

If this item is pulled from the consent agenda the following motion would be in order:

POSSIBLE MOTION

I MOVE TO award the Construction Services Contract for the Pacific High School Renewal Project to Sunland Development Company in the lump sum amount of \$1,943,963.00 for the Base Bid and all six Additive Alternates.

MEMORANDUM

To: Mayor Westover and Assembly Members
Jim Dinley, Municipal Administrator

From: Michael Harmon, Public Works Director *MH*
Stephen Weatherman, Municipal Engineer *SW*
Kelli Cropper, CBS Project Manager *KC*

Reviewed: Steve Bradshaw, Sitka School District Superintendent
Jay Sweeney, Finance Director *JS*
Mellissa Cervera, Contract Coordinator *MC*

Date: September 28, 2012

Subject: Assembly Approval of the Award of the Construction Contract to Sunland Development Company for the Pacific High School Renewal Project.

Background

Sitka Voters passed Proposition No. 5 in the October 2010 Election approving the CBS use proceeds from the seasonal sales tax revenue to fund the 35% match required by the State of Alaska for the renovation of Pacific High School. The State of Alaska has provided 65% of the project budget funded through a grant. The Project Agreement between the State of Alaska and the CBS was signed in March 2011.

A contract with the Architectural Firm McCool Carson and Green (MCG) was awarded in June 2011. The Facilities Assessment began in July 2011 and the design process progressed through August 2012 when the project was offered for bids to construct the facility. The design process included multiple Building Design Committee Meetings, Public Meetings, Presentations to the Assembly, and Assembly approval of project milestones.

Bids were opened Tuesday, September 25, 2012.

Analysis

The Pacific High School Renewal Project was bid with a Lump Sum Base Bid item and six Lump Sum Additive Alternate Bid items. The Additive Alternates are specific parts of the overall project that were bid individually in an effort to ensure there would be enough funding in the construction budget to award the Base Bid and as many Additive Alternates as the construction budget would allow.

Five responsive bids were received. The responsive apparent low Base Bid and low Grand Total Bid (Base Bid plus all Additive Alternates) was received from Sunland Development Company, based in Homer Alaska. The construction budget is sufficient to award the Base Bid item and all six Additive Alternates, or Grand Total Bid.

Pacific High School Renewal - September 25, 2012 - Clerk's Office
RECORD OF BID OPENING

Staff Present: Municipal Clerk Colleen Ingman, Mellissa Cervera Contract Coordinator, Kelli Cropper, Project Manager

CONTRACTOR	Base Bid Pacific High School Renewal & Minor changes	ADD. Alt 1 Ramp structure & earth-work	ADD. Alt 2 Commons Case-work	ADD. Alt 3 Classroom cubby case- work	ADD. Alt 4 Light Tubes	ADD. Alt 5 Covered walkway roof structure	ADD. Alt 6 Bench & Garden screen	Total of Additive Alternates	GRAND TOTAL BASE BID with six Add. Alt.
1 SUNLAND DEVELOPMENT CO.	\$1,832,857.00	\$40,000.00	\$15,820.00	\$9,000.00	\$18,650.00	\$24,651.00	\$2,985.00	\$111,106.00	\$1,943,963.00
2 CBC CONSTRUCTION	\$1,843,037.00	\$40,200.00	\$9,642.50	\$8,610.00	\$10,825.00	\$41,852.00	\$45,800.00	\$156,929.50	\$1,999,966.50
3 ASRC MCGRAW	\$2,083,000.00	\$75,000.00	\$6,300.00	\$8,600.00	\$21,000.00	\$38,600.00	\$14,000.00	\$163,500.00	\$2,246,500.00
4 DAWSON CONSTRUCTION INC	\$2,192,000.00	\$93,000.00	\$7,000.00	\$8,000.00	\$23,000.00	\$66,000.00	\$32,000.00	\$229,000.00	\$2,421,000.00
5 TUNISTA CONSTRUCTION LLC	\$2,545,000.00	\$65,000.00	\$10,000.00	\$12,000.00	\$22,000.00	\$69,000.00	\$10,000.00	\$188,000.00	\$2,733,000.00
6 AK COMMERCIAL CONTRACTORS	Bid Non-Responsive								

Fiscal Note

The total Pacific High School Renewal budget is \$2,671,558.00, which is \$935,045.00 (35%) the CBS required match, and \$1,736,513.00 (65%) the State of Alaska grant funds awarded for the renovation of Pacific High School.

