



RFQ-16-004

FUTURE HIGH SCHOOL SITE PLANNING AND PERMITTING

MAY 19, 2016

I. GENERAL

The Ascension Parish School Board is in need of a Site Planner to develop a Master Site Plan for a Future High School. The project does not involve the High School Facility Design. The Site Planner will be responsible for using a Building Program (provided by the owner) to layout the High School Facility, Athletic Facilities, Parking, bus lanes, parent drop off, kitchen deliveries, and other traffic improvements.

The Designer will work with permit authorities to develop the site plan. The Designer will submit the site plan and all necessary drainage calculations to the Parish Government Permit Office for review and approval.

The owner reserves the option to have the designer proceed with a site package to begin site development using funds available.

II. PROPOSED PROJECT

1. Provide master planning to identify components to be included on the campus, their general location, phasing and cost. Coordinate necessary traffic studies and assist owner's Environmental Planner with wetlands study.
2. Site work to include general design of grading, drainage and site utilities. Parking, drop-off lanes and access drives will be required to connect to state highway 929 and Parker Road. Include in the site plan any requirements of the traffic study. Preliminary Layout and design criteria for a new sewer treatment plant will be included as part of the project.

III. PROJECT TIMELINE

The project will be designed and permitted in 2017. If the owner proceeds with a site development package, this may take place in 2018-2019. The Designer will assist the owner in developing priorities and phases for site work. The intention is to get the site master plan and permitting complete by Dec. 2017 and as much site work done as possible by December 2019.

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

V. DESIGN CONTRACT – After notice of award, the APSB Staff will review detailed the scope of work and related matters with the selected firm. The selected firm will be asked to develop a fee proposal and schedule for the Master Planning and Permitting.

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. DESIGN FEES - Fees for this project will be negotiated with the firm that is selected. The selected firm will assist the owner in finalizing a scope of work document for use in developing the fee structure.

VIII. SPECIAL CONSIDERATIONS

Building Program – The Owner will provide a Building Program which shall be used to ensure that the site plan includes accurate building footprints and adequate parking requirements.

Wetlands – The 80 acre tract is known to have an area of wetlands on it. The owner constructed a K-5 Primary School on the South East corner of this tract in 2009. The previously identified wetland area separates the Primary School from the remainder of the tract, which will be used for the future High School. The original JD (outdated) will be provided to the selected Designer to begin this project. The owner will retain a separate firm (Environmental Planner) to update the wetland delineation.

Traffic – The owner will provide a Traffic impact study by others. The selected Designer shall incorporate the results of the study into the site plan. The Designer shall work with Parish Government and LADOTD officials to develop the site plan and any required offsite traffic improvements.

Drainage Study – The selected Designer will provide a Drainage Study meeting all requirements of the Ascension Parish Government Engineering Department. The results of the drainage study shall be incorporated into the site plan and drainage design. The Designer shall work with Parish Government, LADEQ (if required) and LADOTD officials to develop the site drainage plan.

Boundary and Topographical survey – The owner will provide these documents.

Geotechnical Soils Report – The owner will provide a Geotechnical report for the property. The Designer shall assist the owner in specifying locations and quantities of soil samples.

Utilities – The Designer shall contact utility companies to confirm existing services and incorporate necessary extensions and connections into the master plan.

