

VISALIA UNIFIED SCHOOL DISTRICT  
OFFICE OF THE SUPERINTENDENT

Encl. No. 5

Board Meeting Date of March 26, 2019

TO: Board of Education

FROM: Todd Oto, Ed.D., Superintendent

PREPARED BY: Gerry Lemus, Director of Facilities

APPROVED BY:  Robert Gröeber, Assistant Superintendent, Administrative Services

PRESENTED BY: Gerry Lemus, Director of Facilities

**AGENDA TITLE: Approval to Select Lease-Leaseback Contractor for the Hurley Elementary HVAC Replacement Project.**

**AGENDA SECTION:**

- ☐ Early Bird: Public Recognition/Review/Public Hearing/Public Comment/Board Discussion/Action
- ☒ Consent Agenda
- ☐ Public Recognition/Proclamations/Action
- ☐ Public Comment/Public Interest Announcements/Status Reports/Action
- ☐ Focus on Student Learning: Presentation/Public Comment/Board Discussion/Action
- ☐ Administrative Panel Recommendations/Action
- ☐ General Agenda: Review/Public Hearing/Public Comment/Board Discussion/Action

**BACKGROUND/SUMMARY:**

The Facilities Department is requesting approval to select Seals Construction, Inc. as the Lease-Leaseback general contractor for the Hurley Elementary HVAC Replacement Project. A request for proposals was issued on February 20, 2019 requesting cost proposals and qualifications for lease-leaseback construction services. Five general contractors participated in a mandatory job walk on March 1, 2019 and one sealed proposal was submitted on March 19, 2019. Although only one proposal was received, Seals Construction's experience, submitted cost proposal and detailed construction schedule presents the best value for the district. Attached is the bid summary for the project.

**CONTRACT CHANGES:**

N/A

**RECOMMENDED ACTION:**

Approval to contract with Seals Construction, Inc.

**FINANCIAL IMPACT:**

Construction project cost of \$2,825,600 which does not include an owner held contingency of \$280,000. Total construction budget of \$3,105,600. Fund 400 - Special Reserve - Facilities

**ALIGNS TO DISTRICT GOAL:**

5.0 Align All Administrative Services resources to support District goals, student achievement and school sites.

## SEALS CONSTRUCTION, INC. - LLB BID SUMMARY - HURLEY ELEMENTARY

%	Amount	Description	Division Code	Division Name	Division Amount	%	Unit Price	Unit Price 2
0		Base Bid	10000	General Requirements	226,421	8.01%		
0.0%	0	Labor	20000	Existing Conditions	192,686	6.82%		
0.0%	0	Materials	30000	Concrete	38,000	1.34%		
94.2%	2,498,299	Subcontractor	40000	Masonry	16,465	0.58%		
0.0%	0	Equipment	50000	Metals	0	0.00%		
5.8%	154,885	Other	60000	Wood, Plastics & Composites	139,686	4.94%		
			70000	Thermal & Moisture Protection	332,858	11.78%		
			90000	Finishes	124,289	4.40%		
0.13%	3,316	Builders Risk	220000	Plumbing	185,000	6.55%		
0.54%	14,396	General Liability	230000	Heating, Ventilating & Air Conditioning	935,908	33.12%		
	2,670,897	Gross Subtotal	260000	Electrical	342,000	12.10%		
5.00%	133,545	Profit	280000	Electronic Safety & Security	96,000	3.40%		
	2,804,441	Bond Subtotal	310000	Earthwork	12,575	0.45%		
0.7477%	21,126	Bond	320000	Exterior Improvements	11,296	0.40%		
	0	Matrix Cut/Add	330000	Utilities	0	0.00%		
	33	Final Cut/Add		Direct Costs Subtotal	2,653,184	93.90%		
	2,825,600	Total Bid		Indirect Costs	17,713	0.63%		
Isum	280,000	VUSD Contingency		Bid Markups	133,545	4.73%		
	3,105,600	Total Bid With Allowances		Bonding & Insurance Costs	21,126	0.75%		
				Matrix Cut/Add	0	0.00%		
				Final Cut/Add	33	0.00%		
				Total Bid	2,825,600	100.00%		
				Unassigned Allowances	280,000			
				Total Bid With Allowances	3,105,600			

Total of Matrices Best Solutions 2,653,184  
 Total of Matrices Accepted Solutions 2,653,184  
 Accepted total exceeds Best total by 0 (0.00%)

Total Preliminary Bids 11,000  
 GC's/Month NA

0 % Labor 0  
 Total Bond Premiums 0  
 Markups/Month NA

