

Agenda

- **Introduction**
 - Agenda
 - General Contractor Recommendation Process
- **Review of Base Bid & Alternate Bid Proposals**
- **Vote on General Contractor**
- **Review and Select Alternates**
- **Review Final Bid Price**
- **Closing Comments**

General Contractor Recommendation Process

- Began Prequalification process June 2010
- 11 General Contracting Firms responded on July 15th 2010
- On August 12th, the committee of 6 *members (Jack Dunn, Kass Arding, Eric Williams, Michele Croteau, Matt Walsh and myself)*, met and graded the firms, narrowing the list from 11 to 7.
- In mid September, we invited the 7 firms to interview, having the 3 project superintendents, project manager and owner speak at the interview.
- After that, we invited **Harvey Construction** and **Hutter Construction** to bid the project.

Bid Documents

“The Awarding Authority has determined that if the two general bids (including alternates) are more than 1% apart in total amount, then the bid will be awarded to the low bidder. However, if the bids are determined by the Awarding Authority to be less than 1% apart, they will be considered equal in amount and the Awarding Authority, in its sole discretion, will award the bid based on all pertinent criteria.”

Bid Policy

Concord School District Policy #322

Bidding

1. The following approval thresholds apply to the procurement and bidding process.
 - a. Where appropriate and when practical, administrators and those with budgetary responsibilities shall attempt to obtain multiple quotations on proposed purchases up to \$20,000.
 - b. The District shall request competitive bids whenever the cost of the product or service is expected to exceed \$20,000.
 - i. Bids for procurement of products and /or services up to \$100,000, will be awarded by either the Superintendent or the Business Administrator.
 - ii. Bids for procurement of products and / or services exceeding \$100,000, must be awarded by a majority vote of the School Board or as the Board directs.
 - iii. Procurement of products and / or services which are to be financed for more than 12 months, must be awarded by a majority vote of the School Board or as the Board directs.
2. The District reserves the right to accept or reject any or all bids, and to waive any formalities when it is in the best interest of the District. The low bidder is normally awarded the bid, unless it is in the best interest of the School District to do otherwise. It may be in the District's best interest to do this from time to time for reasons including but not limited to quality, service, ability to meet specifications and deadlines. The next lowest bid will be the next one considered and evaluated in the same manner. In the event that the lowest bidder is not awarded the bid, the Finance Committee will be informed.
3. The Superintendent or the Business Administrator may authorize purchases outside of the bidding process (a) to take advantage of temporary pricing opportunities which are well below anticipated bid prices or (b) when only one source for a particular product exists. When these options are used, the Finance Committee will be informed.

Adopted 1966

Revised 1975; 1982; February 1986; October 7, 2002, August 2, 2010

Introduction – Bid Day Results

Budget Base Amount

School	Budget Amount
Abbot-Downing (Conant)	\$16,446,973
Mill Brook Primary (Dame-Eastman)	\$16,008,934
McAuliffe Elementary (Kimball)	\$16,497,431
Total	\$48,953,338

Harvey Base Bid

School	Bid Amount
Abbot-Downing (Conant)	\$13,130,000
Mill Brook Primary (Dame-Eastman)	\$12,282,000
McAuliffe Elementary (Kimball)	\$13,186,000
Total	\$38,598,000

Hutter Base Bid

School	Bid Amount
Abbot-Downing (Conant)	\$13,585,000
Mill Brook Primary (Dame-Eastman)	\$12,390,000
McAuliffe Elementary (Kimball)	\$13,475,000
Total	\$39,450,000



Bid Day
Spreadsheet

Base Bid Difference

↓ Harvey	\$852,000	2.16%
----------	-----------	-------

Included	Total Amount	Included	Total Amount
Base Bid + All Alt w/ #6	\$42,140,000	Base Bid + All Alt w/ #6	\$42,445,063

Base Bid + Alternate Difference

↓ Harvey	\$305,063	.72%
----------	-----------	------

Discussion

END OF SLIDES

Alternates

Introduction - Alternates

- Initial Cuts - \$5.9 million
- Manual for Planning and Construction of School Buildings
- Consideration Factors:
 - Payback and Yearly Budget Reductions
 - Maintaining and Cleaning the Equipment/Material
 - Labor
 - Amount of Use
 - Basing material decisions on the initial cost of material and installation alone can end up costing the Owner much more in the long run. The key to success is to look at the overall life cycle cost.



