

FOLSOM CORDOVA UNIFIED SCHOOL DISTRICT

BOARD AGENDA FORM

ITEM NUMBER: 0405-287

AGENDA TITLE: Award Bid: Navigator Elementary School

RESPONSIBLE: Deborah Bettencourt, Deputy Superintendent/CFO

PRESENTER: Matt Washburn, Director of Facilities Development, 355-1111, ext. 184

Board Meeting Date: May 19, 2005

Consent

Discussion/Action

BACKGROUND INFORMATION:

Bids for the Navigator Elementary School project were opened on May 11, 2005. Bids received totaled \$13,890,518. The estimated budget for this project is \$13,000,000.

The bids are reflective of the current market saturation and significant increases in the cost of fuel and materials such as wood, steel and masonry. The work associated with the expansive soil on the site, such as lime treatment, aggregate base and welded wire fabric, justifies the increased cost in the site work bid. The construction management team will work with district staff to examine value engineering items such as raising grades to eliminate the exporting of soil, changing the mow strip to a plastic header, eliminating color from the exterior flatwork and other miscellaneous items.

Staff has reviewed the option of holding bidding and construction until next year to have a potentially larger bidder pool, but this would also add another eight months of inflation and would not guarantee reduced pricing. This option would also shift the occupancy of the site out one year which is not viable for school housing needs.

Deborah Bettencourt, Deputy Superintendent/CFO; Matt Washburn, Director of Facilities Development; Roebbelen Construction Management Services, Inc.; and Teri Jamison, Architect, analyzed the bids. All are in agreement to award the contracts to the apparent low bidders.

FISCAL IMPACT:

\$13,890,518 to be funded from Measure B and state funds.

RECOMMENDATION:

The Board of Education approve the bids and assign the contracts to Roebbelen Construction Management Services, Inc., as the Construction Manager at Risk. Roebbelen Contracting was the low bid for the wood framing and miscellaneous trade packages, so the District will hold the contracts for that portion of the work.

District: Folsom Cordova Unified School District

Project: Navigator Elementary

RCMS Job No: 33-04-019

Location: Rancho Cordova.

SQFT: 42,468

TOTAL \$13,890,518

Precon Lear Ahmed Salim

Estimator: Lou Reboy

Duration: 52 weeks

LDS: \$2000 / C.D.

Estimate Date: 11-May-05

Estimate Time: 4:00 PM

Bid Date:

Bid Time:

BID DIV:	DESCRIPTION	ESTIMATE	BIDDER	TOTAL	NAME	SQ.FOOT COST
	GENERAL CONDITIONS	661,197	661,197	661,197	RCMS	\$15.569
10	SITE WORK	1,674,142	2,335,072	2,335,072	FLINTCO	\$54.984
11	LANDSCAPE/IRRIGATION	459,109	350,000	350,000	TAKEHARA	\$8.241
12	CONCRETE	988,932	1,452,000	1,452,000	MUSE	\$34.190
13	WOOD FRAMING	1,742,778	2,025,000	2,025,000	RCON	\$47.683
15	METALS	232,050	345,000	345,000	UNITED	\$8.124
17	ROOFING	419,024	376,957	376,957	YANCEY	\$8.876
20	DRYWALL PKG	641,851	849,920	849,920	HENLEY	\$20.013
21	CERAMIC TILE	63,000	82,422	82,422	FISHER	\$1.941
22	PAINTING	110,391	113,238	113,238	E-Z PAINTING	\$2.666
23	ACOUSTICAL	103,984	133,400	133,400	PCI	\$3.141
24	FLOORING	122,005	114,949	114,949	B.T.MANCINI	\$2.707
25	FOOD SERVICE	115,000	66,900	66,900	YAFFEE	\$1.575
26	PLUMBING	546,250	580,000	580,000	LUPPEN & HAWLEY	\$13.657
27	HVAC	846,050	723,526	723,526	R B SPENCER	\$17.037
28	ELECTRICAL	1,694,166	1,450,000	1,450,000	PILAND	\$34.143
30	CASEWORK	288,750	277,698	277,698	WESTMARK	\$6.539
31	WOOD FLOORING	60,180	51,200	51,200	EUROPEAN	\$1.206

