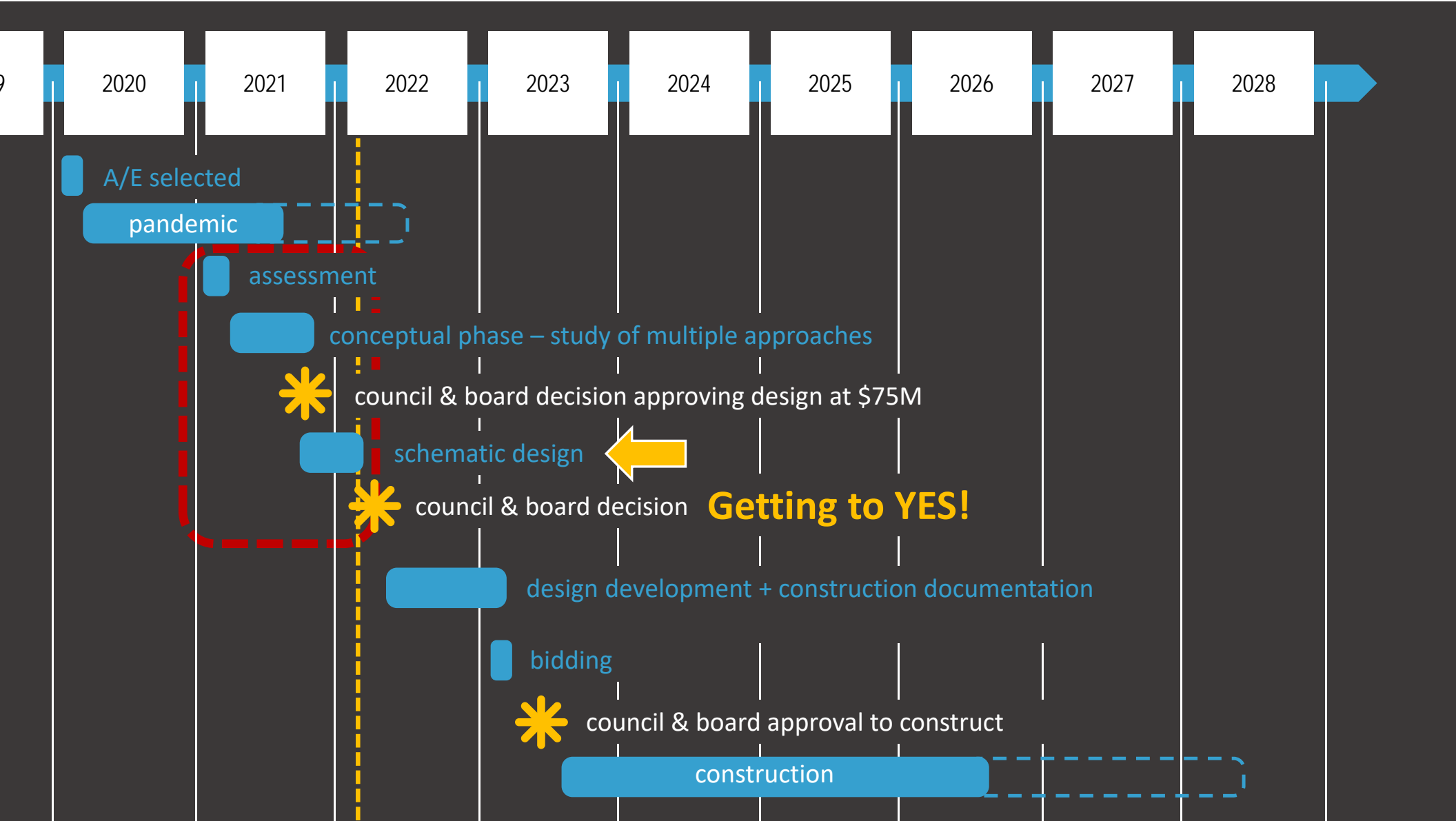


February 2, 2022 Joint Worksession
School Reconfiguration
Walker & Buford Re-Design




VMDO



“Discover, define and design-to the City’s needs”

**REQUEST FOR PROPOSAL (RFP)
PROFESSIONAL SERVICES**



Issue Date: December 18, 2019
RFP# CCS RECONFIGURATION A&E SERVICES/20-32

Title: CCS Reconfiguration A&E Services

Issuing Agency:
Public Works/ Facilities Development
325 4th St. NW
Charlottesville VA 22903

Department and/or Location Where Work Will Be Performed:
Charlottesville City Schools:

Bufford Middle School
1000 Cherry Ave.
Charlottesville VA
22903

Walker Upper Elementary
1564 Dairy Rd.
Charlottesville VA
22903

Sealed Proposals Will Be Received Until 2:00 p.m. local prevailing time on January 30, 2020. Proposals received after the announced time and date for receipt will not be considered. **No telephoned, faxed, or emailed proposals will be considered.**

The face of the envelope or shipping container should be clearly marked in the lower left hand corner as follows:

RFP# CCS RECONFIGURATION A&E SERVICES/20-32
TITLE: CCS Reconfiguration A&E Services
OPEN: January 30, 2020

All Inquiries For Information Should Submitted in Writing and Be Directed To: Michael Goddard, Senior Project Manager at goddardm@charlottesville.org.

IF PROPOSALS ARE MAILED OR HAND-DELIVERED, SEND DIRECTLY TO ISSUING AGENCY SHOWN ABOVE.

OFFERORS HAND DELIVERING PROPOSALS CAN OBTAIN A MAP SHOWING THE CITY VISITOR PARKING LOCATION, ON THE CITY'S WEBSITE AT: WWW.CHARLOTTESVILLE.ORG/PURCHASING. (CLICK ON CURRENT PROJECTS TO OBTAIN A MAP).

