



# Stege Elementary School Campus Rebuild Project Design & Construction Services

December 18, 2024





## **Design-Build Entity**

Contractor



Architect

**PERKINS —  
EASTMAN**

# **Design & Construction Services**

**Staff recommends approval of the Agreement for  
Design and Construction of the Stege Elementary  
Rebuild Project with Alten Construction**

# Stege ES Projected Timeline

**February 2024**

**Board  
Approval of  
Design-Build  
Procurement**

**September 2024**

**Issued  
Request for  
Qualifications  
& Proposals**

**December 2024**

**Board Award  
of Design-Build  
Entity (DBE)**

**Fall 2027**

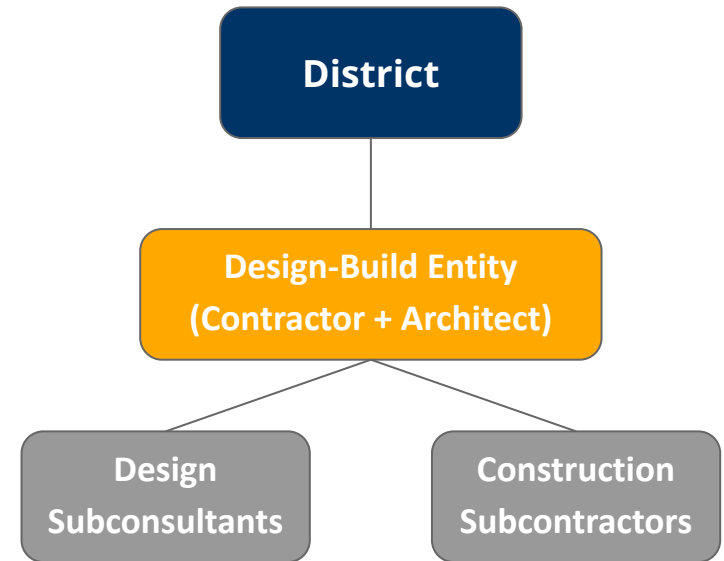
**Stege Community  
to Occupy the  
New Campus**

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

# Progressive Design-Build Procurement

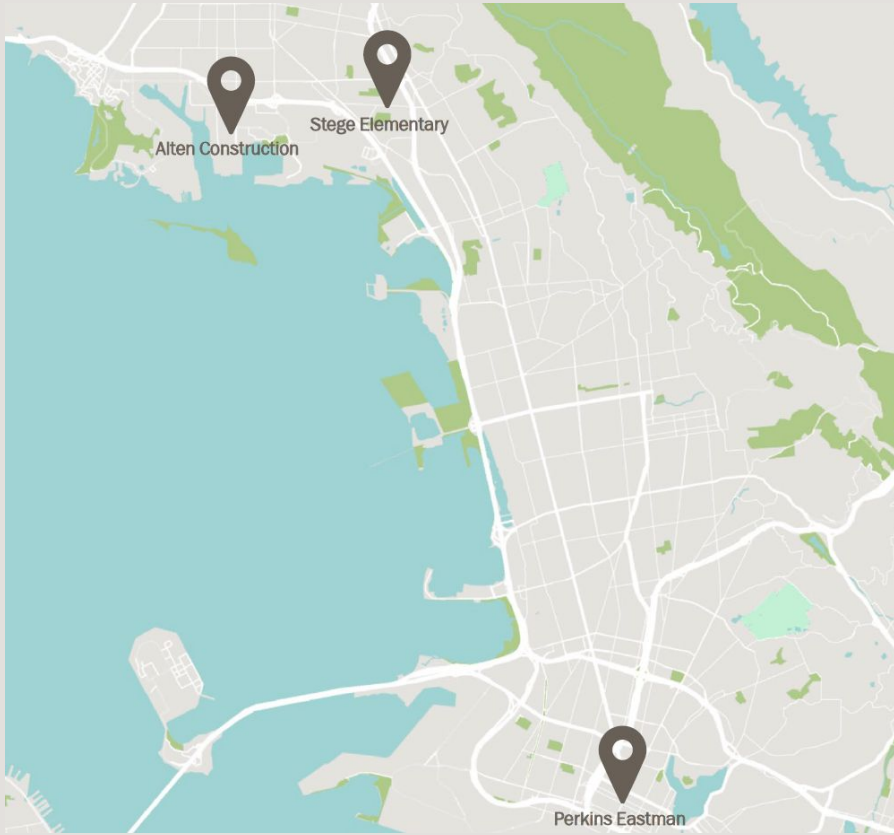
## Design-Build (“Progressive”; Ed. Code § [17250.60](#))

