
BOARD AGENDA ITEM

Information/Discussion _____
Future Action _____
Action _____ **x** _____

Item: Empower U North renovation

Submitted by: Tim Peraino

Date: 09/7/2023

Recommended by: Kevin Philipps *KP*

Board Meeting Date: 09/18/2023

RECOMMENDATION:

It is recommended that the Kent ISD board approve renovations to Empower U North in the amount of \$3,873,794. In addition, it is recommended that the board approve Owen Ames Kimball as the construction manager for this project. A full list of subcontractors as well as a project budget summary is attached.

BACKGROUND:

This renovation project will convert the recently purchased Sparta White Elementary into a new site for Empower U North. Planning for this work has been ongoing for the last year and has involved program staff and administrators. Center Program project funds will be used to fund this work.



KENT INTERMEDIATE SCHOOL DISTRICT - KISD
EMPOWER-U NORTH
AWARD SUMMARY
September 1, 2023

	Bid Category	Contractor	Base Bid	Alternate 2 M&W/Casewor k	Alternate 3 Replace Stone Sill	Alternate 4 Security Film on Exterior Windows	Alternate 5 Doors 103 & 104	Total Award
1	Earthwork	Epic Excavating	585,374					585,374
2	General Trades	IntegraCore Constructors	342,400	30,300	18,350			391,050
3	Doors, Frames & Hardware	Architectural Openings & Access	50,495				3,045	53,540
4	Aluminum, Glass & Glazing	Grand Valley Glass LLC	182,795			31,950		214,745
5	Lath, Plaster Drywall, Acoustical	Phoenix Interiors	114,000					114,000
6	Flooring	DeGraaf Interiors	104,390					104,390
7	Painting	Galveston	16,139					16,139
8	Partition Walls	Falkbuilt	58,275					58,275
9	Food Service Equipment	Merchandise Equipment	63,810					63,810
10	DDC Controls	Grand Valley Automation	64,061					64,061
11	Mechanical/Plumbing	Advantage Mech-Refrigeration	474,000					474,000
12	Testing and Balancing	Aireconomics, Inc.	2,930					2,930
13	Commissioning	Control Solutions Inc.	7,000					7,000
14	Electrical	Excel Electric Inc.	234,800					234,800
	Audio/Visual Install	Allowance	8,000					8,000
	Card Access	Allowance	20,000					20,000
	Intercom System	Allowance	8,279					8,279
	Control Integration	Allowance	20,000					20,000
	Building Systems Integration Controls	Allowance	50,000					50,000
	Network Cabling	Allowance	25,000					25,000
	Flag Pole	Allowance	6,000					6,000
	Site Lighting with BMS Controls	Allowance	90,000					90,000
	Roofing	Allowance	5,000					5,000
	Dumpster Enclosure	Allowance	35,000					35,000
	Alternate Floor Tile & Layout	Allowance	10,000					10,000
	General Conditions	Owen-Ames-Kimball Co.	214,307					214,307
	Builders Risk	Owen-Ames-Kimball Co.	2,500					2,500
	CM General Liability Insurance	Owen-Ames-Kimball Co.	13,210	144	87	152	14	13,607
	Preconstruction Fee	Owen-Ames-Kimball Co.	12,341	134	81	142	14	12,712
	CM Fee	Owen-Ames-Kimball Co.	111,067	1,210	733	1,278	121	114,407
		Subtotal	2,931,173	31,788	19,251	33,520	3,194	3,018,926
	Building Contingency		277,441	3,165	1,917	3,337	318	286,178
		Billing Subtotal	3,208,614	34,953	21,168	36,857	3,512	3,305,104
	Furnishings		240,126					240,126
	Technology		64,156					64,156
	A&E Fees		256,689	2,796	1,693	2,949	281	264,408
	Total		3,769,585	37,749	22,861	39,806	3,793	3,873,794



KENT INTERMEDIATE SCHOOL DISTRICT - KISD
EMPOWER-U NORTH
Motion Recommendation
Construction Manager: Owen-Ames-Kimball Co.

RECOMMENDED MOTION

I move that Owen-Ames-Kimball Co. be authorized to issue Notice of Pending Awards, in the amount indicated, to contractors and suppliers listed below, pending confirmation that all requirements of the Contract Documents have been met. Furthermore, that upon receipt by Owen-Ames-Kimball Co. of the appropriate documentation, contracts be awarded to these contractors and suppliers by Kent Intermediate School District.

1	Earthwork	Epic Excavating	585,374
2	General Trades	IntegraCore Constructors	391,050
3	Doors, Frames & Hardware	Architectural Openings & Access	53,540
4	Aluminum, Glass & Glazing	Grand Valley Glass LLC	214,745
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