

G. SCOTT & ASSOCIATES, ARCHITECTS

PLC

MEMO

TO: Sharla Six, Superintendent
Anchorage Independent Board of Education

FROM: Craig G Aosse, Architect

DATE: 5 Sept 2025

RE: BG #25-419 Anchorage Ind. - Innovation Lab

Innovation Lab:

- On Wednesday, 27 August 2025, we held the Bid Opening for the Anchorage Independent School Innovation Lab project.
- Five General Contractors were holding plans, in addition to multiple contractors accessing plans through their plan room memberships. We received 4 bids.
- We requested a base bid plus 2 add alternates. This was to help ensure a base bid within budget and to allow you to select which alternates you may wish to add, based upon their actual costs.
- Base bids ranged from \$184,790 to \$285,000. There were two very close bids at \$184,790 and \$194,000, so we are comfortable with the low bidder's numbers.
- The low bidder remains low with any combination of Alternates.
- Project estimate per your BG-1 budget was \$202,000 for construction contract cost. The low bid is within budget.
- The two lowest bids were very competitive and both within your budget.

The Contractor: The low bidder is Derek Engineering, who just completed the general trades package on your auditorium renovation this summer. Derek Engineering is a Louisville based General Contractor that was established in 1987. They have a good reputation and have experience in school work and many other construction projects. They are qualified to perform this work.

Summary:

We have reviewed the bid and post-bid information provided by the Contractor. We have worked with several of the subcontractors in the past, often on your district's projects. We have also reviewed unit prices and product listings.

The Alternates:

Alternate #1 is to remove the framing and beam, just below ceiling height, that used to support the folding partition between the two classrooms. This is not needed, but could allow for a single ceiling throughout the double classroom space that is the Innovation lab. There was some debate with your team over whether or not this would be worth the cost, and if you even want it removed. The cost for Alternate #1 is only \$980, but the question is whether or not you wish to include this in the scope. This is an option for you to decide.

Alternate #2 is to upgrade countertop material from plastic laminate on plywood counter (base bid) to Quartz Countertops. This cost is \$16,500. While I like the idea of upgrading the countertops for the use you will have with tools and equipment, I do not recommend this alternate because there are some other good options that will have a lower additional cost. Anthony at Derek Engineering has already explored options for solid surface countertops and depending upon color, those could range between \$9,800 to \$13,580 depending upon color and finish options. We propose that you do not accept Alternate #2 and that we work with your team to find the finish you desire, and add that into the project by change order after we have color options for the cabinets submitted.

Contract Amount:

This project will be broken down so the total bid amount will be divided between a contract with Derek construction and a few Direct Purchase Orders for materials (this saves you from paying sales tax on those materials). For this reason, the Board action will include approval of the contract amount with Derek Engineering and multiple Direct Purchases that when added to that contract amount, total the bid amount. I have written two options for the Board Action below. One with you accepting Alternate #1 and one with you not Accepting Alternate #1 (neither recommendation accepts Alternate #2).

Sample Board Actions:

Option #1 with Alternate #1:

“Move to accept Base Bid plus Alternate #1 from Derek Engineering for the Anchorage Independent School Innovation Lab Renovations, at a total cost of \$185,750; to execute a contract with Derek Engineering in the amount of \$146,820.00 for installation; to issue Direct Purchase Orders totaling \$ 38,930.00 (separately listed below); further to submit a revised BG1 to KDE to reflect the current project values.”

US Specialties Holding Company \$22,490.00

Echo Electric Supply #1 \$6,300.00

Echo Electric Supply #2 \$10,140.00

Option #2 with No Alternate:

“Move to accept Base Bid and no Alternates from Derek Engineering for the Anchorage Independent School Innovation Lab Renovations, at a total cost of \$184,790; to execute a contract with Derek Engineering in the amount of \$145,860.00 for installation; to issue Direct Purchase Orders totaling \$38,930.00 (separately listed below); further to submit a revised BG1 to KDE to reflect the current project values.”

US Specialties Holding Company \$22,490.00

Echo Electric Supply #1 \$6,300.00

Echo Electric Supply #2 \$10,140.00

Thank you,

Craig