Alternate #1

Alternate #1: Provide Wood Chip Plant with Related Mechanical, electrical site work as indicated on drawings and in specifications

School(s) Affected: Mill Brook Primary School (*Dame-Eastman*)

Considerations:

- Need to clear approximate .55 acres
- Volatile Market – Commodity Based – unknown
- DES Permits
- Additional Maintenance of Facilities and Budgetary Costs
- Splitting Resources
- Comparison to Merrimack Valley & Kearsarge
- Community / Neighbor Considerations
 - Emissions
 - Trucks
 - Noise
- State Building Aid
- Bargaining Power

Alternate #1

Alternate #1: Provide Wood Chip Plant with Related Mechanical, electrical site work as indicated on drawings and in specifications

School(s) Affected: Mill Brook Primary School (*Dame-Eastman*)

Q & A:

Q: Do you know if we did the wood plant how much additional acreage will need to be cleared?

A: The additional clearing to construct the woodchip plant is approximately 24,000 SF (0.55 acres). (*Nobis Engineering*)

Q: Hypothetically, if the district built a new High School or Middle School, would this have any value to those new buildings?

A: As for the woodchip plant, it is sized for the load of the Broken Ground and Mill Brook schools. I believe it would have only limited value to serve an additional school as it is currently designed. That would entail enlarging or adding onto the building, enlarging the woodchip bin, increasing most of the utility services and increasing the number and/or size of the boiler. The access road might be able to stay as it's currently designed.

Alternate #1

Alternate #1: Provide Wood Chip Plant with Related Mechanical, electrical site work as indicated on drawings and in specifications

School(s) Affected: Mill Brook Primary School (*Dame-Eastman*)



**Wood Chip
Plant
Payback**



**Merrimack
Valley Stats**



**Merrimack
Valley
Comparison**

	Mill Brook Primary	Totals	Budget Difference
Alternate Budget <i>(including controls)</i>	\$1,245,000	\$1,245,000	
Harvey <i>(including controls)*</i>	\$1,320,000	\$1,345,300	+\$100,300

**Highest Priced Controls Used (~\$23,000)*

Alternate #2



Provide Rubber tile in lieu of VCT at typical locations, and provide sheet flooring in lieu of VCT in Corridors and Learning Commons, refer to section 096500-Resilient Flooring for material requirements

School(s) Affected: Abbot-Downing Elementary School (*Conant*), Mill Brook Primary School (*Dame-Eastman*), Christa McAuliffe Elementary School (*Kimball*.)

Benefits of Rubber Flooring:

- Longer life cycle than VCT
- Better for the environment
 - Less off gassing
 - Manufacturing process – greener
 - Disposal is greener – easy to recycle
- Easy to maintain
- Easier to clean
- Less costly to maintain
- Installed in the high school – proven a better floor

	Abbot-Downing Elementary	Mill Brook Primary	Christa McAuliffe Elementary	Totals	Budget Difference
Alternate Budget	\$335,600	\$303,000	\$348,500	\$987,100	
Harvey	\$430,000	\$375,000	\$420,000	\$1,225,000	+\$237,900



Alternate #3

Provide thermoplastic membrane (PVC) roofing in lieu of white EPDM, refer to sections 075300-EPDM Roofing and 075400-Thermoplastic Membrane Roofing

School(s) Affected: Abbot-Downing Elementary School (*Conant*), Mill Brook Primary School (*Dame-Eastman*), Christa McAuliffe Elementary School (*Kimball*).

EPDM rubber roofing

The ethylene propylene diene monomer (EPDM) creates a single layer rubberized roof that is long lasting and UV resistant. EPDM roofing systems do not require a mineral coating, which makes them much lighter than tar and gravel roofs. It should be noted that a rigid insulation is recommended for this type of roof.

- Energy Efficient
- Good long-term performance

PVC membrane roofing systems

PVC membrane is a roof membrane composed of only one layer of material, polyvinyl chloride. PVC roofs are specially designed to withstand ponding water- PVC membrane is welded together with hot air (no open flame) to eliminate All seams so moisture can not pass through. PVC roofing systems also reflect nearly 90% of the heat of the sun, thus lowering energy costs substantially, especially in high-heat areas such as the southwestern United States.