The EED designated Construction Budget is \$2,037,651.00. The Grand Total Bid submitted by Sunland Development Company is \$1,943,963.00, which is within the Pacific High School Construction Budget.

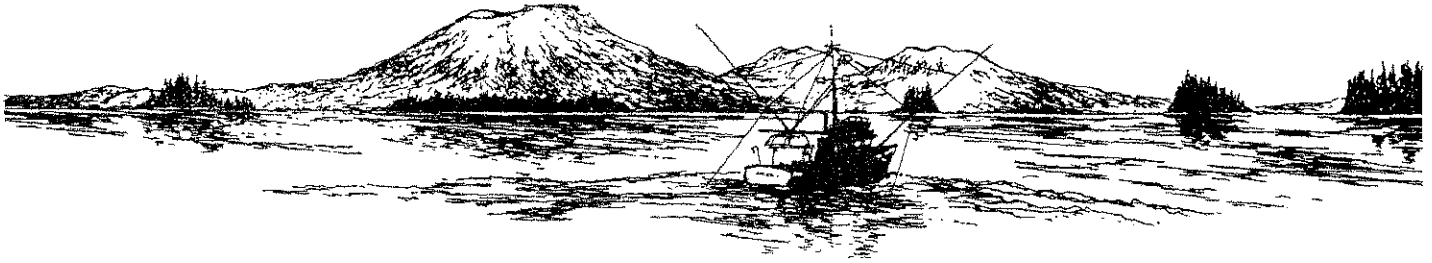
Recommendation:

Approve Award of the Construction Services Contract for the Pacific High School Renewal to Sunland Development Company in the lump sum amount of \$1,943,963.00 for the Base Bid and all six Additive Alternates.

SITKA SCHOOL DISTRICT

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DATE: October 3, 2012

TO: Mayor and City and Borough Assembly

FROM: Sitka School District
Steve Bradshaw, Superintendent

RE: Award of Construction Contract

On October 2, 2012, during a school board meeting, the Sitka School Board recommended that the City of Sitka Assembly award the construction contract to Sunland Development Company for the Pacific High School remodel project with the base bid amount of \$1,832,857 and a total amount with alternatives of \$1,943,963.

APPENDIX A

1. Project Scope of Work: *(Use additional pages if necessary)*
 Eligible [Additional] Gross Square Footage: [none]; 4 AAC 31.020(e)
 Renovation of Pacific High School including, but not limited to:

- Re-grading and drainage around building perimeter; Remove and replace concrete steps and sidewalk; Remove and replace roofing; Remove and replace siding; Asbestos abatement throughout; Re-build interior partition walls to meet ADA, seismic and other code requirements; Replace plumbing and fixtures throughout; Install new sprinkler and fire alarm systems; Reconfigure and equip kitchen; Replace HVAC systems and install digital controls; Replace electrical service, distribution, lighting, clock and PA systems; Repair/renew wall as required; Install new interior doors and hardware; Install new ceiling finishes throughout; Install new flooring throughout; and Install new equipment and furnishings.

2. The Recipient further agrees to comply with the following additional conditions:
 The District acknowledges the Municipality or Borough may assume any or all of the responsibilities of this grant. (AS 14.14.060)

3. Project Funds - Pacific High School Renovation
 Chapter 15/SLA 09, page 5, lines 3-4

Grant Amount	\$1,736,513
Recipient's Participating Share:	\$935,045
Other Funds	\$0
Project Total	\$2,671,558

4. Project Budget

Cost Category	% of Construction	Total Project Budget
1. Construction Management (by consultant)	3.00%	\$61,129
2. Land	N/A	\$0
3. Site Investigation	N/A	\$0
4. Design Services	10.00%	\$203,765
5. Construction	100.00%	\$2,037,651
6. Equipment	7.11%	\$144,872
7. District Administrative Overhead	6.00%	\$122,259
8. Percent for Art	0.00%	\$0
9. Project Contingency	5.00%	\$101,882
Totals	131.11%	\$2,671,558