



RFQ-16-001
NEW PRIMARY SCHOOL(S)
MAY 19, 2016

I. GENERAL

The Ascension Parish School Board intends to construct 3 new K-5 primary schools, each for 740 students to be built on undeveloped parcels. The selection committee will review applications for this rfq and will recommend a firm for each of the 3 sites. The project will include the use of the owner's prototypical K-5 Building program which will be adapted to three sites. The prototypical K-5 school has been built at 8 other locations. A draft summary of spaces and space diagram is included in this package.

II. PROPOSED PROJECTS

1. Site work on each to include general grading, drainage and coordination of all site utilities. Parking, drop-off lanes and access drives will be required to connect to residential community streets or state highways which are already in place. Sites may include portions of wetlands areas, requiring mitigation and may not be used for development. Some sites may require inclusion of a new package sewer treatment plant.
2. New Classroom Building: a new Classroom Building (approximately 76,000s.f.) to house all planned Classrooms and support spaces.
3. A playground and 3825 square foot covered play area is to be provided.
4. Coordinate with owner's Food Service Consultant for Kitchen Design, Kitchen layout and Equipment Specifications

III. PROJECT TIMELINE

One of the projects is projected to be designed in the 2016-2017 fiscal year and the other two projects are scheduled to begin Design in 2017-2018. Construction on each project will begin when the construction documents are complete and ready to bid. These dates are subject to Environmental Permitting.

IV. APPLICATION FORM – Applicants shall use FORM APSB AE (Dated May 2016)

Applicants may apply for RFQ-16-001 one time to be considered for all three Primary School Projects. The Selection Board will award 3 contracts for rfq-16-001.

V. DESIGN CONTRACT – AIA B101 2007 with APSB Supplementary Conditions

VI. DESIGN PROCEDURES – The Ascension Parish School Board maintains a Design Procedures Manual. This will be provided to each firm prior to the start of design.

VII. CONSTRUCTION BUDGET

1. Site 1 – Bullion Crossing – \$13,000,000.00

2. Site 2 – Germany Road - \$15,000,000.00
3. Site 3 – Hwy 73 - \$13,300,000.00

VIII. DESIGN FEES

The design fee for each project is set at 6% of actual construction cost.

IX. SPECIAL CONSIDERATIONS

Campus Identity – The Building layout is to be modeled after the primary school prototype, if possible, but must fit within configuration of site. The owner’s intention is that the interior layout and flow of spaces is very similar to the existing schools that were built from this prototype. The Designer may develop a unique palette of exterior building materials/colors for each school. A unique entry is also encouraged.

Site Layout – During Program confirmation and Schematic design, the Designer shall develop a Master Site Layout which must include the classroom/administration building, bus drop off, parent drop off, kitchen delivery and parking areas. Due to high traffic volumes in the Parish, the designer shall develop as much stack up space for parent drop off as possible on the site.

Security – Campus Security is a large concern for all schools. Ensure adequate exterior lighting in the design. Work with APSB Project Manager to ensure that the floor plan layout and entry door placement allows for the school staff to control access to the corridors of the new construction. The design intent is to prohibit visitors from accessing the corridors without having been recognized by school staff and/or signing in at the main office. The Designer shall work with the School Board’s security consultant to include district security standards in the project. This includes fencing, access controls, building signage, and other predetermined security measures.

Safe Play area - The placement of the building shall allow for a green space on the campus. The goal is to provide for a secure play environment surrounded by the classroom structure and fencing. All vehicular parking, parent drop off, bus loading area and on-site vehicular traffic shall be situated on the outside of the safe play area.

Digital School Sign – Provide a Digital School Sign near the entrance with data controls and power connections to the central office area.

Accommodations for future growth – The Designer will plan additional capacity in the electrical panels to support future temporary buildings. An area must be designated on the site plan to place future temporary classroom buildings. Conduits must be stubbed out for future power supply, fire alarm connections, intercom connections and other special systems necessary to tie in to temporary buildings.