- More durable, easier to maintain
- Fire safe material
- Energy Efficient
- Good weather resistance
- Good long-term performance
- Longer life span than EPDM

	Conant	Dame-Eastman	Kimball	Totals	Budget Difference
Alternate Budget	\$65,900	\$53,300	\$42,400	\$161,600	
Harvey	\$96,200	\$75,000	\$81,200	\$252,400	+\$90,800

Alternates #4 & #5



Alternate #4: Improvements to S. Curtisville Rd. At Dame Eastman

Alternate #5: Extend S. Curtisville Rd. Sidewalk At Dame Eastman

School(s) Affected: Mill Brook Primary School (*Dame-Eastman*)

Planning Board Hearing (*August 25, 2010*) & Letter (*August 27, 2010*) Request:

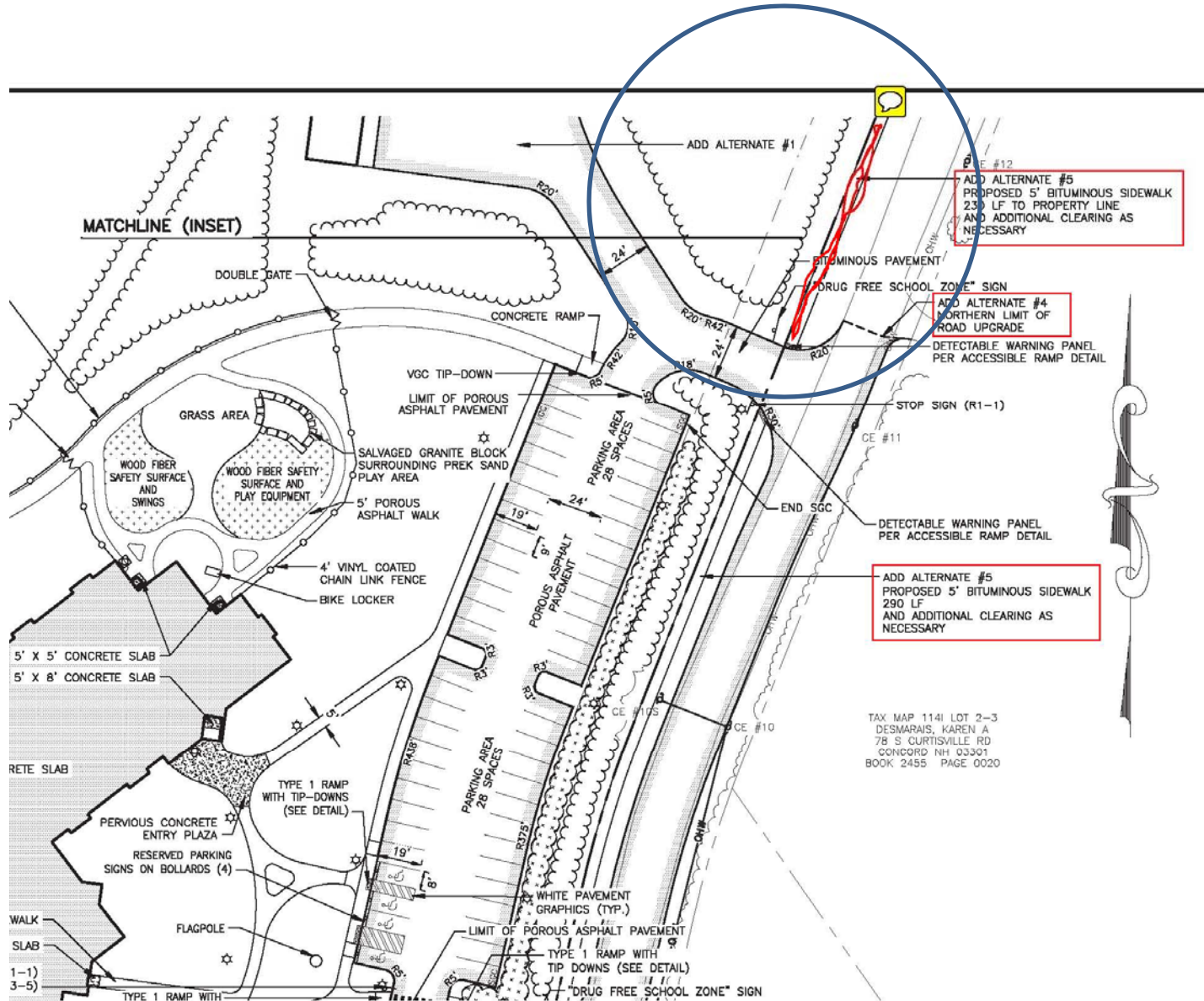
– **Planning Board Request #1:**

Improvements to South Curtisville Road are needed to support the proposed school expansion. The section of South Curtisville Road between the existing site driveway and the most easterly of the proposed new driveways is both substandard in width and not in a condition to accept the additional site traffic. This section of street is an essential part of the one-way on-site circulation for the new school. The City Engineer has recommended that South Curtisville Road be widened to 26 feet of pavement, with a 7-foot grass panel and a 5-foot sidewalk on the northwest side of the street.

– **Planning Board Request #2:**

The proposed sidewalk needs to be extended to the easternmost property line to address pedestrian access from existing and future residences to the east on South Curtisville Road and Curtisville Road.

