



**RFQ-16-002**

**NEW MIDDLE SCHOOL**

**MAY 19, 2016**

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**I. GENERAL**

**II. PROPOSED PROJECT:**

The Ascension Parish School Board intends to construct one new 6-8<sup>th</sup> Grade Middle School for 920 students to be built on an undeveloped parcel on Bluff Road.

1. Site work to include general grading, drainage and coordination of all site utilities. Parking, drop-off lanes and access drives will be required to connect to state highway 928. Improvements to the state highway may be required. A traffic study will be provided.
2. A new 2 story Classroom Building to house all planned Classrooms and support spaces. A gymnasium and band room will be included along with a kitchen and cafetorium. The size of the facility is 115,000s.f.
3. A football/soccer field with bleachers, concessions and press box will be included.
4. Coordinate with owner's Food Service Consultant for Kitchen Design, Kitchen layout and Equipment Specifications

**III. PROJECT TIMELINE**

The project will be designed in 2017 and will be bid upon completion of Construction Documents. This timeline is subject to Environmental Permitting.

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

**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**

The funds available for Construction are approximately \$22,500,000.00.

**VIII. DESIGN FEES**

Design fees for the project are set at 6.0% of actual construction cost.

**IX. SPECIAL CONSIDERATIONS**

Campus Identity – Building layout to fit within configuration of site. Design Architect to give consideration to, but not be limited by, attached diagrammatic site master plan.

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 area, the designer shall develop as much stack up space for parent drop off as possible on the site. The front of the property is a bluff and will require attention regarding detention and access. Three phase power is not available in the immediate area and bringing it to the site from about a mile away will be required.

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.

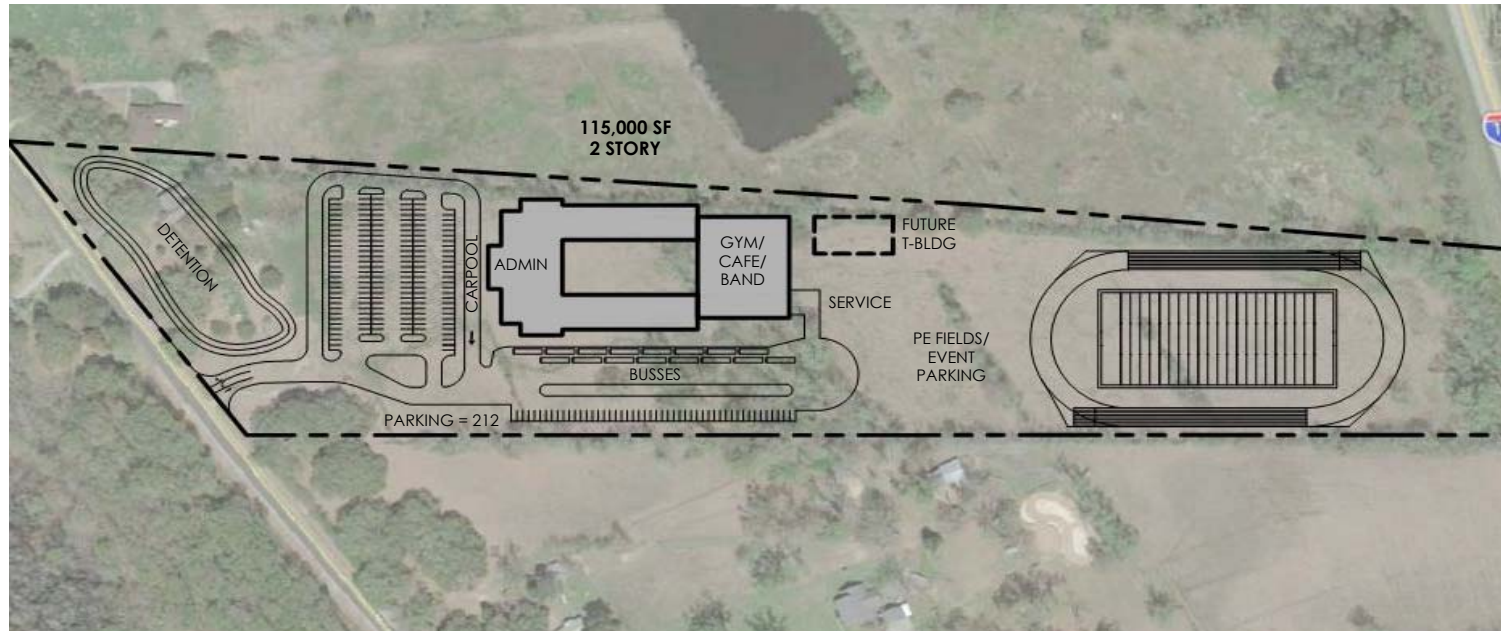
Safe Play area - The placement of the building shall allow for a green space on the campus. The goal is to provide for a secure play environment surrounded by the classroom structure and fencing. All vehicular parking, parent drop off, bus loading area and on-site vehicular traffic shall be situated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

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

## New Middle School

Bluff Road Site (Hwy. 928)



**Overview:** This proposed 900 student middle school is located along Bluff Road on the west side of I-10. The site has significant infrastructure cost, which includes providing 3-phase power from approximately 5,320 feet away from the site. Wetland mitigation and traffic lane improvements are also required.

The proposed layout includes a two story academic building with double height gym, band, and cafeteria spaces. The rear of the property is to be developed for athletics and event parking. The front of the property is a bluff and will also require special attention to detention and site access.