



## NORTH EAST INDEPENDENT SCHOOL DISTRICT

Date: February 13, 2017

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

Subject: 2015 Bond Program MacArthur HS Fine Arts Addition  
and Renovations Project Construction-Manager-at-Risk  
Selection Bid Award Approval

Related Page(s): Attachment

### CONSENT ITEM

#### **BACKGROUND INFORMATION**

Bids were received for the 2015 Bond MacArthur High School Fine Arts Addition and Renovations Project Construction-Manager-at-Risk Selection on Jan. 13, 2017 at 2:00 PM in room 317 of the North East ISD Richard A. Middleton Education Center. The consulting firm of Lopez Salas Architects is employed as the professional design team for this project. The 2015 Bond Program includes funding to expand and upgrade the fine arts facilities at MacArthur High School. This project will provide for construction of the following fine arts program elements at the campus: (1) new facility addition encompassing the orchestra and dance program areas; (2) drama program facility renovations; (3) band program facility renovations; (4) installation of a freight elevator to support access to the 2<sup>nd</sup> floor stage and scene shop; (5) fire lane realignment and parking area replacement; and (6) landscape, irrigation, drainage, site utilities, and infrastructure improvements to complement the new facility addition. The design program for the 2015 Bond MacArthur High School Fine Arts Addition and Renovations Project equals 28,779 sq. ft. of facility improvements, including 17,039 sq. ft. of facility additions and 11,740 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 MacArthur High School Fine Arts Addition and Renovations Project equals \$7,250,000.00. Bid costs for the Construction-Manager-at-Risk Selection equal \$707,000.00 with a total Construction-Manager-at-Risk Fee of 10.805%.

#### **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 MacArthur High School Fine Arts Addition and Renovations Project Construction-Manager-at-Risk Selection to Marksmen General Contractors for a total bid cost of \$707,000.00 with a total Construction-Manager-at-Risk Fee of 10.805%. 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 MACARTHUR HIGH SCHOOL FINE ARTS ADDITION AND RENOVATIONS PROJECT  
CONSTRUCTION-MANAGER-AT-RISK (CMAR) SELECTION  
RFCSP NO. 47-17 BID DATE: JAN. 13, 2017 @ 2:00 PM**

Architect: Lopez Salas Architects					
General Contractors	Marksmen General Contractors	Stoddard Construction Management	Satterfield & Pontikes Construction	Guido Brothers Construction	Joeris General Contractors
CMAR Total Fee (\$)	\$707,000.00	\$906,250.00	\$1,112,914.00	\$1,138,902.00	\$1,168,269.00
CMAR Total Fee (%)	10.805%	14.286%	18.134%	18.637%	19.209%
Pre-Construction Services Fee (\$)	\$42,000.00	\$7,250.00	\$50,000.00	\$65,000.00	\$45,000.00
Pre-Construction Services Fee (%)	0.642%	0.114%	0.815%	1.064%	0.740%
General Conditions Fee (\$)	\$600,000.00	\$681,500.00	\$879,190.00	\$675,152.00	\$880,000.00
General Conditions Fee (%)	9.170%	10.743%	14.326%	11.048%	14.470%
CMAR Profit Fee (\$)	\$65,000.00	\$217,500.00	\$183,723.00	\$398,750.00	\$243,269.00
CMAR Profit Fee (%)	0.993%	3.429%	2.994%	6.525%	4.000%