

Middle School Modernizations: Architect Selection Process



Supplemental Questionnaire

- All seven firms in our pool of Architects received the district's supplemental questionnaire to be considered for the Middle School Modernizations. The schools included in the list were Green Acres and Valley Oak which are part of Measure A phase 1, and Divisadero in phase 2.
- Responses were received on July 2, 2020
- Questionnaire criteria were specific to school modernization experience, proposed team, and current firm work load in efforts to gauge responsiveness and prioritization of projects. The questionnaire also included the current eligibility for each school as a basis for estimated construction costs.
- All seven firms submitted proposals
Teter Architects Douglas K. Janzen, Inc. SIM-PBK Darden Architects
Mangini Associates, Inc. TAM+CZ Architects, Inc. Paul Halajian Architects

Recommendations are scheduled to be presented to the Board – August 11, 2020

Middle School Modernization: Architect Review/Scoring Matrix

Firm	Mod. Experience	Proposed Team	Project Prioritization	Cost Proposal	
Darden Architects	Many modernization projects primarily in the Fresno and northern central valley	Proposed team has overall great experience with public school arena both in new construction and modernization.	Large staff that can tackle any project whether big or small. Will assign one project manager to see the project through all phases.	Sliding Scale, only cost reductions available if selected	
DKJ Architects	Several Campus wide modernization projects here locally, and for Visalia Unified as early as this ongoing summer.	Team proposed has recent success with VUSD. Consultants have been adjusted to reflect the best design team with proven success for the District	Has the staff to manage the tight timeframes. Has an office in Fresno with additional resources if needed. Consensus with committee is that Divisadero timeline would be best fit.	Sliding Scale, no cost savings presented, best hourly rates	Recommend for Divisadero Middle School
Mangini Associates	Great Mod Experience with VUSD, over 30 years experience with District. Has done numerous projects in all quadrants of the District.	Qualified staff with excellent response record. Team including consultants all familiar with infrastructure locally and specifically Golden block.	Currently involved with Modernization work at GWHS. Team is very familiar with all utilities and infrastructure requirements. Committee sees best fit at Valley Oak due to site experience.	Sliding Scale, cost savings presented if 2 or more projects are bundled together in one contract.	Recommend for Valley Oak Middle School Modernization
Paul Halajian Architects	No Mod experience in the public school realm, but staff members have experience from previous firms. More in the college arena.	Proposed team of three to manage the project. All with no current modernization experience at this time.	Confident that they can execute only one project: Divisadero	References range, from 8-12%, willing to do one fixed fee depending on project scope.	
SIM-PBK	Several Years of experience with modernizations. No modernization experience with Visalia Unified. Primarily new construction projects here locally.	Proposed team leadership has had success with District new construction. The rest of the proposed team is unfamiliar with this area.	Currently under contract with the District on modular projects. Response times and priority have been a recent ongoing issue.	Sliding scale, will do all projects at 9% flat fee but only if selected for all three projects.	
TAM-CZ Architects	Good Experience with Modernizations overall. No projects with Visalia Unified yet.	Established Firm in Fresno and Central Unified, no prior work with Visalia Unified. Consultants all familiar with the District.	Equipped to handle one if not all of the projects. Two staff members are here local to aid in any emergency scenarios.	Open to discuss savings potential if selected. If two projects in design with similar scope, savings possible, but not identified in proposal.	
Teter A&E	Great Mod Experience with VUSD and in the Valley, most knowledgeable of Green Acres and past projects	Highly qualified team with recent campuswide modernization for Visalia in Ivanhoe, Redwood, Goshen as well as designed.	Has the man power here locally to get all projects done and bid out for anticipated timeline. Committee feels that Teter would be the best to tackle Green Acres with experience in all categories.	Sliding Scale, offered cost reductions for each individual campus due to knowledge of existing conditions. 1% reduction for Green Acres, 1/2% for other two campuses. Additional 1/2% if awarded consecutive projects.	Recommend for Green Acres Middle School Modernization

Anticipated Cost for each School

		Green Acres	Valley Oak	Divisadero
	Current School Eligibility =	\$6,000,000	\$3,500,000	\$2,550,000
	Eligibility - 20% (Soft Costs) = Est. construction cost =	\$4,800,000	\$2,800,000	\$2,040,000
OPSC Modernization/Remodel Sliding Scale				
First \$500K	12%	\$60,000	\$60,000	\$60,000
Next \$500K	11.50%	\$57,500	\$57,500	\$57,500
Next \$1M	11%	\$110,000	\$110,000	\$110,000
Next \$4M	10%	\$280,000	\$80,000	\$4,000
Next \$4M	9%			
Next \$10M	8%			
	Total Fee:	\$507,500	\$307,500	\$231,500

Recommendations

- **Green Acres Middle School – TETER A&E**
- **Valley Oak Middle School – Mangini Associates**
- **Divisadero Middle School – Douglas K. Janzen, Inc.**

Questions?

Any comments the BOC wishes to share with the board will be included in the board presentation.