

ANCHORAGE SCHOOL DISTRICT
ANCHORAGE, ALASKA

ASD MEMORANDUM #189 (2005-2006)

February 6, 2006

TO: SCHOOL BOARD

FROM: OFFICE OF THE SUPERINTENDENT

SUBJECT: AWARD OF CONTRACT: HUFFMAN ELEMENTARY SCHOOL
HVAC UPGRADES

ASD Goal: Establish and maintain a supportive and effective learning environment by providing safe, caring, barrier-free schools. Effective consultation with community to ensure wise use of financial resources and responsible construction and maintenance of facilities, and effective communication with students, staff, parents, community and government at all levels.

RECOMMENDATION:

It is the Administration's recommendation that the School Board approve and authorize the Superintendent to award a construction contract for Huffman Elementary School HVAC Upgrades to the lowest responsive bidder, Consolidated Enterprises, Inc., for the Base Bid amount of \$1,165,000, Assignment A of \$101,310, Alternate #2 for \$7,500, and Alternate #3 for \$154,000, for a total award of \$1,427,810.

PERTINENT FACTS:

In April 2003, the Anchorage voters approved bond funding for Districtwide building renewal and major maintenance projects, which included the installation of classroom doors at Huffman Elementary School to improve classroom security.

In April 2004, the Anchorage voters approved bond funding for Districtwide mechanical upgrades and major maintenance projects, which included the replacement of the HVAC system at Huffman Elementary School to support the installation of the doors.

The original portion of Huffman Elementary School was constructed in 1973, and includes the administrative area and classroom pods B, C, D, and E. The

classrooms reflect the open classroom philosophy, with each instructional pod consisting of four classrooms arrayed about and open onto a common circulation area. In order to address security concerns, this project will install doors between the common circulation areas and each of the classrooms.

The existing HVAC system in these areas does not meet current code. The Indoor Air Quality (IAQ) is substandard and would be further compromised by the installation of the classroom doors without the improvements to the air distribution system. To address these concerns, this project includes the replacement of the air handling equipment and the installation of new supply air and return air distribution ductwork and related DDC controls work.

This project also includes replacement of existing ceiling lighting fixtures in the general pod areas of Pods B, C, D, and E with high-efficiency fluorescent luminaries to improve the quality of the lighting.

The school principal and the school staff were consulted to determine the school's specific needs. UniGroup Engineers developed the project construction documents to meet these needs and will assist in construction administration.

An Invitation to Bid was issued for Huffman Elementary School HVAC Upgrades on December 13, 2005. Three bids were received on January 12, 2006 (Attachment A). Consolidated Enterprises, Inc., submitted the lowest responsive bid, in the amount of \$1,427,810 (Attachment B).

The work for the Huffman Elementary School HVAC Upgrades was bid as a base bid with three alternates. Base bid work will replace the HVAC equipment and ductwork. Alternate #2 will replace existing classroom lighting fixtures. Alternate #3 will install doors to separate the classrooms from the common circulation area. Due to budgetary constraints, bids for Alternate #1 and related Allowance Assignment #2 for staircase access to the new second floor fan room is not recommended for award. Access will remain via a ladder, provided for under the base bid.

A large discrepancy between high and low bids for Alternates #2 and #3 was observed. The cause was investigated to ensure that the intent and scope of the bid documents was clear. Based on discussions with the bidders, it is apparent that the variations in pricing are attributable to contractor's bidding strategy, rather than to any confusion concerning the scope of the bid alternates.

The work for the Huffman Elementary School HVAC Upgrades was previously issued for bid in 2005. A single bid was received which significantly exceeded

the engineer's estimate for the project. The District chose not to award, due to the inability to confirm the bid price as fair and equitable.

Consolidated Enterprises, Inc., the successful bidder, has met the evaluation criteria for low bidder (Attachment B) and has complied with all the standard requirements, including payment and performance bonds and necessary insurance. Consolidated Enterprises, Inc., has had previous successful experience as a contractor with the Anchorage School District, including Reroof and Structural Upgrades at Ptarmigan, Birchwood ABC, Huffman, and Chinook Elementary Schools; and Chugiak High School Renewal - Phases 1 and 2.

