



**VIRGINIA BEACH CITY PUBLIC SCHOOLS**  
CHARTING THE COURSE

**PPEA REQUEST FOR CONCEPTUAL PROPOSALS #5083**

Office of Purchasing Services  
2512 George Mason Drive  
Virginia Beach, Virginia 23456  
Phone (757) 263-1175

Attention of Offeror is invited to the Code of Virginia, Virginia Public Procurement Act,  
Sections 2.2-4367 thru 2.2-4377 (conflict of interest)

**THE SCHOOL BOARD OF THE CITY OF VIRGINIA BEACH DOES NOT  
DISCRIMINATE AGAINST FAITH BASED ORGANIZATIONS**

<b>ISSUE DATE:</b>	October 20, 2021	,
<b>RFP ITEM NO:</b>	5083	
<b>CLOSING DATE:</b>	December 20, 2021	,
<b>CLOSING TIME:</b>	2:00 PM	
<b>PROCUREMENT OFFICER:</b>	David Sandloop	

**REQUEST FOR CONCEPTUAL PROPOSALS**

**THIS DOCUMENT CONSTITUTES A FORMAL NOTICE THAT VBCPS HAS ACCEPTED AN  
UNSOLICITED PROPOSAL FROM S.B. BALLARD AND REQUESTS COMPETING  
CONCEPTUAL PROPOSALS FOR SAME.**

**THE FOLLOWING SECTION MUST BE EXECUTED AND SIGNED BY AN AUTHORIZED  
REPRESENTATIVE OF YOUR COMPANY.**

**Company Name:** \_\_\_\_\_ **Federal I. D. #:** \_\_\_\_\_

**Address:** \_\_\_\_\_ **Phone Number:** \_\_\_\_\_

\_\_\_\_\_ **Fax Number:** \_\_\_\_\_

**Person Quoting:** \_\_\_\_\_ **Date:** \_\_\_\_\_  
(printed or typed)

**Signature:** \_\_\_\_\_ **Email :** \_\_\_\_\_

TYPE OF OWNERSHIP					
If Offeror is a Minority Business, please indicate the type of classification below – Check all that apply					
	Yes	No		Yes	No
African American Owned			Female Owned		
Aleutian Owned			Hispanic American Owned		
American Indian Owned			Service Disabled Veteran Owned		
Asian American Owned			Small Business		
Eskimo Owned			Other		

# TABLE OF CONTENTS

<b>1.</b>	<b>PURPOSE.....</b>	<b>3</b>
1.1.1	Princess Anne High School Replacement.....	3
1.1.2	Bayside High School Replacement.....	4
1.1.3	Bettie F. Williams/Bayside 6 <sup>th</sup> Grade Replacement.....	4
1.1.4	Sustainability Requirements.....	5
<b>2.</b>	<b>SPECIAL INSTRUCTIONS TO OFFERORS.....</b>	<b>5</b>
2.1	ISSUING OFFICE.....	5
2.2	QUESTIONS.....	6
2.3	SITE VISIT.....	6
2.4	CLOSING DATE.....	6
2.5	PLANHOLDER.....	6
2.6	SUBMITTAL OF PROPOSAL.....	6
2.7	OTHER SUBMITTALS.....	7
2.8	CONCEPTUAL PHASE EVALUATION.....	7

# VIRGINIA BEACH CITY PUBLIC SCHOOLS

## PPEA Request for Conceptual Proposals #5083

### 1. PURPOSE

The School Board of the City of Virginia Beach, also known as the Virginia Beach City Public Schools, (hereinafter referred to as “VBCPS”) requests **Conceptual Proposals** from qualified respondents to contract with an experienced and qualified Private Entity under the Public Private Education Facilities and Infrastructure Act of 2002 and in accordance with the School Board Policy 3-71: Public-Private Education Facilities and Infrastructure Act Projects. The request follows the acceptance of and posting of an unsolicited proposal from SB Ballard. The conceptual proposals shall, at a minimum, provide for the design and construction of three CIP replacement school projects; consisting of the replacement of two high schools, grades 9-12, and one elementary school, grades 4-6 & PK, and to evaluate multiple alternatives for the design and programming of the three CIP replacement projects.

The three projects are described as follows:

**Princess Anne High School** is the oldest secondary school in VBCPS, opened in 1954, and currently serves approximately 1,800 students in grades 9-12; including (1) a city-wide secondary level special education students, approximately 100 students of its total school population, and (2) a city-wide International Baccalaureate (IB) Program, approximately 550 students of its school population. Princess Anne High School is located on Virginia Beach Blvd., adjacent to the City’s Town Center and within the City of Virginia Beach Pembroke SGA. Princess Anne High School’s school replacement project is proposed to be replaced on-site and can be found under VBCPS CIP 1-015.

