



NORTH EAST INDEPENDENT SCHOOL DISTRICT

Date: December 11, 2017

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

Subject: 2015 Bond Program Colonial Hills Elementary School
Kitchen Addition and Renovations Job Order Contract
Project Bid Award Approval

Related Page(s): Attachments

CONSENT ITEM

BACKGROUND INFORMATION

Bids were received for the 2015 Bond Colonial Hills Elementary School Kitchen Addition and Renovations Job Order Contract Project on Nov. 14, 2017 at 2:00 p.m. at the offices of Satterfield & Pontikes Construction (JOC Contractor). Lopez Salas Architects is employed as the professional design team for this project. The 2015 Bond Program includes funding for the expansion and renovation of the Colonial Hills Elementary School campus kitchen facility. The 2015 Bond will provide for construction of the following program elements: (1) construct a kitchen addition (571 sq. ft.); (2) renovate the existing kitchen area (1,511 sq. ft.) to functionally blend the renovation area with the new kitchen addition; (3) construct two serving lines (595 sq. ft.) to support food service operations; (4) reconfigure the kitchen loading dock access road to facilitate deliveries by the food service delivery truck; and (5) construct various site improvements (landscape, irrigation, drainage, site utilities, and hardscape) to support the kitchen addition/renovations work. The design program for this project equals 2,677 sq. ft. of facility improvements, including 571 sq. ft. of facility additions and 2,106 sq. ft. of interior renovations.

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 Colonial Hills Elementary School Kitchen Addition and Renovations Job Order Contract Project equals \$2,275,000.00. Total bid costs for the project equal \$2,217,287.00, which includes the Project Cost of Work plus Bid Alternates 1 and 2 (\$1,612,287.00), Job Order Contractor's Total Fee (\$505,000.00), and the District's Construction Contingency (\$100,000.00).

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 Satterfield & Pontikes Construction to contract with the subcontractors shown in the Construction Cost Bid Summary provided at Attachment 1 for the 2015 Bond Colonial Hills Elementary School Kitchen Addition and Renovations Job Order Contract Project for a total contract award value of \$2,217,287.00 which includes Bid Alternates 1 (New 2x2 Grid and ACT at Cafetorium and Stage) and 2 (Replace all Existing VCT at Cafetorium. 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

ATTACHMENT 1

Colonial Hills Elementary School Kitchen Addition and Renovations Job Order Contract Project Bid Date: November 14, 2017 @ 2:00 PM including Addenda Nos. 1 and 2

