

ANCHORAGE SCHOOL DISTRICT
ANCHORAGE, ALASKA

ASD MEMORANDUM #216 (2004-2005)

March 28, 2005

TO: SCHOOL BOARD

FROM: OFFICE OF THE SUPERINTENDENT

SUBJECT: AWARD OF CONTRACT: BAYSHORE ELEMENTARY SCHOOL
LIGHTING AND SPRINKLER UPGRADE

RECOMMENDATION:

It is the Administration's recommendation that the School Board authorize the Superintendent to award a contract for the Bayshore Elementary School Lighting and Sprinkler Upgrade project to the low responsive bidder, Christensen Builders, Inc., for the Base Bid in the amount of \$918,000, and accept Additive Alternates #1-4 in the amount of \$81,300 for a total award of \$999,300.

PERTINENT FACTS:

In April 2002 and 2003 the voters approved funding for Districtwide Major Maintenance Projects which included Bayshore Elementary School.

The scope of work for this project: New lighting in the classrooms (excluding the classrooms in the new addition), library, and administrative areas. Installation of a fire sprinkler protection system in areas where sprinklers are not currently installed.

The existing lighting in the majority of the classrooms and the multipurpose room at Bayshore Elementary School has been in service since the building's original construction in 1976. The lighting levels and uniformity of light is less than optimal. To maintain minimal operational standards, increasing efforts from the Maintenance Department are required. The replacement light fixtures will provide improved lighting conditions while reducing the building's overall energy usage and costs. Chugach Electric provided a complementary lighting audit performed by Lighting Design Labs from Seattle, Washington, which suggested the lighting renovation. The new lighting has been designed in compliance with the ASHRAE 90.1 Energy Standard for Buildings.

Building regulatory safety codes have changed in recent years and they now require all schools to be fully protected by fire sprinklers. The existing fire sprinkler

protection system at Bayshore Elementary covers the gymnasium and stage. In order to fully protect the school, this project will install a fire protection sprinkler system in the remaining unprotected areas. The new fire sprinkler protection system will be connected to the existing sprinkler system and the fire alarm control panel to provide fire sprinkler protection throughout the building.

It is recommended all of the following Additive Alternates are accepted: Additive Alternate 1: Domestic Water - This will bring the facility in compliance with AWWU's requirement for having only one domestic water service per building. Currently the building has two points of entry for domestic water. Additive Alternate 2: Egress Lighting - Replace the original aging and obsolete emergency egress lighting throughout the facility. Additive Alternate 3: MPR Lighting - Install new lighting in the Multi-Purpose Room. Additive Alternate 4: Installation of walls in the IMC. During discussions with school staff, they expressed frustration concerning the library's noise level and the District's open concept environment. The installation of new separation walls was accepted as the most appropriate solution.

The school principal and the school staff were consulted to determine the school's specific needs. Arctic Sun Engineering developed the project construction documents and will be assisting with construction administration.

A solicitation for bids was issued for the Bayshore Elementary School Lighting and Sprinkler Upgrade project on February 2, 2005. Four bids were received on March 2, 2005 (Attachment A). Christensen Builders, Inc. submitted the lowest responsive bid in the amount of \$999,300 (Attachment B).

Christensen Builders, Inc. has completed all the standard requirements by providing a payment and performance bond and necessary insurance documentation. Christensen Builders, Inc. has had previous experience as a contractor with the Anchorage School District, on the Romig Middle School Fire Alarm, Security and Restroom Upgrade (2004), Bartlett High School Renewal Phase 2A and Bayshore Elementary School HVAC Upgrade projects.

BUDGET SUMMARY

Design	\$ 70,200
Construction	999,300
Construction Contingency	100,000
Other Project Costs	120,000
Total Project Funding	<u>\$1,289,500</u>

CERTIFICATION OF FUNDS:

Funds Description:

(03) Capital Projects Fund
(00311701) 2000 GO Bond Authorization
(00312501) 2003 GO Bond Authorization
(00312201) 2002 GO Bond Authorization
(00301501) Legal Settlement
(00311601) 1999 GO Bond Authorization
(3117001) 00B DW R & R/ADA/CD Upgrade
(3125020) B03 D/W Electrical
(3122011) B02 D/W Sprinkler
(3015615) Legal DW Asbestos
(3116972) Bond 99NR Non-Reimb DW HVAC
(3122020) B02 DW Electrical
(3125015) B03 DW Building Renewal
(5200) Contracts

