



NORTH EAST INDEPENDENT SCHOOL DISTRICT

Date: June 17, 2013

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

Subject: 2011 Bond Program Windcrest Elementary School Additions and Renovations Project Construction-Manager-at-Risk Bid Award Approval Related Page(s): Attachment

CONSENT ITEM

BACKGROUND INFORMATION

Bids were received for the 2011 Bond Windcrest Elementary School Additions and Renovations Project Construction-Manager-at-Risk Selection on June 6, 2013 at 2:00 p.m. in room 317 of the North East Richard A. Middleton Education Center. The consulting firm of Alamo Architects was employed as the professional design team for this project. The 2011 Bond Program includes funding to build a new classroom addition at Windcrest Elementary School, replacing twenty portable classrooms with permanent facilities. The design provides for construction of the following program elements: (1) twenty new classrooms with integrated restrooms, including 19 general-purpose classrooms and one music classroom with an office and instrument storage area; (2) library and media center; (3) computer lab; (4) teacher resource and support areas; (5) covered walkways at the parent drop-off/pick-up area and bus loading/unloading area; (6) fire lane extension; (7) central plant for the new classroom/library addition; (8) renovations to the existing administrative, counseling, and clinic areas allowing for expansion of these functions into the old library area; (9) enclosing the existing entry alcove and converting this space into an air-conditioned entry vestibule; and (10) landscaping, irrigation, drainage, site utilities, and infrastructure improvements to complement the new facility addition. The total facility program equals 43,300 sq. ft. for the new classroom/library addition and 8,450 sq. ft. for the campus interior renovations program.

ADMINISTRATIVE CONSIDERATION

This is an approved project within the 2011 Bond Program.

BUDGETARY CONSIDERATION

Funds for construction of the Windcrest Elementary School Additions and Renovations Project were included in the 2011 Bond Sale (\$399,410,000.00) of July 2012. The Board-Approved Construction Budget for this project equals \$11,500,000.00. The bid cost for the Construction-Manager-at-Risk Selection equals \$1,167,564.00 with a total Construction-Manager-at-Risk Fee of 11.3%.

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 2011 Bond Windcrest Elementary School Additions and Renovations Project to Joeris General Contractors, Ltd. for a total bid cost of \$1,167,564.00 with a total Construction-Manager-at-Risk Fee of 11.3%. 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