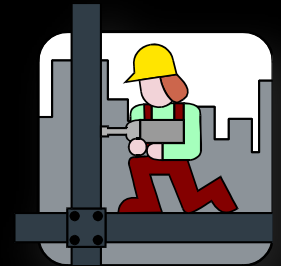




Churchill HS New JROTC/Fine Arts Facility & Tennis Courts Project Pre-Proposal Conference 2011 Bond Program



Garrett J. Sullivan, Executive Director
Construction Management and Engineering

September 11, 2013

Pre-Proposal Conference Presentation Agenda



- **Project Design Team**
- **Existing Conditions and Construction Site Summary**
- **Project Scope of Work Summary**
- **Project Bid and Construction Schedule**
- **Bid and Contractor Award Schedule**
- **Invitation to Offerors Summary**
- **General Contractor Pre-Qualification Requirements**
- **Instructions to Offerors and Bid Evaluation Criteria Summary**
- **Key Contract Documents Summary**
- **Bid Proposal Form and Proposal Schedules Summary**

Churchill High School Project Design Team

- Architect: Rehler Vaughn and Koone (RVK) Architects
- MEP Engineer: MEP Engineers, Inc.
- Structural Engineer: Unitech Consulting Engineers
- Civil Engineer: MTR Engineers, LLC
- Fire Protection Engineer: Protection Development, Inc.
- Landscape Architect: RVK Architects
- Roofing Engineer: Wiss Janney Elstner & Associates
- Technology Consultant: Combs Consulting Group
- Geotechnical & Material Testing: Fugro Consultants, Inc.
- Test, Balance & Commissioning: Testing Specialties, Inc.
- Code Consultant: RVK Architects
- Acoustical Engineer: Dickensheets Design Associates

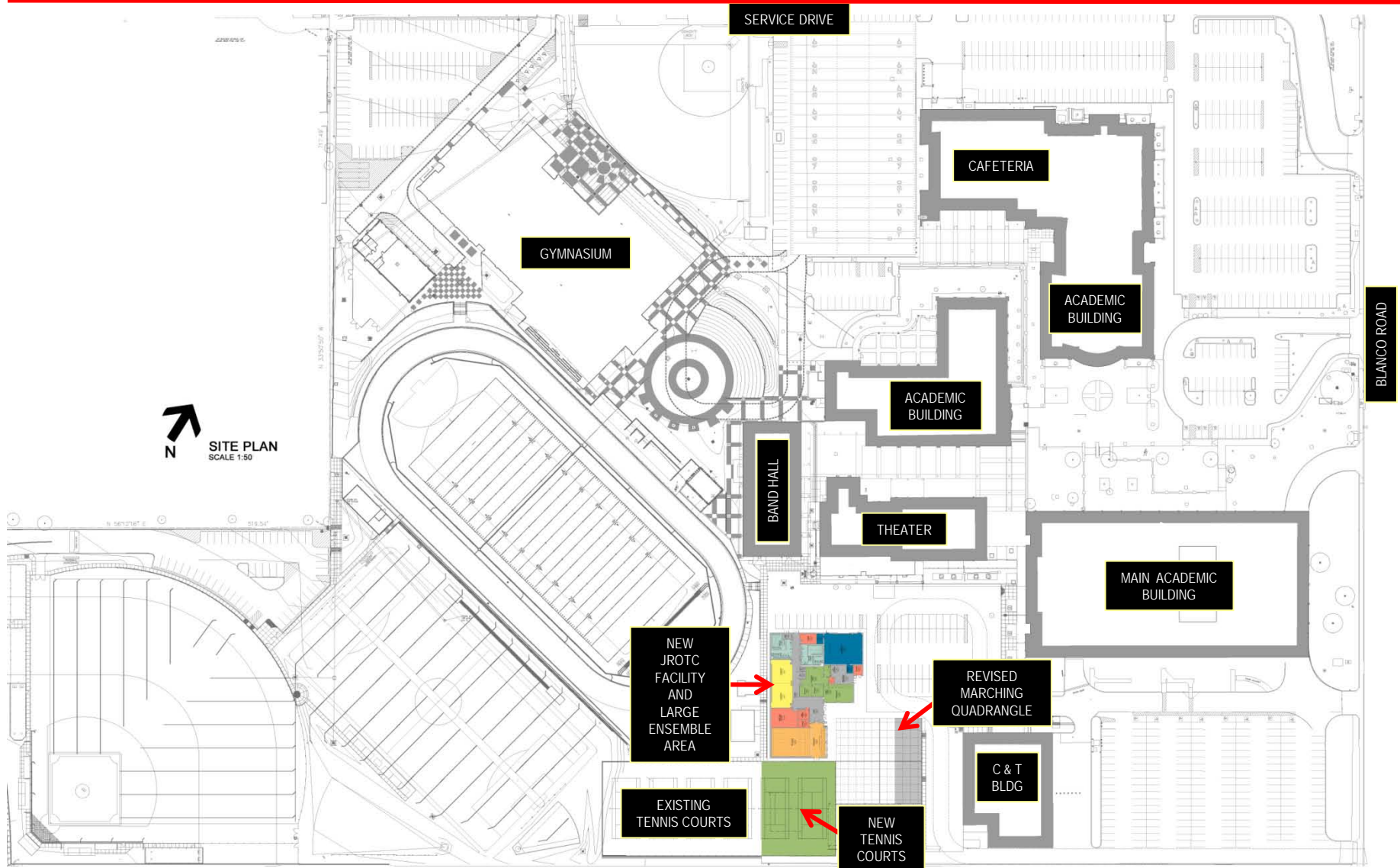
2011 Bond Churchill HS Existing Site Aerial



