

ALTERATIONS, ADDITIONS AND REPAIRS

In considering any proposal for alterations, additions or major repairs to the district's existing facilities, the Board will employ the services of a licensed architect as a consultant to help determine:

1. Necessity for the Project - Once a program need has been determined by the Board and the Superintendent, the architect will translate that need to spatial requirements and present an outline of the project designed to meet the needs to the Board and give his/her reasoning to support the necessity of carrying out the project in question. Also, in the case of projected repairs, the architect will be asked to state clearly the likely consequence of not making them.
2. Alternatives - Before presenting the outline of the proposed project to the Board, the architect will consider other ways to provide the needed space, including new construction, and make the evaluation of these alternatives, including a brief summary of the advantages and disadvantages of each, part of his presentation.
3. Probable Cost - The architect will present an itemized estimate of the probable cost of the project, including the cost of all materials and labor required under the plans and specifications he will prepare. Moreover, he will state the assumptions which underlie his estimates; i.e., a materials and labor cost inflation factor projected on current known prices out a year or two years into the future to whatever is the estimated date of completion. Depending upon the size and complexity of the project, he should consult his experience on similar jobs in the past to suggest some reasonable allowance to cover the cost of change orders.

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