

*PROJECT MANAGEMENT PLAN
I-89 2007 BOND ISSUE*

September 2010

OCMAPS
AND
OKLAHOMA CITY PUBLIC SCHOOLS



PROJECT MANAGEMENT PLAN September 2010

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EXECUTIVE SUMMARY

On October 9, 2007, the voters of the Oklahoma City Public School District passed a \$248.3 million bond issue to further improve public schools across the district. The bond issue included four propositions: Proposition No. 1 to support school facilities, Proposition No. 2 to support technology, Proposition No. 3 to support transportation equipment and Proposition No. 4 to support safety, security and equipment.

Building on the relationship developed under the MAPS for Kids Program between the Oklahoma City Public School District, the City of Oklahoma City and the OCMAPS Trust, the School District requested assistance in managing a portion of the projects included in the bond issue. A Projects Management Services Agreement was established and approved on December 22, 2009 enabling the OCMAPS Trust to provide project management services for the gymnasiums, classrooms and stadium projects. The allocation of funds includes \$78,391,488 to construct and furnish gymnasiums at 47 schools, \$15,665,818 to construct and furnish 50 classrooms throughout the district to support all-day kindergarten programs and an additional \$1,522,147 to construct and furnish 4 additional classrooms at the Van Buren Elementary School. An amount of \$13,305,600 was also allocated to renovate both the Taft and Speegle stadiums for a total \$108,885,053 to be managed by the OCMAPS Trust.

The OCMAPS Trust engaged the services of Architectural Design Group, Inc. to prepare this Project Management Plan which outlines the general priority, scope of work and budget for each school. Priorities provided by the School District were utilized, including updates to reflect the reprioritization of the Nichols Hills gymnasium project. Other updates are also reflected in the plan including the elimination of the Dunbar gymnasium since the school has been closed. Project groups were developed to package the classroom and gymnasium improvements into projects that could be efficiently designed and constructed. The scheduling of projects will be based on the availability of funds and with consideration given to the capacity of the construction market.

The Educational Specifications and Design Standards developed as a part of the MAPS for Kids Program will be updated to reflect the needs of the kindergarten classrooms, elementary gymnasiums and stadium improvements. These documents will be utilized by the architects to ensure continuity and equity in the overall design process for all schools across the district.

To ensure the successful completion of the projects, a program contingency fund in an amount of 10% of the total value of work has been included in the plan. Implementation of this plan is expected to be performed over the next five years, with completion of the final projects in 2015.