Site Aerial – Existing Campus

Churchill High School
North East ISD

Churchill High School Construction Site Plan



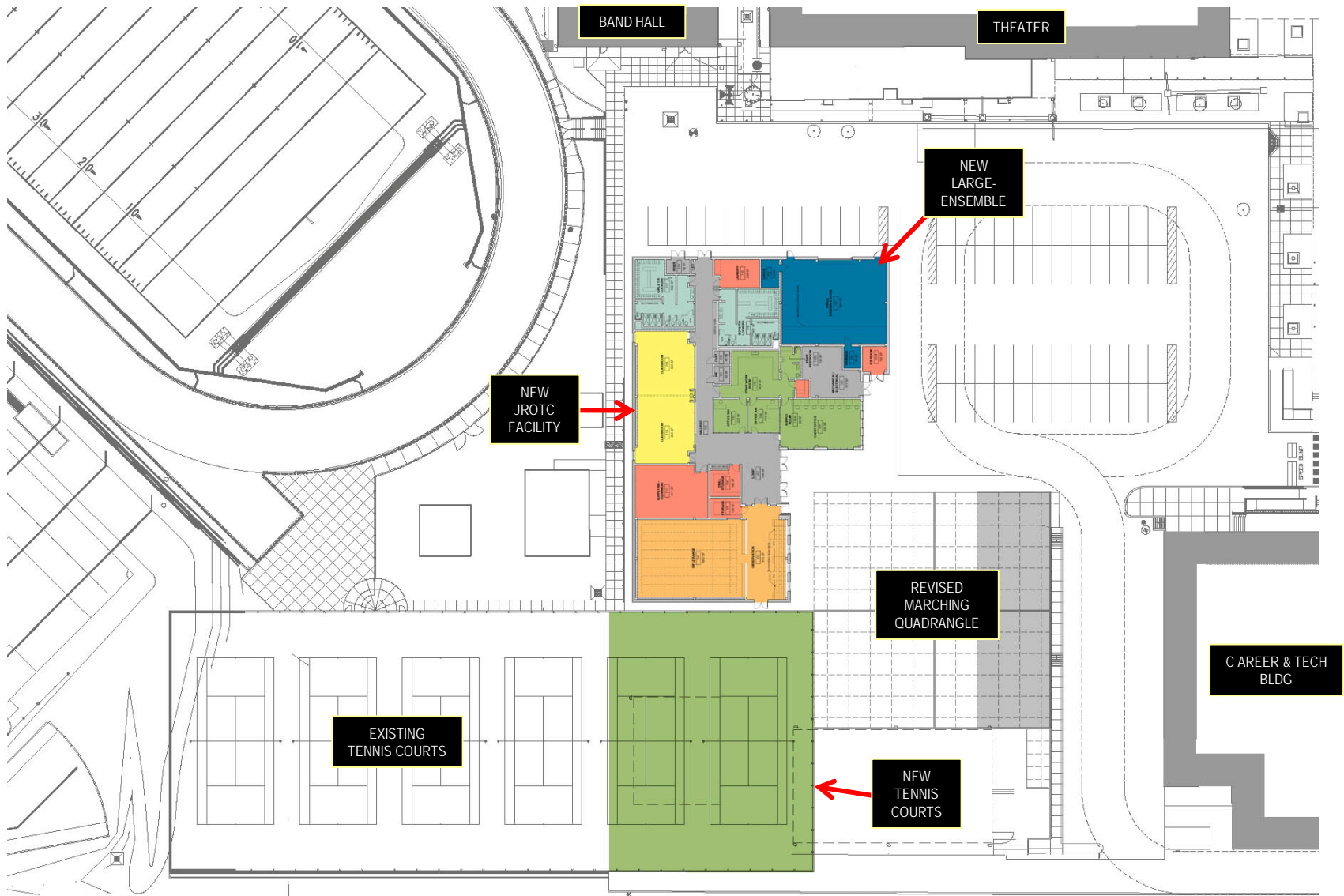
2011 Bond Churchill HS Existing Site Aerial