K-5 PRIMARY SCHOOL - SUMMARY OF SPACES

4/22/2016

Student Capacity	classrooms	students per class	students per grade
Kindergarten Classroom	7	20	140
Grade 1 Classroom	6	20	120
Grade 2 Classroom	6	20	120
Grade 3 Classroom	5	20	100
Grade 4 Classroom	4	25	100
Grade 5 Classroom	4	25	100
Self Contained (SPED)	4	15	60
Total Capacity	36		740

SUMMARY OF SPACES

	S.F.	
Core Academic Space Requirements	28,500	38%
Special Education Space Requirements	6,830	9%
Media Center Space Requirements	5,475	7%
Administration and Student Services	4,715	6%
Student Dining and Food Service Space Requirements	9,610	13%
Maintenance and Custodial Services	1,300	2%
Building Support Areas (Circulation and other spaces)	19,570	26%
Total	76,000	

Core Academic Space Requirements

Kindergarten Classroom	7	900	6,300
Grade 1 Classroom	6	800	4,800
Grade 2 Classroom	6	800	4,800
Grade 3 Classroom	5	800	4,000
Grade 4 Classroom	4	800	3,200
Grade 5 Classroom	4	800	3,200
Teacher Center	4	350	1,400
Staff Work Room/Mail Room	1	400	400
Staff Break Room	1	400	400
Total			28,500

Special Education Space Requirements

Self-Contained Classroom	4	800	3,200
Resource Room	4	520	2,080
Kitchen/Home Ec/Art	0	1,000	0
Change Room	4	150	600
Restroom	4	125	500
Storage	1	100	100
OT/PT/APE Room/IEP Conference Room	0	200	0
Speech Room	1	350	350
Total			6,830

Media Center Space Requirements

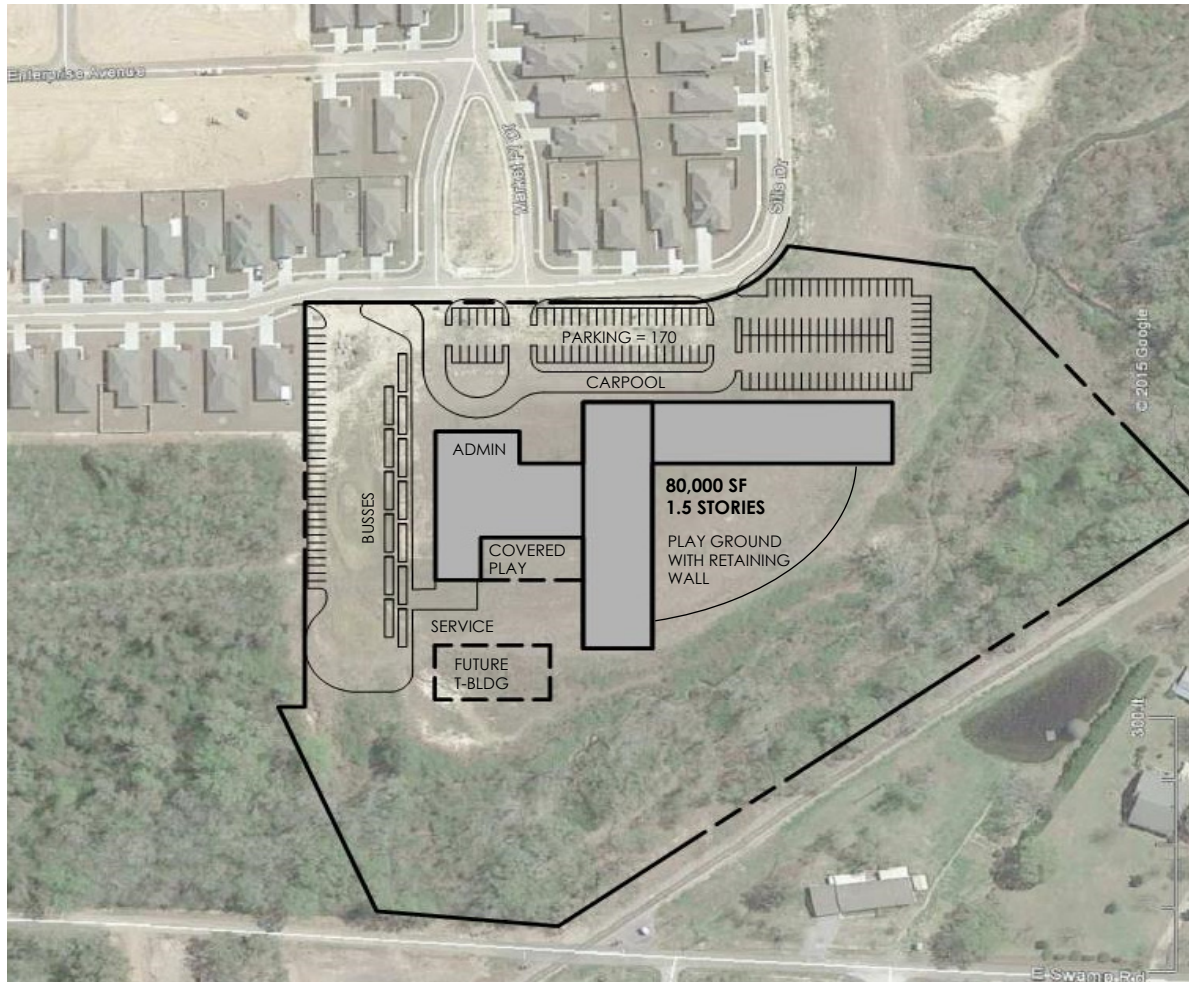
Circulation/Reading/Stacks	1	2,800	2,800
Multimedia Computer Area	1	1,000	1,000
TV Production Area	1	150	150
Office	1	175	175
Workroom	1	440	440

