

## COUNCIL AGENDA SUMMARY

**DATE:** August 1, 2022

**TO:** Mayor, City Council

**FROM:** Steve Griffin, City Administrator

**RE:** City schools professional architectural and project management services

**ISSUE:** Authorize the Mayor to execute professional services contracts with:

- Goodwyn Mills and Cawood for a cost not to exceed \$6,490,300 to prepare design, construction and bid documents for a new high school on the City owned 200 acres at the southwest corner of the Foley Beach Express and Coastal Gateway Boulevard. This professional services contract amount is inclusive of the \$644,400 previously approved by the Council on March 28, 2022 to prepare schematic drawings, detailed cost estimates and phasing recommendations.
- Volkert Inc. for a cost not to exceed \$4,875,000 for project management services including but not limited to scheduling, design value engineering and coordination for the High School and 8 classroom addition at the elementary school. This profession services amount is inclusive of the \$650,000 previously approved by the Council on March 28, 2022 to assist with the project scheduling and detailed cost estimates for both the new High School and also the Elementary School addition

These professional service contracts are proposed to implement initial phases of the School Board approved 10 year Campus and Facilities Master Plan for Gulf Shores City Schools.

**BACKGROUND:** Since the beginning of Gulf Shores City Schools the City Council has teamed with the City School Board to provide approximately \$18.5 million in facility expansions and improvements on Gulf Shores City Schools (GSCS) campuses including:

- Security, roofing and interior improvements at all campuses
- General transportation improvements at all campuses
- New signage at all campuses
- Security camera system linked to GSPD and School Resource Officers at all campuses
- Additional teacher parking at all campuses
- GSMS/GSES walkway canopy extensions to the new bus loop
- Playground safety improvements and addition of handicap-accessible equipment
- GSES Gymnasium safety repairs and upgrades
- Bus loop and parking additions at GSES/GSMS
- GSMS courtyard improvements

- GSMS gym and lobby improvements
- Shade sails at GSES outdoor dining area
- Overall site drainage improvements
- GSHS cafeteria freezer cooling unit replacement
- Sports practice field upgrades
- HVAC cleaning and repair
- Roof patching/repair at all campuses
- GSES/GSMS gym equipment, flooring and painting upgrades
- System wide IT upgrades
- GSHS competition gymnasium and locker room renovation
- GSHS practice gymnasium addition
- GSES STEM Lab classroom addition to be completed in May 2022

While these projects have provided significant enhancements for all three existing GSCS campuses the City and Board of Education recognized the importance of proactively planning for the future to better understand long-term facility needs and completed a 10 year plan with the team of Goodwyn Mills and Cawood, DLR Group, Walcott Adams Verneuille and Watershed. This master plan was approved by the City School Board March 2022 and included:

- Master planning, schematic design including conceptual floor plans and elevations and cost estimating of renovations/expansions to existing elementary and middle school campus to accommodate grades Pre-K-5
- Master planning, schematic design including conceptual floor plans and elevations and cost estimating of renovations/expansions to existing high school campus to accommodate grades 6-8
- Master planning, schematic design including conceptual floor plans and elevations and cost estimating for new high school campus to accommodate grades 9-12 on approximately 200 acres of city-owned property

**RECOMMENDATION:** Authorize the Mayor to execute professional services contracts with the team of Goodwyn Mills and Cawood and Volkert to complete the design, cost estimates construction bid documents and project management for a new high school and an eight classroom addition at the current Gulf Shores Elementary School campus

**BUDGET IMPLICATIONS:** The funds for these school project project have been budgeted in the City School Construction line from the new Truist loan 38-879-84900.

**DEPARTMENT:** Executive Department

**STAFF CONTACTS:** Noel Hand, Public Works Director  
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