Construction Cost Bid Summary

DIVISION	DESCRIPTION	COST	SUBCONTRACTOR	BID RESULTS
DIV. 1	GENERAL REQUIREMENTS	\$ 55,752	Division 1 - Subtotal	
	SWPPP	\$ 3,002	Environmental Allies	Best Value Selection (Low Bidder)
	Dumpsters	\$ 16,250	Satterfield & Pontikes (S&P)	General Allowance
	General Requirements	\$ 11,500	Satterfield & Pontikes (S&P)	Support Allowance
	General Construction Contingency	\$ 25,000	Satterfield & Pontikes (S&P)	General Allowance
DIV. 2	DEMOLITION	\$ 80,300	Division 2 - Subtotal	
	Demolition	\$ 56,800	KMAC	Best Value Selection (Low Bidder)
	Miscellaneous Demolition	\$ 23,500	Satterfield & Pontikes (S&P)	Support Allowance
DIV. 3	CONCRETE	\$ 102,165	Division 3 - Subtotal	
	Concrete	\$ 91,200	PHI Concrete	Best Value Selection (Low Bidder)
	Miscellaneous Concrete	\$ 10,965	Satterfield & Pontikes (S&P)	Support Allowance
DIV. 4	MASONRY	\$ 130,619	Division 4 - Subtotal	
	Masonry	\$ 127,469	Butler & Butler	Best Value Selection
	Miscellaneous Masonry	\$ 3,150	Satterfield & Pontikes (S&P)	Support Allowance
DIV. 5	METALS	\$ 43,603	Division 5 - Subtotal	
	Steel Fabrication & Erection	\$ 43,603	Pool Custom Ironworks	Best Value Selection (Low Bidder)
DIV. 6	WOODS & PLASTICS	\$ 4,869	Division 6 - Subtotal	
	Casework	\$ 4,869	Millennia	Best Value Selection (Low Bidder)
DIV. 7	THERMAL & MOISTURE PROTECTION	\$ 90,101	Division 7 - Subtotal	
	Waterproofing, Flashing, Joint Sealants & Insulation	\$ 27,294	CHM Weatherguard	Best Value Selection (Low Bidder)
	Metal Roofs, Wall Panels & Soffits and Roofing	\$ 54,937	Samuel Dean	Best Value Selection (Low Bidder)
	Miscellaneous Thermal & Moisture Protection	\$ 7,870	Satterfield & Pontikes (S&P)	Support Allowance
DIV. 8	DOORS & WINDOWS	\$ 23,464	Division 8 - Subtotal	
	Doors & Hardware (Materials)	\$ 10,825	Architectural Division 8	Best Value Selection (Low Bidder)
	Doors & Hardware (Install)	\$ 1,190	McLarkin	Best Value Selection (Low Bidder)
	Glazing	\$ 11,449	Architectural Division 8	Best Value Selection (Low Bidder)
DIV. 9	FINISHES	\$ 104,033	Division 9 - Subtotal	
	Drywall & Acoustical Ceilings	\$ 37,685	CCGroup	Best Value Selection (Low Bidder)
	Painting & Coatings	\$ 14,021	Central Texas Finishers	Best Value Selection (Low Bidder)
	Tile & Resilient Flooring	\$ 22,852	San Antonio Tile	Best Value Selection (Low Bidder)
	Resinous Flooring	\$ 22,997	Stonhard	Best Value Selection (Low Bidder)
	Miscellaneous Finishes	\$ 6,478	Satterfield & Pontikes (S&P)	Support Allowance
DIV. 10	SPECIALTIES	\$ 33,858	Division 10 - Subtotal	
	Canopy	\$ 26,933	Avadek	Best Value Selection (Low Bidder)
	Miscellaneous Specialties	\$ 6,925	Satterfield & Pontikes (S&P)	Support Allowance
DIV. 11	EQUIPMENT	\$ 400,950	Division 12 - Subtotal	
	Food Service	\$ 398,950	Kirby	Best Value Selection (Low Bidder)
	Miscellaneous Food Service	\$ 2,000	Satterfield & Pontikes (S&P)	Support Allowance
DIV. 22	PLUMBING	\$ 117,501	Division 22 - Subtotal	
	Plumbing	\$ 117,501	SNB Mechanical	Best Value Selection (Low Bidder)
DIV. 23	HVAC	\$ 197,806	Division 23 - Subtotal	
	HVAC w/ 22	\$ 167,806	SNB Mechanical	Best Value Selection (Low Bidder)
	Miscellaneous HVAC	\$ 30,000	Satterfield & Pontikes (S&P)	Support Allowance
DIV. 26	ELECTRICAL	\$ 144,100	Division 26 - Subtotal	
	Electrical	\$ 117,718	HJD Capital Electric	Best Value Selection (Low Bidder)
	Fire Alarm	\$ 14,382	Northstar Fire Protection	Best Value Selection (Low Bidder)
	Miscellaneous Electrical	\$ 12,000	Satterfield & Pontikes (S&P)	Support Allowance
DIV. 27	COMMUNICATIONS	\$ 5,103	Division 27 - Subtotal	
	Structured Cabling	\$ 5,103	Brycom	Best Value Selection (Low Bidder)
DIV. 28	ELECTRONIC SAFETY & SECURITY	\$ 21,181	Division 28 - Subtotal	
	Intrusion Detection & Surveillance	\$ 21,181	BryComm	Best Value Selection (Low Bidder)
DIV. 31	EARTHWORK	\$ 20,000	Division 31 - Subtotal	
	Earthwork	\$ 20,000	Satterfield & Pontikes (S&P)	General Allowance
DIV. 32	EXTERIOR IMPROVEMENTS	\$ 23,070	Division 32 - Subtotal	
	Miscellaneous Exterior Improvements	\$ 8,070	Satterfield & Pontikes (S&P)	Support Allowance
	Miscellaneous Irrigation and Landscaping	\$ 15,000	Satterfield & Pontikes (S&P)	Support Allowance
VE	VALUE ENGINEERING	\$ (8,086)	Value Engineering - Subtotal	
	Value Engineering Items	\$ (8,086)	Satterfield & Pontikes (S&P)	Accepted Value Engineering
ALT	BID ALTERNATES	\$ 21,898	Bid Alternates - Subtotals	
	Alternate #1 New Acoustical Ceilings In Cafetorium	\$ 13,005	Various Subcontractor Bids	Best Value Selection (Low Bidder)
	Alternate #2 Remove and Replace Existing VCT in Cafetorium	\$ 8,893	Various Subcontractor Bids	Best Value Selection (Low Bidder)
	COST OF WORK SUMMARY		TOTAL VALUE ENGINEERING INCLUDING GC FEES	
	PROJECT COST OF WORK TOTAL		\$ 1,612,287	-8,086
	JOB ORDER CONTRACTOR'S TOTAL FEE SUMMARY		JOB ORDER CONTRACTOR'S FEE BREAK-OUT	
	PRE-CONSTRUCTION SERVICES		\$ 10,000	= Lump Sum
	GENERAL CONDITIONS		\$ 295,000	= Lump Sum
	CONSTRUCTION PROFIT		\$ 200,000	= Lump Sum
	JOB ORDER CONTRACTOR'S TOTAL FEE		\$ 505,000	= Lump Sum