- Project must be \$5 million.
- Procurement: If utilize best value (not low bid), District staff must, first, evaluate qualifications and then must, second, evaluate proposals. (Optional): Can then hold interviews and/or can then call references.
- “Progressive” means the **designer-builder** provides an estimate at the outset.
- District staff works diligently with the **designer-builder** during design on constructability, value engineering, etc., to keep the project within budget.
- The final price is determined after the design is completed and after the **designer-builder** bids out the work to subcontractors.



# Best Value Design-Build Entity (DBE) Alten Construction

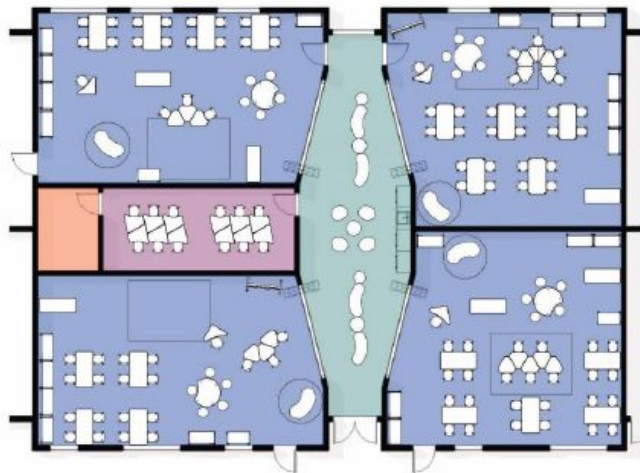
- Headquartered in Richmond, CA
- **25+** years of construction services
- **15+** Design-Build projects
- **400+** K-12 Projects
- Design partner Perkins Eastman is a leading educational architect firm specializing in 21st century design with **800+** California School Projects





# Focus on Learning

- Architect completed the bridging documents for the Lake Rebuild
- Potential concept sketches for the Stege Learning Suites
- Design to be developed with input from staff, students and community



# Stege ES Project Cost Summary

## **Progressive Design and Construction Services Contract**

**\$51,000,000**

Preconstruction & Design Services, General Conditions, Construction Services including demolition, Project closeout and certification, and contingency.

## **Anticipated Supporting Costs outside of DBE Contract**

**\$10,000,000**

Agency fees, reporting and monitoring, inspections services, testing laboratories, commissioning, furniture, fixtures, equipment, technology.

# Stege ES Project Budget

Stege ES Project Cost Summary	
Design and Construction Services (DBE)	\$51,000,000
Projected Supporting Costs	\$10,000,000
<b>Stege ES Project Cost Total</b>	<b>\$61,000,000</b>

Stege ES Project Budget Funding Sources	
Stege ES Board Approved Bond Program Budget	\$43,000,000
Bond Funds, State Building Program, Developer Fees	\$18,000,000



## Projects in Line for Funding

Modernization Program	Amount
Lake Elementary	\$3,027,337
Hercules Middle	\$2,397,009
Hercules High	\$2,512,365
Collins Elementary	\$5,194,881
Shannon Elementary	\$3,577,258
<b>Total</b>	<b>\$16,708,850</b>

*These projects have been submitted to the State and are in line to be processed under Proposition 2 bond authority.*

# Facilities Funding Strategy

- Project Savings
- State Facilities Program
- Capital Facilities Fund for Transitional Kindergarten



# Recommendation

**Staff recommends approval of the Agreement for Design and Construction of the Stege Elementary Rebuild Project with Alten Construction**

Project	Board Approved Budget	Proposed Budget Increase	Proposed Project Budget
Stege ES	\$43M Modernization	\$18M	\$61M Complete Rebuild