



North East Independent School District

8961 TESORO DRIVE - SAN ANTONIO, TEXAS 78217

Executive Director
Construction Management
& Engineering Department

August 22, 2005

**SUBJECT: AWARD OF CONTRACT FOR CLAUDIA TAYLOR (LADY BIRD) JOHNSON
HIGH SCHOOL PACKAGE A: SITE MASS GRADING AND PREPARATION
PROJECT**

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

BACKGROUND INFORMATION:

Bids were received for construction of the Claudia Taylor (Lady Bird) Johnson High School Package A: Site Mass Grading and Preparation Project on Thursday, August 4, 2005 at 2:00 and 5:00 p.m. in room 317 of the North East Independent School District Education Center. The consulting firms of Garza Bomberger & Associates (Architect) and Overby Descamps Engineers, Inc. (Civil Engineer) were employed as the professional team for this project. The 2003 Bond Program includes construction of a new High School within a 116.5 acre tract of land bordered by Bulverde Road on the east, Roan Forest Elementary School and North East ISD Restricted Development Area (per Edwards Aquifer Protection Plan and Water Pollution Abatement Plan) on the west, the Pinon Creek and Encino Ranch subdivisions to the south and several Developer Tracts reflecting the City of San Antonio Master Thoroughfare Plan for extension of Stone Oak Parkway to the north. The topography of the site has necessitated the design of a three story academic building with parking positioned along the perimeter of the building areas and development of a main circulation drive connecting the campuses primary entrances off Bulverde Road and the future extension of Stone Oak Parkway. The overall project site grading plan has been finalized with a "balanced" site mass grading concept incorporating approximately 250,000 cubic yards of cut and 300,000 cubic yards of fill on-site. The site mass grading plan requires extensive rock removal near the center of the site. The most efficient means for accomplishing this task requires the use of deliberate blasting techniques to loosen the rock material and allow for the cut and fill operations to proceed over a deliberate 5 month timeline. The blasting method will also require the use of large milling machines and a rock crushing operation to convert the loosened rock into fill material. The alternative technique for site mass grading in rocky terrain involves the use of large milling machines in concert with the rock crushing operation. The cost of blasting in lieu of milling will save the project over \$439,700 dollars or 10.5% of the total construction cost for the Site Mass Grading portion of the construction effort. Blasting techniques in support of site mass grading have been engineered to provide minimal exposure to surrounding property owners. City of San Antonio building codes establish maximum blasting rates at 1.7 inches/sec on the Richter Scale – this limit is less than Federal Blasting guidelines of 2.0 inches/sec. The Blasting Companies employ a pre-monitoring survey to establish baseline conditions in surrounding properties and then monitor blasts to ensure compliance with City and Federal Blasting guidelines. Approximately 168-200 blasts will be required (at 4 blasts per day) over a 3 to 4 month period. Blasting limits at the site establish a range of approximately 750 feet to the nearest homeowner during blasting operations.

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 Claudia Taylor (Lady Bird) Johnson High School Package A: Site Mass Grading and Preparation equals \$3,565,000.00 with a construction account equaling \$3,100,000.00 and a contingency of \$465,000.00. Budget estimates through Construction Document Development were \$3,250,000.00 (not including contingency). Bid costs for the Package A: Site Mass Grading and Preparation work equaled \$3,739,300.00 for the Blasting Option.

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 District contract with Joeris General Contractors, Ltd. for the Claudia Taylor (Lady Bird) Johnson High School Package A: Site Mass Grading and Preparation Project for a total cost of \$3,739,300.00 which includes Alternate #2 (Additional Blasting Insurance Requirements) using the Blasting Option. 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:** _____