

**APPROVAL OF BID, INTERIM AND PROPOSED CONTRACTS,
AND A REVISION TO THE BG-1 PROJECT APPLICATION
FOR THE CONSTRUCTION OF THE
NEW ELEMENTARY SCHOOL AT INTERSECTION OF
GEORGETOWN AND SPURR ROADS
(2550 GEORGETOWN ROAD)
BG 14-128**

BACKGROUND AND RATIONALE: The construction of the new elementary school to be located on 15 acres at the intersection of Georgetown and Spurr Roads is listed as priority 1a.5 on FCPS's 2013 District Facility Plan. Clotfelter-Samokar Architects produced final Construction Documents for bidding describing a renovation of the existing building and the construction of an addition totaling approximately 73,000 SF to serve 650 students. The program is consistent with other recent FCPS elementary school projects. The project is planned to start construction around April 1, 2015. Final completion is planned for August 2016. On Thursday, January 15, 2015, four (4) general contractors submitted proposals on a base bid and nine (9) alternate bids. The results of the bidding are as follows:

	BIDDER	BASE BID	Alternate Bid Nos. 1, 3, 4, 5, 6, 8 & 9	BASE BID plus Nos. 1, 3, 4, 5, 6, 8 & 9
1	D.W. Wilburn, Inc.	\$14,720,000	\$154,000	\$14,874,000
2	Rising Sun Developing, Inc.	\$15,147,000	\$158,150	\$15,305,150
3	Griggs Enterprises	\$15,230,000	\$164,700	\$15,394,700
4	Marrillia Design & Construction	\$15,836,000	\$158,568	\$15,993,568

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

PROPOSAL: Based on the review of these proposals, the FCPS staff and the design consultants recommend acceptance of the base bid of \$14,720,000, plus Alternates 1, 3, 4, 5, 6, 8 and 9 for \$154,000. This would bring the value of the proposed total general construction contract with D.W. Wilburn, Inc. to \$14,874,000. 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 \$171,000. This eliminates the need to accept Alternate 2. 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 construction of the New Elementary School at the intersection of Georgetown and Spurr Roads 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 (12/13)	Proposed BG-1 Revision Total
Total Construction Cost:	\$14,563,500	\$14,874,000
Architect/Engineer Fee:	\$729,236	\$837,327
Bond Discount:	\$328,540	\$366,016
Fiscal Agent Fee:	\$106,829	\$67,508
Contingencies:	\$728,175	\$743,700
Site Acquisition:	\$1,500,000	\$1,503,713
Furnishings/Equipment:	\$865,000	\$925,924
Furnishings/Computers:	\$175,000	\$204,540
HVAC Balancing:	\$7,500	\$6,000
Technology Network Systems (KETS), telephone, etc.:	\$70,000	\$136,600
Surveys, Printing, etc.:	\$60,000	\$50,000
Special Inspections:	\$75,281	\$92,963
Total Estimated Cost:	\$19,209,061	\$19,808,291

FUNDING SOURCE:

<u>Fund</u>	<u>Org. Code</u>	<u>Object Code</u>	<u>Balance</u>
General Fund	9201407	0450 BOND	\$1,100,000
General Fund	0001113	0910	\$400,000
Local Bond	360	5110	\$18,308,291

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 1, 3, 4, 5, 6, 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 \$14,874,000 (Fourteen Million, Eight Hundred Seventy-four Thousand Dollars), and approve a revision to the BG-1 Project Application for a total of \$19,808,291 (Nineteen Million, Eight Hundred Eight Thousand, Two Hundred Ninety-one Dollars), for the construction of the New Elementary School at the intersection of Georgetown and Spurr Roads, 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 1, 3, 4, 5, 6, 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 \$14,874,000 (Fourteen Million, Eight Hundred Seventy-four Thousand Dollars), and approve a revision to the BG-1 Project Application for a total of \$19,808,291 (Nineteen Million, Eight Hundred Eight Thousand, Two Hundred Ninety-one Dollars), for the construction of the New Elementary School at the intersection of Georgetown and Spurr Roads, subject to the approval of the Kentucky Department of Education, District Facilities Branch, per the provisions of 702 KAR 4:160.

John Price, Chair

Marlene Helm, Interim Superintendent