



North East Independent School District

8961 TESORO DRIVE - SAN ANTONIO, TEXAS 78217

Executive Director
Construction Management
& Engineering Department

May 23, 2005

**SUBJECT: AWARD OF CONTRACT FOR CHURCHILL HIGH SCHOOL NEW ACADEMIC
SUPPORT FACILITIES PROJECT**

***** 2003 BOND PROGRAM *****

BACKGROUND INFORMATION:

Bids were received for the construction of the Churchill High School New Academic Support Facilities Project on Thursday, April 28, 2005 at 2:00 and 5:00 p.m. in room 317 of the North East Independent School District Education Center. The consulting firm of Garza Bomberger & Associates was employed as the professional team for this project. The 2003 Bond Program includes construction of a multi-story classroom addition at Churchill High School which will provide for the following: (1) fourteen science classrooms with supporting prep-storage areas, (3) one supporting computer science lab, (2) eighteen grade-level classrooms including fifteen general purpose classrooms, two special education classrooms and one computer science lab, (3) administrative office area and campus nurse station, (4) teacher resource area supporting grade-level classroom areas in new academic building, (5) food service operation program including a kitchen and cafeteria (designed for seating 750 students) with nine total points of service and an outdoor dining area, and (6) replacement of parking areas displaced as a result of the New Academic Support Facilities. As a result of reduced parking availability on campus during construction of the New Academic Support Facilities, an Auxiliary Parking Facility (~ 282 spaces) is recommended for construction in the SW Athletic Fields area. Costs for this construction are included as Special Allowance 1, which funds the initial construction of the parking facilities during the summer of 2005 and Special Allowance 2, which funds final construction of the parking facilities during the fall/winter 2005 and spring/summer 2006. Additionally, the project included Additive Alternate #8 which corrects poor drainage at the softball field area and includes reconstruction of the dugouts, batting cages, and outdoor storage area. Special Allowance 3 funds construction of a barrier wall system along the northern entrance/exist drive to protect adjacent apartment areas from channeled storm water runoff from the projects new underground storm water system in vicinity of the softball field area. Finally, although a new ROTC Facility was included in the bid documents as an enhancement to the project and campus facilities, it is not recommended for award at this time due to limited availability of bond contingency funds within the 2003 Bond Program.

ADMINISTRATIVE CONSIDERATION:

This is an approved 2003 Bond project.

BUDGETARY CONSIDERATION:

Funds for this project were included in the First Bond Sale (\$300,000,000.00) of February 3, 2004. The total construction budget for this project equals \$20,333,050.00 with a construction account equaling \$18,914,465.00 and a contingency of \$1,418,585.00. Current budget estimates through Construction Document Development were \$20,500,000.00. Total bid costs for the project following contract negotiations were \$20,978,643.00 which includes the Base Bid, Alternates 2,3,4,7,8,&9, Value Engineering and Special Allowance 1, 2 and 3. The contract award costs are shown as follows:

Contract Award Summary

Total Construction Budget	\$ 20,333,050	Includes Contingency of \$1,418,585
Base Bid Contract Price	\$ 19,600,000	Joeris General Contractors, Ltd.
Construction Alternates	\$ 586,000	Alternates 2, 3, 4, 7, 8, and 9
Value Engineering	\$ 43,043	See Exhibit A
Special Allowance #1	\$ 375,000	Initial Construction – SW Parking Lot
Special Allowance #2	\$ 325,000	Final Construction – SW Parking Lot
Special Allowance #3	\$ 50,000	Barrier Wall along Northern Road
Revised Contract Price	\$ 20,978,643	Contract Award Amount

The Contract Award Cost includes an Owner's Contingency of \$400,000.00 and Project Allowances for Reinforcing/Structural Steel of \$6,200.00, Building Plaque of \$3,500.00 and Special Light Fixtures of \$6,000.00.

RECOMMENDATION:

The Executive Director of Construction Management and Engineering and Project Design Team have carefully examined and evaluated the bids received and recommend that: (1) the District contract with Joeris General Contractors, Ltd. for the Churchill High School New Academic Support Facilities Project for a total cost of \$20,978,643.00 which includes Additive Alternate #'s 2, 3, 4, 7, 8, & 9 (valued at \$586,000.00), Project Value Engineering (valued at \$42,043.00), and Special Allowance #'s 1, 2, and 3 (valued at \$750,000.00) and (2) authorize the Executive Director of Construction Management and Engineering and General Contractor (Joeris General Contractors, Ltd.) to prepare and issue the appropriate public advertisements for the solicitation of subcontractor and supplier Competitive Sealed Proposals for all trades in support of Special Allowances #1, 2, and 3. It is further recommended that the Board of Trustees grant the Superintendent and Associate Superintendent for Business Services / CFO authority to execute this contract.

Submitted by: _____ **Approved by:** _____