



North East Independent School District

8961 TESORO DRIVE - SAN ANTONIO, TEXAS 78217

Executive Director
Construction Management
and Engineering Department

March 20, 2006

**SUBJECT: RECOMMENDATION TO AWARD THE MADISON HIGH SCHOOL RE-ROOFING
AND ROOF RELATED WORK PHASE II-A: HVAC ROOF-TOP UNIT
REPLACEMENT FOR THE H AND K BUILDINGS PROJECT
*** 2003 BOND PROGRAM *****

BACKGROUND INFORMATION

Bids were received for the Madison High School Re-Roofing and Roof Related Work Phase II-A: HVAC Roof-top Unit Replacement for the H and K Buildings Project on Wednesday, February 15, 2006 at 2:00 p.m. in room 317 of the North East Independent School District Education Center. The consulting firm of MEP Engineering, Inc. was employed as the professional team for this project.

ADMINISTRATIVE CONSIDERATION

This project will replace direct expansion natural gas heating RTUs in the H-Building and like units in the K-Building that are operating at or beyond the typical life expectancy for this type equipment. In addition, a portion of the K-Building 1st floor roof and deck will be replaced in conjunction with the rooftop unit replacements. Construction work is scheduled to commence on or before June 1, 2006 and be substantially complete on August 1, 2006. Approval of the award of the construction contract is needed by the Board of Trustees.

BUDGETARY CONSIDERATION

Funds for the Madison High School Re-Roofing project were included in both the First Bond Sale of (\$300,000,000.00) of February 3, 2004 and the Second Bond Sale (\$149,000,000.00) of August 10, 2005. The total construction budget for the Madison High School Re-Roofing Project equaled \$2,866,989.00. This budget was apportioned into three construction phases: Phase I: \$303,067.00 (Auditorium Re-Roofing), Phase II-A: \$1,500,000.00 (H&K Building HVAC Roof-top Unit Replacement and K Building 1st Floor Area Re-Roofing) and Phase II-B: \$1,063,922.00 (K Building 2nd Floor Area Re-Roofing and H Building Re-Roofing). Phase I was completed in 2005 at a total cost of \$282,750.00; Phase II-A bid costs equal \$1,688,500.00 (which includes an owner contingency of \$60,000.00); Phase II-B is currently in design and will bid later in 2006.

RECOMMENDATION

The Executive Director of Construction Management and Engineering, Director of Engineering, Design Consultant and staff have carefully examined and evaluated the bid received and recommends that the District contract with Comfort Air Engineering, Inc. for the Madison High School Re-Roofing and Roof Related Work Phase II-A: HVAC Roof-top Unit Replacement for the H and K Buildings Project for a total cost of \$1,688,500.00 which includes Alternate #1 (Interior Ceiling Replacement) valued at \$8,500.00. It is further recommended that the Board of Trustees grant the Superintendent and Associate Superintendent / CFO authority to execute the contract.

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