PROJECT PRIORITIES

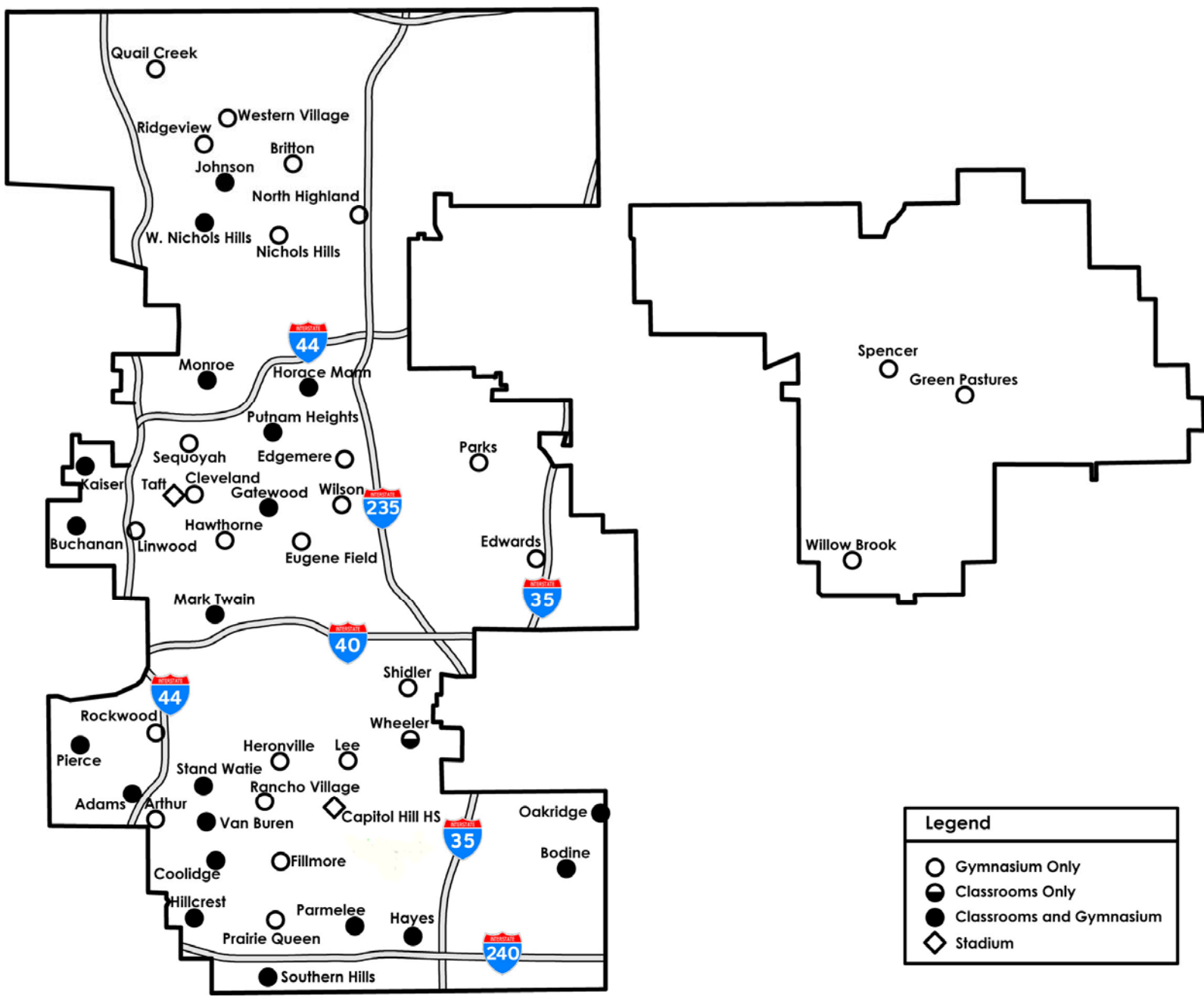
The following is the priority list for the schools included in the bond issue to be managed by the OCMAPS Trust. It is anticipated that schools which include both gymnasium and classroom work will be designed and constructed at the same time. Priorities were provided by the School District and maintained as part of the overall plan, and project groups were developed to package the classroom and gymnasium improvements into projects that could be efficiently designed and constructed.

Project Group	School
1	Coolidge
1	Van Buren
1	West Nichols Hills
2	Wheeler
2	Hayes
2	Monroe
2	Nichols Hills
3	Parmelee
3	Hillcrest
3	Pierce
4	Adams
4	Bodine
4	Horace Mann
4	Kaiser
5	Mark Twain
5	Putnam Heights
5	Southern Hills
5	Stand Watie
6	Buchanan
6	Gatewood
6	Johnson
6	Oakridge
7	Heronville
7	Fillmore
7	Prairie Queen
7	Rockwood
7	Eugene Field
8	Lee

PROJECT PRIORITIES

8	Britton
8	Arthur
8	Parks
8	Willow Brook
9	Hawthorne
9	Sequoyah
9	North Highland
9	Linwood
9	Ridgeview
10	Quail Creek
10	Cleveland
10	Shidler
10	Rancho Village
10	Western Village
11	Green Pastures
11	Spencer
11	Edgemere
11	Edwards
11	Wilson
12	Stadiums (Taft/Speegle)

LOCATION MAP



PROJECT GROUP 1

Scope/Budget

Schools

Coolidge

5212 S Villa Ave.
Oklahoma City, OK

	<u>Qty</u>	<u>Unit Cost</u>	<u>Total</u>
New Classroom(s)	4	\$234,266	\$937,062
Gymnasium	1	\$1,237,085	\$1,237,085

Van Buren

2700 SW 40th St.
Oklahoma City, OK

New Classroom(s)	4	\$234,266	\$937,062
Gymnasium	1	\$1,237,085	\$1,237,085

West Nichols

8400 Greystone Ave.
Oklahoma City, OK

New Classroom(s)	4	\$234,266	\$937,062
Gymnasium	1	\$1,237,085	\$1,237,085

Cost Projection

	Estimated Cost
Classrooms	\$2,811,186
Gymnasiums	\$3,711,255
Sub-Total for New Construction	\$6,522,441
Architectural/Engineering/Geotechnical/ Other Professional Services	\$652,245
Administration/Furniture, Fixtures and Equipment	\$440,265
Contingency	\$391,346
Total	\$8,006,297

