



SOUTH SAN ANTONIO INDEPENDENT SCHOOL DISTRICT

Agenda Item Summary

Meeting Date: January 18, 2023

Agenda Section: Discussion and Possible Action

Agenda Item Title: Discussion and possible action to approve Marksmen General Contractors for the West Campus HS Phase IV – Kitchen Renovation, Athletics, and Media Center Package.

From: Andy A. Rocha – Executive Director of Operations

The South San Antonio I.S.D. Operations Department has been working with PBK Architects and Marksmen General Contractors for the Phase IV at West Campus High School. Utilizing Buyboard Cooperative contract #581-19, Marksmen General Contractors has proposed to complete the kitchen renovation, athletics, and media center package for \$8,110,000.

Recommendation: To award the West Campus Phase IV Kitchen Renovation, Athletics, and Media Center package to Marksmen General Contractors, if Board of Trustees funding is available.

Funding Budget Code and Amount: Maintenance Tax Note and Board of Trustees approved funding.



MARKSMEN
GENERAL CONTRACTORS

REQUEST FOR PROPOSAL FOR:

**West Campus High School-Phase IV Renovation
Kitchen, Athletics, & Media Center**

DECEMBER 5, 2022



December 5, 2022
South San Antonio Independent School District
5622 Ray Ellison Blvd.
San Antonio, Texas 78242

RE: SSAISD - West Campus High School Phase IV Renovation - Kitchen, Athletics, & Media Center

Andy Rocha:

The five goals set for West Campus High School to increase academic achievement, recruit and retain high-quality teachers, preparing students for post-secondary education, creating an environment centered on student well-being, and engaging with parents and the community are noble and achievable goals. The Phase IV Renovation to the Kitchen, Athletics, and Media Center is a pivotal part of achieving this goals, specifically the third goal. We understand the importance of this project in the overarching goals and objectives for campus. We realize that we cannot take a single misstep in delivering a cafeteria that will aid in achieving these goals.

Our team is ideally suited to lead your project. Marksmen General Contractors, has staff with recent, relevant experience at Judson ISD, modernizing and improving cafeterias on three campuses. Working with our team means:

- Transparency from our entire team starting with pre-construction through final completion and beyond. From discussions aligning scope to budget and schedule, to warranty, we are your partner and guide. Our team is present and honest to help you make the best decisions about your project and budget.
- A project team that is present and invested in your success. Our on-site team is ready to come alongside your team and lead the project to success.
- You can rely on our partnership with each of our trade contractors. We pre-qualify all of our subcontractors to guard against the volatilities of the current market.

If you have any questions about our proposal please do not hesitate to contact me. Achieving the goals set forth in the campus improvement plan starts with renovating the cafeteria. Our team is ready to help you achieve it.

Respectfully,

Marksmen General Contractors
Mark Baublitz
President / CEO
markb@marksmengc.com | (210) 831-6650

AREA	DESCRIPTION	TOTAL
DIV 01	General Conditions	\$512,344
DIV 02	Demolition	\$324,870
02 41 00	Demolition	
02 41 19	Selective Structure Demolition	
02 82 00	Asbestos Remediation (None Shown On Drawings)	
02 83 00	Lead Remediation (None Shown On Drawings)	
02 87 13	Mold Remediation (None Shown On Drawings)	
	Misc. Demo	
DIV 03	Concrete	\$74,250
03 30 00	Cast-in-Place Concrete	
03 41 00	Precast Structural Concrete	
03 54 00	Cast Underlayment	
	Misc. Concrete	
DIV 04	Masonry	\$66,913
04 01 20	Maintenance of Unit Masonry	
04 05 00	Common Work Results for Masonry	
04 21 13	Brick Masonry	
04 21 13.23	Surface-Bonded Brick Masonry	
04 22 00	Concrete Unit Masonry	
	Misc. Masonry	
DIV 05	Metals	\$58,302
05 00 00	Steel Fabrication	
05 00 00	Steel Erection	
05 12 00	Structural Steel Framing	
05 50 00	Metal Fabrications	
05 52 00	Metal Railings	
05 31 23	Steel Roof Decking	
	Misc. Iron	
DIV 06	Woods, Plastics & Composites	\$71,797
06 20 00	Finish Carpentry	
12 36 00	Countertops	
06 10 00	Rough Carpentry	
06 16 00	Sheathing	
	Misc. Carpentry	



