# Capital Facilities Program Update

SAN RAFAEL CITY SCHOOLS
BOARD OF EDUCATION
MAY 9, 2017



**Modular Building Procurement** 

Phase I

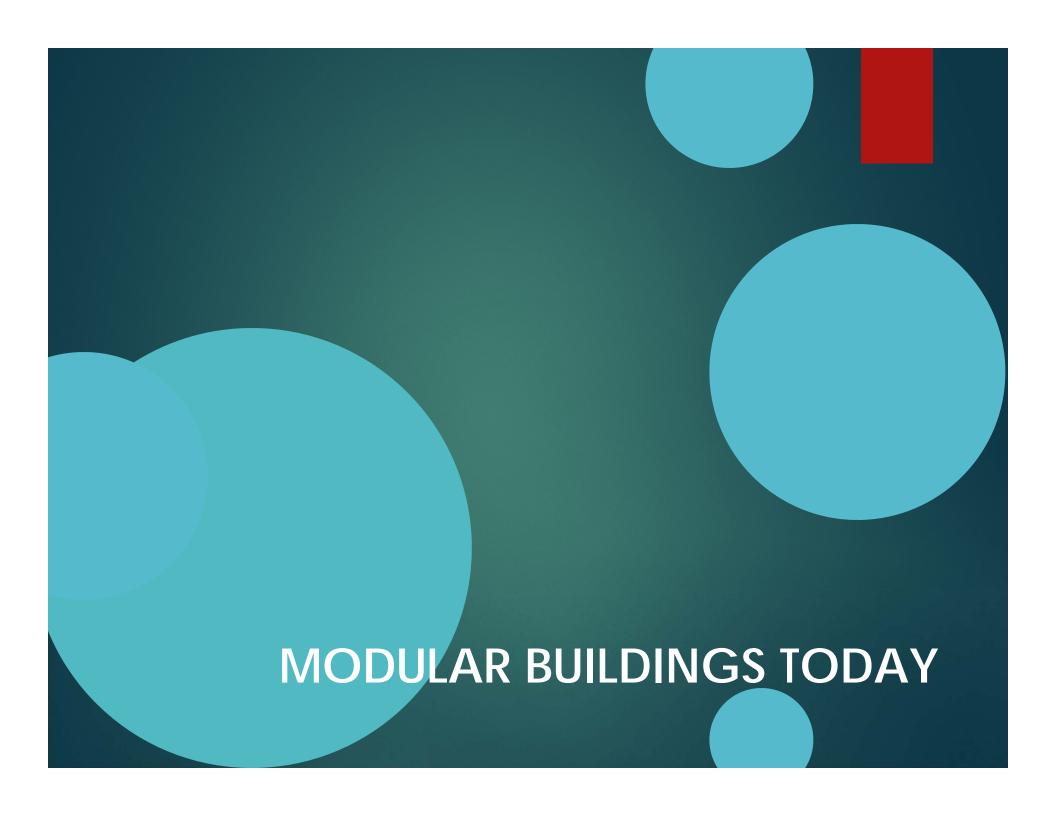
#### Outline

- ▶ Phase I Projects
- Modular Buildings Today
- Background
- Preliminary Option Review
- Modular Examples
- Procurement Process
- Next Steps



