



North East Independent School District

8961 TESORO DRIVE - SAN ANTONIO, TEXAS 78217

Executive Director
Construction Management
& Engineering Department

March 20, 2006

**SUBJECT: RECOMMENDATION TO AWARD THE CLAUDIA TAYLOR (LADY BIRD)
JOHNSON HIGH SCHOOL PACKAGE B: FACILITIES / ATHLETIC FIELDS
AND SITE INFRASTRUCTURE PROJECT
*** 2003 BOND PROGRAM *****

BACKGROUND INFORMATION

The 2003 Bond Program includes construction of a new high school, identified as the Claudia Taylor (Lady Bird) Johnson High School, within a 116.04 acre tract of land bordered by Bulverde Road on the east, the future extension of Stone Oak Parkway on the north, Roan Forest Elementary School on the west and the Pinon Creek and Encino Ranch subdivisions on the south. The Board of Trustees approved the Schematic Design presentation for the project on September 13, 2004 and awarded Bid Package A – Site Mass Grading and Preparation Project on August 22, 2005. Site preparation work is underway with completion scheduled in March 2006. Bid Package B – Facilities / Athletic Fields and Site Infrastructure was formulated around the District's High School Design Program Plan (approved on September 13, 2004) and updated to reflect program adjustments presented during the fall 2004 High School Design Charette. The Board of Trustees approved the Construction Document presentation on November 14, 2005 which included the following programs areas: (1) Administrative Student Services / Campus Support / Teacher Resource Areas and the Student Health Center, (2) Standard Instructional Program consisting of 60 Standard Instructional Classrooms and 4 Computer Labs, the Science Program (16 Science Labs), Computer Science Program (1 Lab Classroom), JROTC Program including Administrative and Instructional Support Facilities, 3 Classrooms and an outdoor Drill Marching Area and Drivers Education Classroom, (3) Special Education Program, (4) Career and Technology Program, (5) Library and Multi-Use Production Studio, (6) Fine Arts Program with an Auditorium (750 seat) and Black Box Theater (200 seat), (7) Athletics and Physical Education Program including two Competition Gymnasiums (600 and 150 seat), Administrative Support Areas, Locker Rooms and Shower Facilities, (8) Athletic Field areas including Competition and Practice Football Fields, Baseball Field, Softball Field, Soccer Field, 8-Lane All Weather Surface Track, 6 Tennis Courts, and Shot Put/Discus Throw Areas, (9) Food Service Program including Kitchen, Cafeteria and Outdoor Dining Area, (10) MEP Support Areas, Restrooms, Structure and Circulation Areas, and (11) Site Infrastructure including Parking Areas, Roads and Fire Lanes. Bids were received for Package B – Facilities / Athletic Fields and Site Infrastructure Project on Tuesday, February 14, 2006 at 2:00 and 5:00 p.m. in room 317 of the North East Independent School District Education Center. The architectural firm of Garza/Bomberger & Associates was employed as the professional team for this project

ADMINISTRATIVE CONSIDERATION:

This is an approved 2003 Bond project.

BUDGETARY CONSIDERATION:

Funds for this project were included in the Second Bond Sale (\$149,000,000.00) of August 10, 2005. The total construction budget for the high school project equals \$57,198,695.00 which is detailed in the table below. Budget estimates for Package B, through the completion of Construction Document development, equaled \$63,726,450.00 (November 2005) which were subsequently revised to \$66,664,964.00 (January 2006) during preparation of the monthly presentation to the Citizens Bond Advisory Committee (CBAC) following identification of recent construction bid trends in the San Antonio area.

Project Bid Package	Construction Budget	Actual or Estimate
Package A – Site Mass Grading & Preparation	\$3,565,000	\$3,739,300
Package B – Facilities / Athletic Fields & Site Infrastructure	\$52,528,155	\$67,815,776
Package C – Off-site Road Improvements *	\$1,105,540	\$1,400,000
TOTAL =	\$57,198,695	\$72,955,076
Cost Per Square Foot (based on 438,726 sq. ft.) =	\$130.37	\$166.29

* A Development Agreement will be executed between the North East I.S.D. and the following entities: Bexar County, Lumberman's Investment Corporation and David Berndt Interests to complete required improvements in the public Right-of-Way adjacent to the high school property fronting Bulverde Road and the future extension of Stone Oak Parkway.

The original design program for the new high school included facility requirements totaling 395,000 gross sq. ft.; however, total gross square footage for the project was increased to 438,726 sq. ft. (43,726 sq. ft. over the original program) during the design review process to accommodate a combination of educational program changes by the State of Texas and requested changes by District staff. Adjustments were made to the original Program to improve upon earlier North East high school program designs, account for new State program mandates and provide an improved facility layout geared to enhance the overall educational environment.

Contract Award Summary for Package B: Facilities / Athletic Fields and Site Infrastructure

Budget/Construction Element	Cost (\$)	Description
Total Construction Budget	\$ 52,528,155	Bond Program Budget (November 2003)
Base Bid Contract Price	\$ 68,215,000	Gilbane Building Company
Construction Alternates	\$ 255,000	Alternates 1, 2, 3, 4 and 5
Value Engineering	(\$ 697,574)	See Exhibit A
Post Bid Addendum	\$ 43,350	See Exhibit A (11 Items Pending)
Revised Contract Price	\$ 67,815,776	Contract Award Amount

The Contract Award Cost includes an Owner's Contingency of \$750,000.00 and Project Allowances for Reinforcing/Structural Steel of \$12,000.00, Basketball Court Striping and Graphics of \$4,000.00, Unit Prices 3 and 4 for Civil Engineering Site Work and Pier Drilling Operations of \$80,000, Fabrication and Erection of a Viewing Tower for the Band Marching Area of \$35,000 and a Building Plaque of \$4,000.00.

RECOMMENDATION:

The Executive Director of Construction Management and Engineering, Design Consultant and staff have carefully examined and evaluated the bids received and recommend that the District contract with Gilbane Building Company for the Claudia Taylor (Lady Bird) Johnson High School Package B: Facilities / Athletic Fields and Site Infrastructure Project for a total cost of \$67,815,776.00 which includes Alternates 1, 2, 3, 4, and 5, Project Value Engineering (23 Items as shown at Exhibit A) and the Post Bid Addendum (8 Items as shown at Exhibit A). It is further recommended that the Board of Trustees grant the Superintendent and Associate Superintendent / CFO authority to execute this contract.

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