



SMALL TOWN, BIG BEACH

COUNCIL AGENDA SUMMARY

DATE: April 5, 2021

TO: Mayor, City Council

FROM: Steve Griffin, City Administrator

RE: Gulf Shores City Schools Campus & Facilities Master Plan

ISSUE: Authorize the Mayor to execute a professional services contract with Goodwyn Mills and Cawood, in an amount not to exceed \$19,700.00 to complete a preliminary geotechnical study on the City's 200 acre educational campus.

BACKGROUND: The City Council has previously awarded design and construction contracts for approximately \$18.6 million for master planning, facility design, 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 School 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 STREAM Lab (2) classroom addition (60
- 20 year capital master plan

As identified in the City Council adopted 2025 City Vision Plan we had identified education as one of our five goals with the proposal for the City and our partners to build a first-rate academic campus incorporating as powerful dual enrollment model proven to promote access to higher education. Since the adoption of the plan the City Public Education Building Authority partnered with Auburn University to acquire 26 acres and build the 25,000 square foot Auburn Education complex. Additionally the City assembled an additional 200 acres (donation and purchased) for education purposes at the southwest intersection of Coastal Gateway Boulevard and the Foley Beach express.

Since these acquisitions and the opening of the Auburn building the City has completed the 4-laning of Coastal Gateway Boulevard and provided an at grade signalized intersection at Coastal Gateway Boulevard and the Foley Beach Express. Additionally we have surveyed the 200 acre site and verified all on site wetlands with the Corp of Engineers.

Currently we are in the process of developing a 20 year master plan for the school system that includes:

- 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

Proposed scope of work

As we move into the programming and conceptualization phase of the masterplan it will be beneficial to have some idea and indication of the soil conditions (as well as already completed wetland analysis) on the site proposed for the High School as well as any other education buildings and facilities.

RECOMMENDATION: Authorize the Mayor to execute professional services contracts with the team of Goodwyn Mills and Cawood, in an amount not to exceed in an amount not to exceed \$19,700.00 to complete a preliminary geotechnical study on the City 200 educational campus.

BUDGET IMPLICATIONS: Not to exceed \$19,700 - The funds for this project have been proposed to be budgeted in the FY 2021 General Fund budget amendment 1.

ATTACHMENTS: GMC professional services proposal for preliminary geotechnical exploration

DEPARTMENT: Executive Department

STAFF CONTACTS: Blake Phelps, Economic Development Coordinator
Matt Akin, Gulf Shores City Schools Superintendent
Lee Jones, Planning & Community Development Director