

ANCHORAGE SCHOOL DISTRICT

ANCHORAGE, ALASKA

ASD MEMORANDUM #27 (1999-2000) August 9, 1999

TO: SCHOOL BOARD

FROM: OFFICE OF THE SUPERINTENDENT

SUBJECT: AWARD OF DESIGN/BUILD CONTRACT FOR THE GOVERNMENT
HILL ELEMENTARY SCHOOL ADDITION AND UPGRADE

RECOMMENDATION:

It is the Administration's recommendation that the School Board accept Davis Constructors and Engineers, Inc. proposal to provide the Government Hill Elementary School Addition and Upgrade and authorize the Superintendent to award a contract with Davis Constructors and Engineers, Inc. not-to-exceed \$8,400,000.

PERTINENT FACTS:

On April 21, 1998 the voters approved Proposition Number 9, which included funding for Government Hill Elementary School project planning. A year later, on April 20, 1999, the voters approved Bond Proposition Number 11 that included funding for design and construction at Government Hill Elementary School in the amount of \$9,800,000. On June 14, 1999 the School Board authorized the Superintendent to utilize a design/build Request for Proposal procurement process for this project.

Enrollment at Government Hill Elementary School is currently 136 percent of capacity and is projected to increase to 147 percent of capacity for next school year. Already the site has five relocatable units, and additional units will be required to house the growing student population. The improvements at Government Hill Elementary School will create a 26-classroom school, which will meet the current District educational specifications and all building codes.

A Request for Proposal for design/build proposals for the Government Hill Elementary School Addition and Upgrades was issued on June 30, 1999. Four (4) responsive proposals were received on July 21, 1999. The evaluation committee met on July 26, 1999, to review and evaluate the proposals. Using the evaluation formula published in the

RFP, the committee rated company experience, proposed design, project method and approaches, staff and quality control assurances at forty-nine percent and price at fifty-one percent of the total. The committee recommends Davis Constructors and Engineers, Inc. proposal as best meeting the District's needs for this project, Attachment A. The evaluation committee consisted of the following people: Kathy Christy, Dick Boysen and Mike Price, Facilities staff members, Sandy Stephens, Government Hill Principal, Lisa Fitzpatrick, Government Hill Community member, David Argetsinger, Construction Consultant and Steve Flodin, Chief Design and Construction, Alaska Department of Transportation, Public Facilities. The last two are non-district employees and are experienced in the construction industry.

In the proposal recommended for selection, Davis Constructors and Engineers will design and build the addition and upgrades at Government Hill Elementary School. The proposer's team is experienced with Design/Build projects, and they have selected Krochina Architects as the design firm. Attachment B illustrates the proposal preliminary building and site plans.

The addition and upgrade construction is scheduled to begin in the summer of 2000. Students will be able to reoccupy the renovated portion of the school for the fall 2000 school year. This will require the relocation of the existing portable classrooms and electrical service at the school in August 1999 to support school year 1999-2000. The additions will be completed and ready for occupancy by January 2001 and any remaining site work completed in the summer of 2001. At completion of the project the relocatables will not be required and will be removed. Attachment C outlines the schedule for the project, listing the critical milestones.

BUDGET SUMMARY

Design and Construction	\$8,400,000
Other project costs (Administration, equipment, permits, etc)	<u>1,400,00</u>
Total Project Funds Total	\$9,800,000

CERTIFICATION OF FUNDS:

Requisition Number 004699

Funds Description:

(01) Capital Projects Fund

(00311601) 1999 Bond

(5200) Contracts

Fund Source:

Funding

	<u>Fund</u>	<u>Source</u>	<u>Account Code</u>	<u>Amount</u>
Government Hill	03	00311601	23016 5200	\$8,400,000

BC/EC/KC/SN/MP/sl

Prepared by: Mike Price, Project Manager

Stu Nibeck, Contract Management

Ed Conyers, Executive Director of Physical Plant

Approved by: Ed Conyers, Executive Director of Physical Plant

Attachment A

Anchorage School District

Anchorage, Alaska

Rank of Proposers

Proposer	Total Score
1. Davis Constructor and Engineers, Inc	3033
2. Matrix General, Inc.	2884
3. Unit Company	2763
4. EBCO General Contracors	2709