



# SOUTH SAN ANTONIO INDEPENDENT SCHOOL DISTRICT

## Agenda Item Summary

Meeting Date: August 18, 2021

Agenda Section: Consent

Agenda Item Title: Proposed final contract sum for the West Campus Renovation submitted by Westway Construction Services, LLC

From: Dolores Sendejo, Deputy Superintendent

Additional Presenters if Applicable: N/A

Description: Phase 3 building improvements for West Campus High School.

Historical Data: SSAISD Board approved construction project for West Campus High School January 2020 and June 2021. The West Campus High School facility is in need of renovations and modifications to accommodate current and incoming students for the 2021-2022 school year.

Recommendation: Approve the proposed final contract sum for the West Campus Renovation submitted by Westway Construction Services, LLC.

Funding Budget Code and Amount: 199 E 81 6629 00 006 0 99 0 43



WESTWAY  
CONSTRUCTION  
SERVICES

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August 6, 2021

South San Antonio ISD  
1450 Gillette Blvd.  
San Antonio, Texas 78224

Attn: Dr. Marc Puig

Ref: West Campus High School Renovation Package 1  
GMP Proposal / Rev. 0 Documents / Issued for Permit Drawings

Dear Dr. Puig,

We appreciate the district allowing us to provide a proposal for the construction services for the above referenced project. Our proposal referenced above is based upon the documents issued on July 9, 2021 and referenced as the Issue for Permit Drawings Rev 0. We anticipate the time of construction for this phase of work to be 150 calendar days from approval. Changes that occur after the above referenced drawing date may have an impact to the overall cost and schedule.

Additionally, PBK will issue an ASI with MAC, Computer Room, Dance Hall, and water heater changes that will be priced with the intention to provide additional cost savings to assist in reducing budget. Furthermore, PBK will investigate the conduit requirement for LV cable to actualize that credit and South San ISD will explore purchasing the residential appliances.

Total cost for the above referenced **Base Scope of Work** is \$ 1,261,000 dollars.

Total cost for the **HVAC Scope of Work** is \$ 829,686 dollars.

Grand total cost as designed is \$ 2,090,686 dollars.

Recognizing that the project scope is overbudget, we offer the following **cost saving** suggestions to reduce the cost.

|   |                                    |                            |
|---|------------------------------------|----------------------------|
| - Reuse the existing finish hardware in lieu of providing new finish hardware.                  | \$ 3,000                           | Accepted                   |
| - Use metal Ramp in Dance Room vs wood  | \$ 3,000                           | Accepted                   |
| - Match existing HVAC structural (delete misc. steel)   | \$ 30,000                          | Accepted                   |
| - Delete fiber reinforcement and miscellaneous steel supports associated with roof penetrations | \$ 52,500                          | Accepted                   |
| - Change all exposed duct from double wall to single wall.                                      | \$ 25,500                          | Accepted                   |
| - Change cast iron waste and vent piping to PVC   | \$ 16,878                          | Accepted                   |
| - Credit final cleaning (picked up by Owner)  | \$ 14,750                          | Accepted                   |
| - Change location of perimeter RTUs to within the classrooms, total of 8 units.                 | \$ 8,200                           | Accepted                   |
| - Delete Computer room HVAC requirements  | \$ TBD                             |                            |
| - Delete Mac Room and Computer Room power, lighting, and telecom                                | \$ TBD                             |                            |
| - Delete residential appliances. Owner to provide.  | \$ 15,000                          | Pending                    |
| - Delete projection screens. Owner to provide.  | \$ 6,000                           | Agreed                     |
| - Delete added conduit stub ups out of wall for comm/fire alarm                                 | \$ 26,683                          | Pending                    |
| - Dance Hall modifications  | \$ TBD                             |                            |
| - Delete Markerboard and Tackboards. Owner to provide.  | \$ 13,473                          | Agreed                     |
| - Delay Purchase of Ceiling Tile  | \$ 101,223                         | Agreed                     |
|   | <b>Total Agreed To</b>             | <b>(\$ 274,524) Deduct</b> |
| - TIPS fee credit for accepted changes (.03%)   | <b>(\$ 8,236)</b>                  | <b>Deduct</b>              |
|   | <b>Total Accepted Cost Savings</b> | <b>(\$ 282,760) Deduct</b> |

As agreed upon earlier this week, we hereby propose to provide the scope of work described less the accepted cost saving options listed above. The following summarizes our Total GMP Proposal for review and acceptance.

|  |                                  |               |
|--|----------------------------------|---------------|
| - Proposal Amount for Issued for Permit Drawings | \$ 1,261,000                     |               |
| - Proposal Amount for the HVAC System            | \$ 829,686                       |               |
|  | <b>Total Amount</b>              | \$ 2,090,686  |
| - Less Accepted Cost Savings                     | <b>(\$ 282,760)</b>              | <b>Deduct</b> |
|  | <b>Total Proposed GMP Amount</b> | \$ 1,807,926  |

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Summary of Accepted and Proposed cost to date:

|   |   |                     |
|---|---|---------------------|
| - | Accepted Enabling Package Demolition & Make Safe        | \$ 389,470          |
| - | Accepted Enabling Package Drywall & Acoustical Systems  | \$ 349,011          |
| - | Proposal for Issued for Permit Drawings and HVAC System | <u>\$ 1,807,926</u> |
|   | - Total to Date   | \$ 2,546,407        |
|   | - Overall Budget  | <u>\$ 2,552,566</u> |
|   | - Amount Under  | \$ 6,159            |

In consideration of our proposal, please review the following Clarifications and Assumptions that are the basis of this proposed package.

