



SOUTH SAN ANTONIO INDEPENDENT SCHOOL DISTRICT

Agenda Item Summary

Meeting Date: January 19, 2022

Agenda Section: Discussion and Possible Action

Agenda Item Title: Discussion and possible action to approve the Maintenance Tax Notes 2022 project Phase 4 West Campus High School

From: Henry Yzaguirre, Interim Superintendent

Additional Presenters if Applicable: PBK Presenters

Description: Phase 4 building improvements for West Campus High School (design attached).

Historical Data: SSAISD Board approved construction project for West Campus High School January 2020 and June 2021. The West Campus High School facility is in need of renovations and modifications to accommodate current and incoming students for the 2021-2022 school year.

Recommendation: Approve the Maintenance Tax Notes 2022 project Phase 4 West Campus High School

Funding Budget Code and Amount: N/A

601 NW Loop 410
Suite 400
San Antonio, TX 78216
Phone: 210-829-0123

PBK.com

December 10, 2021



Dr. Henry Yzaguirre
Interim Superintendent
South San Antonio Independent School District
1450 Gillette Blvd.
San Antonio, TX 78224

**RE: South San Antonio Independent School District – West Campus High School
Phase IV Design Services**

Dear Mr. Yzaguirre,

Thank you for the opportunity to submit this fee proposal for architectural design services for the West Campus High School. The following is a description of how PBK can assist on this project.

Scope of Services

Working in concert with South San Antonio ISD stakeholders, PBK will provide comprehensive architectural services for the West Campus High School located at 5622 Ray Ellison Dr. San Antonio, TX 78242.

The design services for West Campus HS, are outlined on attached Exhibit A. Our investigation revealed a total area on the first floor (Kitchen, café, stage, lobby, New locker rooms, Training room, Coaches offices, Film room) of 21,795 Sf. As well as the 2nd floor (Media Center and Offices) 3,819Sf. We understand the building area to be a total of 25,614 Sf.

This includes the following scope:

1. Expanded and remodeled Kitchen allowing for additional student capacity.
2. New Café/Student Lunch Space adjacent to the Kitchen.
3. Student Stage/Presentation area.
4. New Media Center and adjacent offices.
5. New Student locker rooms, Male and Female.
6. New Female Coaching offices.
7. New Male and Female Coaches showers.
8. Film review space.
9. MEP assessment of the existing Freezer.
10. MEP and Building Envelope Consultants
11. Demolition to include but not limited to:
 - a. Demolition of interior walls and ceilings.
 - b. Demolition of outdated HVAC systems.
 - c. Demolish and recover existing interior fencing for district recovery.
 - d. Demolition and recovery for existing kitchen equipment.
12. Mechanical, Plumbing, and Electrical Systems:
 - a. New Ductwork and updated HVAC System.
 - b. Design for fire code compliance, fire alarm and sprinkler.
 - c. All new electrical with additional design work for future CTE phases.
 - d. All new Plumbing design as needed.

PBK intends to provide services from design through construction administration and a construction document package for permitting and bidding. In addition, bidding and construction administration services to include (3) investigative site walks, (4) programming/design meetings, and (10) site visits during construction performed bi-weekly.

PBK will engage the following consultants to assist with the planning of these spaces:

- a. MEP – LEAF Engineers
- b. Building Envelope – BEAM Professionals
- c. Civil – Rakowitz (if required)
- d. Structural – Kubala Engineers (if required)
- e. Food Service – Foodservice Design Professionals (if determined needed)
- f. Interiors – PBK Architects

Compensation

Compensation for all services described herein will be based on a fixed lump sum fee of Two Hundred Seventy-Eight Thousand Dollars (\$278,000). Fees would be billed monthly in accordance with work completed.

Reimbursables

below for a breakdown of potential reimbursables.

Reproduction & other reimbursables (NTE).....	\$5,000
Survey	TBD
Geotech	N/A
Permitting	TBD
TAS Plan Review	\$500
TAS Site Inspection.....	\$625
TDLR Registration Fee.....	\$700
<u>Commissioning</u>	<u>TBD</u>
Total.....	\$ 6,825

Schedule

Per our review and our understanding of the scope we anticipate the following estimated schedule.