**TO RECEIVE A COMPLETE BID PACKAGE,
PLEASE VISIT OUR WEBPAGE AT
WWW.CHARLOTTESVILLE.ORG/PURCHASING
AND CLICK ON CURRENT PROJECTS.**

This public body does not discriminate against faith-based organizations in accordance with the Code of Virginia, § 2.2-414.1.1 or against a bidder or offeror because of race, religion, color, sex, national origin, age, disability, or any other basis prohibited by state law relating to discrimination in employment.

Discover : talking and designing with community

- 43+ Presentations
- 4 times to City Council
- 7 times to School Board
- Working Group, Building Committees, community meetings, PTOs, summer school

Why “Reconfiguration” benefits Charlottesville in equity, student capacity, climate commitments, attracting staff, and improving learning – and why it has been consistently recommended over 14 years of analysis and conversation.

Define : exploring multiple options with the public

- What are the various approaches, what do they cost?

Design-To : refining the selected approach with CCS

- Detailed understanding of proposed scope and cost for the basis of decision-making.

“Discover, define and design-to the City’s needs”

“Based on these design documents and estimates, City Council will either allocate funding for further development and construction, or the project will be terminated.”



- “Plan and design building additions, renovations and/or new construction”
 - “located on the same parcels as the existing facilities”
 - “the existing facilities may, or may not, remain”
- “The general scope of the design and construction work will include, but is not limited to:
 - studying Charlottesville City Schools educational programs and goals as related to these facilities and developing a relevant design program;
 - facilitating public engagement;
 - developing conceptual, refined, and final architectural and engineering designs
 - presenting designs to appropriate review boards
 - preparing bid construction documents
 - providing construction administration services
 - coordinating...application to the U.S. Green Building Council for Leadership in Energy and Environmental Design (LEEDTM) certification”

Will we get to yes?

**Will we get to yes regardless of
funding source?**

What are we saying yes to?



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Now...

Remaining schedule

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- 2/4/22 Final pricing set
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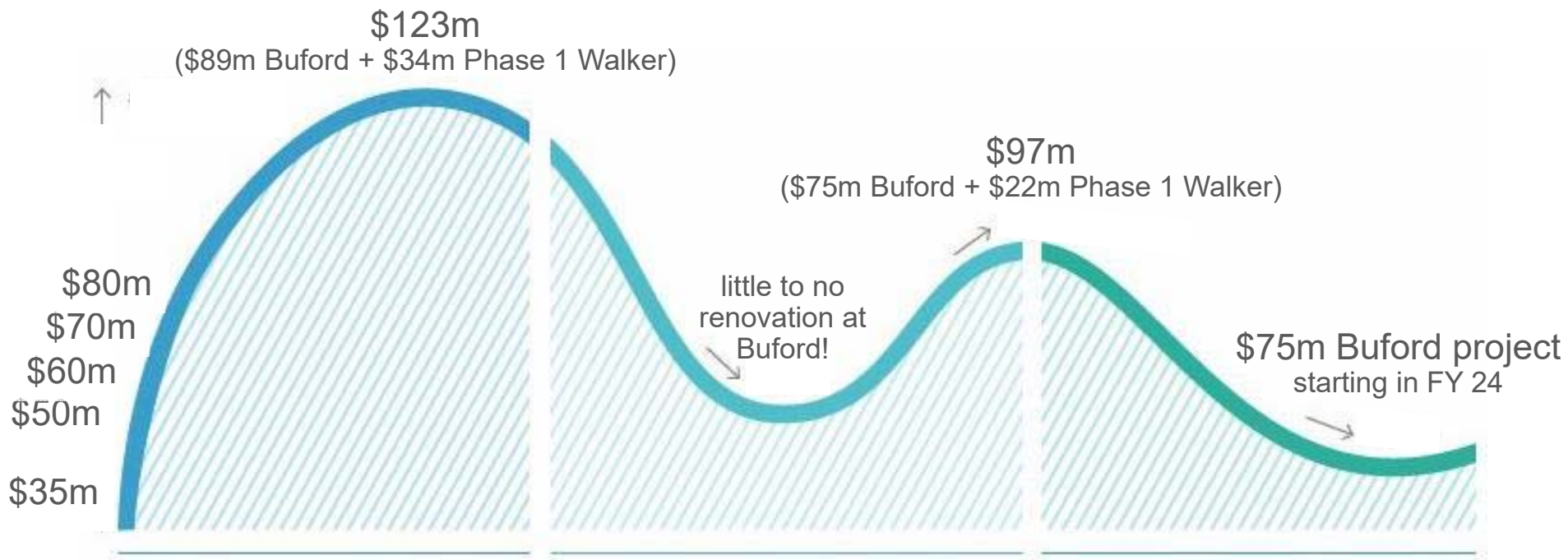
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Cost Reductions

These are suggestions from the architect as potential ways to significantly reduce cost. Nobody at the City or CCS has requested these changes, nor approved them.



VMDO



From the RFP: "discover, define, and design-to the City's needs"

Cost estimate

Project Budget

Scopes at Buford & Walker sites
8/25/21 estimate

\$75M

50% SD Cost Estimate

12/15/21

\$82M

Additional 9.3% escalation between
Aug 2021 and late 2023.
Or about 4.6% extra per year.












