

APPROVAL OF BID, INTERIM AND PROPOSED CONTRACTS, AND A REVISION TO THE BG-1 PROJECT APPLICATION FOR THE RENOVATION OF SQUIRES ELEMENTARY SCHOOL BG 14-121

BACKGROUND AND RATIONALE: The renovation of the existing Squires Elementary School is listed as priority 1c.10 on FCPS's 2013 District Facility Plan. JRA Architects produced final Construction Documents for bidding describing a renovation of the existing building and the construction of an addition totaling approximately 79,656 SF to serve 600 students. The program is consistent with other recent FCPS elementary school projects. The project is planned to start construction around November 1, 2014. Portions of the building will be vacated in four phases to complete the work while instructional activities continue. Final completion is planned for August 2016. On Wednesday, September 17, 2014, five (5) general contractors submitted proposals on a base bid and ten (10) alternate bids. The results of the bidding are as follows:

BIDDER		BASE BID	Alternate Bid Nos. 2, 3, 5, 7, 8 & 9	BASE BID plus Nos. 2, 3, 5, 7, 8 & 9
1	D.W. Wilburn, Inc.	\$11,880,000	\$286,000	\$12,166,000
2	Griggs Enterprises	\$11,889,000	\$307,800	\$12,196,800
3	Alliance Corporation	\$12,390,600	\$292,000	\$12,682,600
4	Calhoun Construction Services	\$12,650,000	\$269,000	\$12,919,000
5	Woodford Builders	\$12,760,000	\$229,100	\$12,989,100

Alternate #1=Plastic Laminate Casework; Alternate #2=Terrazzo Flooring; Alternate #3=Food Service Equip. Manufacturer; Alternate #4=Additional Parking Lot; Alternate #5=HVAC Manufacturer; Alternate #6=Security Alarm Manufacturer; Alternate #7=Fire Alarm Equipment Manufacturer; Alternate #8=PA System Manufacturer; Alternate #9=Hardware Manufacturer; Alternate #10=Power Monitoring

PROPOSAL: Based on the review of these proposals, the FCPS staff and the design consultants recommend acceptance of the base bid of \$11,880,000, plus Alternates 2, 3, 5, 7, 8 and 9 for \$286,000. This would bring the value of the proposed total general construction contract with D.W. Wilburn, Inc. to \$12,166,000. An existing separate price contract with U.S. Specialties, a KEDC vendor, allows FCPS to purchase the higher quality plastic laminate casework for the project for a combined total of \$157,510. This eliminates the need to accept Alternate 1. The FCPS staff and the design consultants recommend approval of the proposed contract and revised BG-1. Upon the Board's approval, these documents will be submitted to the KDE District Facilities Branch for review and approval. Approval will allow the award of a contract and renovation of Squires Elementary School to commence with minimal delay. An interim contract will be required until bond proceeds are available. Based on this recommendation, a revision to the BG-1 is required as follows:

	Original BG-1 Total (11/13)	Proposed BG-1 Revision Total
Total Construction Cost:	\$12,320,000	\$12,166,000
Architect/Engineer Fee:	\$732,068	\$827,820
Bond Discount:	\$262,510	\$279,200
Fiscal Agent Fee:	\$100,578	\$84,705
Contingencies:	\$616,000	\$608,300
Furnishings/Equipment:	\$865,000	\$867,510
Furnishings/Computers:	\$175,000	\$175,000
HVAC Balancing & Asbestos Abatement	\$92,500	\$7,500
Technology Network Systems (KETS), telephone, etc.:	\$70,000	\$55,965
Surveys, Printing, Advertisement, etc.:	\$60,000	\$60,000
Special Inspections:	\$70,000	\$75,000
Total Estimated Cost:	\$15,363,656	\$15,207,000

FUNDING SOURCE:

<u>Fund</u>	<u>Org. Code</u>	<u>Object Code</u>	<u>Amount</u>
General Fund	9201407	0450 BOND	\$747,000
Capital Outlay	0003113	0910	\$500,000
Local Bond	360	5110	\$13,960,000

STAFF CONTACT: William R. Wallace, AIA, Director, Facility Design & Construction @ 381.3824

REFERENCE: 702 KAR 4:160

RECOMMENDATION: A motion is in order to:

"Accept the base bid with Alternates 2, 3, 5, 7, 8 and 9, as submitted by D.W. Wilburn, Inc., approve the interim contract in the amount of \$2,500,000 (Two Million, Five Hundred Thousand Dollars) and the proposed contract in the amount of \$12,166,000 (Twelve Million, One Hundred Sixty-six Thousand Dollars), and approve a revision to the BG-1 Project Application for a total of \$15,207,000 (Fifteen Million, Two Hundred Seven Thousand Dollars), for the renovation of Squires Elementary School, subject to the approval of the Kentucky Department of Education, District Facilities Branch, per the provisions of 702 KAR 4:160."

On a motion by _____, and seconded by _____, the Board accepts the base bid with Alternates 2, 3, 5, 7, 8 and 9, as submitted by D.W. Wilburn, Inc., approves the interim contract in the amount of \$2,500,000 (Two Million, Five Hundred Thousand Dollars), approves the proposed contract in the amount of \$12,166,000 (Twelve Million, One Hundred Sixty-six Thousand Dollars), and approves a revision to the BG-1 Project Application for a total of \$15,207,000 (Fifteen Million, Two Hundred Seven Thousand Dollars), for the renovation of Squires Elementary School, subject to the approval of the Kentucky Department of Education, District Facilities Branch, per the provisions of 702 KAR 4:160.

John Price, Chair

Tom Shelton, Superintendent