

SUMMARY - Master Architectural Services Agreement with PJHM Architects Incorporated

At a study session of the Board of Trustees held on July 25, 2017, planning and design for the Perris High School (PHS) Completion Project, Paloma Valley High School (PVHS) Classroom Building and Ancillary Athletic Facilities Project, and the California Military Institute (CMI) Gymnasium and Parking/Vehicle Circulation Projects were authorized by the Board. During this Study Session it was also recommended the District conduct architectural interviews to retain an architectural firm to design the remainder of the PHS campus. The Facilities Department requested proposals for architectural services through a formal Request for Qualifications (RFQ), and five (5) firms were selected for an in-person interview. Interviews were conducted by a panel of 11 stakeholders including the Superintendent, Deputy Superintendent, Director of Facilities, Facilities Consultant, Executive Director of Technology, Director of Maintenance & Operations, Director of Curriculum and Instruction, Director of Learning and Support Services, and PHS Principal, Plant Supervisor and Drama Teacher. The top two (2) architectural firms also had a second interview with the Director of Facilities. PJHM Architects Incorporated (PJHM) was selected for the project at PHS, in addition to the projects at PVHS and CMI.

The District previously utilized an architect agreement written by previous legal counsel. The aforementioned projects will begin using the architect agreement template and structure drafted by current legal counsel. The new form of agreement includes a Master Architectural Services Agreement which will establish the basic parameters of service requirements and expectations, as well as an Addendum for every project assigned by the District. An Addendum to the Master Architectural Services Agreement will serve to outline the specific scope of work and contractual parameters for the assigned project.

Addendum No. 1 is for planning and design of the PHS Completion Project. This includes facilities for administration, counseling, instructional support, learning commons, visual and performing arts, agricultural, athletics, physical educations and operations. PJHM will develop site and building plans, as well as specifications associated with each of these facilities, all consistent with the recently adopted 2017 PUHSD Long Range Facilities Master Plan.

Addendum No. 2 is for planning and design of the PVHS Classroom Building and Ancillary Athletic Facilities Project. PJHM will develop plans and specifications for an approximate 15,000 square foot classroom building as well as improvements at the stadium to include the addition of restrooms and a snack bar. The plans will also include a new courtyard and expanded pathway in front of the gymnasium, and possibly ticket booths.

Addendum No. 3 is for planning and design of the CMI Gymnasium and Parking/Vehicle Circulation Project. PJHM will develop plans and specifications for a new gymnasium which will include athletic and performance facilities, boys and girls locker rooms, an ASB room and student store, as well as additional spaces identified through the planning process. The project may also include relocation of the current "R" portable classroom buildings to allow for parking lot expansion. Additionally, PJHM will work to develop plans and specifications for the reconfiguration of parking and vehicle circulation facilities at CMI. The reconfiguration of parking and vehicle circulation is necessary as a result of the eventual widening of A Street. This will remove 27 feet of frontage along A Street as identified within a condition of approval for the construction of an apartment complex project, (Villa Verona) adjacent to and north of CMI. On September 10, 2017, the PUHSD Board of Trustees approved a mitigation agreement with the Villa Verona Developer to secure a payment of \$800,000 to fund the parking and onsite circulation portion of the CMI Project.

The estimated project cost for the PHS Completion Project is approximately \$44,330,830. Based upon the sliding scale fee schedule, as described in Addendum No. 1, the cost for these services, through project completion, is estimated to be \$2,404,042. The estimated project cost for the PVHS Classroom Building and Ancillary Athletic Facilities Project is approximately \$10,500,000. Based upon the sliding scale fee schedule, as described in Addendum No. 3, the cost for these services, through project completion, is estimated to be \$575,372. The estimated

project cost for the California Military Institute Gymnasium and Vehicle Parking/Circulation Facilities Project is approximately \$15,795,150. Based upon the sliding scale fee schedule, as described in Addendum No. 3, the cost for these services, through project completion, are estimated to be \$945,667.20. Architect fees, while initially based upon estimated construction costs, are ultimately based upon actual construction costs and will be adjusted accordingly.

Although funding for the construction of the PHS project and the gymnasium facility portion of the CMI Project has not been identified, it is prudent planning to have complete DSA approved plans, ready to implement once funding is available. PJHM's services will include all services necessary to develop project plans and specifications, through project approval by the Division of State Architect (DSA). However, for the PVHS Classroom Building and Ancillary Athletic Facilities Project, construction funding does exist and it is expected the project will be constructed in approximately 18-24 months.

Education Codes 17604 and 17605: The Governing Board delegates the power to contract and purchase supplies, equipment and services.