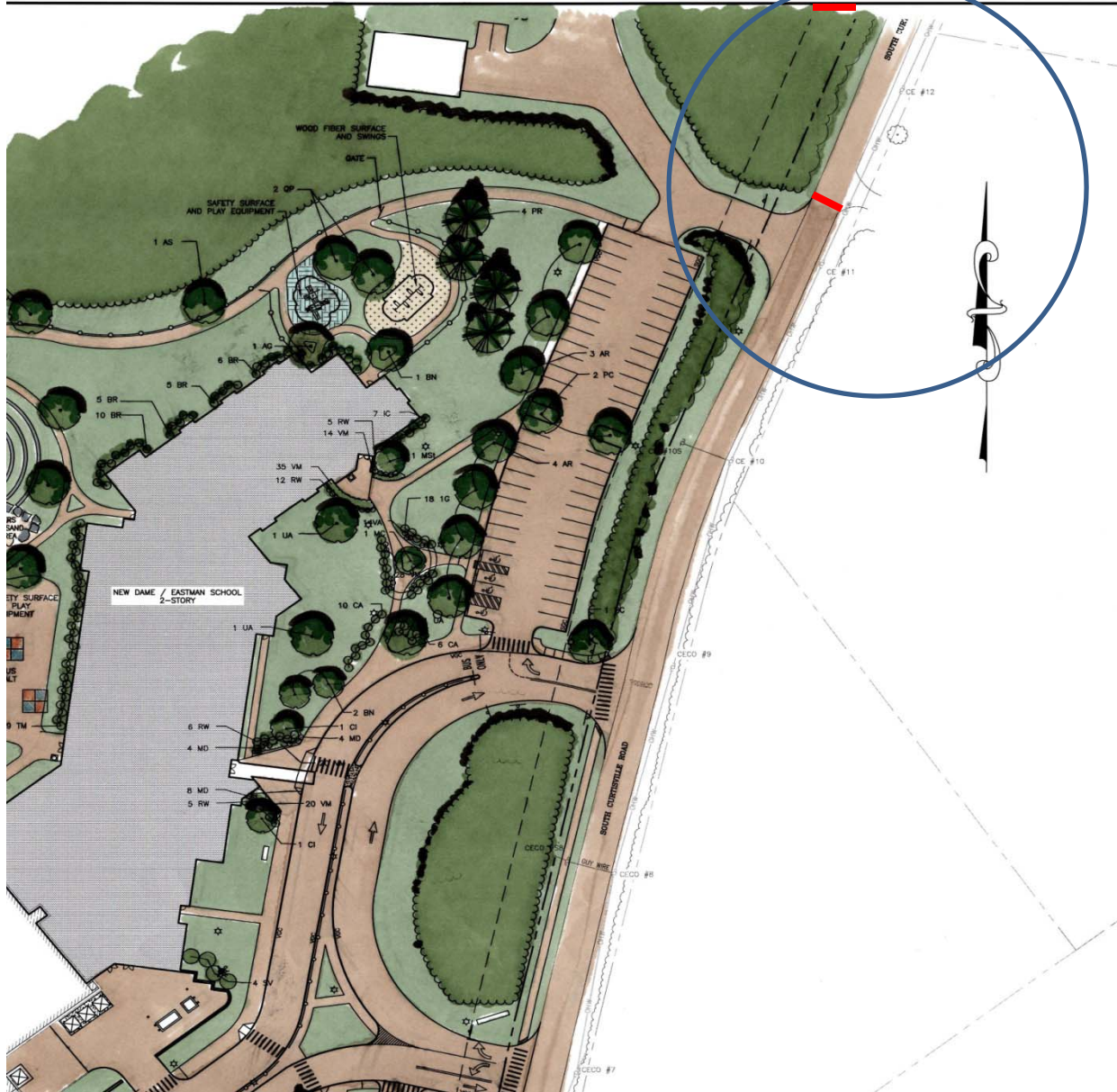
Alternate #5



SITE NOTES:

1. THE PURPOSE OF THIS FOR THE PROPOSED C ELEMENTARY SCHOOL ;
2. ALL WORK PERFORME CONSTRUCTED IN ACCI SCHOOL DISTRICT AND STANDARDS AND DETAI
3. THE PROPOSED BUILDI SUPPRESSION SPRINKL MEET LOCAL, STATE, A CONSTRUCTION AND FI
4. THE PROPOSED BUILDI INCLUDING WATER, SEV
5. THE CONTRACTOR IS F (1-BBB-DIG-SAFE) AT COMMENCEMENT OF W WORK WITH THE CITY DEPARTMENTS.
6. A MANDATORY PRECON PRIOR TO ISSUANCE O FEES, CONSTRUCTION
7. REFER TO DETAIL SHE
8. CONTRACTOR SHALL N CONDITIONS DIFFER FR
9. NHDES ALTERATION OF PRIOR TO COMMENCEM GROUND AND EXPOSES
10. THE CONTRACTOR SHA REQUIRED BY THE CIT
11. THE CONTRACTOR SHA CITY ORDINANCE ARTIC RIGHT-OF-WAY OR ON OF CONCORD ENGINEE CONSTRUCTION TO AP
12. THE CONTRACTOR SHA ORDINANCE ARTICLE 5- CONSTRUCT A DRIVEWA
13. THE CONTRACTOR SHA MEASURES NECESSARY ADJACENT PROPERTIES
14. A TEMPORARY TRAFFIC ALL WORK IN AND AD. CONTRACTOR SHALL SI BEGINNING WORK, PRC PEDESTRIAN ROUTES S
15. RELOCATE EXISTING EA INSTALL 10' X 10' WC ENGINEER OF SCHEDUL COORDINATION WITH E
16. REFER TO ARCHITECTU SLABS.

Alternate #5



- LEGEND**
- SHADE TREE
 - FLOWERING TREE
 - EVERGREEN TREE
 - SHRUB/GROUNDCOVER
 - GRASS
 - SAFETY PLAY SURFACE
 - WOOD FIBER SURFACE

HMFH Architects, Inc.
