

Wilson Elementary School Replacement Project Design & Construction Services

Board of Education January 3, 2018



NORTH ELEVATION

Design & Construction Services for Wilson Elementary School Campus Replacement

Staff Recommends Approval of the Agreement for Design and Construction of the Wilson Elementary Replacement Project with C Overaa & Co.



Wilson ES Projected Timeline



Board Approval of Educational Specifications

Request for Qualifications & Interviews

Request for Proposals issued to short-listed DBEs

Facilities Subcommittee, Wilson Staff & Wilson Community Mtg.

Wilson Move to Temp Campus

Wilson to occupy new campus

Board Approval of Design-Build Procurement

Interview DBEs

Board Award of DBE

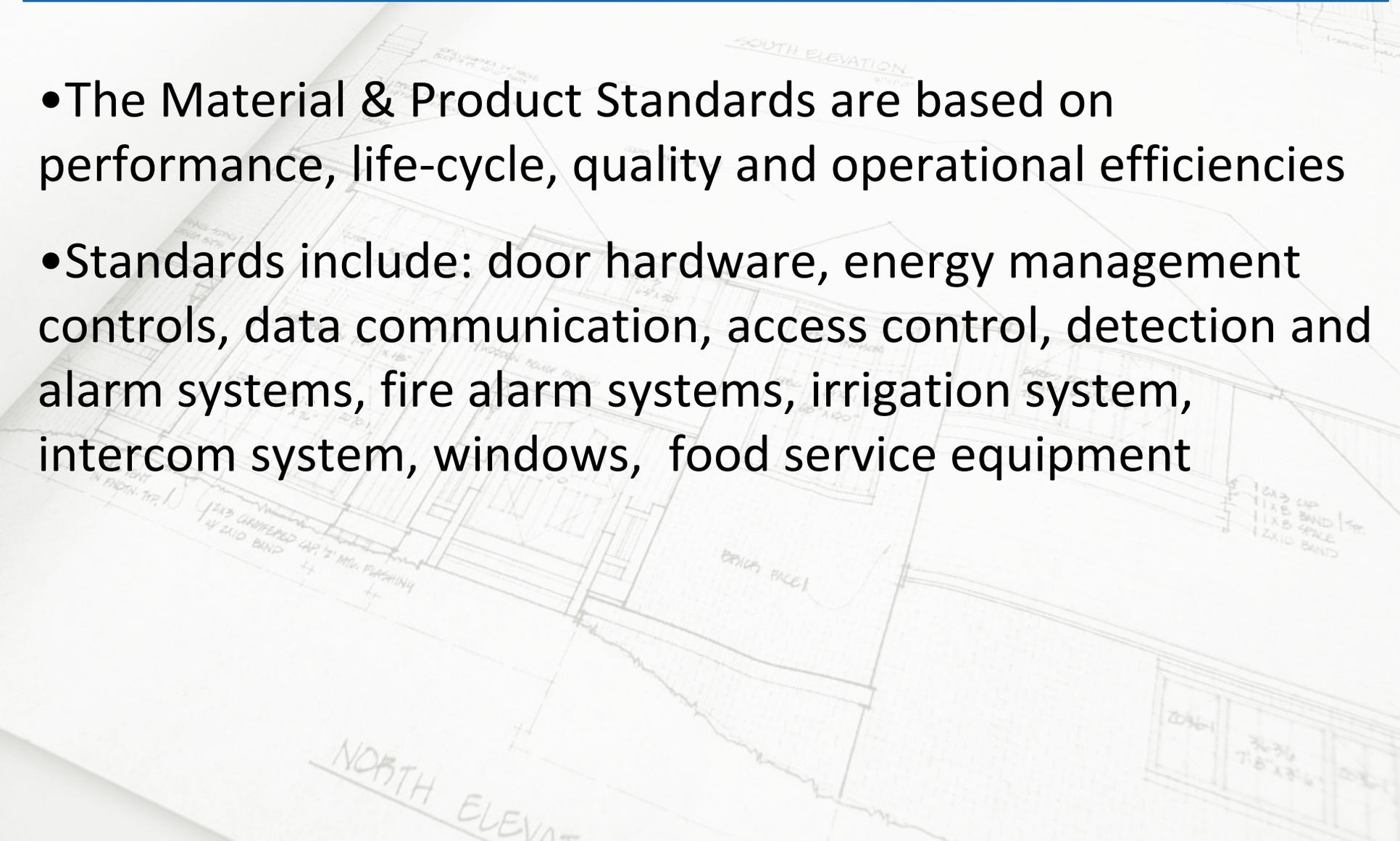
Note: DSA review times and unknown conditions in construction may effect project timeline

Design Criteria: Educational Specifications

- The Educational Specification provides the Architect with the District's vision on facilities aligning with programmatic needs
- Significant input was received by focus groups, District departments, and Board of Education
- They include general requirements for all spaces including, but not limited to, student safety, adjacencies, acoustics, daylighting, technology/communication and square footage
- Board approved April 12, 2017

Design Criteria: Material & Product Standards

- The Material & Product Standards are based on performance, life-cycle, quality and operational efficiencies
- Standards include: door hardware, energy management controls, data communication, access control, detection and alarm systems, fire alarm systems, irrigation system, intercom system, windows, food service equipment