Site Aerial – Existing Campus

Churchill High School
North East ISD

Churchill High School Construction Site Plan



Churchill HS Project Scope of Work Summary

1. Construct New JROTC and Large-Ensemble Band Practice Room Facility
(Design @ 14,943 sq. ft.)
 - a. Administrative Offices and Workroom for SAI, AI, and Student Cadre
 - b. 2 Classrooms
 - c. 8-Lane Rifle Range with Observation Area
 - d. Arms Room and Supply Room
 - e. Student Locker Rooms and Laundry Room
 - f. MEP Support Areas
 - g. Marching Quadrangel (110 ft x 100 ft)
 - h. Large-Ensemble Band Practice Room (replaces metal practice building)
2. Construct 2 New Tennis Courts and Add Interior Storage Fencing and Lighting to Existing Metal Storage Building (located west of New JROTC Facility)
3. Construct Civil Site Work, Asphalt Paving, Hardscape, and Site Utilities
4. Demolish Existing JROTC Facility and Large-Ensemble Metal Practice Building

Churchill High School Scope of Work Summary

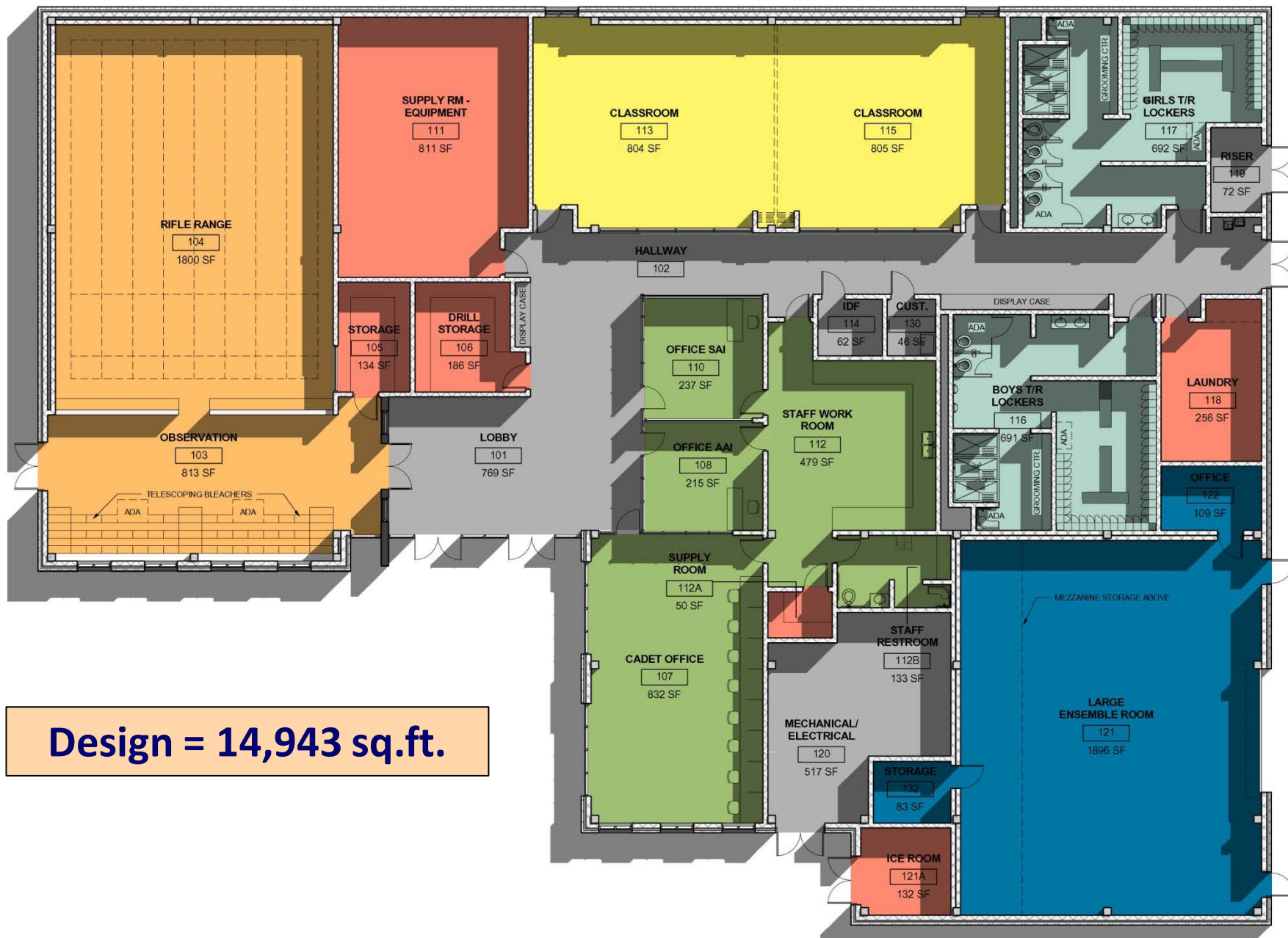
Program Element	Design Square Footage
New JROTC and Large Ensemble Band Practice Room Facility	
JROTC Cadre Office Areas and Workroom	1,896
JROTC Classrooms	1,609
8-Lane Rifle Range and Observation Area	2,613
Arms Room, Supply Room and Ice Machine Room Areas	1,313
Student Locker Rooms, and Laundry Support Area	1,639
Large-Ensemble Practice Room , Office, and Storage Areas	2,088
General Instructional Program Subtotal (sq ft) =	11,158
MEP Support Areas	697
Corridors, Stair Towers, Circulation Space and Walls (Net-to-Gross)	3,088
Support Program Areas Subtotal (sq ft) =	3,785
Total Program New JROTC and Large Ensemble Facility Addition (sq ft) =	14,943
JROTC Marching Quadrangle Area (110 ft x 110 ft)	12,100
New Tennis Courts	
Construct 2 New Tennis Courts	12,000
Tennis Equipment and Storage Building (Add Interior Storage Fencing and Lighting)	1,200
Campus Selective Demolition	
Demolish Existing JROTC Facility and Large Ensemble Metal Building Practice Facility	9,500
Total Selective Demolition Program Subtotal (sq ft) =	9,500
Civil Site Work, Asphalt Paving, Hardscape, and Site Utilities	As Shown

