

Introduced by: Arness  
Date: Feb. 1, 1983  
Vote: 10 Yes, 3 No  
Action: ADOPTED AS AMENDED

KENAI PENINSULA BOROUGH

RESOLUTION 83-30

ESTABLISHING OF PROCEDURES FOR SELECTION AND CONTRACT WITH ARCHITECTS AND THE ARCHITECTURAL PHASE TO BE COMPLETED PRIOR TO GOING TO BOND ELECTION.

WHEREAS, in 1982 architects were requested to prepare schematic designs and arrive at construction costs to be put before the voters in the bonding election without any payment to the architect for such endeavor unless the voters approved the bonding; and

WHEREAS, there has been some criticism of this procedure because of the request that architects do work which might possibly not be paid for; and

WHEREAS, there has been other criticism that because there was a possibility of nonpayment, the architects did not go into sufficient detail in their plans to arrive at a reliable cost estimate for the purpose of the bond election; and

WHEREAS, it would appear undesirable that the Kenai Peninsula Borough request any party to work for it with the possibility that the party might not be paid for his work; and

WHEREAS, it is highly desirable that the amounts needed for construction of schools be reached with the greatest possible accuracy before placing the amount of bonding necessary for construction of the school before the voters;

NOW THEREFORE, BE IT RESOLVED BY THE ASSEMBLY OF THE KENAI PENINSULA BOROUGH:

Section 1. That subject to concurrence therein by the Kenai Peninsula Borough School Board, and the School Board is hereby requested to concur therein, the following procedures are established for selection and payment of architect for school construction, for phases of design to be developed before going to a bond election for approval of the voters, and for payment of the architect:

A. The School Board determines what school facilities are necessary or desirable, number of students to be served, and the best location for the school with consideration of the five-year projections for enrollment;

B. In inviting solicitations from architects, the school administrator shall furnish to the architects copies of the architectural contract form approved by the Borough Attorney and make it clear that this contract form for architectural work on

schools in the Kenai Peninsula Borough must be accepted by the architect without modification;

C. A copy of the design and construction criteria as developed by the Public Works Department, and approved by the Assembly shall be furnished to the architects;

D. Architects will make presentations to the School Board, which should include proposed fees for schematic design documents, design development documents, and completion of architectural responsibilities if the school is built. The Borough Assembly Public Works Committee, such other Assembly members able to be present, and the Borough Public Works Director are encouraged to attend and will be allowed to question the architects before the School Board makes a selection;

E. The School Board establishes procedures and advises the Assembly of the procedures for selection of architects, and selects the architect;

F. The Borough Assembly considers the selected architect and the project for approval or disapproval;

G. After approval, the architect shall prepare schematic designs of the required facility and estimated cost of construction thereof and present the same to the School Board;

H. After schematic designs have been prepared which are approved by the School Board, such designs shall be taken before the Borough Assembly for approval of both schematics and estimated costs;

I. In order for bonding for a project for renovation of, or addition to, an existing building to be placed on the ballot in the following October, submission for approval of the Assembly must be made at or before the second meeting in January.

J. After approval of schematics and estimated costs by the Assembly, the architect shall be paid for the schematic phase of design. If the project is for construction of a new building (rather than for renovation of, or addition to, an existing building), then Steps J through M will be skipped.

K. After approval by the Borough Assembly of the schematic designs, the architect shall proceed to prepare design development documents and more accurate cost of construction;

L. On completion of the design development documents, the same shall be taken to the School Board for approval;

M. After the School Board has approved design development documents, the same shall be taken before the Borough Assembly for approval of documents and estimated costs;

N. After approval by the Borough Assembly of the design development documents, the architect shall be paid for his work through that phase;

O. In order for bonding for a project to be placed on the ballot in the following October, submission for approval of the Assembly for schematic designs of new construction or for design develop documents for renovation of, or addition to, an existing building must be made at or before the first meeting in July.

P. After approval of schematic design development documents (if the project is for construction of a new building) or of design development documents and estimated costs by the Borough Assembly, the Borough Assembly will take the necessary actions to place the bond proposition before the voters;

Q. No further work will be done by the architect unless and until the voters approve the bonding for such construction;

R. If the voters do approve bonding for construction, the architect will proceed through other phases of the architectural contract making the necessary presentations and obtaining the necessary approvals of each phase before proceeding to the next phase.

Section 2. That this resolution will be distributed to the Superintendent of Schools for distribution to the members of the Kenai Peninsula Borough School Board with the request that they concur therein.

Section 3. That after passage of this resolution and concurrence therein by the Kenai Peninsula Borough School Board, Paragraphs "K" thru "P" of Section 1 shall take effect November 1, 1983, and the remainder of the resolution shall take effect immediately.

ADOPTED BY THE ASSEMBLY OF THE KENAI PENINSULA BOROUGH ON THIS 1ST DAY OF FEBRUARY, 1983.

  
Donald L. McCloud, Assembly President

ATTEST:

  
Borough Clerk

