

BOARD OF EDUCATION

Attachment: Consent

7

PALO ALTO UNIFIED SCHOOL DISTRICT

Date:

10.27.09

TO: Dr. Kevin Skelly, Superintendent of Schools

FROM: Bob Golton, Co-CBO and Bond Program Manager

SUBJECT: Authorization to enter into Addendum No. 3 with Gelfand Partners for Pre-Design Services at Fairmeadow and for Establishment of a Budget in the Amount of \$27,500 for This Purpose

STRATEGIC PLAN INITIATIVE

Budget Trends and Infrastructure

BACKGROUND

On August 26, 2008, the Board of Education authorized a Master Contract with Gelfand Partners for design services. To date, they have shown excellence in design and work with district staff.

At the August 25, 2009, meeting of the Board of Education, design for a full fourth strand at Fairmeadow Elementary School was identified as part of a plan to accommodate enrollment growth through the 2013-2014 school year.

Staff is recommending that Gelfand Partners be engaged to do the initial pre-design work to expand this campus. The anticipated outcome of this effort will be to have a well defined project for the expansion of Fairmeadow Elementary School, including a proposed scope of work, budget, and schedule for the project.

PROPOSAL

Addendum No.3 to the Master Contract with Gelfand Partners is proposed to provide time and materials funding for pre-design services at Fairmeadow Elementary School, with a fee not to exceed \$25,000 plus an allowance of \$2,500 for reimbursable expenses. The initial scope of services from Gelfand Partners and their fee proposal are attached to this item.

It is also proposed that an initial budget for Fairmeadow Elementary School construction in the amount of \$27,500 be established, using the elementary new classrooms for growth reserve.

FISCAL IMPACT

This work will be performed using the Measure A funds in the new classrooms for growth allocation.

RECOMMENDATION

This item was discussed at the October 13, 2009, regular meeting. It is recommended the Board of Education approve Addendum No. 3 to Gelfand Partner's Master Agreement to provide pre-design services for the Fairmeadow Elementary School expansion project, in the amount of \$27,500. It will also be recommended that an initial budget for Fairmeadow Elementary School construction in the amount of \$27,500 be established, using the elementary new classrooms for growth reserve.



Gelfand Partners

A R C H I T E C T S

October 1, 2009

Robert Golton
Chief Business Officer
Palo Alto Unified School District
25 Churchill Avenue
Palo Alto, CA 94301

Project: **Fairmeadow Elementary School**
Subject: **Pre-design Fee proposal**

Dear Bob:

Thank you for giving us the opportunity to propose architectural fees for the conceptual phase of the Fairmeadow Elementary School modernization and classroom wing addition project. We are excited to continue our productive collaboration with PAUSD at this new site. Based on our site visit we propose to participate in a process aimed at determining the facilities scope necessary to expand the school to a four strand elementary program.

The campus currently houses three and a half strands and several special programs. The facilities include a building designed for the Jackson Hearing Center but currently used for a variety of special and general ed classes. With the expansion of enrollment at the campus it is expected that there will be pressure on the play fields and a desire to design an addition with a compact footprint that preserves as much usable space on the campus as possible.

The multipurpose room (2700 sf) is below recommended OPSC minimum essential facility standards for the school enrollment (4000 sf) and below unfunded masterplan recommendations. A new multipurpose facility would likely replace the existing one in the same location, however it is worth briefly studying whether it could be planned in a different spot to avoid the need for temporary facilities during construction.

We propose to meet with school and district staff, study alternative site development strategies, sketch and/or model potential plans and assist the district in determining the size, character and location of the proposed new facilities. We will include potential sites for a new multipurpose facility to be constructed either as part of the current project or at some future time. If requested we will present our findings to the board. We expect the district to provide drawings of the existing facilities and assist in access and logistics of meetings and site visits.

Proposed fee: Hourly not to exceed \$25,000, see attached rate sheet

Our design team will be as follows:

Architect	Gelfand Partners Architects Lisa Gelfand, AIA, LEED, Principal-in-Charge Jorge Rico, AIA, LEED, Project Manager Jenan Abdunnur, AIA, LEED, Project Architect
Landscape Architect	Keller Mitchell & Co.
Structural Engineer	Cornerstone Engineers
MEP Engineer	EDesignC Engineers
Civil Engineer	Carroll Engineering
Cost estimating	Saylor Consulting Group



Gelfand Partners

A R C H I T E C T S

The District may also wish to budget \$ 2000 – \$ 5000 for expenses for reproduction, etc.

We look forward to beginning the project and continuing our mutually beneficial and enjoyable relationship with Palo Alto Unified School District.

Yours,

Gelfand Partners Architects

Lisa Gelfand, AIA, LEED
Principal

Cc: contracts