#### 1.1.1 Princess Anne High School Replacement

- CIP 1-015
- Optimal Capacity: 1800 students
- New School Planning Size: +/-330,000 sf
- Team Sport Buildings: +/-12,000 SF

##### Program Assumptions

- Comprehensive high school including NJROTC Program and the International Baccalaureate (IB) Program
- Program also includes replacement of the Special Education Center (West Wing/Round Building) which supports division wide programs

##### Swing Space

- The “old” Kellam High School (2323 Holland Road) will be used as swing space for Princess Anne High School staff/students during construction. Minor renovations will be required at the designated swing space facility. Included in these renovations will be improvements to temporarily accommodate the Special Education Center housed in the West Wing/Round Building. Additionally, lighting will need to be provided for the stadium field along with a new synthetic turf field.

**Bayside High School** is the fourth high school built in Virginia Beach, opened in 1964, and currently serves approximately 1,900 students in grades 9-12, including a city-wide Health Sciences Academy serving approximately 400 students within its school population. Bayside High School is located on Haygood Rd, in close proximity to several other VBCPS schools, including Bayside MS and Bayside Tri-Campus and Luxford Elementary Schools. It is also in close proximity to the City’s Williams Farm Recreation Center and Williams

Farm Park. Bayside High School's school replacement project is proposed to be replaced on-site and can be found under VBCPS CIP 1-029.

### 1.1.2 Bayside High School Replacement

- CIP 1-029
- Optimal Capacity: 1900 students
- New School Planning Size: +/-325,000 sf
- Team Sport Buildings: +/-12,000 SF

#### Program Assumptions

- Comprehensive high school including the Health Sciences Academy.
- The new Bayside High School design should be developed as a "prototype" plan for future use when VBCPS replaces First Colonial, Kempsville and Green Run High Schools.

#### Swing Space

- The "old" Kellam High School (2323 Holland Road) will be used as swing space for Bayside High School staff/students during construction. Minor renovations will be required after Princess Anne High School staff/students occupy their new facility.

**Bettie F. Williams Elementary School** is one of three elementary schools that comprise the Bayside Tri-Campus Elementary Schools, serving students in grades 4-5 and students in full-day and half-day pre-school programs. Williams ES opened in 1961 and currently serves approximately 500 students. In 2007, Williams ES, Newtown ES, and Diamond Springs ES combined to form the Bayside Tri-Campus Elementary Schools, with the goal of improving student achievement. Williams ES is located on Newtown Road, in close proximity to several other VBCPS schools, including Bayside MS and Bayside Tri-Campus schools. It is also in close proximity to the City's Williams Farm Recreation Center and Williams Farm Park. Williams Elementary School's school replacement project is proposed to be replaced on-site of the existing Williams ES, combined with 6<sup>th</sup> graders from Bayside 6<sup>th</sup> Grade Campus, and can be found under VBCPS CIP 1-028.

**Bayside 6<sup>th</sup> Grade Campus** currently serves the 6<sup>th</sup> grade population of the Bayside MS attendance zone, serving approximately 450 students. The building was constructed in 1957 and has housed a variety of programs, including a school for 6<sup>th</sup> graders of Bayside MS attendance zone from 1994-2000 and 2014-this current school year. Use of this building, focused on serving 6<sup>th</sup> grade students only, is related to research that reports sixth grade as a time of transition for students in their development, with higher retention and discipline rates. Research also has demonstrated the power of the smaller, more intimate school environment that allows for smaller class sizes and enables teachers and administrators to build stronger relationships with students and their families. This is a model that has worked in the past for the Bayside community. This 6<sup>th</sup> grade level of Bayside MS attendance zone is proposed to be combined with Williams ES as part of the school's replacement project. Bayside 6<sup>th</sup> Grade Campus's school replacement project is proposed to be replaced on the existing Williams ES site, combined with 4-5 and preschool grades from Williams ES, and can be found under VBCPS CIP 1-028.

### 1.1.3 Bettie F. Williams/Bayside 6<sup>th</sup> Grade Replacement

- CIP-1-028
- Optimal Capacity: 950 students
- New School Planning Size: +/-145,000 sf

#### Program Assumptions

- Combines Bettie F. Williams (4<sup>th</sup> and 5<sup>th</sup> grades) students with the Bayside 6<sup>th</sup> grade campus students who are currently housed in the original Aragona Elementary School Building.

Swing Space (Old Kellam High School)

- It is anticipated that the new school will be built on the same site adjacent to the existing Bettie F. Williams School, where staff/students will remain while the new building is built. Staff/students from the Bayside 6<sup>th</sup> grade campus (original Aragona) will also remain in their building while the new building is built. The balance of the site work for the new school will be done as part of the demolition of the existing Bettie F. Williams school after staff/students move into the new school. The project should also include demolition of the original Aragona Elementary School building after staff/students moves into the new school.

#### **1.1.4 Sustainability Requirements**

- 1.1.4.1 Building shall achieve LEED Silver certification at a minimum.
- 1.1.4.2 Building shall incorporate rainwater harvesting. Roof rainwater harvesting for toilet flushing and potentially irrigation of play fields.
- 1.1.4.3 Building shall incorporate daylight harvesting.
- 1.1.4.4 Building shall incorporate geothermal heating and cooling.
- 1.1.4.5 Building shall incorporate vegetated roof area(s) with accompanying patios.
- 1.1.4.6 Site shall retain stormwater during a 10-year rain event at a minimum.
- 1.1.4.7 Site shall incorporate a greenhouse with water and power and raised bed gardens.

