



SMALL TOWN, BIG BEACH

## COUNCIL AGENDA SUMMARY

**DATE:** July 20, 2020  
**TO:** Mayor, City Council  
**FROM:** Steve Griffin, City Administrator  
**RE:** City School System Phase 3 Improvements Professional Services Contract

**ISSUE:** Authorize the Mayor to execute contracts for professional services with Walcott Adams Verneuille and Goodwyn Mills and Cawood architectural firms in an amount not to exceed \$313,530

**BACKGROUND:** In 2019 the City Council awarded design and construction contract(s) and budgeted \$8.8 mill for facility improvements to the Gulf Shores City Schools Campus. - Phase 1 completed improvements included:

- Professional services
- Security, roofing and interior improvements
- General transportation improvements
- New signage
- Installed conduit for signs and camera security
- Additional Middle School teacher parking
- Middle School walkway canopy extensions to the bus loop
- Existing playground safety improvements / mulching
- Roof drain repairs
- Structural bridging of an unmarked sewer line for canopy construction
- Additional High School Parking
- Elementary Gymnasium safety repairs and upgrades
- Handicapped accessible playground equipment
- Bus loop and parking additions
- Middle School courtyard improvements
- Middle School gym and lobby improvements
- Shade sails at elementary outdoor cafeteria eating area
- Overall site drainage improvements
- High School cafeteria freezer cooling unit replacement
- Security camera system linked to both police dispatch and SROs
- Rekeying the school complex

- Sports practice field fencing replacement
- HVAC cleaning and repair
- Roof patching / repair to all school campus buildings
- Elementary and Middle School gym equipment, floor repair and painting
- School system technology / hardware
- Miscellaneous repairs and maintenance

These above listed improvements completed in 2019 totaled only \$8,632,000 of the \$8.8 million budgeted. Therefore, a balance of \$8,368,000 still remains from the City's \$17 million series 2020 –B GO Warrant's proceeds.

The Gulf Shores High School gymnasium and locker rooms had not been expanded since they were originally built by Baldwin County Schools in 1998 and it became apparent when Gulf Shores City Schools began operations that the existing GSHS gymnasium facilities were inadequate to provide for the needs of physical education students, boys and girls student-athletes, and practice/competition space for many overlapping sports throughout the year. Accordingly, the Gulf Shores City Council, at its regular meeting June 22, 2020, approved a Phase 2 construction contract with Rolin Construction, Inc. in an amount not to exceed \$4,653,724 that included:

- a new practice gym,
- athletic training space,
- locker room additions and renovations,
- lobby & ticketing area,
- office and restroom expansion,
- refinishing the existing gym floors,
- new bleachers, graphics, plumbing, and new fire protection systems in the existing gymnasium.

The new gymnasium will serve as a multipurpose space to better accommodate practice and competition needs for all sports.

The City School Board eased immediate overcrowding concerns at Gulf Shores Elementary prior to the 2019-20 school year by shifting 6<sup>th</sup> grade to Gulf Shores Middle. However, continued enrollment growth and the addition of new pre-K classes at GSES necessitate the construction of additional classroom capacity.

Recently, a committee comprised of school board members, school system administrators, and city administrators, interviewed four architectural firms that submitted proposals for the addition of classrooms to the elementary campus. The committee recommended to the superintendent that the Walcott Adams Verneuille and Goodwyn Mills and Cawood architectural firms be chosen to coordinate the addition of classrooms.



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**RECOMMENDATION:** Recommend the Council authorize the Mayor to execute a contract with Walcott Adams Verneulle and Goodwyn Mills and Cawood architectural firms to provide architectural / professional services for the Phase 3 school improvements.

**BUDGET IMPLICATIONS:** The Council will need to formally amend its 2020 Budget to provide an estimated \$3.3 million dollars for architectural services, as well as construction contracts for these Phase 3 improvements from the City's \$17 million series 2020 –B GO Warrant's proceeds. You should also be advised that the School Superintendent has estimated that an additional \$2.4 million is anticipated to be received by years end from the recently passed State School Bond for school construction projects.

**RELATED ISSUES:** Other school and classroom improvements and facility expansions needed to accommodate the City School System's continued growth are concurrently under review by the City School Board.

**ATTACHMENTS:** None

**DEPARTMENT:** Executive Department

**STAFF CONTACTS:** Steve Griffin, City Administrator  
Blake Phelps, Economic Development Coordinator  
Noel Hand, Public Works Director  
Matt Akin, Gulf Shores School Superintendent