Churchill HS JROTC Facility Front Perspective

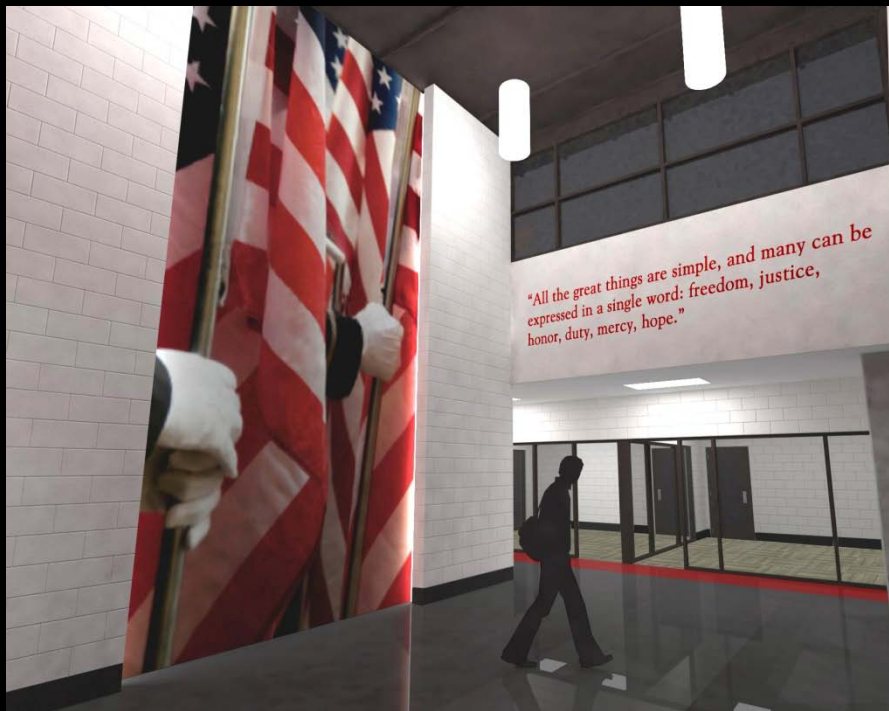


Building Perspective Rendering

*Churchill High School
North East ISD*



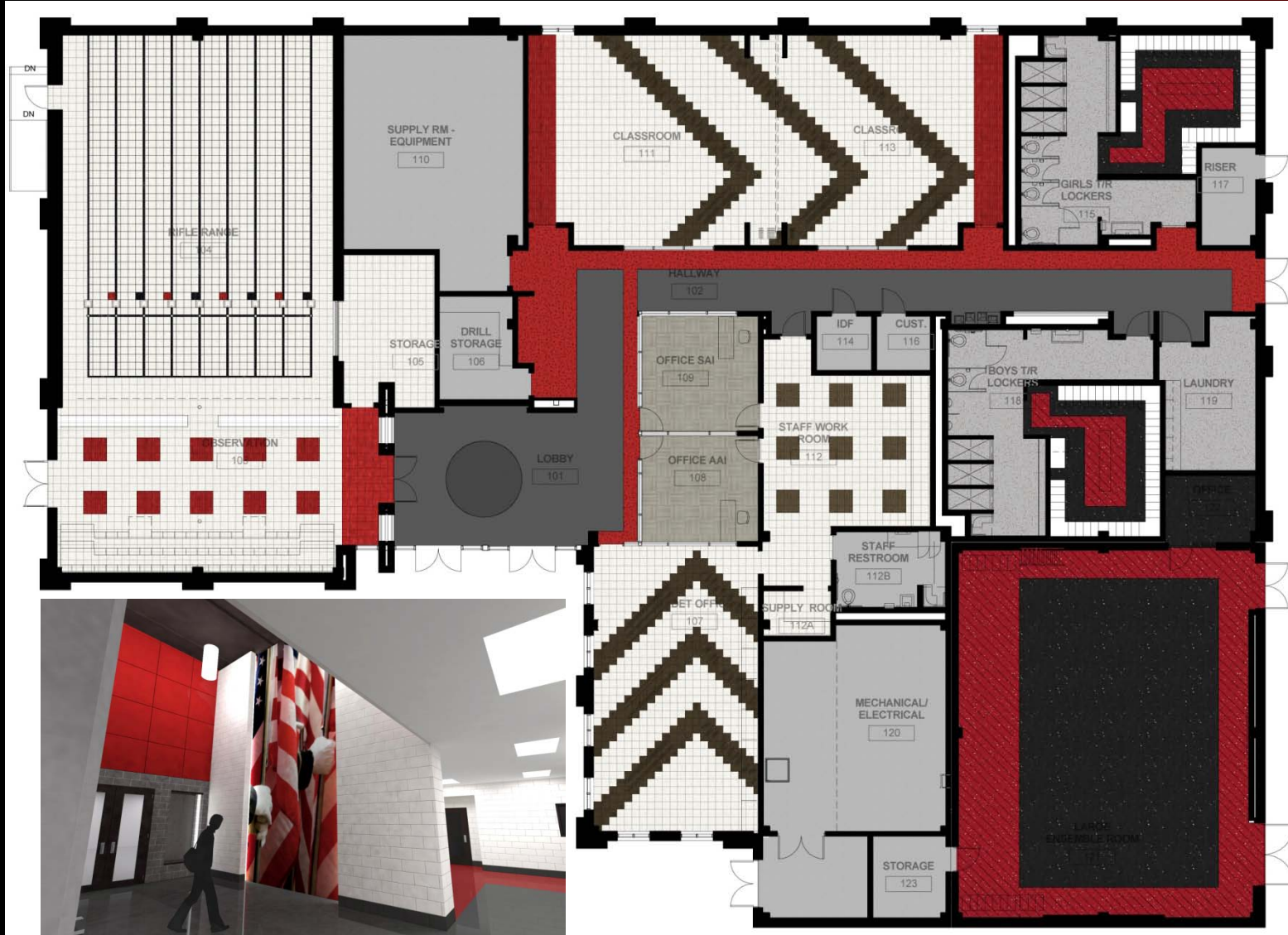
Churchill HS JROTC Perspectives and Floor Plan



Perspective Renderings and Floor Plan

*Churchill High School
North East ISD*

Churchill HS JROTC Floor Plan Color Scheme



Floor Plan Color Scheme

Churchill High School
North East ISD



2011 Bond Churchill High School New JROTC/Fine Arts Facility & Tennis Courts

- Owner Estimated Project Budget = \$5,250,000
- Estimated Construction Duration = 18 Months
 - **Phase 0** – Project Pre-Construction Services Activities – 1 Month
 - **Phase I** – Construct New JROTC/Fine Arts Facility including Site Work, Site Utilities, Hardscape, Landscaping, and Irrigation Systems – 12 Months
 - **Phase II** – Beneficial Occupancy of New JROTC/Fine Arts Facility and Demolition of Existing JROTC Facility & Large-Ensemble Metal Practice Facility – 1 Month
 - **Phase III** – Construct 2 New Tennis Courts and Complete Remaining Site Work, Site Utilities, Hardscape, Landscaping, and Irrigation Requirements – 4 Months
- Project Schedule

Activity	Phase 0	Phase I	Phase II	Phase III
Construction Phase	Nov 13	Dec 13 – Nov 14	Dec 14	Jan 15 – Apr 15