+\$7M (over budget)

Three things are driving how much we can build or renovate:

Runaway inflation (now at a 40 year high)

Not Getting the Special Sales tax

Both combined

Option	Square Foot per Student	Building A Heavy Reno	Building A Medium Reno	Building A Light Reno	Building B Heavy Reno	Building B Heavy Reno (Delayed)	Cost (current \$)
Renovate More, Build Less							
Option 1.0	 147	✓			✓		\$66m
Option 1.1	 147			✓	✓		\$63m
Option 1.2	 147	✓				✓	\$58m + \$8m
Big Room / Build Compactly							
Option 2.0	 151		✓		✓		\$67m
Option 2.1	 151	✓			✓		\$69m
Option 2.2	 151			✓		✓	\$57.5m + \$8m
Build in the Bowl							
Option 3.0	 151			✓	✓		\$69.5m
Option 3.1	 151	✓			✓		\$73m
Option 3.2	 151		✓		✓		\$71m
Option 3.3	 151	✓				✓	\$64.5 + \$8m
Option 3.4	 151			✓		✓	\$61.5 + \$8m

Conceptual phase choices on scope. (3.1 chosen in Sept 2021)



Cost reduction: Reduce Area

Conceptual design:

151 sf / student

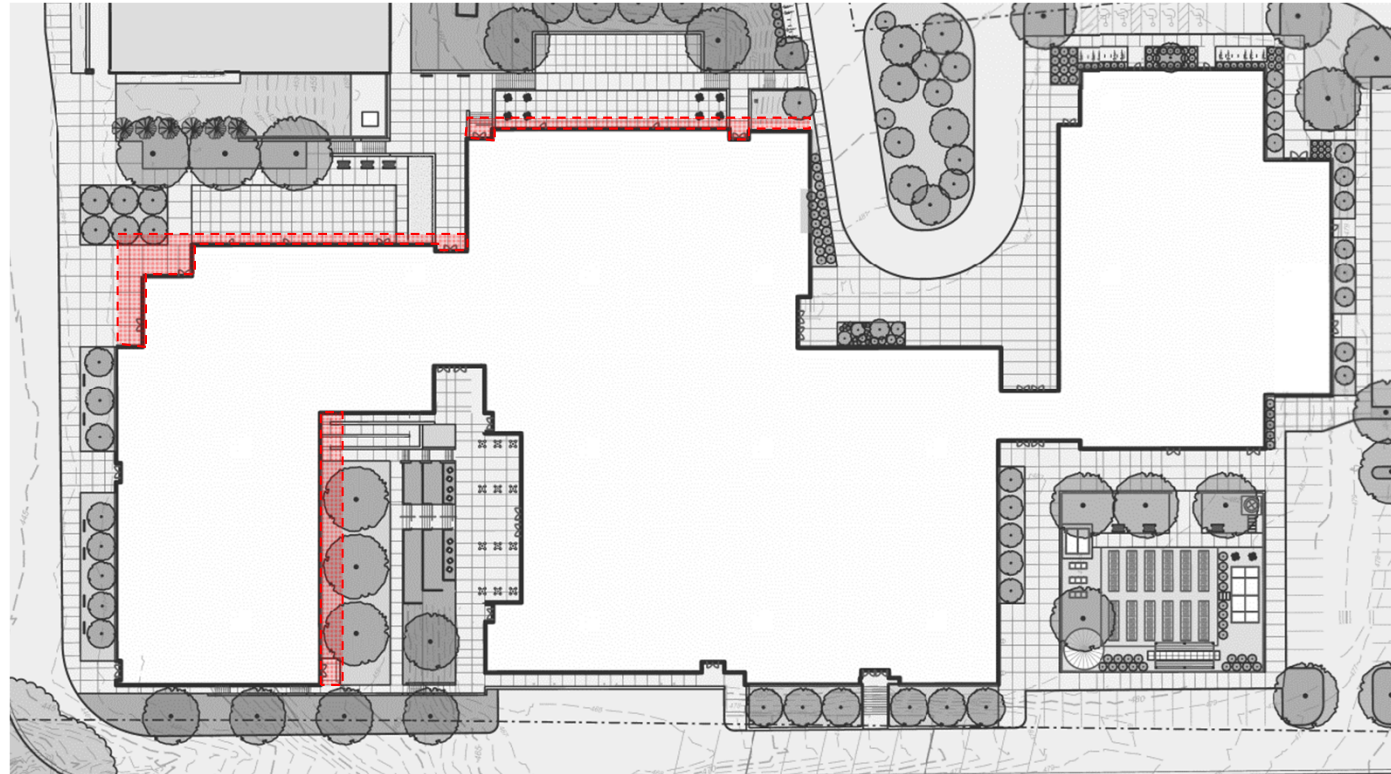
(state average for recent new middle schools)

5,700 gsf reduction

Schematic design:

146.5 sf / student

Further reductions will put pressure on capacity and/or programming



Already incorporated into 2/4/22 pricing set

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02.02.2022
Council / Board Joint
Work Session

