



## NORTH EAST INDEPENDENT SCHOOL DISTRICT

Date: December 11, 2017

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

Subject: 2015 Bond Program BAC Walker Pool Facility Replacement  
Construction-Manager-at-Risk Project Bid Award Approval

Related Page(s): Attachments

### CONSENT ITEM

#### **BACKGROUND INFORMATION**

Bids were received for the 2015 Bond BAC Walker Pool Facility Replacement Construction-Manager-at-Risk Project on Nov. 9, 2017 at 2:00 p.m. at the offices of Byrne Construction Services (Construction Manager). Marmon Mok Architecture is employed as the professional design team for this project. The 2015 Bond Program includes funding to replace the BAC Walker Pool Facility (circa 1962). This project will provide for construction of the following program elements: (1) demolition and full replacement of the existing building structure over the pool with a new metal building; and (2) 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 this 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. However, during the initial project concept design stage the District's Athletic Department requested the pool be widened to 25 yards to provide greater flexibility and use for aquatics events. This scope change was approved for inclusion in the project by the Board of Trustees at the Dec. 12, 2016 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 Board-Approved construction budget for the 2015 Bond BAC Walker Pool Facility Replacement Construction-Manager-at-Risk Project equals \$15,873,370.00. Total bid costs for the project equal \$15,794,520.00, which includes the Project Cost of Work with Bid Alternates 1 and 3 (\$14,066,675.00), Construction Manager's Total Fee (\$1,477,845.00), and the District's Construction Contingency (\$250,000.00). 2015 Bond Global Construction Contingency Funds are available to support the overall program budget shortfall of \$2,750,000.00 for the BAC Natatoriums (Josh Davis and Walker Pool) Projects (note that the cost of the pool expansion work increased the overall construction cost by \$3,704,600.00).

#### **RECOMMENDATION**

The Executive Director of Construction Management and Engineering, Design Team, Staff, and Construction Manager have carefully examined and evaluated the bids received and recommend that the Board of Trustees allow Byrne Construction Services to contract with the subcontractors shown in the Construction Cost Bid Summary provided at Attachment 1 for the 2015 Bond BAC Walker Pool Facility Replacement Construction-Manager-at-Risk Project for a total contract award value of \$15,544,520.00 which includes Bid Alternates 1 (New Starting Blocks) and 3 (Synchronize Communications between Josh Davis and Walker Pool Video Display Systems). Additionally, it is recommended that the Board of Trustees grant the Superintendent, Associate Superintendent for Operations, and Executive Director for Construction Management and Engineering authority to execute this contract.

#### **BOARD ACTION REQUIRED**

Approval/Disapproval