



NORTH EAST INDEPENDENT SCHOOL DISTRICT

Date: February 13, 2017

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

Subject: 2015 Bond Program Krueger MS Phase 2 Campus
Replacement Project Construction-Manager-at-Risk
Selection Bid Award Approval

Related Page(s): Attachment

CONSENT ITEM

BACKGROUND INFORMATION

Bids were received for the 2015 Bond Krueger Middle School Phase 2 Campus Replacement Project Construction-Manager-at-Risk Selection on Jan. 5, 2017 at 2:00 PM in room 317 of the North East ISD Richard A. Middleton Education Center. The consulting firm of Pfluger Architects is employed as the professional design team for this project. The 2015 Bond Program includes funding to continue implementation of the Krueger Middle School Campus Replacement Plan and provide new modernized facilities for the campus. This project will provide for construction of the following program elements: (1) new cafeteria and kitchen area; (2) new fine arts area (band, orchestra, choir, and theater arts); (3) new athletic facility; (4) new central plant with air-cooled chillers, boilers, and associated pumps; (5) tennis courts replacement; (6) new parking areas; and (7) landscaping, irrigation, drainage, site utilities, and infrastructure improvements to complement the new facility addition. The design program for the 2015 Bond Krueger Middle School Phase 2 Campus Replacement Project equals 79,062 sq. ft. of new facility improvements. Phase 1 work at the campus included construction of a new Science Facility as part of the 2003 Bond Program.

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 Krueger Middle School Phase 2 Campus Replacement Project equals \$24,500,000.00. Bid costs for the Construction-Manager-at-Risk Selection equal \$1,920,698.00 with a total Construction-Manager-at-Risk Fee of 8.506%.

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 Board of Trustees award the 2015 Bond Krueger Middle School Phase 2 Campus Replacement Project Construction-Manager-at-Risk Selection to Guido Brothers Construction Company for a total bid cost of \$1,920,698.00 with a total Construction-Manager-at-Risk Fee of 8.506%. It is further 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

**BID TAB: 2015 BOND KRUEGER MIDDLE SCHOOL PHASE 2 CAMPUS REPLACEMENT PROJECT
CONSTRUCTION-MANAGER-AT-RISK (CMAR) SELECTION
RFCSP NO. 46-17 BID DATE: JAN. 5, 2017 @ 2:00 PM**

Architect: Pfluger Architects				
General Contractors	Guido Brothers Construction	Bartlett Cocke General Contractors	Skanska USA Building	Joeris General Contractors
CMAR Total Fee (\$)	\$1,920,698.00	\$2,017,687.00	\$2,145,858.00	\$2,157,087.00
CMAR Total Fee (%)	8.506%	8.975%	9.599%	9.654%
Pre-Construction Services Fee (\$)	\$48,000.00	\$90,000.00	\$65,000.00	\$65,000.00
Pre-Construction Services Fee (%)	0.213%	0.400%	0.291%	0.291%
General Conditions Fee (\$)	\$1,260,198.00	\$1,320,437.00	\$1,442,258.00	\$1,500,000.00
General Conditions Fee (%)	5.581%	5.873%	6.452%	6.714%
CMAR Profit Fee (\$)	\$612,500.00	\$607,250.00	\$638,600.00	\$592,087.00
CMAR Profit Fee (%)	2.713%	2.701%	2.857%	2.650%