13



Concept design final rendering, September 2021



Cost reduction: Reduce Volume, Lower Cost Materials



Draft rendering of Concept Design priced in December 2021



02.02.2022
Council / Board Joint
Work Session

Cost reduction: Reduce Volume, Lower Cost Materials



Draft Schematic Rendering: incorporated into 2/4 pricing set

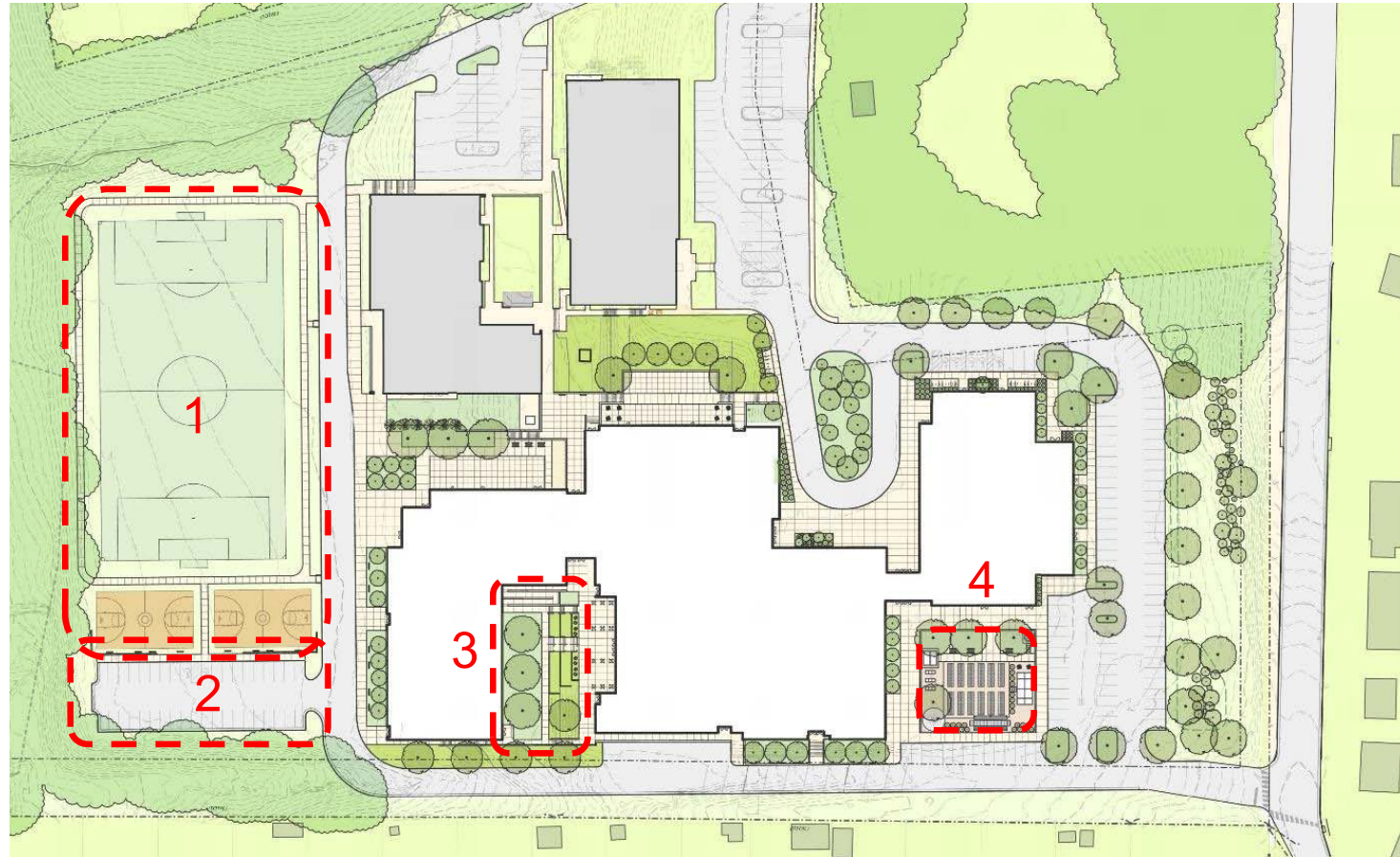


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Cost reductions: Site alternates being priced for consideration

Eliminate:

1. Courts, & walking track at the field
soccer field remains
2. Parking at field
216 spots v/s 255
(169 spots there now)
3. Outdoor dining terrace
4. Garden
Space remains but not built out. No rainwater harvesting system installed.



Cost reductions – Garden Alternate

Garden

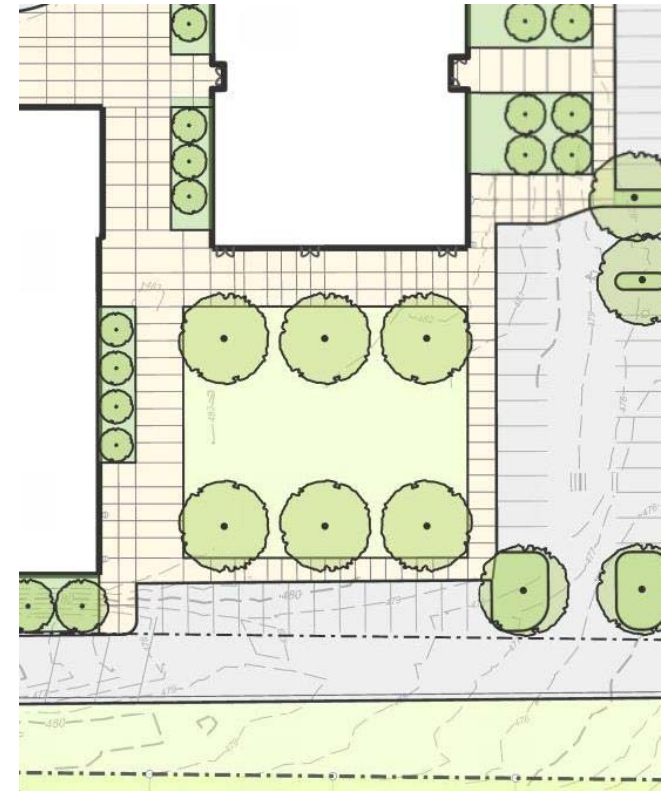
Base Condition:
Include full garden scope
as currently designed

Alternate Reduction:
Eliminate garden and
provide lawn.
Eliminate Rainwater
harvesting system
Provide utilities for
connection to garden
in future phase.

Base Condition



Alternate Reduction



Cost reductions – Building alternates being priced for consideration



BM 307 - CCS Revise/Update/2021 CCS
 Revise/Update/2021 JACB 07/21
 1/27/22

Base Condition – Entry Level Plan



Cost reductions – Building alternates being priced for consideration

Building Envelopes

1. Building B exterior walls get minor thermal improvement or remain as-is
2. Building A exterior walls minor thermal improvement or remain as-is

Building Interiors

3. Building B is expanded and connected to A, but no interior renovation
4. Building A relocates admin, connects to new construction, but no interior renovation

Phased Approach

5. Don't touch Building B at all



Reduce renovation / addition scopes of “A” and “B” Buildings



Cost reductions – Building exterior alternates being priced for consideration

Building Envelopes

Base Condition:

Replace existing envelope on Buildings A & B to improve thermal performance, air leakage, and bring natural daylight into classrooms.