PROJECT GROUP 2

Scope/Budget

Schools

Wheeler

501 SE 25th St.
Oklahoma City, OK

	<u>Qty</u>	<u>Unit Cost</u>	<u>Total</u>
New Classroom(s)	4	\$234,266	\$937,062

Hayes

6900 S Byers Ave.
Oklahoma City, OK

New Classroom(s)	4	\$234,266	\$937,062
Gymnasium	1	\$1,237,085	\$1,237,085

Monroe

4810 N Linn Ave.
Oklahoma City, OK

New Classroom(s)	4	\$234,266	\$937,062
Gymnasium	1	\$1,237,085	\$1,237,085

Nichols Hills

1301 W Wilshire Blvd.
Oklahoma City, OK

Gymnasium	1	\$1,237,085	\$1,237,085
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Cost Projection

	<u>Estimated Cost</u>
Classrooms	\$2,811,186
Gymnasiums	\$3,711,255
Sub-Total for New Construction	\$6,522,441
Architectural/Engineering/Geotechnical/ Other Professional Services	\$652,244
Administration/Furniture, Fixtures and Equipment	\$440,266
Contingency	\$391,346
Total	\$8,006,297

PROJECT GROUP 3

Scope/Budget

Schools

Parmelee

6700 S Hudson Ave.
Oklahoma City, OK

	<u>Qty</u>	<u>Unit Cost</u>	<u>Total</u>
New Classroom(s)	4	\$245,421	\$981,684
Gymnasium	1	\$1,295,994	\$1,295,994

Hillcrest

6421 S Miller Blvd.
Oklahoma City, OK

New Classroom(s)	3	\$259,534	\$778,602
Gymnasium	1	\$1,295,994	\$1,295,994

Pierce

2701 Tulsa Ave.
Oklahoma City, OK

New Classroom(s)	3	\$259,534	\$778,602
Gymnasium	1	\$1,295,994	\$1,295,994

Cost Projection

	<u>Estimated Cost</u>
Classrooms	\$2,538,888
Gymnasiums	\$3,887,982
Sub-Total for New Construction	\$6,426,870
Architectural/Engineering/Geotechnical/ Other Professional Services	\$642,687
Administration/Furniture, Fixtures and Equipment	\$433,814
Contingency	\$385,611
Total	\$7,888,982

PROJECT GROUP 4

Scope/Budget

Schools**Adams**3416 SW 37th St.
Oklahoma City, OK

	<u>Qty</u>	<u>Unit Cost</u>	<u>Total</u>
New Classroom(s)	2	\$280,489	\$560,978
Gymnasium	1	\$1,295,994	\$1,295,994

Bodine5301 S Bryant Ave.
Oklahoma City, OK

New Classroom(s)	2	\$280,489	\$560,978
Gymnasium	1	\$1,295,994	\$1,295,994

Horace Mann1105 NW 45th St.
Oklahoma City, OK

New Classroom(s)	2	\$280,489	\$560,978
Gymnasium	1	\$1,295,994	\$1,295,994

Kaiser3101 Lyon Blvd.
Oklahoma City, OK

New Classroom(s)	2	\$280,489	\$560,978
Gymnasium	1	\$1,295,994	\$1,295,994

Cost Projection

	Estimated Cost
Classrooms	\$2,243,912
Gymnasiums	\$5,183,976
Sub-Total for New Construction	\$7,427,888
Architectural/Engineering/Geotechnical/ Other Professional Services	\$742,789
Administration/Furniture, Fixtures and Equipment	\$501,382
Contingency	\$445,673
	\$9,117,732

PROJECT GROUP 5

Scope/Budget

Schools

Mark Twain

2451 W Main St.
Oklahoma City, OK

	<u>Qty</u>	<u>Unit Cost</u>	<u>Total</u>
New Classroom(s)	2	\$280,489	\$560,978
Gymnasium	1	\$1,295,994	\$1,295,994

Putnam Heights

1601 NW 36th St.
Oklahoma City, OK

New Classroom(s)	2	\$280,489	\$560,978
Gymnasium	1	\$1,295,994	\$1,295,994

Southern Hills

7800 S Kentucky Ave.
Oklahoma City, OK

New Classroom(s)	2	\$280,489	\$560,978
Gymnasium	1	\$1,295,994	\$1,295,994

Stand Watie

3517 S Linn Ave.
Oklahoma City, OK

New Classroom(s)	2	\$280,489	\$560,978
Gymnasium	1	\$1,295,994	\$1,295,994

Cost Projection

	Estimated Cost
Classrooms	\$2,243,912
Gymnasiums	\$5,183,976
Sub-Total for New Construction	\$7,427,888
Architectural/Engineering/Geotechnical/ Other Professional Services	\$742,789
Administration/Furniture, Fixtures and Equipment	\$501,382
Contingency	\$445,673
Total	\$9,117,732

