

ANCHORAGE SCHOOL DISTRICT

ANCHORAGE, ALASKA

ASD MEMORANDUM #218 (98-99) February 25, 1999

TO: SCHOOL BOARD

FROM: OFFICE OF THE SUPERINTENDENT

SUBJECT: AWARD OF CONTRACT: SCENIC PARK ELEMENTARY
SCHOOL RENEWAL AND UPGRADES

RECOMMENDATION:

It is the Administration's recommendation that the School Board approve and authorize the Superintendent to award a construction contract for Scenic Park Elementary School Renewal and Upgrades to UIC Construction, Inc. in the amount of \$3,875,900 and that the School Board authorize an increase of \$704,648 in the project funding.

PERTINENT FACTS:

On April 15, 1997 the voters approved Bond Proposition Number 7 that included funding for design and construction of Scenic Park Elementary School Renewal and Upgrades in the amount of \$4,000,000. Project funding also includes Districtwide Heating and Ventilation, Roofing and Playground funds. The current project funding total \$6,187,585.

In April 1997 the School Board, through ASD Memorandum #271 (96-97), approved a professional services contract to Kumin Associates to be the design firm of record for the Scenic Park Elementary Renewal and Upgrade project.

The architect met with the Building Committee and Facilities staff to develop and refine proposed design solutions and incorporate District Elementary Educational Specifications as appropriate for this school. The Building Committee is comprised of the school principal, community members, teachers, PTA and the District Project Manager.

This contract consists of the additions and upgrades to the building plus site work adjacent to the building for construction seasons 1999 and 2000.

This project will add approximately 6,000 square feet incorporating a new multipurpose room and two new classrooms. Renovations will occur throughout the existing school with a new library, tech (computer) lab, two new resource rooms, designated art and music rooms, and renovated office, nurse and toilet rooms. Heating and ventilation systems will be upgraded in all areas not upgraded in the 1997 heat and vent project (north wing and boiler room). A new water line will be extended to the building and a new sprinkler system will be installed throughout. New electrical wiring and panels will be installed to bring the building up to current electrical codes. New telecommunications (computer) cables will be installed throughout and new lights will be installed in about 2/3 of the school. The old roof areas will be reroofed with a new roofing system per code.

In an earlier phase of this project (1997), the mechanical systems in the north wing and boiler room were upgraded to provide increased heating capacity and ventilation to comply with updated minimum outside air requirements and to improve perimeter heating.

The Site Work contract (1998) provided additional on-site parking and a separate bus loop to meet Municipality of Anchorage Title 21 requirements, replacement of playground equipment and the installation of resilient surfaces to meet the District's playground safety standard.

This contract completes the renovation project. The low bid exceeded the professional project estimate by \$300,000. The recommendation for award consists of the base bid and alternates #4 (Underground Storage Tank Removal) #8 (Replacement of Gym flooring) and #9 (Repainting the existing building exterior). These items are integral to the upgrade of the school. The other alternates are less critical needs and can be accomplished later if adequate contingency remains in the project. To make this award requires additional funding in the amount of \$704,648. Additional funding for this project is available as follows: Districtwide Underground Storage Tank Removal, Major Maintenance Funds \$25,638; Interest Earnings \$679,000. This funding increase will fund the increase in the construction funding and provide an adequate construction contingency.

BUDGET SUMMARY

Design \$706,725

Construction 3,875,900

Construction Contingency 385,000

Other Project Costs 1,924,598

Total Project Funding \$6,892,223

BUDGET FUNDING SOURCES

<u>Existing Funding:</u>	<u>Account Code</u>	<u>Amount</u>
Scenic Park Elementary		
Renewal and Upgrades	36002 5200	\$4,000,000
Districtwide Heat &Vent	36012 5200	1,391,859
Districtwide Roofing	36013 5200	650,000
Scenic Park Playgrounds	36025 5200	26,726
Districtwide Playgrounds	36011 5200	119,000
<u>Additional Funding:</u>	<u>Account Code</u>	<u>Amount</u>
UST Removal 360M1	5200	\$25,638
97 GO Bond Interest	36027 5200	679,000
Total Project Funding		\$6,892,223

CERTIFICATION OF FUNDS:

Funds Description:

(01) General Fund

(03) Capital Projects Fund

(00311301) 96 GO Bond

(00311401) 97 GO Bond

(00106402) Major Maintenance

(00320901) 97 GO Bond Interest

5200. Contracts

Fund Source: Funding

<u>Fund Source</u>	<u>Account Code</u>	<u>Amount</u>
Scenic Park Elementary		
Renewal and Upgrades	03 00311401 36002 5200	\$2,143,342
Districtwide Roofing	03 00311301 36013 5200	570,163
Districtwide Heat & Vent	03 00311301 36012 5200	457,757
Districtwide UST Removal	01 00106402 360M1 5200	25,638
97 GO Bond Interest	03 00320901 36027 5200	<u>679,000</u>
Total		\$3,875,900