Upon execution of a notice to proceed:

- Schematic Design Phase – 6 weeks
- Design Development / Construction Document Phase – 3 months
- Bidding (subject to change) – Estimated 1 month
- Construction Administration (subject to change) – Estimated 6 months, but we can work with you to provide a more aggressive schedule to help with construction escalation.

PBK will work closely with you to confirm the schedule to meet everyone’s needs and can initiate the process right away.

Personnel

Cliff Whittingstall will ultimately be responsible as the Partner-in-Charge of this project. Cliff will be hands-on and apply his overall knowledge and expertise to the project at every phase of design through construction. Devon J. Duffin, Project Manager, will coordinate all team members, including consultants. He will be responsible for schedules, documentation and for the day-to-day coordination of the project team.

Additional Service Fees

PBK proposes services to assist in the creation and publishing of a Furniture, Furnishings and Equipment (FFE) Package, should the owner need it.

There would be no additional service fees without prior written authorization of the Owner.

We thank you for the continued opportunity to serve SSAISD. Please let us know if the terms of this proposal are acceptable, and we will move forward in the preparation of a contract. Should you have any questions or additional requests, please do not hesitate to contact me at 210-854-0241.

Sincerely,

Cliff Whittingstall, AIA LEED AP BD+C

Partner

Devon J. Duffin, AIA, NCARB

Project Manager

Cc: Betty Chapman, PBK
File 1A

Attachment(s): Exhibit A Alt.

Agreed to and Accepted this 10 day of December 2021.

South San Antonio ISD

PBK Architects, Inc.

