



North East Independent School District

8961 TESORO DRIVE - SAN ANTONIO, TEXAS 78217

Executive Director
Construction Management
& Engineering Department

June 20, 2005

**SUBJECT: AWARD OF CONTRACT FOR MIDDLE SCHOOL SCIENCE LAB AND
CLINIC ADDITIONS AND RENOVATIONS PROJECT
*** 2003 BOND PROGRAM *****

BACKGROUND INFORMATION:

Bids were received for the construction of the Middle School Science Lab and Clinic Additions and Renovations Project on Wednesday, June 1, 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 and O'Neill Conrad Oppelt Architect's Inc. were employed as the professional team for this project. The 2003 Bond Program includes construction of Middle School Science Lab Facilities at the eight (8) oldest Middle Schools in the District, including: Bradley, Eisenhower, Garner, Jackson, Krueger, Nimitz, White, and Wood Middle Schools to meet emerging facility needs in support of an increasingly challenging science curriculum. The project will construct a new Science Facility at each Middle School campus consisting of: (1) eight science labs, (2) three prep storage rooms, (3) one central chemical storage area, and (4) a teacher resource support area. A single-story facility will be designed for seven of the eight campuses, cited to optimize access from the main academic facility; however, at Nimitz Middle School a two-story facility will be constructed and linked to the existing academic building due to limited campus acreage. Additionally, at Nimitz Middle School a portion of the Administrative office area will be relocated to the main campus entrance to facilitate improved security, access and control. The Eisenhower Middle School campus project also includes an expansion and renovation of the administrative area while the White Middle School campus project includes construction of a new clinic and renovation of the existing clinic area into administrative office space. At Bradley Middle School, several faculty restrooms will be renovated while at Driscoll Middle School the existing clinic area will be expanded and renovated to District standards. Finally, at Garner Middle School mechanical improvements are included for the existing administrative area to improve the operation and performance of the HVAC system. Each project site includes civil engineering site-work to replace parking areas, bus loops and road infrastructure impacted by the Science Facility construction; at Garner Middle School replacement of the Tennis Courts and asphalt-surfaced basketball courts is required to support the optimal construction location for the Science Facility.

ADMINISTRATIVE CONSIDERATION:

This is an approved 2003 Bond project.

BUDGETARY CONSIDERATION:

Funds for this project were included in the First Bond Sale (\$300,000,000.00) of February 3, 2004. The total construction budget for this project equals \$32,239,570.00 with a construction account equaling \$29,990,301.00 and a contingency of \$2,249,269.00. Budget estimates through Construction Document Development were \$30,500,000.00. Total bid costs for the project following contract negotiations were \$33,627,876.00 which includes the Base Bid, Alternates 1A,2A,3A,5A,1B,2B,3B,5B,7B, and project Value Engineering. The contract award costs are shown as follows:

Contract Award Summary

Total Construction Budget	\$ 32,239,570	Includes Contingency of \$2,249,269
Base Bid Contract Price	\$ 35,369,000	Bartlett Cocke L.P. – Packages A & B
Construction Alternates	\$ 858,000	Alt's 1A,2A,3A,5A,1B,2B,3B,5B, & 7B
Value Engineering	\$ 2,599,124	See Exhibit A
Revised Contract Price	\$ 33,627,876	Contract Award Amount
1998 Bond Funding	\$389,000	Alternates 5A, 5B & 7B
2003 Bond Funding	\$33,238,876	Base Bid (Packages A & B) and Alternates 1A,2A,3A,1B,2B, & 3B

The Contract Award Cost includes an Owner's Contingency of \$543,600.00. Several Bid Alternates are recommended for funding from the 1998 Bond Program as this scope of work was value added to the project, but not included in the original 2003 Bond Program plan. This work includes: Alternate 5A (Nimitz Administrative Area Relocation and Renovation) valued at \$243,000.00, Alternate 5B (Bradley Restroom Renovations) valued at \$92,000.00 and Alternate 7B (Garner HVAC Improvements) valued at \$54,000.00 for a total cost of \$389,000.00. Total funding from the 2003 Bond Program equals \$33,238,876 which is \$999,306 (or 3.1%) over the program budget. Bond Contingency and/or Interest Earned funds are available to support the current contract award total.

RECOMMENDATION:

The Executive Director of Construction Management and Engineering and Project Design Team have carefully examined and evaluated the bids received and recommend that: (1) the District contract with Bartlett Cocke L.P. for the Middle School Science Lab and Clinic Additions and Renovations Project for a total cost of \$33,627,876.00 which includes Alternates 1A,2A,3A,5A, 1B,2B,3B,5B, and 7B (valued at \$858,000.00), and Project Value Engineering (valued at \$2,599,124), and (2) that the project be funded by both 1998 Bond Program (\$389,000.00) and 2003 Bond Program (\$33,238,876) funds. 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:** _____