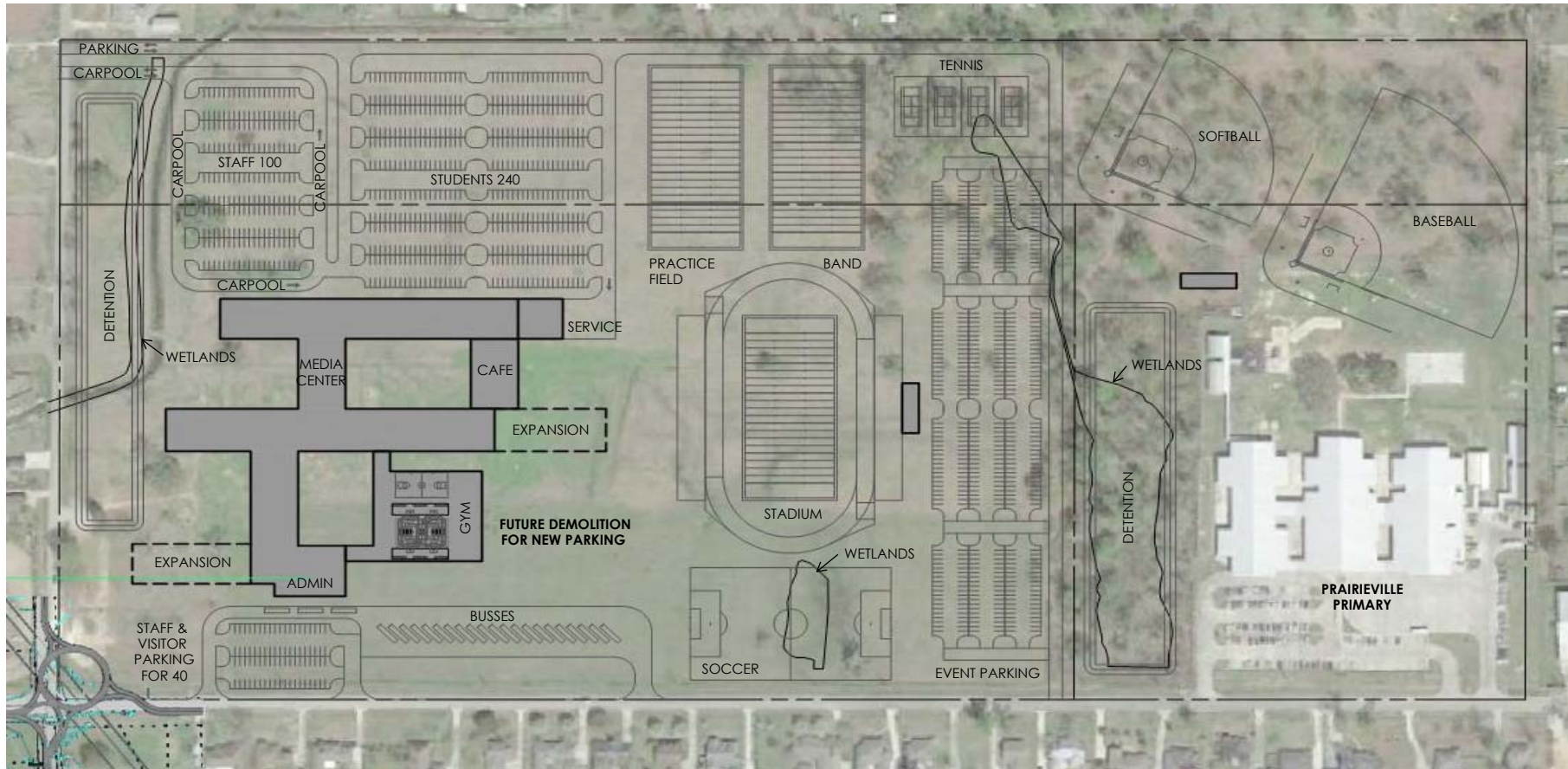
Environmental Planner – The Designer shall work with owner's Environmental Planner to assist in attaining any necessary Wetlands or Water Quality Permits.

Security Professional – The Designer shall work with Owner's Security consultant to ensure that the site layout includes the owner's standard security concepts.

Cost Estimate – The Designer shall provide a final cost estimate for all site development work in the Master Plan.

New High School (Future Bond)

Parker Road (HWY 44)



Overview: This new high school is located at Parker Road and Hornsby Road and has the potential to accommodate 2200 students, required parking, vehicular circulation and athletic facilities. Significant infrastructure planning and improvements are required for this site. A planned traffic circle provided by the Parish is shown at Parker and Hornsby Road. \$2 million dollars is allocated for planning in this bond proposal.