Storage	1	400	400
Audio Visual Storage	1	180	180
Media Retrieval Center/Office	1	180	180
Computer Server Room	1	150	150
Total			5,475
Administration and Student Services			
Main School Lobby (Security Portal)	1	400	400
Administration			
Reception Area	1	275	275
Secretary/Bookkeeper's Office	1	150	150
Principal's Office	1	250	250
Assistant Principal's Office	1	250	250
Conference Room	1	360	360
Workroom	1	200	200
Storage	1	75	75
Teacher Lounge	1	400	400
Teacher Restrooms	1	450	450
ISSP Toilet	1	50	50
ISSP Office	1	120	120
ISSP	1	240	240
Administration Subtotal			2,820
Student Services			
Student Appraisal Office/Waiting	1	330	330
Therapy Office	2	120	240
Counselor's Office	1	180	180
Records Room/Storage	1	150	150
Clerks Office	1	170	170
Student Services Subtotal			1,070
Health Clinic			
Reception	1	75	75
First Aid Room (Exam Room)	1	200	200
Toilet	1	50	50
Nurse Office	1	100	100
Health Clinic Subtotal	1	425	425
Total			4,715
Student Dining and Food Service Space Requirements			
Stage	1	1,100	1,100
Student Dining	1	5,000	5,000
Serving Area	1	800	800
Kitchen	1	1,500	1,500
Office	1	120	120
Dishwashing Room	1	250	250
Dry Storage	1	280	280
Freezer	1	200	200
Cooler	1	120	120
Locker Room/Restroom	1	120	120
Laundry/Chemical Storage	1	120	120
Total			9,610
Maintenance and Custodial Services			
Office/Planning Area	1	150	150

Custodial Equipment/Supply	1	150	150
PE Office	1	140	140
Outside Storage	4	140	560
Janitor's Closet	4	75	300
Total			1,300

New Primary School

Bullion Crossing Site



Overview: This proposed 720 student primary school is located in Bullion Crossing neighborhood off Airline Highway in Prairieville. The site infrastructure was included in the development of the neighborhood which reduces upfront cost, but the size of the property is small in comparison to other APSB properties.