BUDGET SUMMARY

Design		\$	99,226
Construction			1,427,810
Construction Contingency			143,000
Other Project Cost			<u>72,774</u>
Total Project Funds	Total		\$1,742,810

CERTIFICATION OF FUNDS:

Funds Description:

- (03) Capital Projects Fund
- (00312001) 2003 Bond Authorization
- (00312201) 2004 Bond Authorization
- (3120009) B03 Prop 9 DW Mechanical Upgrade
- (3120015) B03 Prop 9 DW Building Renewal
- (3122009) B4/04 Prop 4 DW Mechanical Upgrade
- (5200) Contracts

Fund Source:	<u>Fund</u>	<u>Funding Source</u>	<u>Funding Control</u>	<u>Account Code</u>	<u>Amount</u>
Huffman Elementary School	03	00312001	3120009	23736-5200	\$286,000
Huffman Elementary School	03	00312001	3120015	23737-5200	\$440,000
Huffman Elementary School	03	00312201	3122009	23742-5200	<u>\$701,810</u>
Total:					\$1,427,810

CC/GV/RA/PC/JA/MF/SM/jg

Attachments

Prepared by: Susan Metcalf, Project Manager

Michael Franks, Construction Manager - Major Maintenance

Jan Anderson, Contracting Coordinator

Pamela K. Chenier, Director of Purchasing/Warehouse

Ray Amsden, Director of Facilities

Approved by: George Vakalis, Assistant Superintendent of Support Services

ANCHORAGE SCHOOL DISTRICT
ANCHORAGE, ALASKA

ABSTRACT OF BID

Commodity or Service:	<u>Huffman Elementary School HVAC Upgrades</u>
Bids Opened:	<u>2:00 P.M., Anchorage Time January 12, 2006</u>
Number of Invitations Sent:	<u>Eighteen (18)</u>
Number of Responsive Bids Received:	<u>Three (3)</u>
Number of Non-Responsive Bids Received:	<u>None (0)</u>
Number of "NO BIDS" Received:	<u>None (0)</u>
Advertising Date:	<u>Anchorage Daily News December 16, 17, & 18, 2005</u>
Prebid Conference Held:	<u>10:30 A.M., Anchorage Time December 21, 2005</u>
Addendum Issued:	<u>No Addendum issued</u>

ANCHORAGE SCHOOL DISTRICT
PURCHASING DEPARTMENT
Contracting Section
1301 Labar Street
Anchorage, Alaska 99515

TABULATION OF BIDS

Opened: January 12, 2006, 2:00 P.M., Anchorage Time

Invitation: Huffman Elementary School HVAC Upgrades

VENDORS

- | | |
|---|---|
| <p>1. CYS Management Services, Inc.
1200 East 76th Ave., Suite 1206
Anchorage, AK 99518-3221</p> | <p>3. Consolidated Enterprises, Inc.
633 E. 81st Avenue
Anchorage, AK 99518</p> |
| <p>2. Alaska Mechanical, Inc.
P.O. Box 203649
Anchorage, AK 99520-3649</p> | |

DESCRIPTION	Estimate	1	2	3
Base Bid	1,075,439	1,420,000	1,235,000	1,165,000
*Alternate 1 - Stair & Walkway	106,172	198,000	185,000	200,000
Alternate 2 - Lighting Fixtures	20,515	50,000	11,000	7,500
Alternate 3 - Classroom Doors	75,638	49,000	87,000	154,000
Assignment A - DDC Control System	101,310	101,310	101,310	101,310
*Assignment B - Heater Controls	396	396	396	396
Totals	1,379,470	1,818,706	1,619,706	1,628,206
Recommended for Award	1,272,902	1,620,706	1,434,706	1,427,810

***Indicates item not included in award.**