

4.0 PLANNING, DESIGN AND CONSTRUCTION

4.1 When particular facilities are contemplated, the Superintendent of Schools shall present to the Board of Education a precise plan or proposal for such facilities, including equipment, classroom laboratories, curriculum, compliance with ADA, etc., prior to the development of architectural plans for construction. The Board of Education may approve or reject such plan or proposal or may approve the plan or proposal with changes.

4.2 The plan or proposal shall be such that the design professional will be able to use the educational specifications therein to identify and systematically organize the functional, architectural, structural, mechanical and aesthetic criteria to be used in the design of the facility.

4.3 Design of significant school improvements or facilities shall be accomplished by an appropriate design professional. The design shall meet accessibility requirements under the ADA. The contract for such a design professional shall be awarded by the Board of Education based on the qualifications, experience and such other criteria as the Board of Education deems appropriate. Awarding of contracts to design professionals shall not be subject to competitive bidding.

4.4 Construction of school facilities (which shall include remodeling and other work) shall be carried out by a properly qualified contractor unless School District personnel are qualified and able to accomplish the construction.

4.4.1 Any construction contract for more than \$5,000.00 shall be subject to competitive bidding procedures.

4.4.2 The Superintendent of Schools shall develop procedures relating to competitive bidding which, as a minimum, shall include provisions for advertising the bid, a requirement of a sufficient bid bond, a requirement that all bids conform to the project specifications, and procedures for awarding the bid.

4.4.3 All bids shall be subject to the reserved right of the Board of Education to accept, reject or negotiate modifications in the bid in whatever fashion and for whatever reason the Board of Education deems to be in the best interest of the School District.

4.5 Nothing in this Section F shall be deemed to limit the discretion of the Board of Education to utilize any construction contract method it determines to be in the best interests of the School District.

4.6 The Superintendent of Schools shall determine appropriate kinds and amounts of insurance to be applicable to any construction project. Such insurance requirements shall be included in the applicable contracts.

4.7 During construction, the Superintendent of Schools shall cause to be developed procedures to ensure: 1) compliance with applicable contract documents by all parties involved; 2) compliance with accessibility requirements of the ADA; 3) that change orders are accomplished only in accordance with specified procedure; 4) that no School District employee acts or attempts to act in a manner which might actually or constructively relieve a design professional, contractor or other consultant of his/her ongoing responsibility to properly carry out work; and 5) minimal change orders.