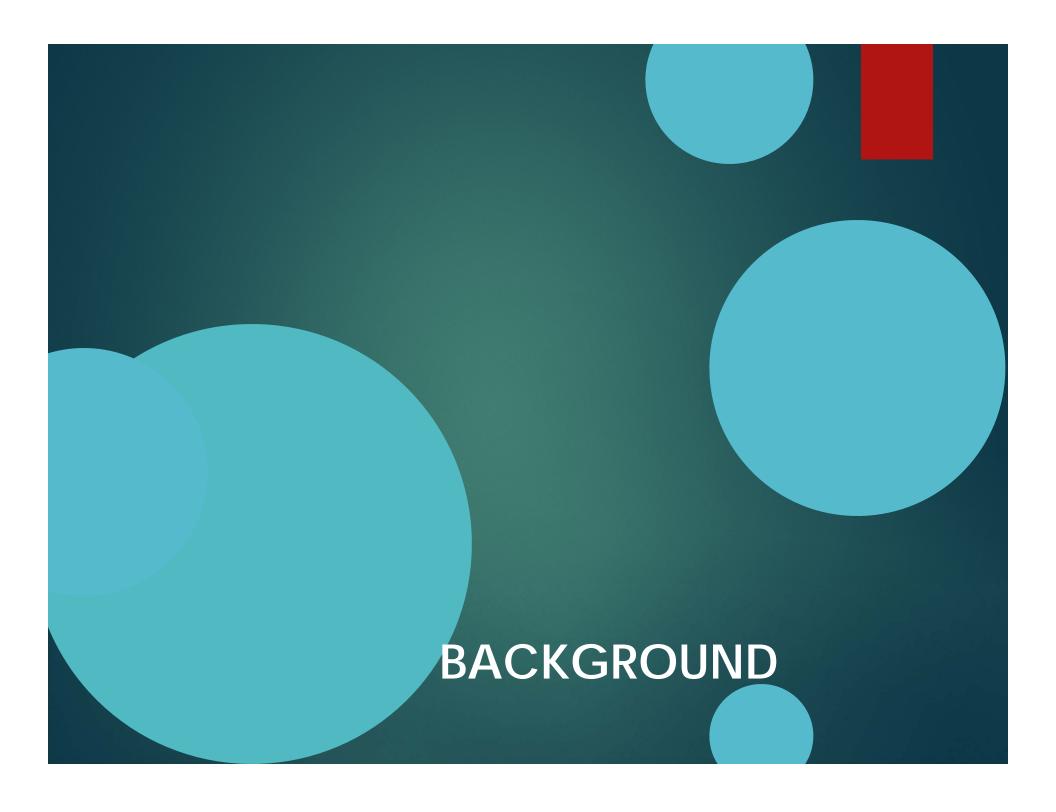
## Phase I Projects (Draft Overview)

- Davidson Middle School11 Classroom Science / Art Building
- Venetia Valley K-8
  - 24 Classroom Replacement Buildings
- Laurel Dell Elementary8 Classrooms Replacement
- San Pedro Elementary
  - 12 Classrooms + Administration Modernization



## Modular Buildings Today

- DSA Pre-Approved Elements with Contemporary Designs
- Components Pre-Fabricated in Manufacturer's Facility
- Finished On Site Manufactured In Factory
- Permanent Construction (Not Portable)



#### Background

- Modular Construction Adopted in the Master Plan for Elementary Sites
- ▶ Plan Budgets with Anticipated Savings

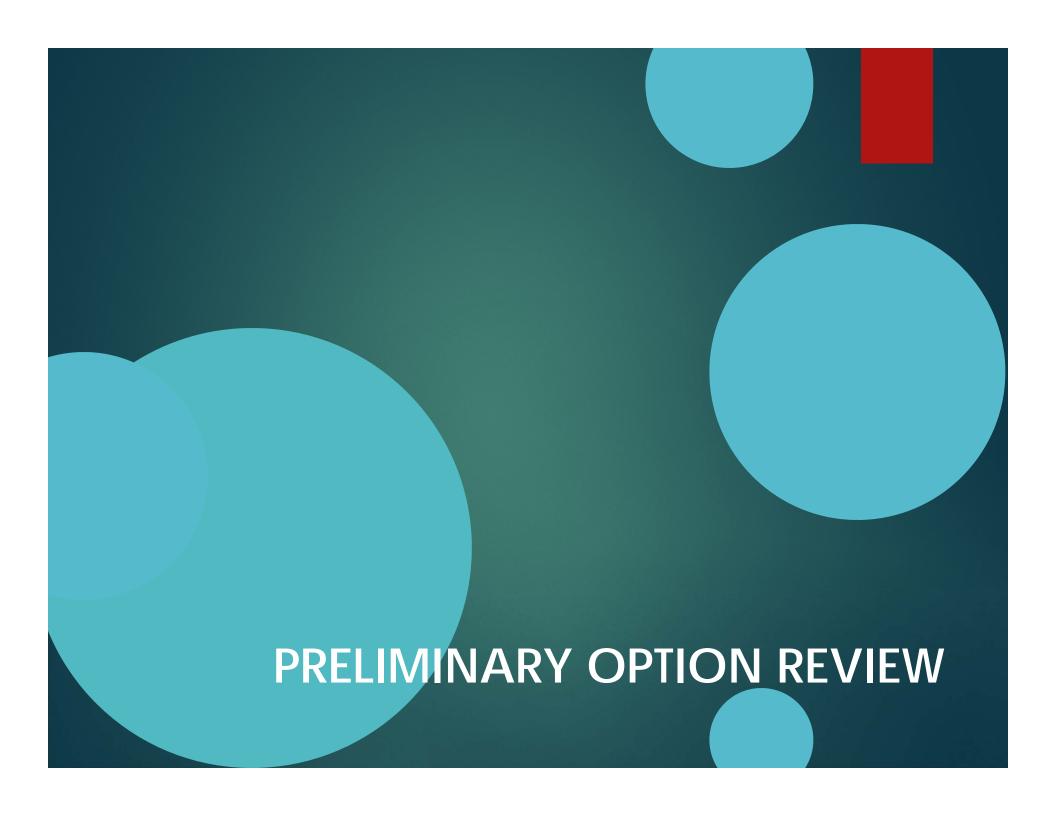
Laurel Dell Elementary School - Estimated Project Costs									
Master Plan Scope Item		SF	\$	/SF or %	Sub-totals	Total Estimated Costs			vings with Modular nstruction
	Site Demolition						1		
	Site Demo - Demo Existing Paving and Utilities	36,908	\$	0.95	\$35,063		1		
2	Building Demolition						1		
	Single Story - Wood	13,284	\$	5.50	\$73,062		•		
	Portable - Each	5	\$	500.00	\$2,500				
