

**EXECUTIVE SUMMARY****Campus Options  
Northeast High School, Oakland Park  
SMART Program Improvements****GENERAL OVERVIEW:**

At the April 24, 2018 Regular School Board Meeting, the Board postponed action on Agenda Item JJ-6, Second GMP Amendment to the Construction Services Agreement with Gilbane Building Company. At that meeting, the Board requested that staff prepare campus options and present these options at a Board workshop in June 2018.

At the June 19, 2018 Board Workshop, staff presented four (4) campus options for Northeast High School. Based on the Board discussions, an interest to proceed with “Option 3” was expressed by multiple Board members. Option 3 included the demolition of Buildings 9, 10, 11, and 27, site restoration, and the construction of a new 24-classroom addition. At the workshop, the Board also requested staff to consider including the demolition of Building 8 (football locker room and existing weight room) that would result in the relocation of the football locker room to Building 12, where the weight room is to be relocated as part of the original SMART Program improvements.

District staff met with representatives from CBRE | Heery and Atkins following the workshop. The demolition of Building 8 and the relocation of the football locker room to Building 12 was determined to be a viable option. As this option was explored, it was determined that there was remaining space in Building 12, after accounting for the relocation of the football locker room and the new weight room, that would allow additional renovations for three (3) general classrooms. These three (3) general classrooms would mitigate the permanent capacity lost from the demolition of Building 8 and the reprogramming of spaces in Building 12 to a net decrease of 25 student stations. School Administration was also supportive of this option. In addition, school administration recently expressed a desire not to demolish Building 9, if possible.

**Base Recommendation:**

Staff requests Board approval to proceed with “Option 3” which includes the demolition of Buildings 9, 10, 11 and 27, site restoration, and the construction of a new 24-classroom addition. This option will require additional funding that has been estimated to be \$5.98 Million over and above the current total funding of \$14,426,000 and the previously requested additional funding for GMP2 in the amount of \$16,910,000. Approval of this base recommendation would result in an estimated grand total funding amount of \$37,316,000. The actual additional funding will be determined based on local market conditions when future GMPs are received and approved by the Board. Accepting this Base Recommendation has been calculated to result in a revised campus capacity of 2,087 student stations.

The base recommendation also requires Board approval to proceed with modifying the original SMART scope at Northeast High School as follows:

1. Remove all SMART scope associated with Buildings 9, 10, 11, and 27 from the set of Construction Documents prepared by ACAI Associates, Inc.
2. Proceed with obtaining new pricing and schedule for GMP2 from the Construction Manager, Gilbane Building Company, for the remaining original SMART scope.

**Alternate #1:**

This Alternate includes the demolition of Building 8 (football locker room and existing weight room), site restoration, relocation of the football locker room to Building 12, and the renovations in Building 12 to create three (3) general classrooms. Approval of this alternate will require additional funding estimated to be \$1.7 Million over and above the figures shared in the Base Recommendation above. The actual additional funding will be determined based on local market conditions when future GMPs are received and approved by the Board. Accepting this Alternate will result in a net decrease to the revised campus capacity figure indicated in the Base Recommendation above, in the amount of 25 student stations.

This Alternate, if accepted by the Board, also requires Board approval to proceed with modifying the original SMART scope at Northeast High School as follows:

1. Remove all SMART scope associated with Building 8 from the set of Construction Documents prepared by ACAI Associates, Inc.
2. Remove all SMART scope in Building 12 that is associated with FISH room numbers 325, 325A, 325B, 325C, 325D, and 325E from the set of Construction Documents prepared by ACAI Associates, Inc. The SMART scope to replace the roof for Building 12 and the improvements planned for the new weight room shall remain in the set of Construction Documents prepared by ACAI Associates, Inc.
3. Proceed with obtaining new pricing and schedule for GMP2 from the Construction Manager, Gilbane Building Company, for the remaining original SMART scope.

**Alternate #2:**

This Alternate is based on input received from the Northeast High School administrators and removes the demolition of Building 9 (JROTC and PE classroom) from the Base Recommendation. Approval of this Alternate will require additional funding estimated to be \$0.58 Million over and above the figures shared in the Base Recommendation above. The actual additional funding will be determined based on local market conditions when future GMPs are received and approved by the Board. Accepting this Alternate will result in a net increase to the revised campus capacity figure indicated in the Base Recommendation by the amount of 48 student stations.

This Alternate, if accepted by the Board, also requires Board approval to proceed with modifying the original SMART scope at Northeast High School as follows:

1. Remove all SMART scope associated with Buildings 10, 11, and 27 from the set of Construction Documents prepared by ACAI Associates, Inc.
2. Proceed with obtaining new pricing and schedule for GMP2 from the Construction Manager, Gilbane Building Company, for the remaining original SMART scope.

Based on Board approval of the Base Recommendation and/or any of the Alternates, staff will proceed with the preparation and issuance of a new Request for Qualifications (RFQs) to hire a Design Professional and a Construction Manager. Each RFQ may include applicable scope as follows:

1. Demolition of any building will include associated site restoration.
2. Renovations to Building 12 to accommodate the relocation of the football locker room and three (3) general classrooms (approximately 850 SF each) would occur within the spaces defined as FISH room numbers 325, 325A, 325B, 325C, 325D and 325E.
3. The 24-classroom addition would be sized to accommodate two (2) art classrooms (approximately 1,200 SF each), five (5) business education/computer classrooms (approximately 1,200 SF each), seventeen (17) general classrooms (approximately 850 SF each), one (1) teacher planning room (approximately 850 SF), restrooms, and all associated program support spaces and circulation. The overall size of the addition has been estimated to be +/- 33,180 SF.
4. Other items that may be required by the Board approved scope.

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