2011 Bond Churchill HS Expanded Project Schedule

Permit Application, Bidding, and Contract Award Phase (8 Weeks)	
Board Meeting for Approval of Construction Documents and Authorization to Bid	12 Aug 2013
Bid Notice Advertisement #1 (By North East I.S.D.)	18 Aug 2013
Bid Notice Advertisement #2 (By North East I.S.D.)	25 Aug 2013
Plans and Specifications Available to General Contractors for Bidding	27 Aug 2013
Pre-Conference (Plan Intake) Meeting with CoSA (Interlocal Agreement – Section 5.04)	28 Aug 2013
Permit Application to TDLR and TCEQ Agencies	30 Aug 2013
Pre-Proposal Conference at District Central Office	11 Sept 2013
Bid Opening for Contractor Selection	19 Sept 2013
Bid Evaluation Committee Preliminary Review of Contractor Proposals	20 Sept 2013
General Contractor Interviews and Final Ranking of Contractor Proposals	24 Sept 2013
Draft AIA Construction Contract Prepared by A/E for Review by District	30 Sept 2013
Board Meeting for Award of Construction Contract	14 Oct 2013
Pre-Construction Services Phase (4 Weeks)	
Contract Returned by General Contractor to North East I.S.D. CM&E Department	31 Oct 2013
Initial Kick-Off Meeting with NEISD Staff, Design Team, General Contractor, and Key Subcontractors. Notice to Proceed with Pre-Construction Services Activities Issued to GC	1 Nov 2013
Pre-Construction Conference Meeting	15 Nov 2013
General Contractor conducts Pre-Construction Services Requirements and executes Contracts with Project Subcontractors	1 thru 30 Nov 2013
Construction Phase (74 Weeks)	
Notice to Proceed with Construction Issued to General Contractor (Pending Permit & TCEQ Approval)	2 Dec 2013
Phase I – Construct New JROTC/Fine Arts Facility including Site Work, Site Utilities, Hardscape, Landscaping, and Irrigation Systems for Building Occupancy	2 Dec 2013 thru 30 Nov 2014
Phase II – Beneficial Occupancy of New JROTC/Fine Arts Facility and Demolition of existing JROTC and Fine Arts Buildings	1 thru 31 Dec 2014
Phase III – Construct 2 New Tennis Courts and complete any remaining Site Work, Site Utilities, Hardscape, Landscaping, and Irrigation Project Requirements	1 Jan thru 30 Apr 2015
Project Substantial Completion Date (515 Construction Days or 17 months)	30 Apr 2015

Invitation to Offerors: Bid & Construction Schedule

- Churchill HS New JROTC/Fine Arts Facility & Tennis Courts Project RFCSP No. 23-14
- Bid Documents Available:
 - Offices of Rehler Vaughn and Koone Architects (\$0.00 per set)
 - North East ISD Website
 - Plan Rooms:
 - The Builders' Exchange of Texas
 - San Antonio Chapter of the AGC
 - iSqFt Plan Room
- Pre-Proposal Conference:
 - Richard A. Middleton Education Center on Sep 11, 2012 (Room 619)
- Bid Opening: September 19, 2013:
 - Price Proposal due at 2:00 p.m. (Base Bid, Unit Prices, and PM Team)
 - Technical Proposal due at 3:00 p.m. (Proposal Schedules 1 through 9 and Electronic Record of entire Proposal Submission on Jump Drive or CD)
 - Submit Bids at the Richard A. Middleton Education Center in Room 317

Invitation to Offerors: Bid & Construction Schedule

- Proposal Interviews:
 - North East ISD Community Learning Center in Room 116.1
 - September 24, 2013
 - Order of Interviews based on Bid Cost (Reverse Order Highest to Lowest)
 - Order of Interviews will be Established following the Bid Opening
 - Interview Guidelines are published in Instructions to Offerors (Para 5d)
- Bid Award: October 14, 2013 Board Meeting

General Contractor Pre-Qualification Requirements

Local Business Office (LBO):

- The Respondent must have an office within a 100-mile radius from North East ISD Richard A. Middleton Education Center, 8961 Tesoro Drive, San Antonio, Texas. This office must have been open and in continuous use for at least 2 years.
- The Respondent must commit to maintaining an office within the 100-mile radius through the construction contract and 1-year warranty period.

Bonding Capacity and Insurance:

- The Respondent must be capable of bonding the full contract scope of work as included in the Bid Proposal Form.
- The Respondent must provide appropriate insurance certifications as specified in the North East I.S.D. Supplementary General Conditions, Article 11.