ATTACHMENT 1

TOTAL CONTRACTOR BID COST		\$ 2,117,287	TOTAL PROJECT COST	\$2,217,287
CONTINGENCY AND ALLOWANCE SUMMARY			TOTAL PROJECT ALLOWANCE SUMMARY	
CONTINGENCY ALLOWANCE TOTAL	\$	100,000	Owner Contingency Maintained Inside Construction Contract	
GENERAL ALLOWANCE TOTAL	\$	61,250	Total for CM Allowances	\$198,708
SUPPORT ALLOWANCE TOTAL	\$	137,458		
CMR PROJECT COST ANALYSIS (ORIGINAL CMR BID ADVERTISEMENT)			OVERALL PROJECT CMR BID COST SUMMARY	
CMR ADVERTISED BUDGET	\$	2,275,000	Total Project Cost = \$2,217,287 (with Owner Contingency @ \$100,000)	
CMR PRE-CONSTRUCTION SERVICE FEE BID	\$	10,000		
CMR GENERAL CONDITIONS FEE BID	\$	295,000		
CMR PROFIT FEE BID	\$	200,000		
CMR TOTAL FEE BID	\$	505,000		
BID ALTERNATES SUMMARY			BID EXCLUSIONS SUMMARY	
Alternate 1 - New 2x2 Grid and ACT at Cafetorium & Stage	\$	10,146	Building Permit Fees by District Document Reproduction by District Project Signage by District Utility Impact and Permitting Fees by District Material Testing and Asbestos Abatement by District	
Alternate 2 - Replace all existing VCT at Cafetorium	\$	8,893		

ATTACHMENT 2

Colonial Hills Elementary School Kitchen Addition and Renovations Job Order Contract Project Bid Date: November 14, 2017 @ 2:00 PM Including Addenda Nos. 1 and 2

Subcontractor Bid Summary

Division 1 - General Conditions

1	Environmental Allies	\$ 3,002	Best Value Selection (Low Bidder)
2	Fuquay	\$ 5,135	
3	C-3 Environmental	\$ 4,321	
GC	Dumpsters	\$ 16,250	General Allowance
GC	General Requirements	\$ 11,500	Support Allowance
GC	Construction Contingency	\$ 25,000	General Allowance