Alternate Reduction 1: Keep existing envelope. Replace existing windows with new insulating windows. Insulate exterior walls on the inside. No new daylight.

Alternate Reduction 2: Keep existing envelopes exactly as-is

Base Condition – new exterior walls at Building B

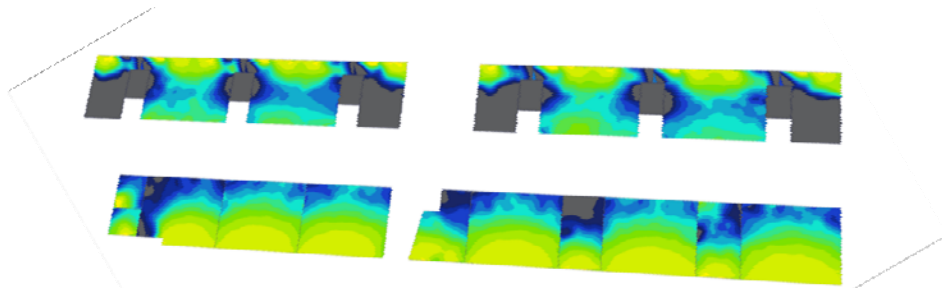


Alternate – keep existing exterior walls (no new daylight)



Keep existing exterior walls at Bldgs A & B (price separately)

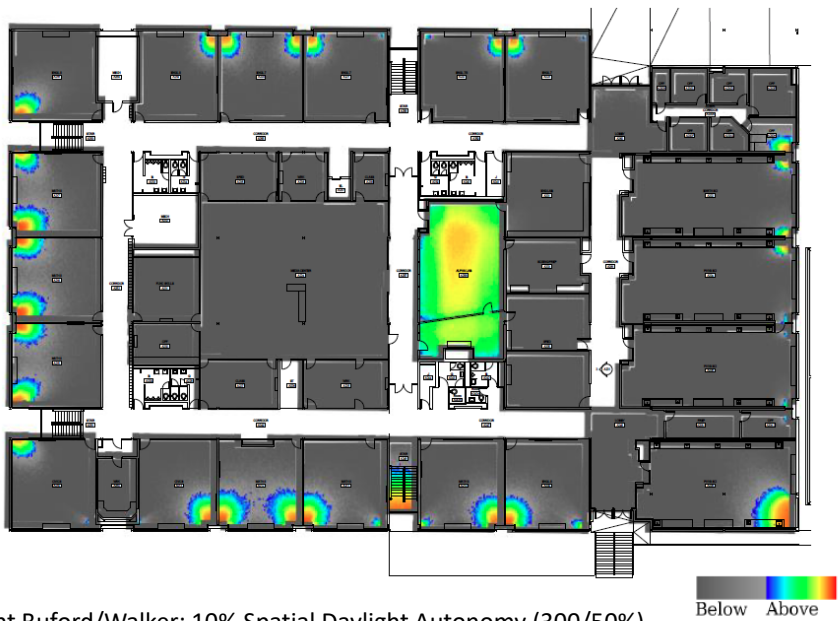




Best Practice: 55-75% Spatial Daylight Autonomy

Percentage of occupied hours where illuminance is at least 37 footcandles, measured at 2.75 feet above the floor plate.

0% 25% 50% 75% 100%



Current Buford/Walker: 10% Spatial Daylight Autonomy (300/50%)



Buford classroom

Daylight modeling, existing Building A at Buford





Concept design final rendering, September 2021





Draft Schematic Rendering: incorporated into 2/4 pricing set

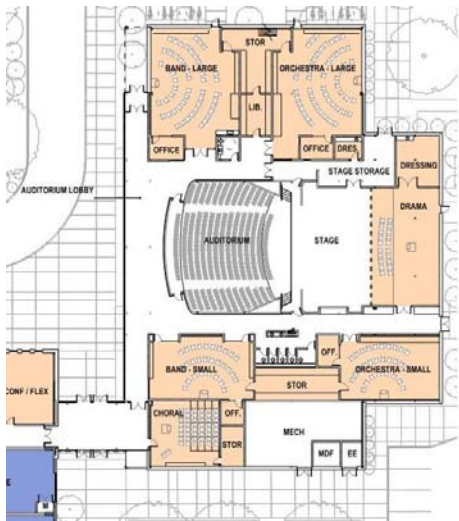


02.02.2022
Council / Board Joint
Work Session

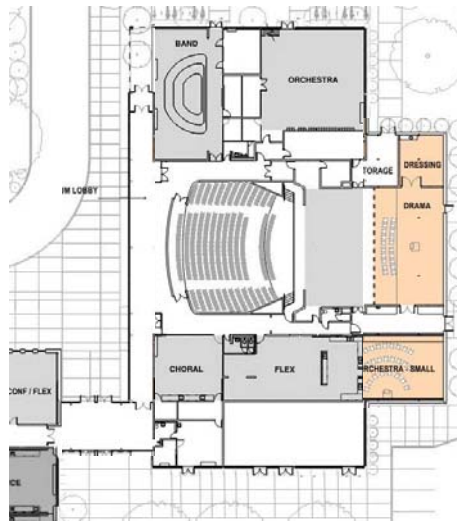


Cost reductions – Building interior alternates being priced for consideration

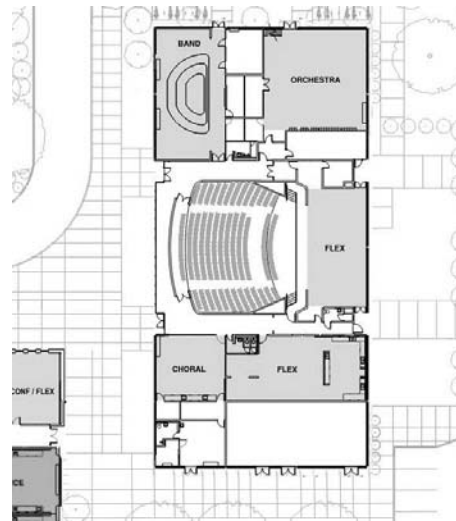
Base Condition



Alternate: Expand, connect to A, no interior Renovation



Alternate: Don't touch at all



Cost reductions – Building interior alternates being priced for consideration

Interior Renovation

Base Condition:

Heavily renovate interior spaces of “A” per current design

Base Condition



Cost reductions – Building interior alternates being priced for consideration

Interior Renovation

Base Condition:

Heavily renovate interior spaces of “A” per current design

Alternate Reduction: Keep existing interior spaces of “A” as-is. Renovate / expand only what is necessary at intersection of new construction (Admin). No upgrade to exterior walls. Kitchen stays as-is.

Project will be part 2026, part 1966

Alternate Reduction



	Baseline	Interior-Only Reno	Minimum Renovation
Thermal Comfort	BEST	BEST	SAME
Air Quality	BEST	BEST	SAME
Acoustic Quality	BEST	BEST	SAME
Artificial Lighting	BEST	BEST	SAME
Daylighting	BEST	SAME	SAME
Accessibility	BEST	BEST	SAME
Bathrooms	BEST	BEST	SAME
Audio Visual Systems	BEST	BEST	SAME
IT Infrastructure	BEST	BEST	SAME
Energy Efficiency	BEST	SIGNIFICANTLY BETTER	MARGINALLY BETTER
Fossil Fuels	NO	NO	YES

Fossil-Fuel Free

	All Buildings	Building A only	Building B only
Buford Today	\$175,000		
Baseline Design	\$107,631		
Interior-Only Renovation*		+ \$3,100	+ \$4,400
OR			
Minimal Renovation, New Roof*		+ \$37,100	+ \$7,100

• Costs indicated with a (+) are added to the Baseline Design Annual Total; columns are not cumulative

If we take every cost-cutting scope reduction currently under consideration

- Annual energy costs will be approximately \$160,000 a year (\$52K higher)
- 60 geothermal wells are eliminated and probably never drilled, committing the campus to a hybrid system of geothermal combined with a cooling tower and gas fired boiler.


Buford Today


Baseline Design

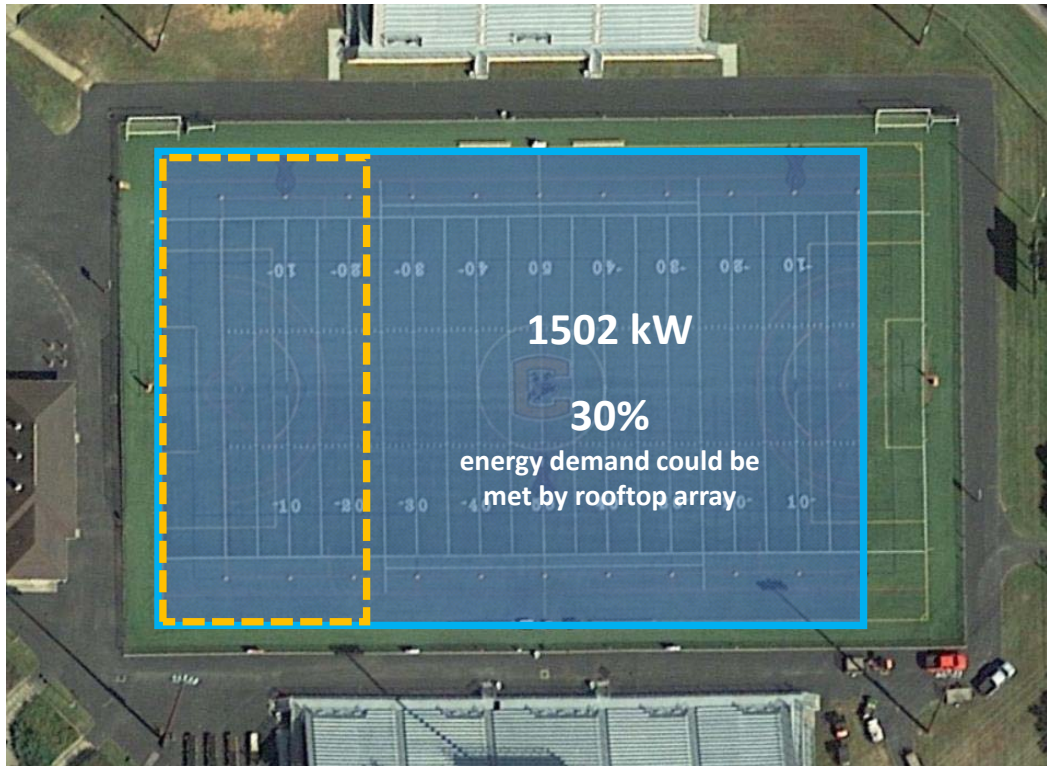
Interior-Only
Renovation (A+B)

Minimal Renovation,
New Roof (A+B)

