

ECTS Renovation: A Path Forward

Originator: H. Fred Walker, ECTS Director

Basic Facts:

1. Renovating the ECTS has been a JOC topic of conversation for 11+ years,
2. The ECTS has not had a **significant** renovation since the structure was originally built,
3. The ECTS had a **minor** renovation 25 years ago (1993),
4. There are multiple failed and failing elements of the structure(s) -- (i.e., HVAC, plumbing, etc.),
5. Authorization to begin the renovation has not occurred for various reasons,
6. It is not clear if a renovation encompasses the main building, the Skills Center, or both,
7. It is not clear if new construction was considered vs. a renovation,
8. Neither school safety nor energy efficiency were primary design considerations,
9. A "second opinion" was sought by another architect,
10. It is not clear if the second opinion had the latitude to propose a new design, or only to comment on the original design,
11. Neither the original nor the second opinion were guided by specifications,
12. It appears that minimal faculty/staff input was sought on the initial design, none on the second,
13. It is not clear that either the original or second design were sensitive to future academic needs, expansion, standardization, consistency in outfitting spaces/utilities, or ease of maintenance,
14. Minus specifications to serve as a common point of reference, the original and second designs are not comparable, and
15. Neither of the current architects or their subsequent engineering design firms have the full support of key constituent groups.

Generally Accepted Practice:

1. Leadership and governance groups establish basic scope and boundaries for the project (i.e., overall cost, time frame, new vs. renovation, one vs. two buildings, energy efficiency, etc.).
2. Faculty and staff are consulted for input.
3. An independent architect is retained to facilitate the generation of design specifications only.
4. The design specifications are reconciled among key constituent groups via a design review process and the scope of the project is revised if necessary.
5. A Request for Proposals (RFP) is released by the ECTS or its agent.
6. At least three competitive bids are sought in accordance with Pennsylvania law.
7. One design is selected based on the design specification, adding or subtracting any particularly desirable or undesirable features identified in competitive bid process.
8. A "go/no go" decision is made.

Recommendation:

1. Suspend the current conversation about an ECTS renovation,
2. Implement the "Generally Accepted Practice" in an expedited manner,
3. Ensure there are an equal number of local vs. regional competitors represented in bids,
4. Ensure that architects are competing on design bids only (vs. design and mechanical bids combined),
5. Ensure that mechanical vendors are Guaranteed Energy Savings Act (GESA) certified.
6. Survey the Superintendents to ensure acceptability, and
7. Conduct a vote of the JOC to support/implement these recommendations in a timely manner.

ECTS Renovation: A Proposed Initial Timeline

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Proposed Initial Timeline

Process Step	Process Element	Start	Complete
1.	Present to JOC – Initial Discussion	9/27/18	
2.	Share Proposal with Superintendents	10/05/18	
3.	JOC Vote – Endorsement of Process	10/25/18	
4.	Form JOC & Superintendent Committee (JOC & S Committee) (Initially Define Project Scope & Boundaries)	November 2018	Mid-December 2018
5.	Convene JOC & S Committee	Mid-December 2018 (Approx. 10 – 14)	January 2019
6.	Consult Faculty & Staff for Input (Focus Groups)	December 2018	January 2019
7.	Communicate Progress with Stakeholders	January 2019	January 2019
8.	Solicit/Hire Architect to <u>Assist</u> with Generation of Design Specifications <u>ONLY</u>	January 2019	February 2019
9.	Communicate Initial Design Specifications with Stakeholders	March 2019	March 2019
10.	Reach Consensus on Design Specifications	March 2019	May 2019
11.	Communicate Semi-Final Design Specifications to Stakeholders	May 2019	May 2019
12.	Prepare “Request for Proposals” (RFP) for Building Renovation <u>Design</u> Based on <u>Design Specification</u>	June 2019	June 2019
13.	Ensure Acceptability of RFP with Stakeholders	June 2019	July 2019

14.	Release RFP for Vendor Responses	September 2019	September 2019
15.	Evaluate Vendor Responses	October 2019	November 2019
16.	Vendor <u>Design</u> Presentations	November 2019	November 2019
17.	Select Architect/Design Firm (3 Competitive Bids Required by Pennsylvania Procurement Code/Law)	December 2019	January 2020
18.	Adjust Final Design	January 2020	January 2020
19.	Vendor Presents/Distributes Final Design in Public Venue(s)	February 2020	February 2020
20.	JOC Conducts a Formal Authorization Vote to Approve Final Design & Vendors	March 2020	
21.	Renovation Funding Options Evaluated	June 2020	August 2020
22.	JOC Conducts a Formal Selection Vote For Renovation Funding	September 2020	
23.	Renovation Funding Secured	October 2020	December 2020
24.	Renovation Begins	January 2021	

Source: ECTS Administrative Team

September 2018	-	Receive Facility Study
January 2019	-	JOC Selects Best Option
April 2019	-	Member Districts Approve Moving Best Option Forward
May 2019	-	Initiate Design Phase and Meet with Advisory Committee and Staff
July 2019	-	Initiate PlanCon (provided the moratorium expires)
May 2020	-	Township Planning Commission Land Development Plan Approval
	-	Submit NPDES / E&S Application to County
	-	Submit Land Development Plan to Township
July 2020	-	Complete Bid Documents
	-	Submit Building Code Plan Review
August 2020	-	Printing, Advertise for Bids
September 2020	-	Receive Bids
	-	Award Contract
October 2020	-	Start Construction
August 2022	-	Complete Construction