Division 2 - Demolition

1	JPD Demolition	\$ 19,750	Nonresponsive: Incomplete Scope
2	KMAC Construction Services	\$ 56,800	Best Value Selection (Low Bidder)
3	EA Demo	\$ 58,718	
4	JR Ramon Demolition	\$ 60,214	
5	Robles 1	\$ 67,000	
GC	Miscellaneous Demolition	\$ 23,500	Support Allowance

Division 3 - Concrete

1	PHI	\$ 91,200	Best Value Selection (Low Bidder)
2	T&D Moravits	\$ 149,000	
3	Greco Structures	\$ 154,151	
4	Keystone	\$ 168,497	
GC	Miscellaneous Concrete	\$ 10,965	Support Allowance

Division 4 - Masonry

1	DJM Masonry	\$ 124,022	
2	Butler & Butler	\$ 127,469	Best Value Selection
3	Mills Brothers	\$ 129,489	
4	Rudd & Adams	\$ 358,632	
GC	Miscellaneous Masonry	\$ 3,150	Support Allowance

Division 5 - Metals

Structural & Ornamental Steel Fabrication

1	Pool Custom Ironworks	\$ 43,603	Best Value Selection (Low Bidder)
2	Myrex	\$ 63,575	

Division 6 - Wood & Plastics

Casework

1	Millenia	\$ 4,869	Best Value Selection (Low Bidder)
2	Koehler	\$ 8,000	
3	KCM Cabinets	\$ 13,850	

Division 7 - Thermal & Moisture Protection

Waterproofing/Firestopping

1	CHM Weatherguard	\$ 27,294	Best Value Selection (Low Bidder)
2	JR Weatherproofing	\$ 28,000	

Metal Wall Panels / Soffits / Metal Roofing / Mod-Bitumen Roofing

1	Samuel Dean Roofing	\$ 54,937	Best Value Selection (Low Bidder)
GC	Miscellaneous Thermal & Moisture Protection	\$ 7,870	Support Allowance

Division 8 - Openings

Doors and Hardware

1	Architectural Division 8 (Material)	\$ 10,825	Best Value Selection (Low Bidder)
2	McLarkin (Install)	\$ 1,190	Best Value Selection (Low Bidder)

Glazing

1	Architectural Division 8	\$ 11,449	Best Value Selection (Low Bidder)
2	Texas Commercial Glass Concepts	\$ 12,028	

ATTACHMENT 2

Colonial Hills Elementary School Kitchen Addition and Renovations Job Order Contract Project Bid Date: November 14, 2017 @ 2:00 PM Including Addenda Nos. 1 and 2

Subcontractor Bid Summary

Division 9 - Finishes

Drywall & Acoustical

1	The CC Group	\$ 37,685	Best Value Selection (Low Bidder)
2	Walls Across Texas	\$ 40,650	
3	Burton Interiors	\$ 40,940	
4	SG Construction	\$ 43,398	
GC	Miscellaneous Finishes	\$ 6,478	Support Allowance

Painting

1	Central Texas Finishers	\$ 14,021	Best Value Selection (Low Bidder)
2	DAV Paint	\$ 16,840	
3	SG Construction	\$ 18,106	
4	All Valley Painting	\$ 21,330	
5	General Coatings	\$ 27,791	

Resinous Flooring

1	Stonhard	\$ 22,997	Best Value Selection (Low Bidder)
2	ARS	\$ 25,950	
3	Decocrete	\$ 27,479	
4	MRK	\$ 36,878	

Tiling

1	San Antonio Tile	\$ 19,605	Best Value Selection (Low Bidder)
2	One Stop	\$ 18,425	
3	Jung Tile	\$ 21,885	
4	Burditt Tile & Stone	\$ 33,216	

Resilient Flooring

1	San Antonio Tile	\$ 3,247	Best Value Selection (Low Bidder)
2	One Stop	\$ 5,600	
3	Spectra	\$ 7,489	
4	Rockford	\$ 8,145	

Division 10 - Specialties

Toilet Accessories / Fire Extinguishers / Lockers

GC	Miscellaneous Specialties	\$ 6,925	Support Allowance
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Canopy