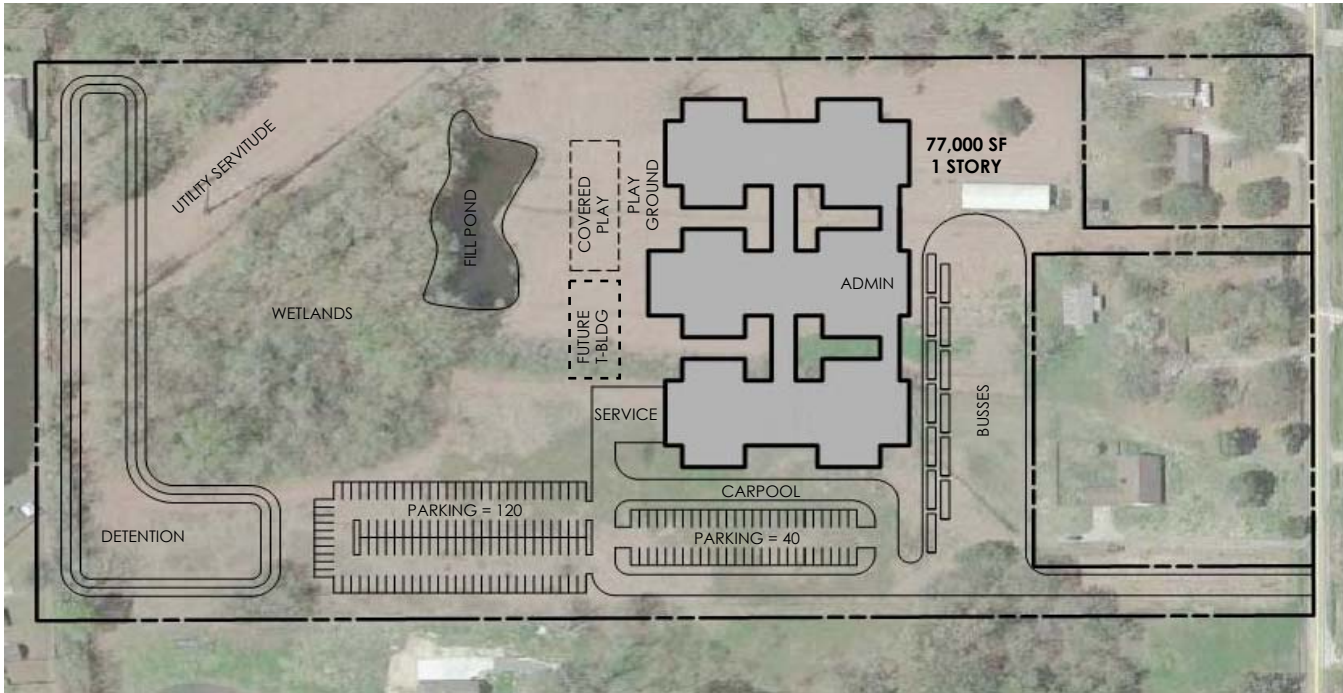
This proposed layout includes a one and half story option to optimize the site and avoid wetland mitigation. Retaining walls will be needed at the rear of the building to provide a safe environment for the children.