Procurement Process pursuant to Education Code §17250.25

- Establish Project Criteria which defines your project needs including size, type and material performance (“Bridging Documents”)
- Request for Qualification requires demonstration of experience and financial fitness
- Request for Proposal to prequalified firms
- Selection based on “best value”

Best Value Firm – C Overaa & Co

- Met all criteria established by the RFP
- Demonstrated extensive design-build experience and 21st Century design expertise
- Local firm with proven track record of exceeding local hiring and local business goals
- Commitment to the Richmond area
- Demonstrated collaborative approach with District and Wilson ES representatives

C Overaa & Co

- Headquartered in Richmond, CA
- 110 years of construction services
- Completed more than:
 - 100 design/build projects in the Bay Area
 - 25 K-12 projects in last 20 years
 - DSA design build experience including: Willie Brown MS
- Gould Evans is a leading educational architect firm specializing in 21st Century Design

WHOLE TEAM, WHOLE COMMUNITY

Richmond JFK Park Rebuild



Richmond Belding Garcia Park



Richmond Parchester Village



OVERALL
Construction

LOCAL WORKFORCE & PLA



Wilson ES Project Cost Summary

Negotiated Design and Construction Services Contract

\$35,113,345

Preconstruction & Design Services, General Conditions,
Construction Services including hazmat & demolition,
Project Closeout & Certification, Contingency

Anticipated Supporting Costs outside of DBE Contract

\$7,405,667

FF&E, Technology, Agency Fees, Reporting & Monitoring, DSA
Inspection, Testing Lab, Commissioning, Off-Site Improvements

*Temporary Housing & Transportation (\$2.6M unanticipated)**

**DSA is requiring the temporary campus be considered “new” since it has been occupied for more than two years*

Wilson ES Project Budget

Wilson ES Project Cost Summary

Negotiated DBE Contract	\$35,113,345
Projected Supporting Costs	\$7,405,667
Wilson ES Estimated Project Cost Total	\$42,519,012

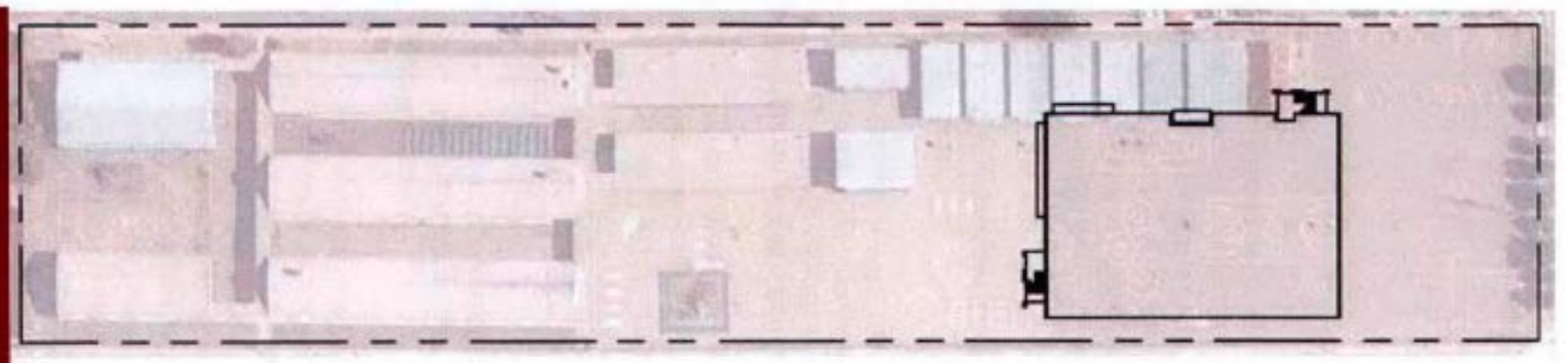
Wilson ES Estimated Project Cost Total	\$42,519,012
Wilson ES Board Approved Bond Program Budget	\$40,300,000
State Building Program*, Developer fee & MRAD funds	\$2,219,012

*estimated Wilson modernization pupil grant funding \$2,378,358

Note: Award of the contract with C Overaa is within the board approved project budget of \$40.3M. Anticipated supporting costs may exceed the board approved budget; The additional costs could be paid for by potential State funds, MRAD and/or developer fees.

Facilities Sub Committee

- Alternative design and construction approach was presented at Facilities subcommittee on 12/19/17 by Chamberlin Associates
- Proposal for \$23.5M includes:
 - Concrete tilt up design
 - Singular Two-Story School Building
 - Wilson students remain on-site during construction



Cost Differences

Cost Difference likely due to:

- Modifications to Educational Specifications
- Modifications to Material & Products Standards
- Construction Approach
- Does not include hazardous materials abatement
- Singular Building v Campus
- Temporary Campus including transportation

Staff Input

- Proposal received outside of statutory procurement process
- Staff is unable to verify proposal pricing
- Numerous program modifications ie: No preschool, kitchen and classrooms undersized, limited technology, no flexible suite design, no intercom system
- Modifications to Material and Product Standards
- Lacks collaboration w/ District and Wilson community
- Teaching / learning disruptions during construction

Recommendation

Staff Recommends Approval of the Agreement for Design and Construction of the Wilson Elementary Replacement Project with C Overaa & Co.