3	New Construction						1		
	Grading	76,665	4	5.00	\$383,325		4		
	New Natural Turf Field	9,099		6.50	\$59,144				
	New Parking Lot	7.568		20.00	\$151,360				
	New AC Paving w/ Striping and Building Pad over Podium Constructio	7,568	-	250.00	\$1,892,000				
	New Playground - AC Paving w/ Striping and Play Structure	23,810		8.00	\$190,480				
	New Concrete Walkways, ramps, stairs, etc.	2,343		20.00	\$46,860				
	New Kindergarten Classroom w/ Restroom - Single Story	2,930		550.00	\$1,611,500			s	241,725
	New Classrooms - Single Story	6.000		415.00	\$2,490,000			Š	373,500
	New Covered Walkway - Concrete	1.089		20.00	\$21,780			-	
	New Covered Walkway - Single-Story	1,300		75.00	\$97,500				
	New Restroom	660		600.00	\$396,000				
	New Library	1,419	_	465.00	\$659,835				
	New Administration	2,140	-	465.00	\$995,100			s	149,265
	New Break rooms	1,200		465.00	\$558,000				
	New Multi-Purpose Room	3,900		560.00	\$2,184,000				
	Sub-total construction costs				\$11,847,508		•	S	764,490
	Soft costs			27%	\$3,198,827			s	76,449
	Total Project Cost					\$15,046,335		\$	840,939