1	Avadek	\$ 26,933	Best Value Selection (Low Bidder)
2	Rusco Canopies	\$ 28,027	
3	Aluminum Tech	\$ 28,840	

Division 11 - Equipment

Food Service

1	Kirby	\$ 398,950	Best Value Selection (Low Bidder)
2	Kitchen Resources	\$ 420,915	
3	Oswalt Equipment	\$ 417,000	
4	Supreme Fixtures	\$ 397,900	
5	Mission Restaurant Supply	\$ 400,137	
6	Stafford-Smith	\$ 417,569	
7	Texas Metal	\$ 433,641	
8	Edward Don	\$ 439,000	
GC	Miscellaneous Food Service	\$ 2,000	Support Allowance

Division 22 - Plumbing

1	SNB Mechanical	\$ 117,501	
2	Consolidated Services Co.	\$ 209,197	
3	Venture Plumbing	\$ 229,092	
4	Mueller Wilson, Inc.	\$ 360,264	

ATTACHMENT 2

Colonial Hills Elementary School Kitchen Addition and Renovations Job Order Contract Project Bid Date: November 14, 2017 @ 2:00 PM Including Addenda Nos. 1 and 2

Subcontractor Bid Summary

Division 23 - HVAC

1	Provident	\$	145,962	
2	Consolidated Services Co.	\$	158,605	
3	SNB Mechanical	\$	167,806	
4	Mueller Wilson, Inc.	\$	278,256	
GC	Miscellaneous HVAC	\$	30,000	Support Allowance

Division 22 & 23 - HVAC & Plumbing Combination

1	SNB Mechanical	\$	285,307	Best Value Selection (Low Bidder)
2	Consolidated Services Co.	\$	377,003	
3	Mueller Wilson, Inc.	\$	638,520	

Division 26 - Electrical

Electrical

1	HJD Capital Electric	\$	117,718	Best Value Selection (Low Bidder)
2	Central Electric	\$	142,838	
3	HSC Electric	\$	301,271	
GC	Miscellaneous Electrical	\$	12,000	Support Allowance

Fire Alarm

1	Northstar Fire Protection	\$	14,382	Best Value Selection (Low Bidder)
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Division 27 - Communications

1	BryComm	\$	5,103	Best Value Selection (Low Bidder)
2	Eldridge Electric	\$	6,080	

Division 28 - Electronic Safety & Security

Video Surveillance and Intrusion Detection

1	Brycomm	\$	21,181	Best Value Selection (Low Bidder)
2	Firetrol	\$	28,647	

Division 31 - Earthwork

GC	Satterfield & Pontikes	\$	20,000	General Allowance
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Division 32 - Exterior Improvements

Landscaping and Irrigation

1	Signature Landscaping	\$	3,050	Nonresponsive - Incomplete Scope
2	Lawn Works	\$	12,208	
3	R&C	\$	13,904	
4	Towns Landscaping	\$	55,100	
GC	Miscellaneous Exterior Improvements	\$	8,070	Support Allowance
GC	Miscellaneous Irrigation and Landscaping	\$	15,000	Support Allowance

Value Engineering

1	Value Engineering	\$	(8,086)	Best Value Selection (Low Bidder)
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Alternates

1	Alternate 1 New Acoustical Ceilings in Cafetorium	\$	13,005	Best Value Selection (Low Bidder)
2	Alternate 2 Remove and Replace Existing VCT Tile in Cafetorium	\$	8,893	Best Value Selection (Low Bidder)

ATTACHMENT 3

Colonial Hills Elementary School Kitchen Addition and Renovations Job Order Contract Project
Bid Date: November 14, 2017 @ 2:00 PM Including Addenda Nos. 1 and 2

Value Engineering Summary

CSI DIVISION	SCOPE OF WORK DESCRIPTION	Action	Cost Accepted
Division 7 - Thermal & Moisture Protection			
7.1	Delete Anti-Graffiti Water Repellents	Deduct	\$ (4,958.00)
Division 8 - Openings			
8.1	Remove requirement for additional warranty on glazing	Deduct	\$ (3,128.00)
PROJECT VALUE ENGINEERING TOTAL			\$ (8,086.00)