 138 Bishop Allen Drive
 Cambridge, MA 02139
 Tel: (617) 878-7770
 www.hmfh.com

Nobis
 Nobis Engineering, Inc.
 1000 State Street
 Cambridge, MA 02139
 Tel: (617) 878-7770
 www.nobisengineering.com

SET 08/13/10

18

Alternates #4 & #5

Alternate #4: Improvements to S. Curtisville Rd. At Dame Eastman

Alternate #5: Extend S. Curtisville Rd. Sidewalk At Dame Eastman

School(s) Affected: Mill Brook Primary School (*Dame-Eastman*)

	S. Curtisville Road	Sidewalk	Totals	Budget Difference
Alternate Budget	\$172,500	\$14,400	\$186,900	
Harvey	\$73,000	\$25,300	\$98,300	-\$88,600

Alternates #6, #7 or #8

Alternate #6: The Mechanical Contractor shall provide a price for Honeywell as the BAS Contractor. Refer to Section 230900- Instrumentation and Control for HVAC, Article 2.1,c

Alternate #7: The Mechanical Contractor shall provide a price for Control Technologies as the BAS Contractor. Refer to Section 230900- Instrumentation and Control for HVAC, Article 2.1,c

Alternate #8: The Mechanical Contractor shall provide a price for Siemens as the BAS Contractor. Refer to Section 230900- Instrumentation and Control for HVAC, Article 2.1,c

School(s) Affected: Abbot-Downing Elementary School (*Conant*), Mill Brook Primary School (*Dame-Eastman*), Christa McAuliffe Elementary School (*Kimball*).