PROJECT GROUP 6

Scope/Budget

Schools

Buchanan

4126 NW 18th St.
Oklahoma City, OK

	<u>Qty</u>	<u>Unit Cost</u>	<u>Total</u>
New Classroom(s)	1	\$316,697	\$316,697
Gymnasium	1	\$1,366,684	\$1,366,684

Gatewood

1821 NW 21st St.
Oklahoma City, OK

New Classroom(s)	1	\$316,697	\$316,697
Gymnasium	1	\$1,366,684	\$1,366,684

Johnson

1810 Sheffield Rd.
Oklahoma City, OK

New Classroom(s)	1	\$316,697	\$316,697
Gymnasium	1	\$1,366,684	\$1,366,684

Oakridge

4200 Leonhardt Dr.
Oklahoma City, OK

New Classroom(s)	1	\$316,697	\$316,697
Gymnasium	1	\$1,366,684	\$1,366,684

Cost Projection

	<u>Estimated Cost</u>
Classrooms	\$1,266,788
Gymnasiums	\$5,466,736
Sub-Total for New Construction	\$6,733,524
Architectural/Engineering/Geotechnical/ Other Professional Services	\$673,352
Administration/Furniture, Fixtures and Equipment	\$454,513
Contingency	\$404,011
Total	\$8,265,400

PROJECT GROUP 7

Scope/Budget

Schools

Heronville

1240 SW 29th St.
Oklahoma City, OK

	<u>Qty</u>	<u>Unit Cost</u>	<u>Total</u>
Gymnasium	1	\$1,366,684	\$1,366,684

Fillmore

5200 S Blackwelder Ave.
Oklahoma City, OK

Gymnasium	1	\$1,366,684	\$1,366,684
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Prairie Queen

6609 S Blackwelder Ave.
Oklahoma City, OK

Gymnasium	1	\$1,366,684	\$1,366,684
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Rockwood

3101 SW 24th St.
Oklahoma City, OK

Gymnasium	1	\$1,366,684	\$1,366,684
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Eugene Field

1515 N Klein Ave.
Oklahoma City, OK

Gymnasium	1	\$1,366,684	\$1,366,684
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Cost Projection

	<u>Estimated Cost</u>
Gymnasiums	\$6,833,420
Sub-Total for New Construction	\$6,833,420
Architectural/Engineering/Geotechnical/ Other Professional Services	\$683,342
Administration/Furniture, Fixtures and Equipment	\$461,256
Contingency	\$410,004
Total	\$8,388,022

PROJECT GROUP 8

Scope/Budget

Schools

Lee

424 SW 29th St.
Oklahoma City, OK

	<u>Qty</u>	<u>Unit Cost</u>	<u>Total</u>
Gymnasium	1	\$1,366,684	\$1,366,684

Britton

1215 NW 95th St.
Oklahoma City, OK

Gymnasium	1	\$1,366,684	\$1,366,684
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Arthur

5100 S Independence Ave.
Oklahoma City, OK

Gymnasium	1	\$1,366,684	\$1,366,684
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Parks

1501 NE 30th St.
Oklahoma City, OK

Gymnasium	1	\$1,366,684	\$1,366,684
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Willow Brook

8105 NE 10th St.
Oklahoma City, OK

Gymnasium	1	\$1,366,684	\$1,366,684
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Cost Projection

	<u>Estimated Cost</u>
Classrooms	
Gymnasiums	\$6,833,420
Sub-Total for New Construction	\$6,833,420
Architectural/Engineering/Geotechnical/ Other Professional Services	\$683,342
Administration/Furniture, Fixtures and Equipment	\$461,256
Contingency	\$410,004
Total	\$8,388,022

PROJECT GROUP 9

Scope/Budget

Schools

Hawthorne

2300 NW 15th St.
Oklahoma City, OK

	<u>Qty</u>	<u>Unit Cost</u>	<u>Total</u>
Gymnasium	1	\$1,437,375	\$1,437,375

Sequoyah

2400 NW 36th St.
Oklahoma City, OK

Gymnasium	1	\$1,437,375	\$1,437,375
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North Highland

8400 N Robinson Ave.
Oklahoma City, OK

Gymnasium	1	\$1,437,375	\$1,437,375
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Linwood

3416 NW 17th St.
Oklahoma City, OK

Gymnasium	1	\$1,437,375	\$1,437,375
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Ridgeview

