

Aledo ISD Bond Progress Committee Meeting



September 2, 2020

ES#6 – Phase 1 – Early Grading Update



Phase 1 Notice To Proceed (NTP) given

Phase 1 work began on August 3

Phase 1 work to wrap up by late September



ES#6 – Permit Timeline



Permit Application to Town of Annetta – July 2

1st Round of Comments Received – July 17

Storm Shelter Review Submittal – September 8

Storm Shelter Comments Due - September 15

Town of Annetta – Zoning and Platting Approval by
September 17

Storm Shelter Comment Response – September 18

Storm Shelter Approval - September 22

1st Round of Comments Response Due - September 22

Permit Comments Review – Week of September 28

Permit Issue – Early October

ES#6 – CSP 21-90420 Procurement Timeline



Advertisement Dates – September 4 & 11

Documents Released – September 8

Pre-proposal Conference – September 15

Bid Opening – September 29

Bid Evaluation – September 29 thru October 8*

CSP Recommendation – October 9

Special Called Board Meeting – TBD

Notice to Proceed (NTP) – Next Day

*Will work to expedite each step after bid opening

ES#6 – Construction Timeline



NTP

Mobilization – Typically 2 weeks, will work to reduce
Contractor buys out sub-contracts
Submittals for long lead items

Notes:

- Job bid out as a December completion with 'Add-Alternate' for August completion
- Consider phased opening for best value based on enrollment needs

ES#6 – CSP 21-90420 Construction Budget



Original Construction Budget:	\$29,391,862.50
Construction Contingency:	\$ 1,469,593.12
NCTCOG Public Roadway:	\$ <u>2,500,000.00</u>
Sub-total	\$33,361,455.62
 Phase 1 Early Grading Package:	 \$ <u>1,058,058.00</u>
 Total Remaining	 \$32,303,397.62

Construction Market Indicators



Based on Market Vermuelens Market Data and Contractors:

- Architect billings down sharply this year which should reflect a significant drop in construction demand
- Construction costs are down by as much as 6% since March
- Raw material costs such as steel and concrete are dropping due to demand decrease
- The number of prime contractors bidding work is increasing
- The number of sub-contractors bidding work has increasing

Construction Market Indicators



From other North Texas ISDs:

- Current projects bidding now have come in under-budget
- Current projects bidding now often have 10+ prime contractors submitting bids
- Architects are recommending to add features/finishes to documents so that desired items can be added into the project after bid because the market is allowing alternates to be taken (hard surfaces, better materials, etc.).....
- Some projects are being negatively affected by EU/China supply chain and by labor shortages when workers get sick

Bond Design Dates – BLT



Questions?