	Abbot-Downing	Mill Brook Primary	Mill Brook Primary (Wood Chip)	Christa McAuliffe Elementary	Totals	Budget Difference
Alternate Budget <i>(same for 6,7,8)</i>	\$249,421.17	\$249,421.17	<i>Incl.</i>	\$249,421.17	\$726,268.91	
Harvey (Alt 6) <i>Honeywell</i>	\$226,500	\$222,300	\$7,000	\$190,500	\$646,300	-\$79,969.91
Harvey (Alt 7) <i>Control Technologies</i>	\$216,100	\$213,100	\$6,695	\$198,200	\$634,095	-\$92,174.91
Harvey (Alt 8) <i>Siemens</i>	\$195,100	\$178,200	\$23,381	\$195,800	\$592,481	-\$133,788.91 ✓

Comments

Up Next:

SPECIAL FULL BOARD MEETING

Upcoming Events

- Letter of Intent to Award the Contract on or before December 22, 2010.
- Pre-Construction Planning Meeting(s)
- District Presentation on the Management of the Construction Process and the Team
- Abutter Meetings at All Three Sites
- Community Outreach – Introduction of the General Contractor
- Schedule of Monthly Meetings to Track the Construction and Financial Progress of the Project. *(Capital Facilities and/or School Board Meetings)*
- Radio and TV Programs
- Website
- Much more...

Financial Plan

- *Cost of the Project*
- How much is the project going to cost?

• Dame/Eastman	\$20,186,953
• Conant	\$20,017,121
• Kimball	\$20,820,531
• SAU Relocation	\$1,515,000
<hr/>	
• Total	\$62,539,605

- Source: HMFH Architects – [Total Project Budget, December 16, 2009](#), Concord School Board – [Vote to Authorize Up To \\$62,539,605](#).

Base Bid

Cost Source	Conant	Dame-Eastman	Kimball	Totals
Budget	\$16,446,973	\$16,008,934	\$16,497,431	\$48,953,338
Harvey	\$13,130,000	\$12,282,000	\$13,186,000	\$38,598,000
Hutter	\$13,585,000	\$12,390,000	\$13,475,000	\$39,450,000



Budget Difference	Budget Difference(\$)	Budget Difference (%)
Budget	-	-
Harvey	\$10,355,338	26.83%
Hutter	\$9,503,338	24.62%



Contractor Bid	Bid Difference (\$)	Bid Difference(%)
Budget	-	-
Harvey (<i>base</i>)	-	-
Hutter	\$825,000	2.16%



* Based on Bid Day Submittals and Construction Budget. Contingency not included.

Alternate #2

Provide Rubber tile in lieu of VCT at typical locations, and provide sheet flooring in lieu of VCT in Corridors and Learning Commons, refer to section 096500-Resilient Flooring for material requirements

School Effected: Abbot-Downing (Conant), Dame-Eastman (Mil Brook), Kimball (McAuliffe)

- Benefits:
- Costs:

	Conant	Dame-Eastman	Kimball	Totals	Budget Difference
Alternate Budget	\$335,600	\$303,000	\$348,500	\$987,100	
Harvey	\$430,000	\$375,000	\$420,000	\$1,225,000	
Hutter	\$325,187	\$307,284	\$325,168	\$957,639	

Alternate #1

Provide Wood Chip Plant with Related Mechanical, electrical site work as indicated on drawings and in specifications

Need to clear approximate .55 acres

Commodity

Building in Reserve

43% - chance

Better Volume with all the buildings using natural gas (Beaver Meadow, Broken Ground, Mill brook,

	Dame-Eastman	Totals
Alternate Budget	\$1,245,000	\$1,245,000
Harvey	\$1,320,000	\$1,326,700
Hutter	\$1,295,000 + \$6,695	\$1,301,695