Legend

 PV array area required to meet energy demand

 Maximum PV array area available on Buford roofs




Buford Today


Baseline Design

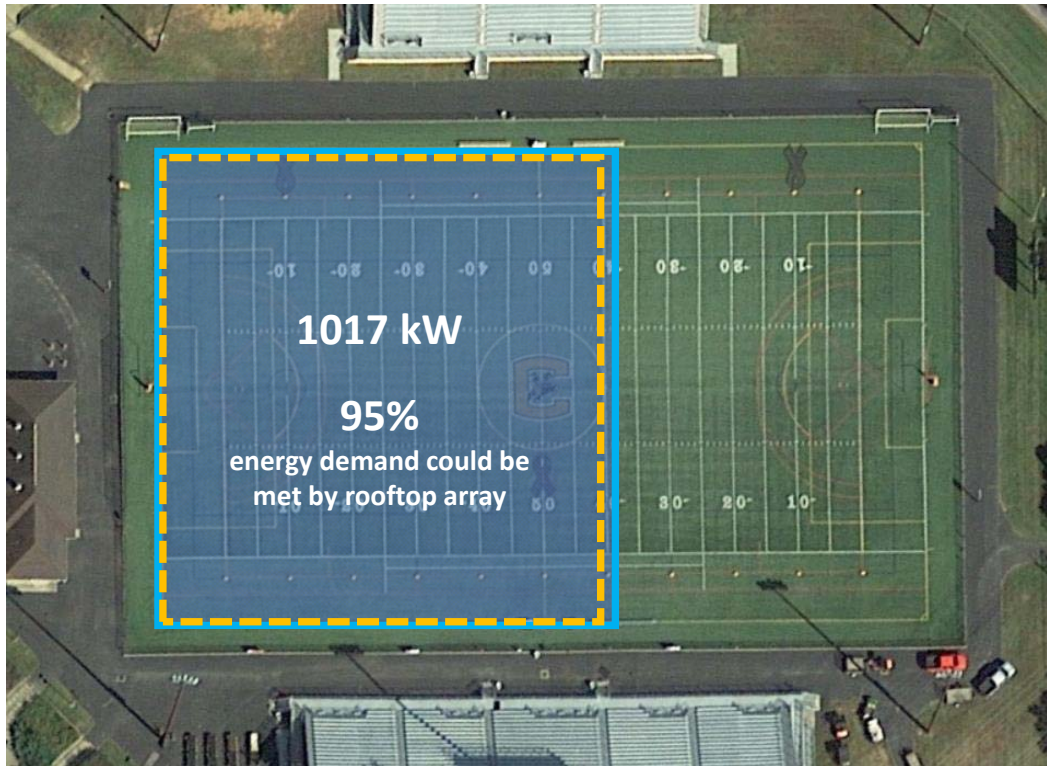
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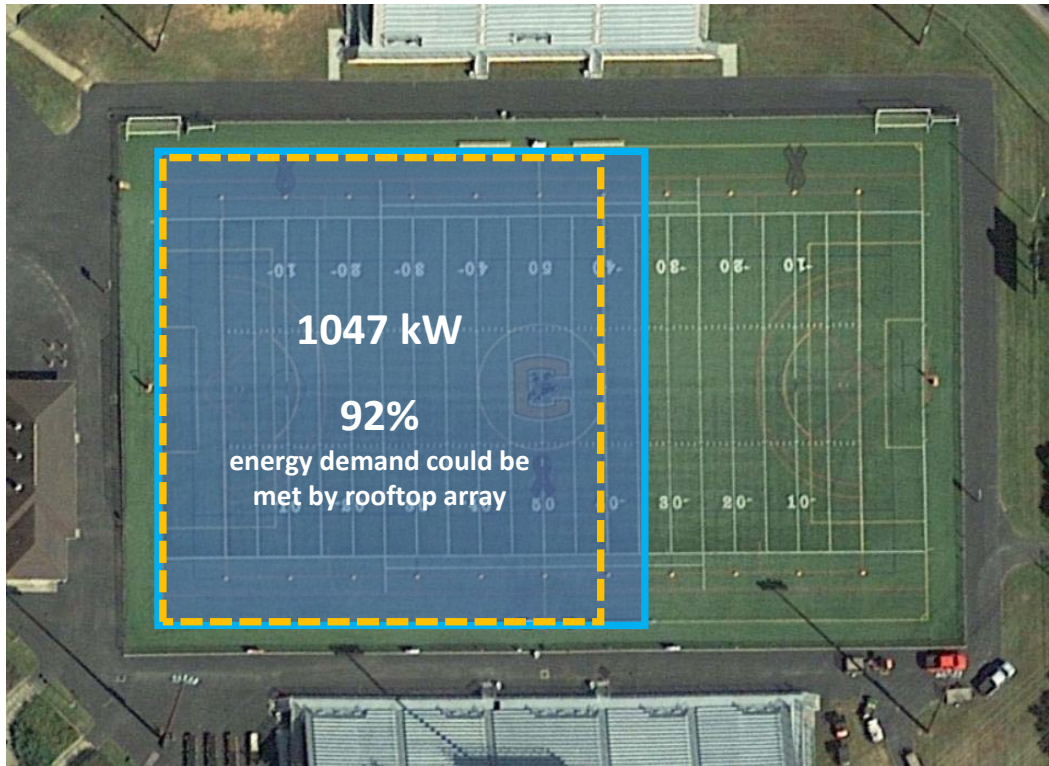
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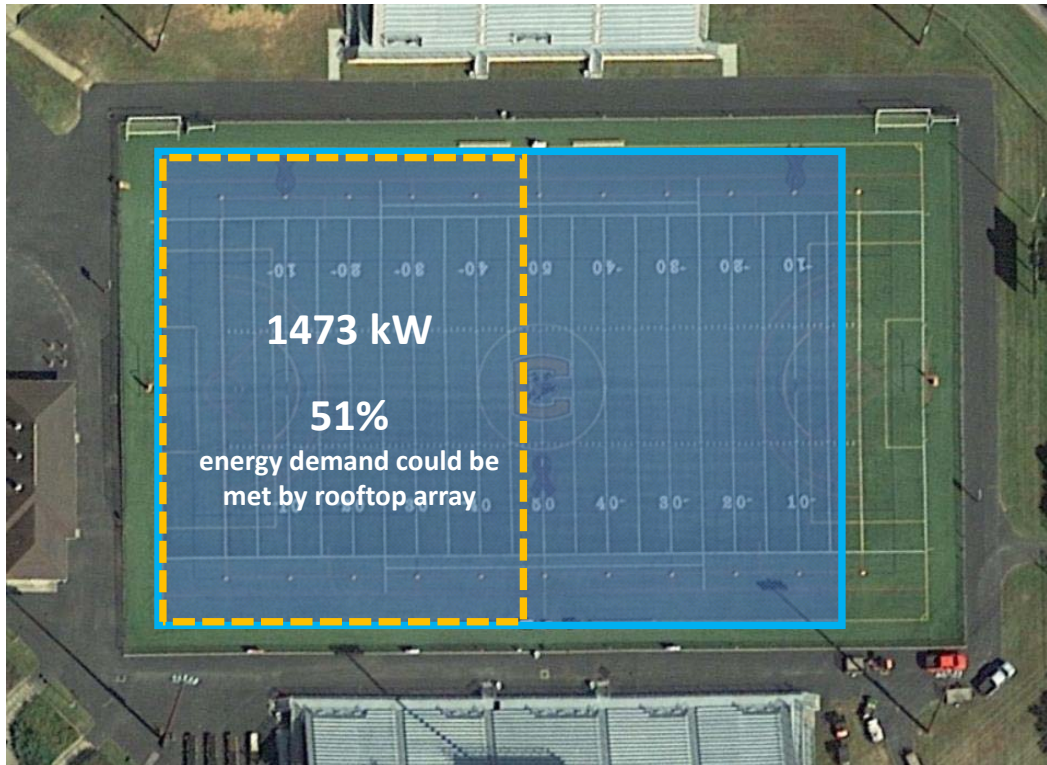