Educational Capital Improvements

Ascension Parish School Board
Magnitude of Cost - 2015 Costs

New Primary School

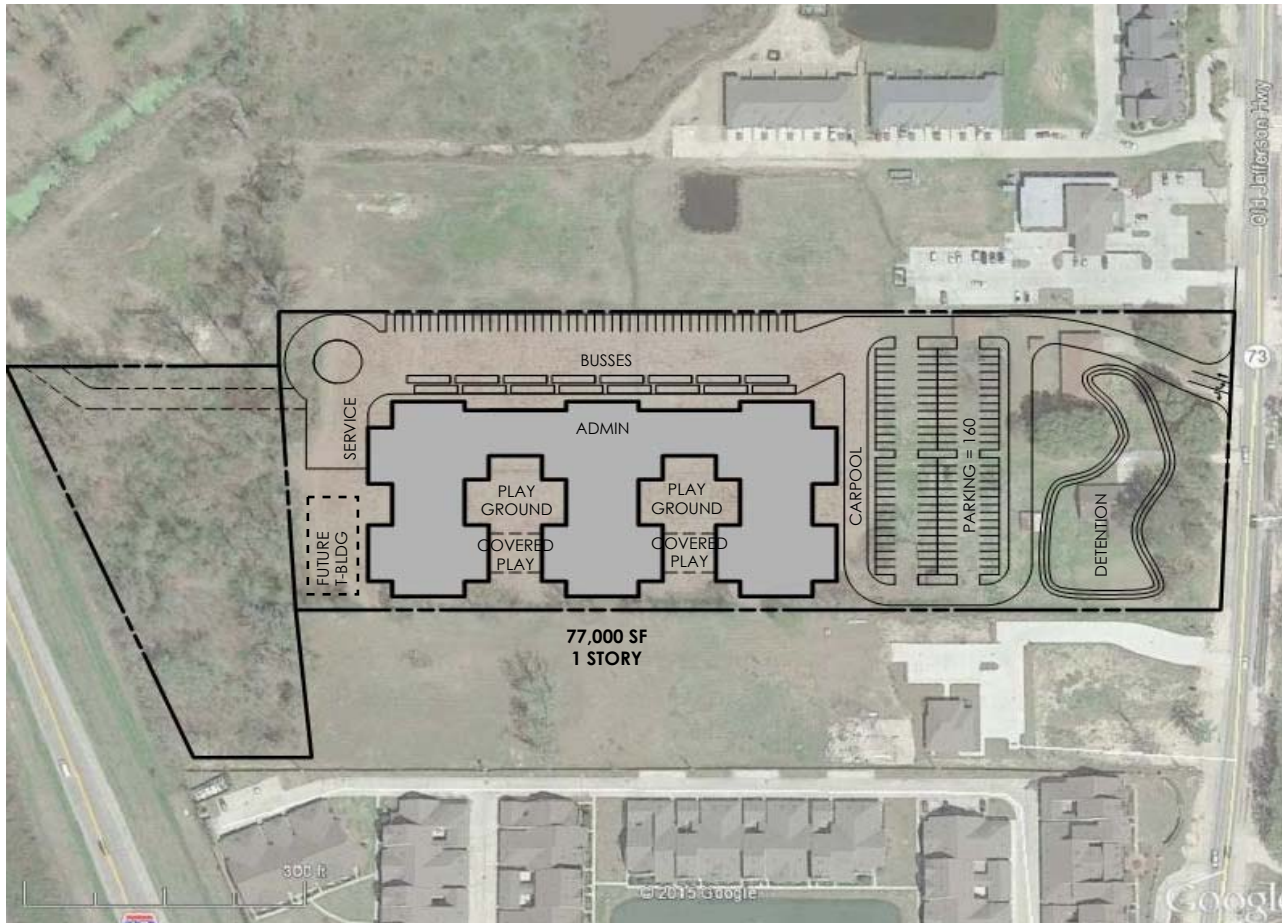
Germany Road (La. Hwy. 931)



Overview: This proposed 720 student primary school is located on Germany Road between Airline Hwy. and Braud Road. It is outside the City Limits of Gonzales. Access to this site is limited around the residential properties fronting the property. The infrastructure costs are significant, but the property is large enough to accommodate the needs of the prototypical primary school.

New Primary School

Old Jefferson Hwy. (La. Hwy 73)



Overview: This proposed 720 student primary school is located near the Highway 73 and I-10 intersection. There are significant development costs included in the estimate and the property is smaller than most APSB primary school properties.

Wetland mitigation and traffic improvements will need to be addressed on this site.

The primary prototype shown in this proposed layout has been modified to fit on this site.