Sincerely,  
Westway Construction Services

Jeff Tahsuda

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Clarifications and Assumptions

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Overall Construction Budget

General Items:

1. Based upon the Issued for Permit drawings dated 7/9/21 Rev 0. Original GMP based on Package 01 plans dated 5/27/21
2. Proposal is good for 14 calendar days.
3. Time of construction for this proposed work is 150 calendar days from the time of formal approval.
4. Proposal is based upon the above-mentioned accepted cost savings.
5. We have included full time supervision and management for the work occurring within this proposal.
6. All unused funds for the stated Contract Allowances will be returned to the Owner in full (100%).
7. We have not included sales tax as the Owner is a tax-exempt entity.
8. Material testing is now included in this GMP. We will coordinate and schedule testing. Retesting due to failed test will be paid for by contractor.
9. Standard one year warranty is included for all materials, equipment, and systems.
10. Proposed VE items are contingent upon client and design team approval.
11. Certified Third Party inspections will be performed by an independent impartial entity and their findings will be considered as a separate quality control mechanism.
12. Temporary electricity and water required for construction will be provided by owner. We anticipate that the existing utilities in place are adequate for what we will need.
13. We will office within the construction work area and have not include a jobsite office trailer.
14. We have included the use of the existing ramps at the front of the building and the rear of the building for access and staging materials in and out of the work zones. We will meet with the appropriate people to coordinate deliveries so as not to disrupt school operations.
15. Parking for construction is to utilize the existing parking at the front entry or the rear of the site.
16. Cost for custodial staff to be onsite during normal and overtime hours during construction is by others.
17. We have included a Contractor's Contingency Allowance to use for any qualifying cost of work item.
18. We have not included any contingency or contract allowances for design, betterment, or unforeseen conditions.
19. All materials and equipment are assumed to be from in stock and available selections.

Division 1 General Requirements:

1. We have included temporary facilities, controls, and protection for the work.
2. We have included Performance and Payment Bonds, General Liability and Builder's Risk Insurance.
3. We have included the cost for building permits, see Contract Allowance Schedule. Trade permits provided and paid for by the subcontractors.

Division 2 Demolition:

1. We have included the demolition as shown on the drawings.

Division 3 Concrete:

1. We have included patching floors at new plumbing rough-in.

Division 6 Rough Carpentry:

1. We have included blocking in walls for casework and specialties.

Division 7 Thermal and Moisture:

1. We do not include any extended warranties for the roof work, only the standard one-year warranty.

Division 8 Openings:

1. None.

Division 9 Finishes:

1. We have included drywall partitions as shown.
2. We have included painting all new walls.
3. We have included non-rated acoustical drop in tegular ceiling systems.
4. We have included thin set ceramic tile floors and walls at restrooms.
5. We have included standard vinyl floor tile and base at new rooms only.
6. All other floor systems remain as is.

Division 10 Specialties:

1. We have included toilet accessories for the new restrooms and new sinks in the casework.
2. We have included one manually operable partition.
3. We are repurposing existing fire extinguishers and cabinets.

Division 11 Equipment:

1. We have included 12 Manual projector screens.
2. We do not include projectors or smart boards.

Division 12 Furnishings:

1. We include the casework as shown with plastic laminate finishes.
2. We will fabricate casework per the AWI standards. We do not include AWI certifications.
3. We do not include any furnishings.

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Division 21 Fire Suppression:

1. We have included the adjustment and modification to the existing system located at the proposed and improved areas.
2. We have not included any additional main lines or supplementation to the water source for pressure.
3. We have included the use of flex lines in non-exposed areas with this proposal.
4. We have included design cost for the scope of work.

Division 22 Plumbing:

1. We have included a complete plumbing system and fixtures for two restrooms, washer and locations shown within the casework.

Division 23 Heating Ventilation and Air Conditioning:

1. We do not include any control systems. T-stats included in GMP.
2. We do not include testing and balancing. We will coordinate and assist if required.

Division 26 Electrical:

1. We have included new power receptacles, power to all electrically operated equipment, lights, and light switches.
2. We do not include in lighting controls.

Division 27 Communications:

1. We have included minor adjustments to the existing system.
2. We do not include any new panels or control systems.
3. New plans call out for a dozen Wireless Access Points.

Division 28 Safety and Security:

1. We have included minor adjustments to the existing system.
2. We do not include any new panels or control systems.

Contract Allowances:

1. Building Permit Allowance \$8,936 dollars
2. Contractor's Contingency Allowance \$30,100 dollars