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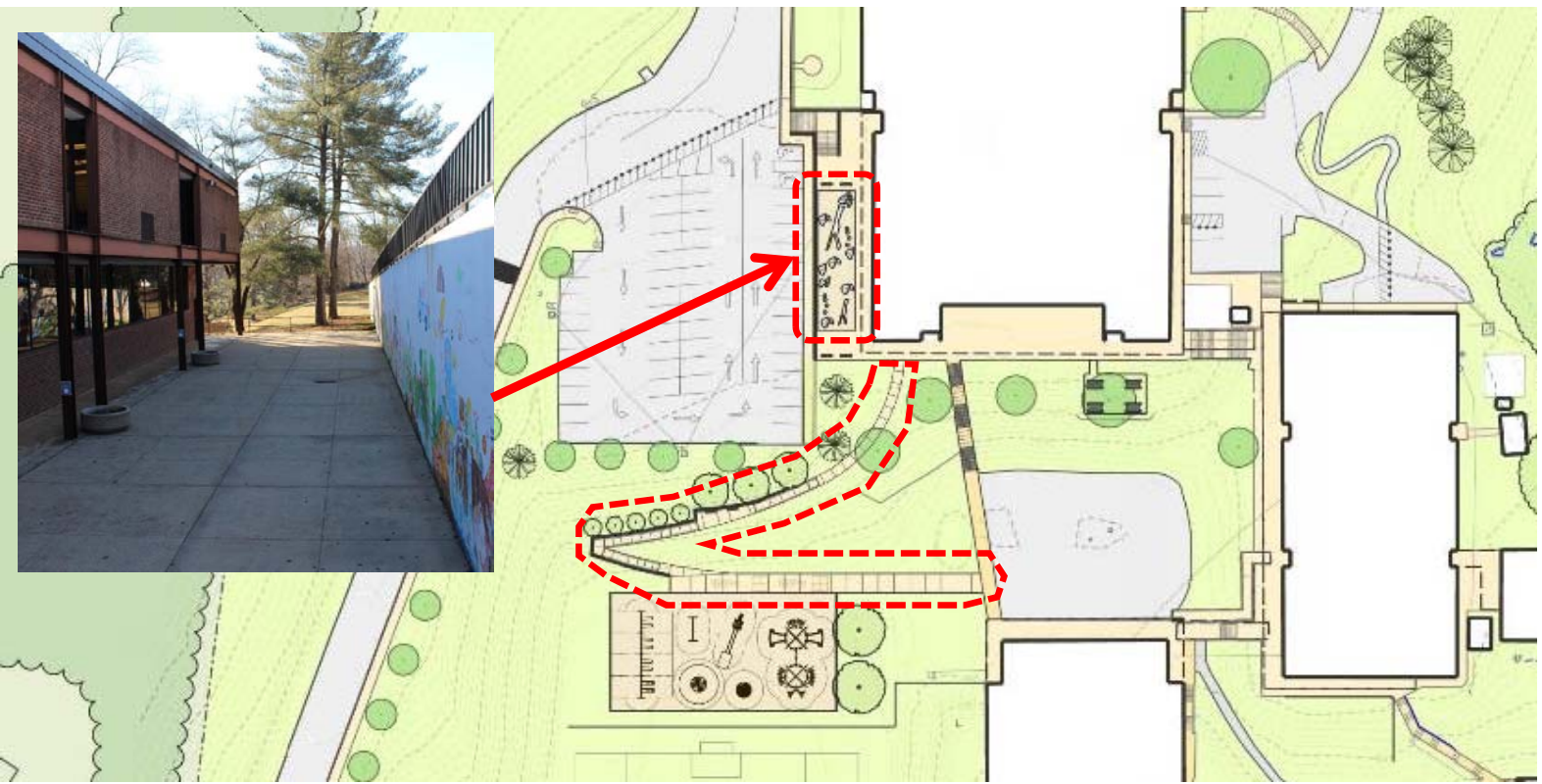




Site adjustments for Walker to accommodate Pre-K now



02.02.2022
Council / Board Joint
Work Session



Site adjustments for Walker to accommodate Pre-K now

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