#### Background

- Options for cost and time savings modular buildings overall cost of construction is lower than stick-built
- On-site construction times are much shorter than stick-built

Shorter schedules reduce project costs

Modular building costs include design and engineering

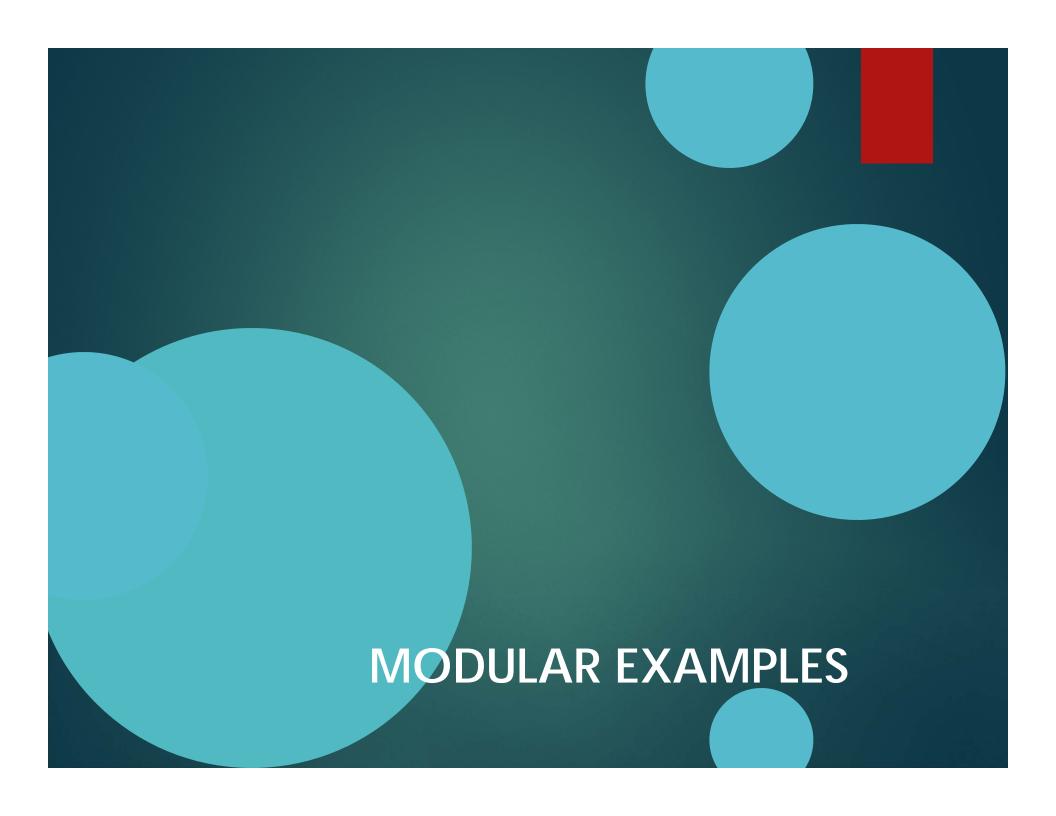


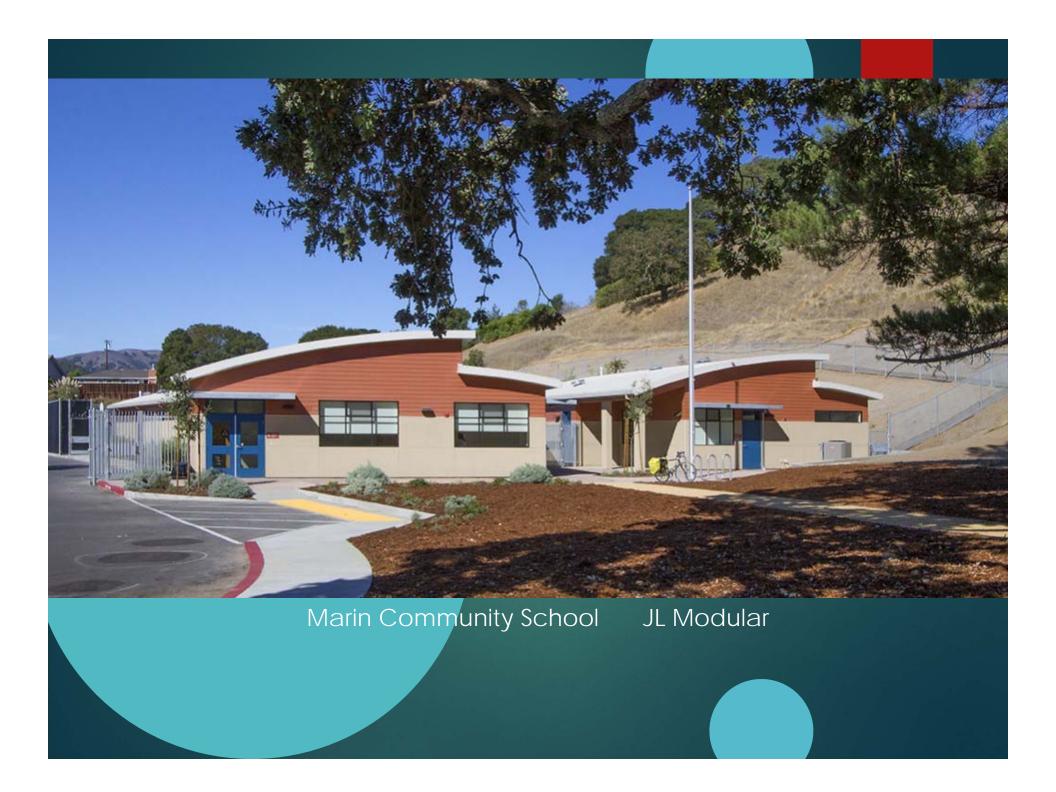
## Preliminary Option Review

Capital Facilities Program team interviewed six modular companies

Range of building types: Classrooms, support spaces, some larger Multi-Use spaces