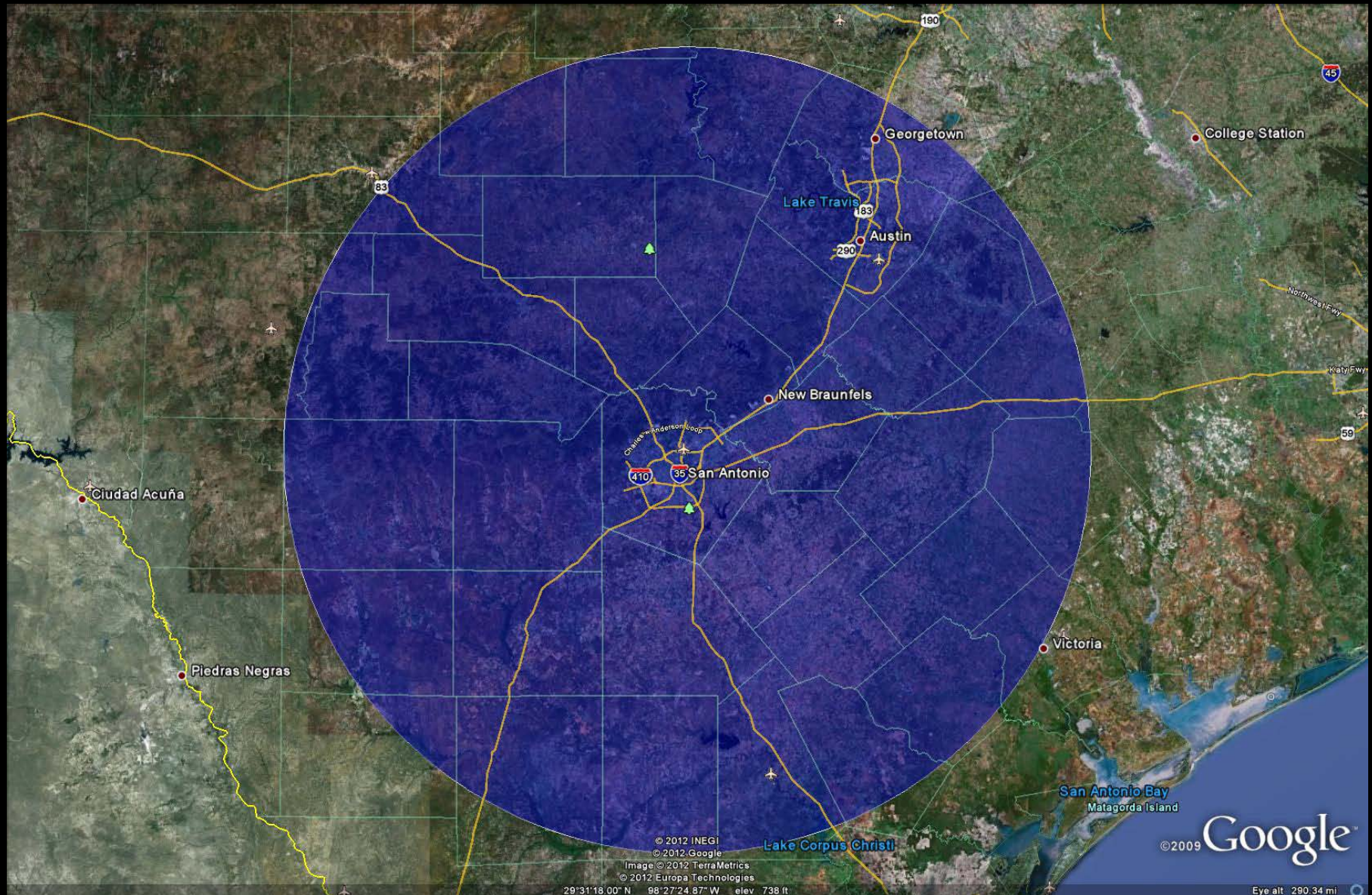
Licensing and Registration:

- The Respondent must be registered in the State of Texas, licensed as appropriate, and be in good standing with federal, state, and local authorities.

Experience and Performance:

- The Respondent must have demonstrated experience in constructing similar comparably-sized educational facilities.
- The Respondent must have a record of successfully completing construction contracts.

General Contractor Pre-Qualifications – 100 Mile Radius



Subcontractor Pre-Qualifications

The Churchill HS New JROTC/Fine Arts Facility
and Tennis Courts Project

DOES NOT REQUIRE

Subcontractor Pre-Qualifications

Instructions to Offerors: Proposal Forms and Schedules

- Price Proposal due at 2:00 p.m.:
 - Base Bid Price
 - Unit Prices:
 - 1 – Greater Foundation Pier Depths
 - 2 – Greater Foundation Pier Depths with Permanent Steel Casings
 - 3 – Lesser Foundation Pier Depths
 - 4A thru 4D – Structural and Miscellaneous Steel
 - Contractor Personnel: Project Manager, Superintendent, and Project Engineer
- Technical Proposal due at 3:00 p.m.:
 - Schedule 1: North East ISD General Contractor's Qualifications Statement
 - Schedule 2: Felony Conviction Notification
 - Schedule 3: Hold Harmless Agreement
 - Schedule 4: Financial Statements
 - Schedule 5: Specimen Form of Insurance Certificate
 - Schedule 6: Proposal Security
 - Schedule 7: Conflict of Interest Questionnaire
 - Schedule 8: Proposed Subcontractor Team
 - Schedule 9: Price Proposal Details
 - Electronic Record of entire Bid Proposal Submission on Jump Drive or CD

