

Capital Facilities Program Update



SAN RAFAEL CITY SCHOOLS
BOARD OF EDUCATION
MAY 9, 2017



ELEMENTARY DISTRICT PROJECTS

Modular Building Procurement

Phase I

Outline

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

The image features a dark teal background with several light blue circles of varying sizes scattered across it. A small red rectangle is positioned in the upper right corner. The text 'PHASE I PROJECT DESCRIPTIONS' is centered at the bottom in a white, bold, sans-serif font.

PHASE I PROJECT DESCRIPTIONS

Phase I Projects (Draft Overview)

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

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MODULAR BUILDINGS TODAY

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)

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BACKGROUND

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	Savings with Modular Construction
1 Site Demolition					
Site Demo - Demo Existing Paving and Utilities	36,908	\$ 0.95	\$35,063		
2 Building Demolition					
Single Story - Wood	13,284	\$ 5.50	\$73,062		
Portable - Each	5	\$ 500.00	\$2,500		
3 New Construction					
Grading	76,665	\$ 5.00	\$383,325		
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	\$ 241,725	
New Classrooms - Single Story	6,000	\$ 415.00	\$2,490,000	\$ 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	\$ 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	\$ 764,490	
Soft costs		27%	\$3,198,827	\$ 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

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PRELIMINARY OPTION REVIEW

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

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MODULAR EXAMPLES



Marin Community School JL Modular



American Modular Systems Gen 7 Classrooms
School

Brentwood



Meehleis Modular Buildings Administration Building Lexington Elementary



Silver Creek Industries Antonio Maria Lugo
Academy



Project Frog El Sol Science and Arts Academy



PreFast Buildings Luezinger High School 2-Story Classrooms

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PROCUREMENT PROCESS

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

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NEXT STEPS

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