

ANCHORAGE SCHOOL DISTRICT
ANCHORAGE, ALASKA

ASD MEMORANDUM #108 (2004-2005)

November 22, 2004

TO: SCHOOL BOARD

FROM: OFFICE OF THE SUPERINTENDENT

SUBJECT: AWARD OF CONTRACT: CHUGIAK HIGH SCHOOL LIBRARY
ROOF REPAIRS

RECOMMENDATION:

It is the Administration's recommendation the School Board approve and authorize the Superintendent to award a contract for Chugiak High School Library Roof Repairs to Consolidated Enterprises, Inc for the Base Bid amount of \$548,900.

PERTINENT FACTS:

In April 2002 the voters approved funding for districtwide major maintenance, which included roof renovations for Chugiak High School. In April 2004 the voters approved an additional \$1,000,000 for major maintenance districtwide roofing projects, which also included funding available for this project.

The roofing system of the Chugiak High School library is a ballasted EPDM roof, consisting of the EPDM membrane placed above the structural roof deck and insulation and protective light guard panels used for the ballasting system. The existing roof system is from the original construction of the library addition in 1987. The existing slope of the roof structure provided only minimal slope to the drains. This condition allows for excessive ponding of water especially during the snow melt season. The library also has semi circular clerestory windows structures installed for additional lighting. The flashing around these structures are beginning to show signs of failure and are believed to be the cause of numerous roof leaks over the past few years.

The base bid scope of work for this project includes removing the entire roof system; replacing any noticeable damage to the gypsum wall board; installing a new EPDM membrane roof system, new insulation to obtain a higher R-Value, and new light guard panels. The existing metal coping will also be replaced.

A solicitation for bids for Chugiak High Library Roof Repairs was issued on September 29, 2004. Six bids were received on October 20, 2004 (Attachment A). The low responsive bid was submitted by Consolidated Enterprise, Inc. in the amount of \$548,900 (Attachment B).

Consolidated Enterprises, Inc. has completed all the standard requirements, by providing Payment and Performance bonds and necessary insurance documentation. Consolidated Enterprises, Inc. has had previous experience as a contractor with the Anchorage School District, on numerous projects at Chugiak High School including the installation of a new roof at the Chugiak High Auditorium in 2002.

BUDGET SUMMARY

Design	\$55,200
Construction	548,900
Construction Contingency	40,046
Other Project Costs	<u>78,230</u>
Total Project Funding	\$722,376

CERTIFICATION OF FUNDS:

- (03) Capital Project Funds
- (00312201) 2003 B Bond (2002 Bond Authorization)
- (00312601) 2004 Bond Authorization
- (3122002) B02 DW Roof
- (3126002) B04 DW Roof
- (5200) Contracts

Fund Source:	<u>Fund</u>	<u>Funding Source</u>	<u>Funding Control</u>	<u>Account Code</u>	<u>Amount</u>
Chugiak High	03	00312201	3122002	81055-5200	\$240,600
Chugiak High	03	00312601	3126002	81071-5200	<u>308,300</u>
				Total:	\$548,900

CC/GV/RA/MF/JA/PC/RR/jg

Attachments

Prepared by: Randy Ribble, Project Manager
 Mike 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
ANCHORAGE, ALASKA

ABSTRACT OF BID

Commodity or Service:	<u>Chugiak High School Library Roof Repairs</u>
Bids Opened:	<u>2:00 P.M., Anchorage Time October 20, 2004</u>
Number of Invitations Sent:	<u>Twenty (20)</u>
Number of Responsive Bids Received:	<u>Six (6)</u>
Number of Non-Responsive Bids Received:	<u>None (Ø)</u>
Number of "NO BIDS" Received:	<u>None (Ø)</u>
Advertising Date:	<u>Anchorage Daily News September 29,30 & October 1,3 2004</u>
Prebid Conference Held:	<u>9:30 A.M., Anchorage Time October 6, 2004</u>
Addendum Issued:	<u>Addendum #1 October 15, 2004</u>

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

TABULATION OF BIDS

Opened: October 20, 2004, 2:00 P.M., Anchorage Time

Invitation: Chugiak High School Library Roof Repairs

VENDORS

- | | |
|--|---|
| <p>1. Consolidated Enterprises, Inc.
 633 E. 81st Avenue
 Anchorage, AK 99518</p> <p>2. CYS Management Services, Inc.
 1200 East 76th Ave. Suite 1206
 Anchorage, AK 99518</p> <p>3. Stark-Lewis, LLC
 1445 E 8th Ave.
 Anchorage, AK 99501</p> | <p>4. Industrial Roofing, Inc.
 8361 Petersburg St.
 Anchorage, AK 99507</p> <p>5. Rain Proof Roofing, LLC
 2201 E. 84th Court
 Anchorage, AK 99507</p> <p>6. Universal Roofing Of Alaska, Inc.
 6200 A Street.
 Anchorage, AK 99518</p> |
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DESCRIPTION	Estimate	1	2	3	4	5	6
Base Bid	600,000	548,900	869,422	780,073	597,975	787,500	576,000
Recommend for Award		548,900	869,422	780,073	597,975	787,500	576,000

