

ANCHORAGE SCHOOL DISTRICT
ANCHORAGE, ALASKA

ASD MEMORANDUM #170

January 28, 2008

TO: SCHOOL BOARD

FROM: OFFICE OF THE SUPERINTENDENT

SUBJECT: AWARD OF CONTRACT: MECHANICAL AND ELECTRICAL
UPGRADES AT TWO SCHOOLS - SCENIC PARK AND WILLOW
CREST ELEMENTARY SCHOOLS

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 the School Board approve and authorize the Superintendent to award a contract for the Two Elementary School Mechanical and Electrical Upgrades Project, to the lowest bidder, CYS Management Services, Inc. for the Base Bid amount of \$574,149, Assignment A, \$11,452, Alternate 1 for \$543,918, Assignment B for \$11,452 and Alternate 2, for \$20,587 for a total award price of \$1,161,558. The locations identified in this contract are Willowcrest Elementary School and Scenic Park Elementary School.

PERTINENT FACTS:

In April 2007, voters approved bond funding for Districtwide Building Renewal projects which included funding for electrical service and boiler burner upgrades at Willowcrest and Scenic Park Elementary Schools.

In 2006, the School Board authorized funding for Five School Emergency Preparedness design services through interest earnings, ASD Memorandum #195 (2005-06). The School Board also authorized the selection of RSA Engineering, Inc. for the Five Elementary School Boiler and Electrical Upgrade project, ASD Memorandum #297 (2005-06).

The Base Bid scope of work for the Two Elementary School Mechanical and Electrical Upgrade Project includes installing a larger electrical generator at Willowcrest Elementary School. This will allow the entire facility to be powered during outages of public utility power. Boilers at Willowcrest Elementary School will be upgraded to operate on either natural gas or diesel fuel. An above-ground, diesel fuel storage tank will be constructed along with the structural, mechanical, and electrical features required to create a complete and functional system. Alternate 1 will perform similar generator and boiler upgrades at Scenic Park Elementary School. The work will allow the two schools to support contingency shelter operations in the event of an electrical and natural gas public utility outage. Alternate 2 will perform pavement replacement in the area of construction at Scenic Park Elementary School. This work is needed and can be most economically accomplished in conjunction with the other work.

A solicitation for bids for Two Elementary School Mechanical and Electrical Upgrades was issued on October 22, 2007. Six (6) bids were received on November 13, 2007. These bids exceeded the District estimate. It could not be determined that the price of the work was a fair value. The solicitation was canceled.

The District directed the designer to make changes to the project allowing generators from multiple sources. A solicitation for bids for the revised Two Elementary School Mechanical and Electrical Upgrades was issued on December 12, 2007. Five (5) bids were received on January 3, 2008. (Attachment A). The low bid was submitted by CYS Management Services, Inc. (Attachment B).

CYS Management Services, Inc. has completed all the standard requirements, by providing Payment and Performance bonds and necessary insurance documentation. CYS Management Services, Inc. has had previous experience as a contractor with the Anchorage School District, successfully completing the Lake Otis Elementary School Window and Façade Upgrades and Dimond High School Auxiliary Gym Code Compliance Upgrades.

BUDGET SUMMARY

Design	\$ 25,000
Construction	1,161,558
Construction Contingency	116,155
Other	<u>100,900</u>
Total Project Funding	<u>\$ 1,403,613</u>

CERTIFICATION OF FUNDS:

Funds Description:

(03) Capital Projects Fund
(00312601) Bond 2007 Props
(3126015) B07 Prop 5 DW Building Renewal
(5200) Contracts

	<u>Fund</u>	<u>Funding Source</u>	<u>Funding Control</u>	<u>Account Code</u>	<u>Amount</u>
Willow Crest Elem	03	00312601	3126015	40040-5200	\$585,601
Scenic Park Elem	03	00312601	3126015	36034-5200	<u>\$575,957</u>
				Total:	<u>\$1,161,558</u>

CC: GV/RA/PC/JA/DR/jg

Attachments: Attachment A, Abstracts of Bids
Attachment B, Tabulation of Bids

Prepared by: Dave Rein, Project Manager
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>Two Elementary Schools Mechanical/Electrical Upgrades</u>
Bids Opened:	<u>2:00 P.M., Anchorage Time January 3, 2008</u>
Number of Invitations Sent:	<u>Forty-Four (44)</u>
Number of Responsive Proposals Received:	<u>Five (5)</u>
Number of Non-Responsive Proposals Received:	<u>None (0)</u>
Number of "NO BIDS" Received:	<u>None (0)</u>
Advertising Date:	<u>Anchorage Daily News December 7, 8, 9, 2007</u>
Pre-bid Conference Held:	<u>11:00 A.M., Anchorage Time December 12, 2007</u>
Addendum Issued:	<u>None issued</u>

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

TABULATION OF BIDS

Opened: January 3, 2008, 1:00 P.M., Anchorage Time

Invitation: Two Elementary Schools Mechanical/Electrical Upgrades

VENDORS

- | | |
|--------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------|
| <p>1. CYS Management Services, Inc.
1200 East 76th Ave, Suite 1206
Anchorage, AK 99518-3221</p> | <p>2. Power Builders, Inc.
3305 Arctic Blvd., Suite 201
Anchorage, AK 99503</p> |
| <p>3. Roger Hickel Contracting, Inc.
11001 Calaska Circle
Anchorage, AK 99515</p> | <p>4. Wolverine Supply, Inc.
5099 E. Blue Lupine Dr.
Wasilla, AK 99654</p> |
| <p>5. Goertz Construction, Inc.
P.O. Box 220329
Anchorage, AK 99522</p> | |

DESCRIPTION	Estimate	1	2	3	4	5
Base Bid	474,103	574,149	646,719	597,000	670,000	615,033
Alternate 1 - Scenic Park E.S.	449,978	543,918	491,094	558,000	600,000	608,588
Alternate 2 - Asphalt Paving, Scenic Park	31,490	20,587	19,950	23,000	21,000	21,000
Assignment A - Willow Crest	11,452	11,452	11,452	11,452	11,452	11,452
Assignment B - Scenic Park	11,452	11,452	11,452	11,452	11,452	11,452
Recommend for Award	978,475	1,161,558	1,180,667	1,200,904	1,313,904	1,267,525