## **2. SPECIAL INSTRUCTIONS TO OFFERORS**

VBCPS is seeking highly qualified proposals for the replacement of three new schools, with comprehensive educational programming that will meet the need of the current student population and designed with flexibility for future student populations. The Core Project includes the design and construction services to build and furnish three new schools. Go to the following site for locations, school attendance zone boundaries, and other related documents/information:

[https://www.vbschools.com/about\\_us/departments/facilities\\_services/current\\_RFP](https://www.vbschools.com/about_us/departments/facilities_services/current_RFP)

Offerors are asked to provide design, cost, financing, and scheduling as part of their proposals.

### **2.1 ISSUING OFFICE**

Wherever used in this RFP, the Issuing Office shall be:

Virginia Beach City Public Schools  
Office of Purchasing Services, Room 210  
David Sandloop  
2512 George Mason Drive  
Virginia Beach, Virginia 23456  
Telephone: (757) 263-1175

**All conceptual proposals shall be accepted by the due date/time noted on the title page at the address noted above.**

**Conceptual Proposals will be accepted by in-person delivery or via parcel post (USPS, UPS, FedEx, etc.) Proposals received by email, telephone, or facsimile machine will not be accepted.**

**It is the responsibility of the Offeror to ensure that their proposal is received by the due time/date.**

## 2.2 QUESTIONS

Submit questions about the specifications by e-mail to the Procurement Specialist identified in Section 4.1 not less than five (5) working days prior to the closing date of the Request for Proposal.

All questions and answers will be posted on the following site:

[https://www.vbschools.com/about\\_us/departments/facilities\\_services/current\\_RFP](https://www.vbschools.com/about_us/departments/facilities_services/current_RFP)

All addenda that may be issued will also be posted to the above site as well as DemandStar.

## 2.3 SITE VISIT

To view the work site, contact should be made with Tony Arnold, Executive Director of Facilities Services, at (757) 263-1090. Access will also be given for walk-throughs at several of VBCPS's newest buildings: Princess Anne Middle; Kellam High, & Old Donation. Interested parties please call Mr. Arnold for an appointment.

A site visit prior to offer submission is recommended to determine the scope of work, measurements, material quantities, sizes, and site conditions that will affect work, which is the **SOLE** responsibility of the Offeror. Offeror should acquaint themselves with job conditions by site review. Failure to do so will not relieve the Offeror of the obligation to furnish all services necessary to carry out the provisions of the eventual Contract resulting from the Detailed Phase. VBCPS reserves the right to set up a site visit or visits with any and/or all Offerors at any time during the evaluation process. **Should questions arise as a result of the Site Visit, those questions are to be directed to the Issuing Office.**

## 2.4 CLOSING DATE

Upon closing no information will be provided nor are the proposals open to the public at this time. After an award is made, the proposals will be open to public inspection under the guidelines of the Virginia Public Records Act, the Virginia Public Procurement Act, and the Virginia Freedom of Information Act.

## 2.5 PLANHOLDER

If you receive a copy of this RFP from a source other than DemandStar or the Issuing Office, contact DemandStar or the Issuing Office to become a Planholder before submitting a proposal. You will be added to the list of Planholders and receive notification of any addenda issued for this RFP.

## 2.6 SUBMITTAL OF PROPOSAL

**Offerors shall submit Eleven (11) copies of their proposal (1 Original and 10 Copies) to the Issuing Office by the closing date/time noted.**

**Proposals received after the closing date/time shall not be accepted.**

**Proposals will be accepted by in-person delivery or via parcel post (USPS, UPS, FedEx, etc.). Proposals received by email, telephone, or facsimile machine will not be accepted.**

**It is the responsibility of the Offeror to ensure that their proposal is received by the due time/date.**

**All information in Proposals being requested as proprietary must be submitted in a separate binder and clearly marked as being submitted as proprietary.**

**All responses must be in conformity with the requirements of this request and the VBCPS PPEA Guidelines, Policy 3-71.**

## **2.7 OTHER SUBMITTALS**

Certifications regarding contractor licensure, registration with the Virginia SCC, background check, and others will be part of the Detailed Phase of this PPEA process.

## **2.8 CONCEPTUAL PHASE EVALUATION**

Only proposals complying with the requirements of the PPEA and VBCPS Policy and supporting Guidelines and documents that contain sufficient information for a meaningful evaluation and that are provided in an appropriate format, as described below, will be considered by VBCPS for further review at the conceptual stage. At least one copy of each of the proposals shall be made available for public inspection. A scan of the nonproprietary portions of the conceptual proposals will be posted on the VBCPS website within ten (10) business days of initiation of review. The posting shall include a contact person to receive public input on the concept.

After reviewing an unsolicited proposal and any competing proposals submitted, VBCPS may determine:

- not to proceed further with any proposal,
- to proceed to the detailed phase of review, or
- to request modifications or amendments to any proposals.

VBCPS will then proceed to the Detailed Phase with two or more Offerors unless it has determined in writing that only one Offeror is qualified or that the only Offeror to be considered is clearly more highly qualified than any other Offeror.