BC/EC/KC/JR/sl

Prepared by: John Ross, Project Manager

Kathy Christy, Director, Facilities

Approved by: Ed Conyers, Executive Director, Physical Plant

ANCHORAGE SCHOOL DISTRICT

ANCHORAGE, ALASKA

ABSTRACT OF BID

Commodity or Service: Scenic Park Elementary

School Renewal and Upgrades

2:00 P.M., Anchorage Time

Bids Opened: February 2, 1999

Number of Invitations Sent: Ninety (90)

Number of Responsive Bids Received: Eight (8)

Number of "NO BIDS" Received: None (Ø)

Anchorage Daily News

Advertising Date: December 18, 20, 1998 January 3, 4, 1999

3:45 P.M., Anchorage Time

Prebid Conference Held: January 6, 1999

Addendum Issued: Addendum #1 January 7, 1999

Addendum #2 January 8, 1999

Addendum #3 January 18, 1999

Addendum #4 January 25, 1999

Addendum #5 January 28, 1999

ANCHORAGE SCHOOL DISTRICT

PURCHASING DEPARTMENT

Maintenance Section

1301 Labar Street

Anchorage, Alaska 99515

TABULATION OF BIDS

Opened: 2:00 P.M., Anchorage Time Invitation: Scenic Park Elementary

February 2, 1999 School Renewal and Upgrade

VENDORS

1.	Consolidated Enterprises Inc. 633 East 81 st Avenue Anchorage, Alaska 99518-3145	5.	Janssen Contracting Co., Inc. 1520 Post Road Anchorage, Alaska 99501
2.	Cornerstone Construction Co., Inc. dba/Cornerstone 215 East 51 st Avenue Anchorage, Alaska 99503-7208	6.	Matrix General Inc. 7730 King Street Anchorage, AK 99518
3.	EBCO P O Box 102119 Anchorage, Alaska 99510	7.	Osborne Construction Company P O Box 97010 Kirkland, Washington 98033
4.	Gamble Construction Co., Inc. 7810 King Street Anchorage, Alaska 99518	8.	UIC Construction Inc. 5300 A Street Anchorage, Alaska 99518

DESCRIPTION	Estimate	1	2	3	4	5	6	7	8
Base Bid	3,497,923.00	3,900,700.00	4,385,000.00	4,123,000.00	3,947,000.00	4,992,700.00	3,857,000.00	4,797,000.00	3,795,000.00
Additive Alternate 3: Add wardrobe/shelving in north wing (12 classrooms)	17,955.00	20,494.00	17,000.00	18,000.00	11,000.00	12,000.00	17,872.00	16,000.00	20,000.00
Additive Alternate 4: Remove existing underground storage tank	15,020.00	10,365.00	18,500.00	20,000.00	20,000.00	8,500.00	6,798.00	17,200.00	22,900.00
Additive Alternate 5: Replace existing north wing wood windows with new windows (13 classrooms)	45,533.00	64,698.00	58,500.00	38,000.00	62,000.00	65,000.00	83,752.00	85,000.00	82,400.00
Additive Alternate 6: Replace existing light fixtures in north wing classrooms 168 through 179 (11 classrooms)	58,526.00	103,235.00	104,000.00	49,000.00	100,000.00	80,000.00	114,000.00	100,000.00	77,500.00
Deductive Alternate 7: Change roofing	92,385.00	31,874.00	32,000.00	98,000.00	105,000.00	100,000.00	77,975.00	30,000.00	22,000.00

system to exposed EPDM system									
Additive Alternate 8: Replace existing gymnasium flooring and sports striping	42,069.00	42,792.00	39,500.00	32,000.00	43,000.00	42,000.00	55,000.00	55,000.00	43,000.00
Additive Alternate 9: Prep and repaint existing exterior walls, doors, frames, panels above and below windows and window trims, beam and soffits.	37,906.00	26,801.00	12,500.00	22,000.00	11,000.00	22,000.00	44,850.00	46,000.00	15,000.00
Additive Alternate 10: Remove existing and install new vinyl composition tile (vct) in portions of Corridors 170 and 160	2,410.00	11,504.00	10,500.00	12,000.00	15,000.00	22,500.00	4,514.00	9,500.00	11,800.00
Additive Alternate 11: Provide metal ceiling panels, bulkheads, and new wall mounted light fixtures in corridors 160. 160A	78,235.00	70,467.00	38,500.00	77,000.00	76,000.00	81,500.00	73,000.00	80,000.00	83,000.00

and 170. Provide new wall mounted light fixtures in corridors 121, 123, 127 and 131 in place of new 2x4 recessed ceiling fixtures									
Remove and dispose of one cubic yard of unsuitable material (unit price)		9.50	17.00	15.00	9.00	11.50	21.00	10.00	11.50
One cubic yard of Class II fill, in place (unit price)		22.00	40.00	25.00	24.00	22.75	46.00	21.50	25.00
One cubic yard of Class II-A fill, in place (unit price)		26.00	47.00	30.00	30.00	24.50	48.00	25.50	28.00
Contaminated soil removal, transport and disposal (unit price)		175.00	200.00	175.00	200.00	130.00	101.00	177.00	156.00
Contaminated ground water removal and disposal (unit price)		3.00	3.00	4.50	8.00	5.00	7.00	1.60	10.00
Remove and		30.00	100.00	18.00	50.00	37.00	228.00	27.00	35.00