10010 Ridgeview Dr.
Oklahoma City, OK

Gymnasium	1	\$1,437,375	\$1,437,375
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Cost Projection

	<u>Estimated Cost</u>
Gymnasiums	\$7,186,875
Sub-Total for New Construction	\$7,186,875
Architectural/Engineering/Geotechnical/ Other Professional Services	\$718,688
Administration/Furniture, Fixtures and Equipment	\$485,114
Contingency	\$431,213
Total	\$8,821,890

PROJECT GROUP 10

Scope/Budget

Schools

Quail Creek

11700 Thorn Ridge Rd.
Oklahoma City, OK

	<u>Qty</u>	<u>Unit Cost</u>	<u>Total</u>
Gymnasium	1	\$1,437,375	\$1,437,375

Cleveland

2725 NW 23rd St.
Oklahoma City, OK

Gymnasium	1	\$1,437,375	\$1,437,375
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Shidler

1415 S Byers Ave.
Oklahoma City, OK

Gymnasium	1	\$1,437,375	\$1,437,375
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Rancho Village

1401 Johnston Dr.
Oklahoma City, OK

Gymnasium	1	\$1,437,375	\$1,437,375
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Western Village

1508 NW 106th St.
Oklahoma City, OK

Gymnasium	1	\$1,437,375	\$1,437,375
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Cost Projection

	Estimated Cost
Classrooms	
Gymnasiums	\$7,186,875
Sub-Total for New Construction	\$7,186,875
Architectural/Engineering/Geotechnical/ Other Professional Services	\$718,688
Administration/Furniture, Fixtures and Equipment	\$485,114
Contingency	\$431,213
Total	\$8,821,890

PROJECT GROUP 11

Scope/Budget

Schools

Green Pastures

4300 N Post Rd.
Oklahoma City, OK

	<u>Qty</u>	<u>Unit Cost</u>	<u>Total</u>
Gymnasium	1	\$1,437,375	\$1,437,375

Spencer

8900 NE 50th St.
Spencer, OK

Gymnasium	1	\$1,437,375	\$1,437,375
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Edgemere

3200 N Walker Ave.
Oklahoma City, OK

Gymnasium	1	\$1,437,375	\$1,437,375
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Edwards

1123 NE Grand Blvd.
Oklahoma City, OK

Gymnasium	1	\$1,437,375	\$1,437,375
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Wilson

2215 N Walker Ave.
Oklahoma City, OK

Gymnasium	1	\$1,437,375	\$1,437,375
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Cost Projection

	Estimated Cost
Classrooms	
Gymnasiums	\$7,186,875
Sub-Total for New Construction	\$7,186,875
Architectural/Engineering/Geotechnical/ Other Professional Services	\$718,688
Administration/Furniture, Fixtures and Equipment	\$485,114
Contingency	\$431,213
Total	\$8,821,890

Schools

Speegle

510 SW Grand Blvd.
Oklahoma City, OK

Stadium Renovation including, but not limited to repairs to fences, gates, walls, ticket booths, press box, sound system, lighting (interior and exterior), seating, mechanical systems, electrical systems, parking lots, plumbing fixtures, interior finishes. New equipment and construction may include but not be limited to field, bleacher replacement, scoreboard, cameras, PA system, phone system, stadium office and locker rooms.

Taft

2901 NW 23rd St.
Oklahoma City, OK

Stadium Renovation including, but not limited to repairs to fences, gates, walls, ticket booths, press box, sound system, lighting (interior and exterior), seating, mechanical systems, electrical systems, parking lots, plumbing fixtures, interior finishes. New equipment and construction may include but not be limited to field, track, soccer field, cameras, scoreboard, PA system and locker rooms.

Cost Projection

	Estimated Cost
Stadiums	\$11,002,525
Sub-Total for New Construction	\$11,002,525
Architectural/Engineering/Geotechnical/ Other Professional Services	\$1,100,253
Administration/Furniture, Fixtures and Equipment	\$742,670
Contingency	\$660,152
Total	\$13,505,600

CONTINGENCY PLAN

Schools

Summary

To help ensure the successful completion of the projects included in the Project Management Plan, a program contingency should be established and maintained to support the design and construction activities. Proposition 1 of the bond issue includes an allocation of \$48,902,599 in the unlisted project category that may be used for this purpose. An amount equal to 10% of the total listed project value is recommended for the program contingency fund. This amount shall be budgeted and utilized as necessary and as approved by the School Board.

Cost Projection

	Estimated Cost
Contingency	\$10,888,505
Total	\$10,888,505



Architectural
Design Group, Inc.
www.adgokc.com