Single story, multi-story



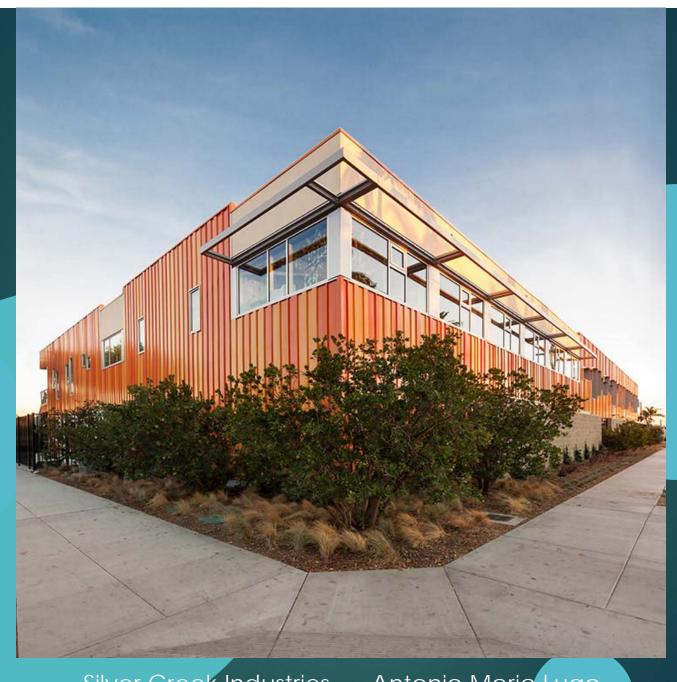




American Modular Systems Gen 7 Classrooms School Brentwood



Meehleis Modular Buildings Lexington Elementary Administration Building



Silver Creek Industries Antonio Maria Lugo Academy



Project Frog El Sol Science and Arts Academy



PreFast Buildings Luezinger High School 2-Story Classrooms

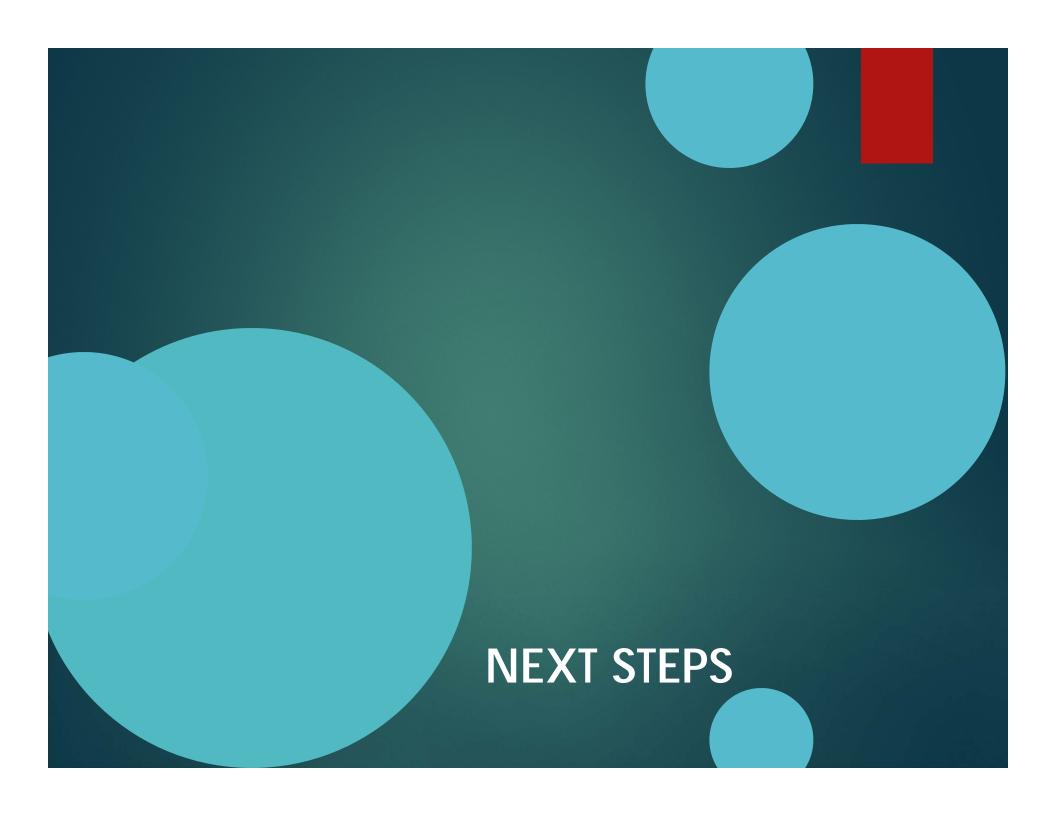


#### Procurement Process

- ► **RECOMMENDATION**: Utilize Lease-Leaseback delivery method
- ▶ **PROCESS**: Request for proposals
  - Full project construction
  - General conditions, fee, profit/overhead
  - **Pre-Construction Services**
  - Modular Building Vendor included on team
  - With Modular System Design & Engineering
  - Execute final GMP upon DSA approval

## Lease-Leaseback Update

- Recent changes in the law (January 1, 2017)
  - Responding to legal challenges with more transparency
  - Public advertising, structured process for award
  - Requires competitive, best-value selection
    - Allows Pre-Construction services Before DSA approval
    - "MEP" Subcontractor pre-qualification required



### Next Steps

- Board authorization to proceed
- Prepare and circulate Request for Proposals

Best Value Evaluation Criteria for approval

Including identified Modular vendor

Suitability for the specific project