DIV 07	Thermal & Moisture Protection	\$167,912
07 95 13	Expansion Joint Cover Assemblies (Contingency Per PBK Incl'd in Misc. Waterproofing)	
07 92 00	Joint Sealants	
07 27 26	Fluid-Applied Air Barrier System	
07 21 00	Thermal Insulation	
07 21 19	Foamed-In-Place Insulation	
07 52 19	Modified Bitumen "Cool Roof" Membrane Roofing System	
07 62 00	Roof Related Sheet Metal	
07 65 00	Flexible Flashing	
07 72 00	Roof Accessories	
07 84 43	Joint Firestopping	
07 84 13	Penetration Firestopping	
07 81 16	Cementitious Fireproofing (None Shown On Drawings)	
07 81 23	Intumescent Fireproofing (None Shown On Drawings)	
	Misc. Waterproofing	
	Misc. Roofing	
DIV 08	Openings	\$230,117
08 11 13	Hollow Metal Doors and Frames	
08 14 16	Flush Wood Doors	
08 71 00	Door Hardware	
08 43 13	Aluminum-Framed Storefronts	
08 80 00	Glazing	
08 13 16	Aluminum Doors	
08 91 19	Fixed Louvers	
08 35 16	Folding Grilles	
08 31 13	Access Doors and Frames	
	Misc. Doors HDWR Installation	
DIV 09	Finishes	\$911,291
09 84 00	Acoustic Room Components	
09 05 00	Common Work Results for Finishes	
05 40 00	Cold Formed Metal Framing	
09 21 16	Gypsum Board Assemblies	
09 51 00	Acoustical Ceilings	
07 21 00	Thermal Insulation	
09 30 13	Ceramic Tiling	
09 65 13	Resilient Base and Accessories	
09 68 00	Carpeting	
09 65 19	Resilient Tile Flooring	
05 77 00	Decorative Extruded Metal (Floor Transition Strips)	
09 67 00	Fluid-Applied Flooring	
09 90 00	Painting and Coating	
	Misc. Finishes	



DIV 10	Specialties	\$150,441
10 11 00	Visual Display Units (Steel Markerboards)	
10 21 13.19	Plastic Toilet Compartments	
10 28 00	Toilet, Bath, and Laundry Accessories	
10 51 13	Metal Lockers (Lockers + Metal Benches)	
10 26 00	Wall and Door Protection	
10 43 00	Emergency Aid Specialties (AED + Cabinets, Theft Alarm + Signage)	
10 44 00	Fire Protection Specialties (Extinguishers+Cabinets, Theft Alarm+Signage)	
10 82 13	Exterior Grilles and Screens	
10 14 00	Signage	
	Misc. Specialties	
DIV 11	Equipment	\$490,806
11 40 00	Foodservice Equipment (Two Serving Lines ONLY in Base Bid)	
11 46 83	Ice Machines	
11 21 73	Commercial Laundry and Dry Cleaning Equipment	
	Misc. Equipment	
DIV 12	Furnishings	\$13,765
12 11 13	Photo Murals (Vinyl Wall Graphic)	
12 21 13	Horizontal Louver Blinds	
DIV 21	Fire Suppression	\$57,428
21 05 00	Common Work Results for Fire Suppression	
21 05 29	Hangers and Supports for Fire-Suppression Piping and Equipment	
21 11 13	Fire Suppression Systems	
DIV 22	Plumbing	\$749,575
22 05 00	Common Work Results for Plumbing	
22 05 29	Plumbing Hangers and Supports	
22 11 16	Domestic Water Piping	
22 13 16	Sanitary Waste and Vent Piping	
22 20 23	Gas Piping	
22 30 00	Plumbing Equipment	
22 40 00	Plumbing Fixtures	
DIV 23	HVAC	\$1,360,400
23 05 00	Common Work Results for HVAC	
23 05 13	Common Motor Requirements for HVAC Equipment	
23 05 29	Hangers and Supports for HVAC Piping and Equipment	
23 05 48	Vibration and Seismic Controls for HVAC	
23 05 53	Identification for HVAC Piping and Equipment	
23 05 93	Testing, Adjusting, and Balancing for HVAC (Cordination ONLY)	
23 07 13	Duct Insulation	
23 08 00	Commissioning of HVAC	
23 09 23	Direct-Digital Control System for HVAC	



