



COUNCIL AGENDA SUMMARY

DATE: January 25, 2021
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 a construction contract in an amount not to exceed \$4,079,771 to Ben Radcliff Contractor, Inc and adjust the architectural services contract in an amount not to exceed \$420,511.68 to Walcott Adams & Verneuille / Goodwyn Mills Cawood for an elementary school addition that includes 6 additional classrooms and 2 STEM labs so to accommodate school enrolment and generally enhance elementary school education. Additionally the City Council will need to budget and appropriate \$200,000 for furniture fixtures equipment and technology and \$70,000 for drainage and utility work to be provided by Public Works crews.

The requested / proposed budget for phase 3 will be:
\$4,079,771 to Ben Radcliff Contractor, Inc
\$420,511.68 to Walcott Adams & Verneuille / Goodwyn Mills Cawood (\$313,500 previously authorized by the City Council)
\$70,000 for construction material for in house Public Works crews.
\$200,000 FFE / Technology
\$ 4,770,282.65 Total

BACKGROUND: In 2019 the City Council awarded \$8,638,999.54 mill in design and construction contract(s) 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

Additionally the Council has awarded \$5,047,621.90 in design and construction contracts for the Gulf Shores High gymnasium and locker rooms that 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.

These phase 2 improvements include:

- 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 6th 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. In order to accommodate the school growth and continue to enhance elementary school education the subject Phase 3 improvements designed by Walcott Adams & Verneuille / Goodwyn Mills Cawood and recommended by the City School Board will include an elementary school addition that includes 6 additional classrooms and 2 STEM labs.

Finally a committee comprised of school board members, school system administrators, and city administrators, interviewed three architectural firms that submitted proposals for master plan services. The committee had recommended team of Goodwyn Mills and Cawood, DLR Group, Walcott Adams Verneuille and Watershed in an amount not to exceed \$200,000.00 to complete a Campus and Facilities Master Plan for Gulf Shores City Schools. The master plan is currently underway and will include:

- 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 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
- Other services customarily provided by an Architect and its consultants

BUDGET IMPLICATIONS: I am recommending that the City Council budget and appropriate up to \$3.1 million from our \$17 million series 2020 –B GO Warrant’s proceeds and \$979,771 from our 2020 F line of credit Centerstate for the Ben M. Radcliff Contractor construction contract.

Additionally the Council will need to budget an additional \$106,981.68 to WAV / GMC for architectural services and \$70,000 for construction material for in house Public Works crews from our 2020 F line of credit Centerstate.

ATTACHMENTS: Resolution and Bid Tab

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