



NORTH EAST INDEPENDENT SCHOOL DISTRICT

Date: February 11, 2013

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

Subject: 2010 QSCB Lee HS Construction Manager at Risk
Old Library Renovations Project Bid Award Approval

Related Page(s): Attachments

CONSENT ITEM

BACKGROUND INFORMATION

Bids were received for the 2010 QSCB Lee High School Construction Manager at Risk Old Library Renovations Project on January 10, 2013 at 2:00 p.m. at the Office of the Construction Manager (Joeris General Contractors), 1390 East Bitters Road, San Antonio, Texas 78216. The consulting firm of Pfluger Associates was employed as the professional design team for this project. The 2010 Qualified School Construction Bond Program includes funding to renovate the Lee High School Old Library area (7,240 square feet) into a flexible multipurpose facility to accommodate a variety of functions such as faculty meetings, community gatherings, and student testing. Project components include: a large multipurpose room which can be subdivided into three separate areas through use of folding partitions; a campus wellness center area; a campus conference room; three small meeting rooms; bookroom storage area; and upgraded restroom facilities. The project will also provide: new interior finishes, windows, lighting, and flooring; HVAC system replacement; fire sprinkler system; hard-wired and wireless technology systems; and new concrete flatwork at the entrance areas. The project will be managed by Joeris General Contractors, previously awarded the Construction Manager at Risk construction contract for the 2010 QSCB and 2011 Bond work at the Lee High School Campus.

ADMINISTRATIVE CONSIDERATION

This is an approved 2010 QSCB project.

BUDGETARY CONSIDERATION

Funds for this project were included in the 2010 QSCB Sale (\$37,545,000.00) of November 2010. The Board-Approved Construction Budget for the project equals \$1,325,000.00. Bid costs for the project include a Base Bid of \$1,323,249.00 with a Bid Alternate to improve the overall fire line service at the campus in the amount of \$145,098.00, for a total project bid cost of \$1,468,347.00. Sufficient funds are available in the 2010 QSCB Contingency Account to cover the total project construction cost.

RECOMMENDATION

The Executive Director of Construction Management and Engineering, Design Team, Staff, and Construction Manager (Joeris General Contractors) have carefully examined and evaluated the bids received and recommend that the Board of Trustees allow the Construction Manager to contract with the project subcontractors as listed in the Project Bid and Subcontractor Summary Tabulations (see Attachments 1 and 2) for the Lee High School Old Library Renovations Project for a total contract award of \$1,468,347.00 to include Alternate #1 (Fire Line Service Upgrade). 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