Instructions to Offerors: Selection Criteria

- Proposal Selection Criteria:
 - Relevant Experience, Reputation and Past Performance (25%)
 - Proposal Price and Other Terms (40%)
 - Proposed Subcontractor Team (20%)
 - Project Management Ability and Team Interview (15%)
- Evaluation Committee:
 - Executive Director, Construction Management & Engineering
 - Senior Director, Construction Management
 - Senior Director, Construction Planning & Design
 - Assistant Director, Construction Management
 - Assistant Director, Construction Planning & Design
 - Architect (Rehler Vaughn and Koone Architects)
 - MEP Engineer (MEP Engineering)
 - Civil Engineer (Moy Tarin Ramirez Engineers)

Key Contract Documents

- Construction Contract: AIA A-101 (2007 Edition)
- General Contractor Bid Proposal Form & Schedules
- General Conditions: AIA A-201 (2007 Edition)
- North East I.S.D. Supplementary General Conditions
- North East I.S.D. Pre-Construction Conference Manual
- Project Geotechnical Engineering Report
- Project Plans and Specifications

2011 Bond Churchill HS Bid Proposal Form



PRICE PROPOSAL FORM

CHURCHILL HIGH SCHOOL NEW JROTC/FINE ARTS FACILITY AND TENNIS COURTS PROJECT

RFCSP No. 23-14

SUBMITTED BY 2:00 P.M. ON SEPTEMBER 19, 2013

PROPOSAL OF:

(NAME OF RESPONDENT)

TO: Director of Purchasing
North East Independent School District
8961 Tesoro Drive, Suite 317
San Antonio, Texas 78217

FOR: 2011 Bond Program – Churchill High School New JROTC/Fine Arts Facility and Tennis Courts Project (RFCSP No. 23-14)

Dear Owner:

The Respondent named herein ("Offeror"), in compliance with the Invitation to Offerors and Instructions to Offerors for 2011 Bond Program – Churchill High School New JROTC/Fine Arts Facility and Tennis Courts Project ("Project"), RFCSP No. 23-14 for the North East Independent School District, San Antonio, Texas ("Owner"), having visited the Project site and carefully examined the Project Drawings, Specifications, Addenda Nos. _____, and all other Contract Documents (as such term is defined in the Instructions to Offerors), hereby offers to enter into a contract to furnish all labor, materials, tools, equipment, transportation, machinery, supplies, insurance, permits, taxes and services necessary to complete the Work in accordance with the Contract Documents, within the time set forth herein, and at the stated Proposal Price herein. The Offeror fully understands the intent and purpose of the Contract Documents and the conditions of bidding as set forth in the Invitation to Offerors and the Instructions to Offerors. The Offeror hereby covenants and agrees that claims for additional compensation or extensions of time because of Offerors' failure to familiarize itself with the Contract Documents or any condition at the Project site, which might affect the Work, will not be allowed.

General Note: In case of a difference in written words and figures in this Proposal Form, the amount stated in written words shall govern.

2011 Bond Churchill HS Bid Proposal Form



**Proposal Form
and Schedules**

**Churchill HS New
JROTC/Fine Arts Facility
and Tennis Courts Project**

**Construction Management
& Engineering Department**



TECHNICAL PROPOSAL FORM

CHURCHILL HIGH SCHOOL NEW JROTC/FINE ARTS FACILITY AND TENNIS
COURTS PROJECT

RFCSP No. 23-14

SUBMITTED BY 3:00 P.M. ON SEPTEMBER 19, 2013

PROPOSAL OF:

(NAME OF RESPONDENT)

TO: Director of Purchasing
North East Independent School District
8961 Tesoro Drive, Suite 317
San Antonio, Texas 78217

FOR: 2011 Bond Program – Churchill High School New JROTC/Fine Arts Facility and
Tennis Courts Project (RFCSP No. 23-14)

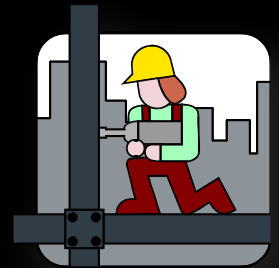
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General Note: In case of a difference in written words and figures in this Proposal Form, the amount stated in written words shall govern.



Churchill HS New JROTC/Fine Arts Facility & Tennis Courts Project Pre-Proposal Conference 2011 Bond Program



QUESTIONS ?