Signature

Signature

Mr. Henry Yzaguirre, Interim-Superintendent

Cliff Whittingstall, Partner

Printed Name and Title

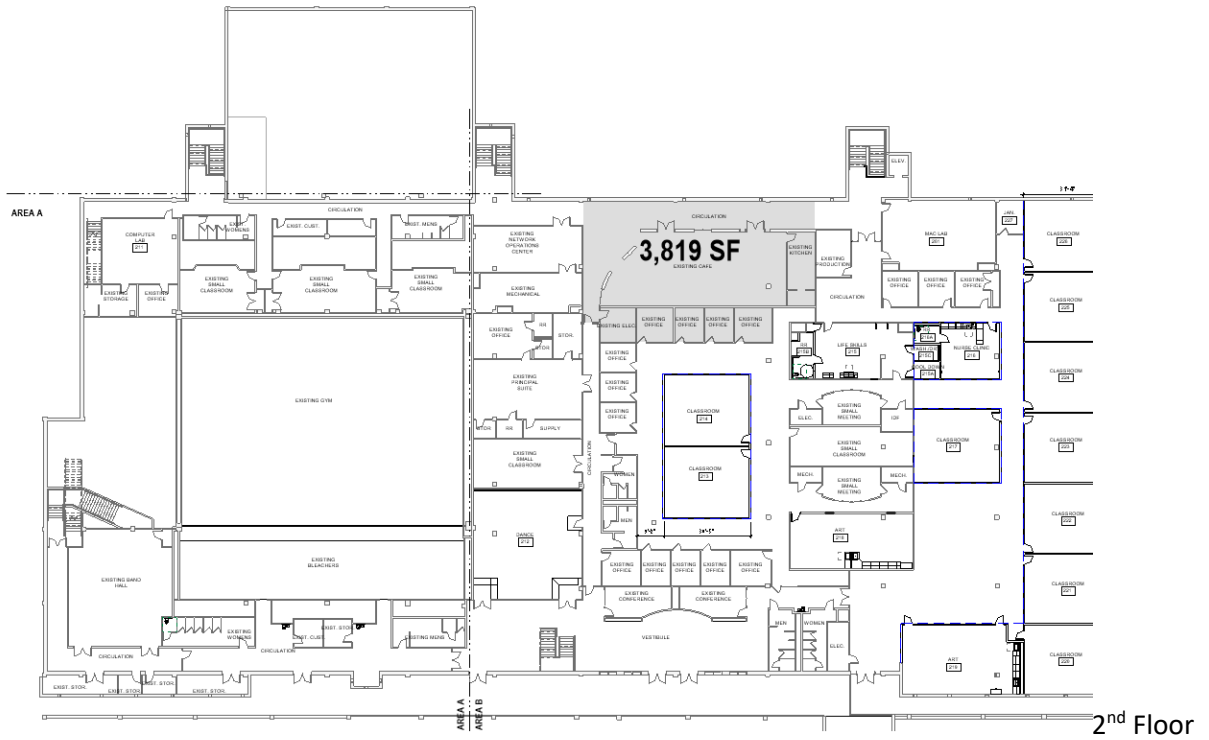
Printed Name and Title

Date

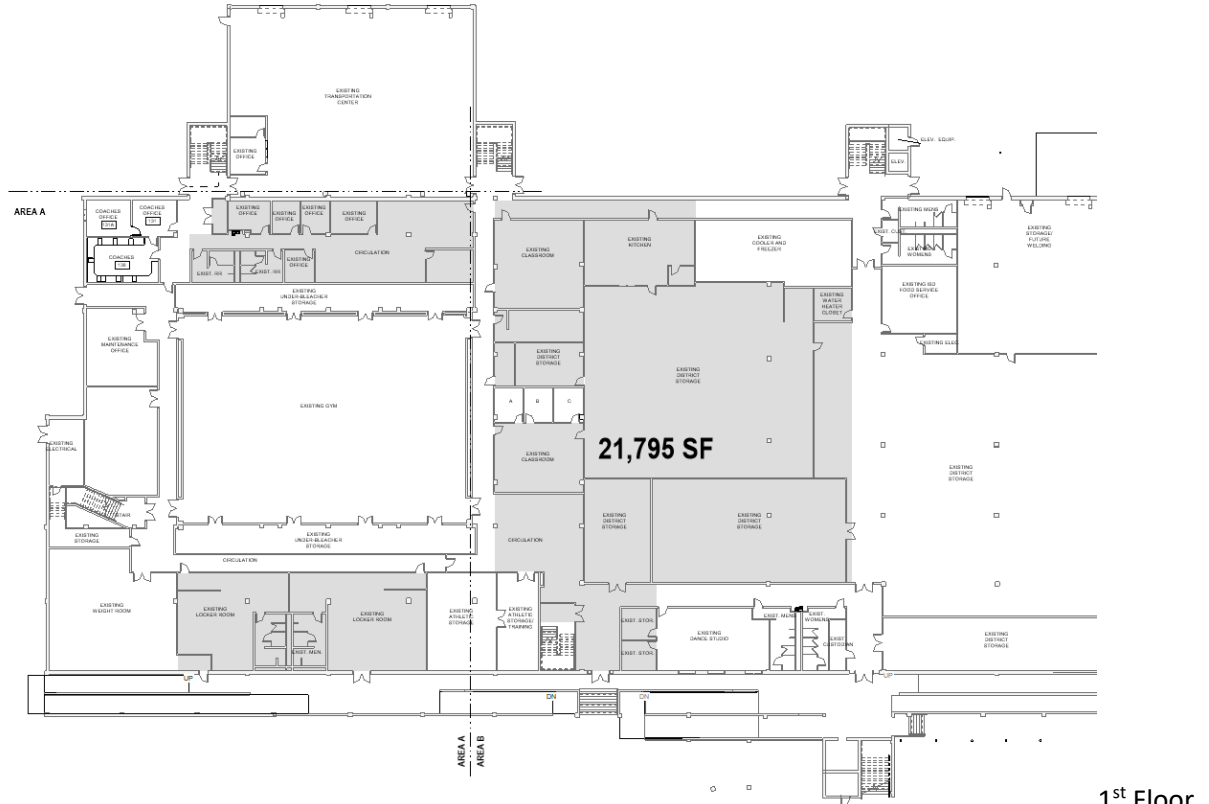
12/10/21

Date

Exhibit A



2nd Floor



1st Floor