

Initial Topics for CFAC Subcommittee Study

Program & Design

Program and Design:

Jim Smith (chair)

Billie Redmond

Terry Stoops

Rob Weaver

Programmatic Spaces

- Role and size of the media center
- Auditoriums at middle school
- Full or warming kitchens at elementary schools
- Number of parking spaces and transportation assumptions
- High School Offerings at Each High School
 - Stadium & Track
 - Multi-Purpose Fields
 - Separate baseball and softball diamonds
 - Auxiliary gymnasium
 - Auditorium/performing arts venue
 - Can any of the above be offered through municipality-owned or community-owned entities?
- Middle School Offerings at Each Middle School
 - Track/athletic field
 - Separate multi-purpose field
 - Can any of the above be offered through municipality-owned or community-owned entities?
- Joint School Use/Shared School Use of Stadiums and Athletic Fields
- Renovations and Program Offerings for Renovated Schools
 - Should a school being renovated include any or all assets that are included in new schools?
- Special Needs Spaces and Delivery Methods
- School Capacity
- Programmatic assumptions for spaces and circulation factors currently used by WCPSS for elementary, middle, and high schools
- Use of common spaces
- Instead of co-located facilities, feasibility of shared facilities with cost-sharing formulas and access policies
- Changes to program, if any, to produce a compact building design to minimize the building's footprint
- Technology – role of technology for K-12 students and teachers on building design
- Initiate a design competition process to select prototype designs for each school type. The jury should be “experts” in school design and should be not be from Wake County. This should be an on-going process that occurs at 2-3 year intervals.
- Where possible, plan for expansion.

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- Establish a peer review committee (volunteer) to review all building design from schematic design through design development. Membership should be limited to those not doing work with WCPSS.
- The criteria for the selection of Architects should not include the requirement that the firm has previously done work with WCPSS. This is not done in the private sector.

Design Guidelines (Materials)

- Use of the following WCPSS guideline documents?
 - General Guidelines of Basic Material Standards for Schools (Jan. 1, 2003)
 - Guidelines for Design and Construction of Energy-Efficient Schools (June 2004)
 - High Performance Guidelines: Triangle Region Public Facilities (Sept. 2001)
- High Performance Design
 - Payback/savings from high performance design?
 - Typical measures required on every design?
 - Increased maintenance issues/cost?
 - How do pros outweigh cons?
- Use of masonry
- Use of steel framing & alternatives
- Alternative structures
- Adaptive reuse
- Possible changes to building codes?
- Design guidelines for facilities shared with municipalities
- Landscaping - - what is invested in landscaping and what is the corresponding maintenance cost

Renovations

- Investigation of renovation vs. new construction analysis (renovation triggers), including assumptions used in the analysis.
- Establish a third project type, “reconstruction” to be included with “new” and “renovation.”

Mobiles & Modulares

- Mobile and modular goals (8%)

Other

- Recommendations included in the “Strategies to Optimize the Planning, Design, Construction, Maintenance, and Repair of School and County facilities” report (FAST). Status of recommendations and whether they are still applicable.

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Project Delivery: Contracting & Construction Administration

Glenn Blackley (Chair)
Fred Aikens
Roddy Jones
Eddie Truelove

Project Budgeting

- Does CFAC support 2006 WCPSS cost model documents used to develop new, renovation, and expansion projects?
- Ways to improve cost data collection and analysis
- Budgeting of capital funds for joint infrastructure development with municipalities

Project Management

- Compare and assess the cost of providing in-house vs. out-of-house project management services.
- Review program management industry standards to understand whether WCPSS allocates building management staff to building projects in a similar fashion as existing industry standards.
- Assignment of project management staff to projects (from site selection to certificate of occupancy)
- Assignment of same site planners/engineers/architects on projects with multiple phases
- Emphasize experience with municipal coordination in selecting consultants and project managers
- Addition of transportation planner/engineer to staff or design team to ensure appropriate transportation coordination
- The management of the design and construction of a school is not that much different from the development of a retail or mixed-use project. Therefore, examine the methodologies and tools used in the private sector.
- Establish a structured value engineering process.

Private Public Partnerships

- What specific criteria should the WCPSS use when considering whether to enter into a public/private partnership for developing a public school?

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Construction Delivery

- Ways to increase competition, especially for unpredictable work phases such as site work and structural materials
- Progress on closing out items on punch lists
- Establish national contracts for the suppliers of equipment (HVAC, kitchen, lockers, bleachers, etc.).
- Include and enforce liquidated damages in every Owner/Contractor Agreement.
- Establish the turnover date to be a minimum of 30 days prior to school opening.

Inspections

- Permitting and Inspections by County vs. Municipalities

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Planning & Site Selection

Planning and Site Selection:

Sepi Asefnia (chair)
Justus Everette
Russell Killen
John Mabe
Jimmy Smith

Acres

- Number of acres required for school sites
- Application of rules and regulations and whether acreage could serve dual purposes (meet various requirements)
- Change of regulations so sites don't require as many acres
- Wetland banking

Site Selection

- Site and off site costs
- Pre acquisition site review with municipalities
- Reservation of tracts where utilities are reasonably available
- Selection of sites interior to major new developments
- Where possible, select sites for expansion.
- Establish a peer review committee (volunteer) to review all site planning from site selection through design development. Membership should be limited to those not doing work with WCPSS.

Planning

- Location of new schools
- Shared Sites
- Acquisition of sites earlier (four to five years)
- Longer time horizon to plan with municipalities (site and financial partnerships)
- Planning of mobiles and modulars on sites with Joint Use Agreements
- Frequency of planning meetings with municipalities and WCPSS
- Swing Space School
- Establish a long-range planning workshop involving all Wake County municipalities and WCPSS staff. This group should meet every 6 months to review site selections for future schools.
- Work with municipalities to reduce parking requirements for schools
- Work with municipalities to reduce the costs of off-site work.

Real Estate Records

- Joint database listing County government and WCPSS owned and leased real estate along with other land rights data