

ANCHORAGE SCHOOL DISTRICT
ANCHORAGE, ALASKA

ASD MEMORANDUM #3 (2004-2005)

September 27, 2004

TO: SCHOOL BOARD

FROM: OFFICE OF THE SUPERINTENDENT

SUBJECT: CAMPBELL ELEMENTARY SCHOOL RESTROOM
RENOVATIONS - EMERGENCY PROCUREMENT

PERTINENT FACTS:

In accordance with School Board Policy Section 725.23, Emergency Contracts, this memorandum reports action taken by the Administration to expedite the contract award for completion of the restroom renovation project at Campbell Elementary School, following termination of the original contract. A contract to complete this work was awarded under emergency procedures to Consolidated Contracting and Engineering in an amount not to exceed \$220,050.

ASD Memorandum #332, June 28, 2004 authorized the award of contract for this project to St. George Chadux. Approved value of the contract was \$268,000. The contract required substantial completion by September 15, 2004, and final completion by September 30, 2004.

The contractor began work on the site on July 19, 2004. By August 11, 2004, work was proceeding significantly behind the established schedule and the contractor was instructed to submit a recovery schedule. Although a recovery schedule was submitted, the contractor failed to initiate steps to perform the work necessary to achieve the new schedule. Notice of Termination for Cause was issued to the contractor on September 1, 2004. Causes for termination included failure to provide sufficient and properly licensed and skilled workmen and proper materials and equipment to complete the work in an acceptable and timely manner; failure to provide evidence of payment to its labor force; work performed, including demolition, that was not conducted per contract documents.

Because the restrooms are centrally located and their renovations are extensive and disruptive to school function, schedule was determined to be the most

important criterion for replacement contractor selection. The amount of the proposed contract was established at \$220,050, the estimated amount of work remaining from the aborted contract with St. George Chadux.

On September 2, 2004, three contractors with prior successful experience on District projects were provided copies of the contract documents and invited to propose schedules for completion of the project, on a time-and materials basis not to exceed \$220,050. A copy of the submitted schedule tabulation is attached. Consolidated Contracting and Engineering (CCE) submitted the schedule representing the shortest time to complete the project. Notice to proceed was issued to CCE on September 3, 2004.

Attachment

Prepared by: Aileen Herring, Project Manager
Michael W. Franks, Construction Manager - Major Maintenance
Jan Anderson, Contracting Coordinator
Pam Chenier, Director of Purchasing/Warehouse
Ray Amsden, Director of Facilities

Approved by: George Vakalis, Assistant Superintendent of Support Services

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

TABULATION OF RESPONSES

Opened: 3:00 P.M., Anchorage Time Invitation: Campbell Elementary
September 3, 2004 School Restroom Renovations

VENDORS

1. Reynolds General Contracting, Inc.
2971 Drake Drive
Anchorage, AK 99508

2. Consolidated Contracting & Engineering
2440 East Tudor Road
Anchorage, AK 99507

3. Goertz Construction, Inc.
P.O. Box 220239
Anchorage, AK 99522

DESCRIPTION	Estimate	1	2	3
Proposed time between September 3, 2004, NTP and project completion		10-12 weeks	8 weeks	11 weeks