

Approval of Guaranteed Maximum Price for New Pre-K Center, Alternate # 1 for the Service Center Annex and Alternate #2 Florida Heat Pump System (04/28/09)

SUMMARY:

- This item requests approval of Guaranteed Maximum Price submitted by Charter-Heery Builders, Ltd. for the construction of a new Pre-K Facility in the amount of \$13,625,870.00 which includes Alternate # 1 for \$77,509.00 painting/repairs to the exterior of the Service Center Annex (230 N. Mayhill Rd.) and Alternate #2 Florida Heat Pump System for no additional cost.

BOARD GOAL:

- III. Climate... In pursuit of excellence, the district will: promote and nourish a safe learning and working environment which is supportive, cooperative, and ensures open communication.

PREVIOUS BOARD ACTION:

- Board approved CM-at-Risk as the means of procurement for this project and Charter-Heery Builders, Ltd. as the CM-at-Risk provider February 10, 2004.
- Board approved schematic design, budget projections and site location November 11th, 2008.

BACKGROUND INFORMATION:

- The 2004 Bond Referendum included a second early childhood facility to supplement Ann Windle School for Young Children. Land acquisition, design issues as well as budget constraints delayed this project until this year.
- Alternate # 1 provides repairs and painting to the exterior of the Service Center Annex. The exterior walls are tilt-wall construction and damage is occurring to the exterior concrete surface due to the failure of the paint and caulk due to age.
- Alternate # 2 specified a Florida Heat Pump for the geo thermal system adding no additional cost to the project.

SIGNIFICANT ISSUES:

- A voluntary alternate for an Energy Management System (EMC) was submitted by Cohesive Automation for the install of an EMS utilizing Alerton products. Plans and specs for this project were based on Tridium/Distech products. Tridium/Distech was chosen because this is a system available through a cooperative purchasing network called Choice Facility Partners and will be installed by TD Industries who are members of this purchasing network. Joining Choice Facilities Partners will allow the District to save funds, time and retain a EMS capable of the following functions:

- Irrigation Controllers to save water.
- Lighting Controllers to save electricity.
- Utility Meters to provide real time monitoring, quickly identifying waste.
- Solar Energy Systems to save gas and generate electricity.
- Sustainable building systems such as automated shades.
- HVAC Equipment such as your larger chiller & boiler plants.

Cohesive’s proposal costs much less than the system offered by TD Industries but it does not meet plans & spec’s and their bid appears to be incomplete.

This project will be the District’s first Geo-Thermal project. It is imperative that this project be a success. It is very important to utilize a company meeting all of the specifications as detailed in our plans produced by our architects & engineers.

FISCAL IMPLICATIONS:

- Costs will be borne by 2004 Bond funds designated for this project. Project is within the projected budget of **\$15,035,314**

Base Guaranteed Maximum Price for new Pre-K Center	\$13,327,909.00	2004 Bond Funds
Alternate # 1 Panting/repair Service Center Annex	+ \$77,509.00	2008-09 Major Maintenance Funds
Alternate # 2 Florida Heat Pump System	<u>0</u>	
Total GMP	\$13,405,418.00	
Flooring, (Marmoleum*) by Owner via Buy Board	+ \$230,000.00	2004 Bond Funds
	\$13,635,418.00	
EMS Controls & labor by Owner via Choice Facility Partners	+ \$145,000.00	2004 Bond Funds
	\$13,780,418.00	
Card Access Controls by Owner via Choice Facility Partners	+ \$58,000.00	2004 Bond Funds
	<u>\$13,838,418.00</u>	
Total Cost of Project	\$13,838,418.00	

*Green product

- The GMP of \$13,838,418.00 less Alternate # 1 \$77,509.00 equals \$13,760,909.00 which is well within the 2004 bond construction budget of \$15,035,314.00 (balance of \$1,274,405.00). Note the original budget for FF&E was \$1,142,438.00 and the building size has increased substantially so additional funds will be required for this revised floor plan. In addition, the Technology budget was not increased with the scope changes. Staff recommends the budget surplus of \$1,274,405.00 be committed to fund these potential budget shortfalls.

BENEFIT OF ACTION:

- Passage will allow construction to begin immediately on this project with anticipated completion date of July 2010. Painting of the Service Center will be completed during the summer months.

PROCEDURAL AND REPORTING IMPLICATIONS:

- 2007 Citizens' Bond Progress Committee

PUBLIC COMMENT RECEIVED:

- 2007 Citizens' Action Committee

ALTERNATIVES:

- No alternative actions are proposed.

OTHER COMMENTS:

- None

SUPERINTENDENT'S RECOMMENDATION:

- Approve "Total GMP" submitted by Charter-Heery Builders, Ltd. in the amount of \$13,405,418.00 for the construction of a new Pre-K Facility which includes Alternate # 1 in the amount of \$77,509.00 (to be funded out of major maintenance funds for the 2008-09 school year) and Alternate # 2, at no cost and by Owner expenditures; \$230,000.00 for flooring, \$145,000.00 for EMS Controls and \$58,000.00 for Card Access Controls, total project cost approval \$13,838,418.00.

STAFF PERSONS RESPONSIBLE:

- Debbie Monschke, Executive Director of Budget & Finance
- Norman T. Sisk, Executive Director of Operations

ATTACHMENT:

- Statement of Cost Sheet, Charter-Heery Builders, Ltd.
- Letter of Recommendation, Corgan Architects

APPROVAL:

Signature of Staff Member Proposing Recommendation: 

Signature of Divisional Assistant Superintendent: _____

Signature of Superintendent: _____