBUILDING ST. LOUIS PUBLIC SCHOOLS

PHASE I PRIORITIES – 2011

Building Envelopes: \$4.4M

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



PROPOSITION S

REBUILDING ST. LOUIS PUBLIC SCHOOLS

PHASE I PRIORITIES – 2011

Safety: \$400k (*)

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

(*) – Pending Security System Analysis



PROPOSITION S

REBUILDING ST. LOUIS PUBLIC SCHOOLS

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



PROPOSITION S

REBUILDING ST. LOUIS PUBLIC SCHOOLS

PHASE I PRIORITIES – 2011

High School Improvements: \$16.4M total

Central VPA

Auditorium
Gymnasium/Lockers
Athletic Field
Science Lab
Parking Lot
Computer Lab

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

(cont.)

Pending School Closure Decision



PROPOSITION S

REBUILDING ST. LOUIS PUBLIC SCHOOLS

PHASE I PRIORITIES – 2011

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

Roosevelt

PK–K Classrm. (PIIP)

Science Lab

Windows

Computer Lab

NW Trans Law

Windows

Gymnasium/Lockers

Computer Lab

Science Lab

Soldan

Windows

Science Lab

Computer 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



PROPOSITION S

REBUILDING ST. LOUIS PUBLIC SCHOOLS

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



PROPOSITION S

REBUILDING ST. LOUIS PUBLIC SCHOOLS

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 |



PROPOSITION S

REBUILDING ST. LOUIS PUBLIC SCHOOLS

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



PROPOSITION S

REBUILDING ST. LOUIS PUBLIC SCHOOLS

QUESTIONS & ANSWERS