23 09 93	Sequences of Operation for HVAC Controls	
23 22 00	Condensate Piping	
23 31 13	Metal Ducts	
23 33 00	Air Duct Accessories	
23 33 19	Duct Silencers	
23 34 00	HVAC Fans	
23 37 13	Diffusers, Registers and Grilles	
23 74 13	Packaged, Outdoor, Central-Station Air-Handling Units	
DIV 26	Electrical	\$675,015
26 01 05	Commissioning of Electrical Systems by Cx Professional	
26 05 00	Common Work Results for Electrical	
26 05 19	Low-Voltage Electrical Power Conductors and Cables	
26 05 26	Grounding and Bonding for Electrical Systems	
26 05 29	Hangers and Supports for Electrical Systems	
26 05 33	Raceway and Boxes for Electrical Systems	
26 05 53	Identification for Electrical Systems	
26 09 23	Digital Lighting Control Systems	
26 20 00	Enclosed Switches, Enclosed Circuit Breakers and Motor Controllers	
26 24 16	Electrical Panelboards	
26 27 26	Wiring Devices	
26 50 00	Interior Lighting	
DIV 27	Communications	\$116,676
27 00 00	Basic Materials And Methods	
27 10 00	Category 6 Structure Cabling System	
27 51 23	Intercom System	
DIV 28	Electronic Safety & Security	\$62,546
28 05 00	General Electronic Safety Systems Requirements	
28 23 00	Video Surveillance System	
28 31 00	Fire Alarm System	
DIV 31	Sitework	\$2,585
31 00 00	Misc. Sitework	
DIV 32	Exterior Improvements	\$10,477
32 31 13	Chain Link Fences and Gates	
ALLOW	Allowances	\$335,000
	Subtotal	\$6,442,511
	Buyboard 2% Fee, Bond, Insurance & Contractor Fee	\$395,725
BASE	Total Base Proposal	\$6,975,000
ALT 1	Alternate 1: Provide Media Center	\$525,000
ALT 2	Alternate 2: Remaining Kitchen Equipment not included in Base Bid	\$610,000
TOTAL	Total Proposal with Alternates	\$8,110,000



QUALIFICATIONS

Rikett Quartz Tile 24x24 is included in lieu of Cortina Grande

ASI Specialties included in lieu of Bobrick

\$280,000 Owners Contingency included in proposal

Excludes Whirlpool tubs, rough in included only

Excludes downspout nozzels

Excludes Roof hydrant, davit system

Excludes Davis Bacon Wage Scale

Excludes reinstallation of salvaged casework and counters

Excludes reinstallation of salvaged doors, frames & hardware

Excludes unit pricing

Excludes fireproofing

Excludes hazardous materials

Excludes double tee wrap for reinforcement

Excludes anything not specifically called out or labeled on drawings

Excludes permitting fees

Excluded 10 82 13 - Couldn't find any called out on drawings

Excludes kitchen items K52, K61, K62

Excludes floor polishing and or waxing of resilient flooring

Excludes exterior grilles & Screens

