



NORTH EAST INDEPENDENT SCHOOL DISTRICT

Date: March 27, 2017

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

Subject: 2015 Bond Program Bradley Middle School Additions and
Renovations Project Construction-Manager-at-Risk
Selection Bid Award Approval

Related Page(s): Attachment

CONSENT ITEM

BACKGROUND INFORMATION

Bids were received for the 2015 Bond Bradley Middle School Additions and Renovations Project Construction-Manager-at-Risk Selection on Feb. 3, 2017 at 2:00 PM in room 317 of the North East ISD Richard A. Middleton Education Center. The consulting firm of McChesney/Bianco Architecture is employed as the professional design team for this project. The 2015 Bond Program includes funding at Bradley Middle School to construct a 2nd band hall in support of the fine arts program and expand the campus cafeteria facility. This project will provide for construction of the following program elements: (1) new band hall addition with Wenger practice rooms, instrument storage area, and office connected to the existing fine arts facility; (2) cafeteria dining area expansion with new stage area, control booth, and chair storage area; (3) drama program relocation/construction with black box theater/classroom, office, and storage area; (4) secure entry vestibule at the main campus entrance; (5) existing band hall renovations (flooring, painting, and LED lighting); (6) new men's and women's restrooms to support the expanded cafeteria dining area; and (7) landscaping, irrigation, drainage, site utilities, and infrastructure improvements to complement the new facility additions. The design program for this project equals 27,285 sq. ft. of facility improvements, including 19,345 sq. ft. of facility additions and 7,940 sq. ft. of interior renovations. Additionally, an enclosed connecting corridor to the new fine arts addition (715 sq. ft.) will be included in the project 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 Board-Approved construction budget for the 2015 Bond Bradley Middle School Additions and Renovations Project equals \$8,750,000.00. Bid costs for the Construction-Manager-at-Risk Selection equal \$963,022.00 with a total Construction-Manager-at-Risk Fee of 12.367%.

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 Bradley Middle School Additions and Renovations Project Construction-Manager-at-Risk Selection to Bartlett Cocke General Contractors for a total bid cost of \$963,022.00 with a total Construction-Manager-at-Risk Fee of 12.367%. 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 BRADLEY MIDDLE SCHOOL ADDITIONS AND RENOVATIONS PROJECT
CONSTRUCTION-MANAGER-AT-RISK (CMAR) SELECTION
RFCSP NO. 57-17 BID DATE: FEB. 3, 2017 @ 2:00 PM**

Architect: McChesney/Bianco Architecture				
General Contractors	Bartlett Cocke General Contractors	Satterfield & Pontikes Construction	Stoddard Construction Management	Central Builders
CMAR Total Fee (\$)	\$963,022.00	\$1,224,760.00	\$1,312,071.00	\$1,474,542.00
CMAR Total Fee (%)	12.367%	16.275%	17.640%	20.267%
Pre-Construction Services Fee (\$)	\$55,000.00	\$50,000.00	\$35,000.00	\$34,606.00
Pre-Construction Services Fee (%)	0.706%	0.664%	0.471%	0.476%
General Conditions Fee (\$)	\$708,022.00	\$953,025.00	\$905,196.00	\$1,189,936.00
General Conditions Fee (%)	9.092%	12.664%	12.170%	16.355%
CMAR Profit Fee (\$)	\$200,000.00	\$221,735.00	\$371,875.00	\$250,000.00
CMAR Profit Fee (%)	2.568%	2.947%	5.000%	3.436%