<u>Fund Source:</u>	<u>Fund</u>	<u>Funding Source</u>	<u>Funding Control</u>	<u>Account Code</u>	<u>Amount</u>
Bayshore	03	00311701	3117001	11618-5200	\$ 3,600
Bayshore	03	00312501	3125020	11631-5200	462,000
Bayshore	03	00312201	3122011	11634-5200	135,600
Bayshore	03	00301501	3015615	11635-5200	68,150
DW Electric	03	00312201	3122020	56101-5200	99,850
DW Building Renewal	03	00312501	3125015	56903-5200	187,800
DW HVAC	03	00311601	3116972	97201-5200	42,300
				Total	\$999,300

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

Attachments

Prepared by: Alan Feters Project Manager
Michael Franks, Construction Manager - Major Maintenance
Jan Anderson, Contracting Coordinator
Pamela K. 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>Bayshore Elementary School Lighting Sprinkler Upgrade</u>
Bids Opened:	<u>3:00 P.M., Anchorage Time March 2, 2005</u>
Number of Invitations Sent:	<u>Twenty-Eight (28)</u>
Number of Responsive Bids Received:	<u>Four (4)</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 Feb. 4, 5, 6, 2005</u>
Prebid Conference Held:	<u>9:30 A.M., Anchorage Time February 10, 2005</u>
Addendum Issued:	<u>Addendum #1 February 17, 2005 Addendum #2 February 22, 2005 Addendum #3 February 25, 2005</u>

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

TABULATION OF BIDS

Opened: March 2, 2005, 3:00 P.M., Anchorage Time

Invitation: Bayshore Elementary School Lighting & Sprinkler Upgrade

VENDORS

- | | |
|--|--|
| <p>1. Goertz Construction, Inc.
PO Box 220329
Anchorage, AK 995228</p> | <p>3. Christensen Builders, Inc.
4900 Homer Drive #200
Anchorage, AK 99503</p> |
| <p>2. Wolverine Supply, Inc.
5099 East Parks Hwy Suite 201
Wasilla, AK 99654</p> | <p>4. CYS Management Services, Inc.
1200 East 76th Ave Suite 1206
Anchorage, AK 99518</p> |

DESCRIPTION	Estimate	1	2	3	4
Base Bid	900,000	979,824	891,000	918,000	1,009,222
Alternate 1: Domestic Water - Complete all work as shown on sheets M1.1, Sheet Note 3, M2.0 Detail 1 and 2, Sheet Notes 1-4, M22.1, Sheet Notes 3 and 5: M3.1, Details 1 and 2: and E1.1, Sheet Note 6.	30,000	31,860	19,700	18,000	41,410
Alternate 2 : Egress Lighting - Complete all work as shown on sheets E1.0, Sheet Notes 2 and 3: E1.1, Sheet Notes 2 and 4; E1.4, Sheet Notes 1 and 2; E2.0, Sheet Notes 3 and 4; E2.1, Sheet Notes 7-9; E2.4, Sheet Notes 1- 3; HA 1.0; and HA 1.4.	20,000	42,486	63,000	25,000	24,482

Alternate 3: MPR Lighting - Complete all electrical work as shown on sheets A1.1, MPR 63; E2.1, MPR 63 and Sheet Note 1; E3.2, Detail 1 and HA 1.1, MPR 63.	22,000	35,620	42,000	28,000	32,222
Alternate 4: IMC Wall - Complete all structural work as shown on Sketch SK1, Sk2, and ,SK3	20,000	13,845	21,000	10,300	19,892
Recommend for Award		1,103,635	1,214,000	999,300	1,127,228

Instructions:

- * Prepare this advance certificate form for any School Board memorandum, which requires School Board Financial action.
- * Examples include: Purchase of goods and services for all funds, awards of construction contracts, purchase of lands and facilities, change orders to construction contracts.
- * Submit this form with the School Board memorandum to the Chief Financial Officer not later than Tuesday before the respective Board meeting date.
- * This certification is to be filed with the related School Board memorandum.