



April 25, 2007

Mark Smith, Project Manager  
Department of Construction Services  
School Board of Sarasota County  
7895 Fruitville Road  
Sarasota, Florida 34240

RE: Booker High School Master Planning  
Fee Proposal

Dear Mark,

Thank you for the opportunity of presenting our fees for the Booker High School Master Planning Services

**SCOPE OF SERVICES FOR MASTER PLANNING:**

**1. BOOKER HIGH SCHOOL MASTER PLAN**

BMK Architects, Inc will develop a master plan for Booker High School to best determine how to utilize the campus in order to meet the 21<sup>st</sup> Century Small Learning Communities environment. The Master Plan will identify the site conditions that can or will have major impacts on the costs of site work, phasing of construction, and off site conditions. The Master Plan will provide possible concepts on how to develop small learning communities either in new buildings or within existing buildings on campus.

Master Plan of Booker High School will include the services of JAG Engineering for on and off-site civil work, W.G Mills Inc. for estimating services, Forney Engineering for MEP design input and BMK Architects for architectural and overall planning.

**BOOKER HIGH SCHOOL MASTER PLAN**

Booker High School is a proposed partial replacement high school of the existing campus. The scope of work will include two options:

**Option A:** Build a new dining/ media center on the west side of Orange Ave. Remodel or add additions to the existing campus buildings to create small learning communities. The existing administration, theatre, gymnasium, and energy plant to remain.

Once the replacement school is built, final demolition of existing buildings and the completion of site work including parking, bus loops and parent drop off lanes will start.

**Option B:** Build portions of the "Riverview High School prototype", specifically the small learning classroom building and the media/ dining room building. The existing administration, theatre, gymnasium, and energy plant will remain. The new construction will be on the west side of Orange Ave. The construction will require the relocations of students to portables located across Orange Ave. on the playfield, south of the theatre. Once new school is built, portables will be removed and students relocated to new facility. The existing buildings will be required to remain open during

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construction and "safe avenues" for students to move back and forth. The scope of work is to review the two options and determine how best the new Booker High School Master Plan can be adapted to the site.

**Booker High School Concept Master Plan:**

1. Booker High School will be a partial replacement school. The existing gymnasium, performing arts theater, and administration will remain.
2. The new design will include a dining and media center building similar to the Riverview High School design.
3. The master plan will include new baseball, softball and play fields for the campus. The existing football field and tennis courts will remain.
4. Orange Ave. will continue to divide the campus. Bus loop on Orange Ave. will be relocated to 32<sup>nd</sup> Street. A new parent loop will be constructed off of Orange Ave.
5. The core of the high school will be designed for 1600 students with small learning communities.
6. A new art building is to be built as part of the small learning communities or a separate building.
7. A small addition to the theater will provide for expansion of the music department.
8. An addition to the gymnasium will house an expanded weight room facility.
9. During construction, students will be relocated to portables located in an existing playfield south of the theater.
10. The concept plan will be based upon a reducing to a single point entry for security of campus if possible.

**BOOKER HIGH SCHOOL MASTER PLAN SCOPE OF SERVICES:**

**A. Architectural Scope of Work: Options A & B**

1. Provide conceptual site plans of Options A and B showing locations of new partial replacement high school with new parking, bus loop, service drives, and parent drop offs.
2. Provide conceptual site plans showing estimated size and locations of stormwater retention ponds.
3. Provide conceptual plans of Option B showing the small learning communities concept being built within existing buildings on campus.
4. Develop phasing plans for options A & B.

**B. Civil Engineering Scope of Work: Options A & B**

1. Review of and identify any existing easements on property.
2. Review of existing stormwater systems and proposed systems for new school.
3. Meetings with the City of Sarasota to review traffic issues that will pertain to the new replacement high school.
1. Review of existing major utilities to new school and upgrades required.
2. Review of any potential off site utilities or traffic improvements.
3. Review of EHPA requirements for new Booker High School, flood plain requirements and proposed elevation of new school.

**C. Mechanical, Electrical, and Plumbing Engineering Scope of Work: Options A & B**

1. Review and status of existing MEP and IT systems at Booker High School.
2. Review and requirements for new energy plant.

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3. Assist in developing phasing plans

**D. Construction Manager Scope of Work: Options A & B**

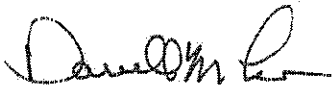
1. Review the two options and prepare a schematic "estimated cost of construction for vertical construction and site work.
2. Review and help prepare a construction schedule for Options A & B.
3. Review and prepare a phasing plan for construction of Options A & B.

**FEE SCHEDULE:**

<b>BOOKER HIGH SCHOOL</b>				
Discipline	Services	Firm	Location	Fee
Civil Engineering	Site Civil Engineering	JAG Engineering	Bradenton, Florida	\$12,000
MEP	Mechanical/Electrical/Plumbing	Forney Engineering	Bradenton, Florida	\$18,500
Construction Manager	Cost estimating / phasing of construction	W. G. Mills Inc.	Sarasota, Florida	\$4935
Architectural	Site and Building	BMK Architects	Sarasota, Florida	\$16,000
<b>TOTAL FEES</b>				<b>\$51,435</b>

If you have any questions, please call me

Thank You



Darrell McLain, President  
BMK Architects

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