

**Approval of Guaranteed Maximum Prices for Additions/Renovations to  
Hodge, McNair, and Rivera Elementary Schools and Calhoun Middle School  
as Detailed in the 2007 Bond Referendum  
June 24, 2008**

**SUMMARY:**

- This item requests approval of the “GMP’s” for Hodge \$5,326,364.00, McNair \$5,431,654.00, Rivera \$4,177,333.00 and Calhoun Middle Schools \$7,921,997.00, submitted by Charter-Heery, Ltd. for renovations and additions to Hodge, McNair, Rivera and Calhoun Middle School.

**PREVIOUS BOARD ACTION:**

- Board approved 2007 Bond Referendum August 14, 2007.

**BACKGROUND INFORMATION:**

- The 2007 Bond Referendum contains the following scope of work for each of these elementary campuses:

- **HODGE:** This project includes the addition of five new classrooms, a science lab, prep room and computer lab. A new activity room, additional storage and outdoor play surface are also part of the 15,000 sf addition. Renovations include the expansion of the existing library, relocation of a computer lab, art room and two special program classrooms. The existing kitchen will receive new equipment and a cooler / freezer.
- **MCNAIR:** This project includes the addition of five new classrooms, a science lab, prep room and computer lab. A new activity room, additional storage and outdoor play surface are also part of the 15,000 sf addition. Renovations include the expansion of the existing library, relocation of a computer lab, art room, two special program classrooms and the replacement of the existing carpet with rubber flooring. The existing kitchen will receive new equipment and a cooler / freezer.
- **RIVERA:** This project includes a 12,000 sf addition consisting of six new classrooms, a science lab and prep room. Renovations include the relocation and expansion of the library and relocation of the school office to provide a secure entrance. Reconfiguration of the existing library area includes two new kindergarten classrooms, conference rooms and a literacy library.
- **CALHOUN:** This project includes the demolition of the existing South Building and the locker rooms attached to Mounts St Gymnasium. The new 35,000 sq ft building will include 16 new classrooms that will replace those in the existing South Building as well as classes currently located in portables. It will also include 3 new science labs and new locker rooms that will serve P.E. and Mounts St Gymnasium. The new building will be the campuses’ 6<sup>th</sup> Grade wing and connect the Fine Arts and Cafeteria buildings. Renovations include campus wide exterior door upgrades for increased security and renovations to the HVAC systems in the Main Building science labs for improved ventilation.

**SIGNIFICANT ISSUES:**

- The elementary projects were combined into one bid proposal to make the bid package more attractive to potential subcontractors and to capitalize on “economy of scope” in hopes of receiving better bid pricing. Budget concerns were also voiced by the construction teams for Rivera Elementary and Calhoun Middle School due to the constructability of these projects. Both projects have site constraint issues affecting construction making them more difficult projects. By combining the elementary projects the anticipated budget shortfalls at Rivera Elementary and Calhoun Middle School were overcome.

**FISCAL IMPLICATIONS:**

- Costs will be borne by 2007 Bond Funds designated for this project.

<u>Project</u>	<u>Construction Budget</u>	<u>Total Project Cost</u>	<u>Balance</u>
Hodge Elementary Additions/Renovations.	\$5,785,410.00	\$5,326,364.00	(\$459,046.00)
McNair Elementary Additions/Renovations	\$6,038,207.00	\$5,431,654.00	(\$606,553.00)
Rivera Elementary Additions/Renovations	\$3,823,259.00	\$4,177,333.00	\$354,074.00
CMS Additions/Renovations	\$7,322,561.00	\$7,921,997.00	\$599,436.00
<b>Bond Funds Still Available</b>			<b>(\$112,089.00)</b>

Noted on the Statement of Cost Sheets provided by Charter Builders, costs were added to the GMP for Mondo Flooring for the elementary projects to be purchased by the District through the State Buy Board and costs for the relocation of portable classrooms to make way for construction. Ramping and electrical requirements for these portable classrooms are included in the “GMP’s.” All of these costs will be covered by bond funds.

**BENEFIT OF ACTION:**

- Passage will allow construction to start immediately with an anticipated completion date of August 14, 2009 for all three elementary campuses and Calhoun Middle School by August 30, 2009.

**PROCEDURAL AND REPORTING IMPLICATIONS:**

- 2007 Citizens' Bond Progress Committee

**PUBLIC COMMENT RECEIVED:**

- Approved by 2007 Citizens' Action Committee for 2007 Bond Referendum

**ALTERNATIVES:**

- No alternative actions are proposed.

**OTHER COMMENTS:**

- None

**SUPERINTENDENT'S RECOMMENDATION:**

- Approve Guaranteed Maximum Prices submitted by Charter-Heery Builders, Ltd. for Hodge Elementary \$5,326,364.00, McNair Elementary \$5,431,654.00, Rivera Elementary \$4,177,333.00 and Calhoun Middle School \$7,921,997.00 for additions/renovations detailed in the 2007 Bond Referendum.

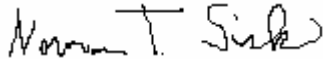
**STAFF PERSONS RESPONSIBLE:**

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

**ATTACHMENT:**

- Letters of recommendation from VLK Architects
- Statement of Costs for each project; Amendment 4-Hodge Elementary, Amendment-5 McNair Elementary, Amendment-6 Rivera Elementary and Amendment-7 Calhoun Middle School, Charter-Heery, Builders, Ltd.

**APPROVAL:**

Signature of Staff Member Proposing Recommendation:  \_\_\_\_\_  
 Comments: \_\_\_\_\_  
 Signature of Divisional Assistant Superintendent: \_\_\_\_\_  
 Comments: \_\_\_\_\_  
 Signature of Superintendent: \_\_\_\_\_  
 Comments: \_\_\_\_\_