



NORTH EAST INDEPENDENT SCHOOL DISTRICT

Date: October 9, 2016

Presenter: Ron Clary
Garrett Sullivan
Executive Director, CM&E

Subject: 2015 Bond BAC Bid Package 2 Walker Pool Replacement
Construction-Manager-at-Risk Project Bid Authorization
Approval

Related Page(s): None

ACTION ITEM

BACKGROUND INFORMATION

The 2015 Bond Program includes funding to provide facility upgrades and improvements at the Josh Davis Natatorium and replace the BAC Walker Pool Facility (circa 1962). The 2015 Bond will provide for construction of the following program elements: (1) Josh Davis Natatorium Facility Upgrades and Improvements – (a) install an HVAC/dehumidification system in the main pool area, locker rooms, and lobby; (b) replace the existing HVAC system serving the office areas, classroom, weight room, and timer's booth; (c) infill the existing roll-up doors with a translucent wall system; (d) install a storefront system with new doors at the natatorium main entry lobby; (e) install LED lighting in the main pool area; and (f) replace the existing men's and women's pool lockers; and (2) Walker Pool Facility Replacement – (a) demolition and full replacement of the existing building structure over the pool with a new metal building; and (b) demolition and full replacement of the existing pool support facilities with a new 2-story facility, including: administrative area, coaches' offices, wet classroom/team room, athletic locker and dressing rooms (with public access/use), elevated bleacher seating (750 capacity), public restrooms, general pool storage area, mechanical-electrical-plumbing/custodial support areas, and an enclosed physical connection with the Josh Davis Natatorium on both levels. The design program for the 2015 Bond BAC Walker Pool Replacement Project includes 44,995 sq. ft., with 29,920 sq. ft. for the pool metal building structure and 15,075 sq. ft. for the pool support facilities. The existing Walker Pool Facility in-ground concrete pool (165 feet x 20 yards) was programmed to remain in-place with no bond-funded alterations. During the initial concept design stages of the project, the District Athletic Department requested that the existing Walker Pool be widened to 25 yards to provide greater flexibility and use to support aquatics practices, competitions, and community use. This project scope change was presented to the Citizens' Bond Advisory Committee at their Nov. 17, 2016 monthly meeting and then approved for inclusion in the project as a Bid Alternate by the Board of Trustees at their Dec. 12, 2016 Regular Board Meeting.

ADMINISTRATIVE CONSIDERATION

This is an approved project within the 2015 Bond Program.

BUDGETARY CONSIDERATION

Funds for this project are included in the 2015 Bond Program. The revised/recommended Board-Approved construction budget for the 2015 Bond BAC Natatoriums Project equals \$18,625,000.00, which includes construction work for both the Josh Davis Natatorium and Walker Pool Facility. Total construction costs for Bid Package 1 (Josh Davis Natatorium Facility Upgrades and Improvements) equal \$2,751,630.00 while the estimated construction cost for Bid Package 2 (Walker Pool Replacement Project) equals \$15,873,370.00. Total program increases required to fund both projects equals \$2,675,000.00. 2015 Bond Global Contingency Funds are available to fund the program difference between the original bond program budget for the project (\$17,500,000.00) and the current program cost estimate (\$20,275,000.00).

RECOMMENDATION

It is recommended that the Board of Trustees approve the release of bid documents for the 2015 Bond Bid Package 2 Walker Pool Construction-Manager-at-Risk Project using the Construction-Manager-at-Risk bid delivery method and authorize the Construction Management and Engineering Department and Construction Manager (Byrne Construction Services) permission to solicit construction bids for this project.

BOARD ACTION REQUIRED

Approval/Disapproval