



NORTH EAST INDEPENDENT SCHOOL DISTRICT

Date: March 27, 2017

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

Subject: 2015 Bond Program BAC Walker Pool Facility Replacement Related Page(s): Attachment
Project Construction-Manager-at-Risk Selection
Bid Award Approval

CONSENT ITEM

BACKGROUND INFORMATION

Bids were received for the 2015 Bond BAC Walker Pool Facility Replacement Project Construction-Manager-at-Risk Selection on Feb. 24, 2017 at 2:00 PM in room 317 of the North East ISD Richard A. Middleton Education Center. The consulting firm of MarmonMok Architecture is employed as the professional design team for this project. The 2015 Bond Program includes funding to replace the BAC Walker Pool Facility. This project will provide for construction of the following program elements: (1) demolition and full replacement of the existing building structure over the pool area 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), public restrooms, elevated bleacher seating (750 capacity), 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. Widening of the existing in-ground concrete pool by 5 yards and conversion of the concrete pool shell to a Myrtha RenovAction system as requested by the District Athletic Department will be included in the design as a project bid alternate.

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 Bond-Approved construction budget for the 2015 Bond Walker Pool Facility Replacement Project equals \$14,250,000.00. Bid costs for the Construction-Manager-at-Risk Selection equal \$1,354,668.00 with a total Construction-Manager-at-Risk Fee of 10.505%.

RECOMMENDATION

The Executive Director of Construction Management and Engineering, Design Team, and Staff have carefully examined and evaluated the bids received and recommend that the Board of Trustees award the 2015 Bond Walker Pool Facility Replacement Project Construction-Manager-at-Risk Selection to Byrne Construction Services for a total bid cost of \$1,354,668.00 with a total Construction-Manager-at-Risk Fee of 10.505%. It is further 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

**BID TAB: 2015 BOND BAC WALKER POOL FACILITY REPLACEMENT PROJECT
CONSTRUCTION-MANAGER-AT-RISK (CMAR) SELECTION
RFCSP NO. 58-17 BID DATE: FEB. 24, 2017 @ 2:00 PM**

Architect: MarmonMok Architecture			
General Contractors	Byrne Construction Services	Bartlett Cocke General Contractors	Guido Brothers Construction
CMAR Total Fee (\$)	\$1,354,668.00	\$1,606,748.00	\$2,129,079.00
CMAR Total Fee (%)	10.505%	12.708%	17.565%
Pre-Construction Services Fee (\$)	\$50,000.00	\$75,000.00	\$96,000.00
Pre-Construction Services Fee (%)	0.388%	0.593%	0.792%
General Conditions Fee (\$)	\$924,668.00	\$1,119,748.00	\$1,035,579.00
General Conditions Fee (%)	7.171%	8.856%	3.259%
CMAR Profit Fee (\$)	\$380,000.00	\$412,000.00	\$997,500.00
CMAR Profit Fee (%)	2.947%	3.259%	8.230%