

# Harlandale Independent School District

## Gillette Elementary School Foundation Repairs Project



Building Committee Meeting  
February 8, 2016

# Harlandale Independent School District

Project Manager: Jasmine Engineering  
Jasmine Azima

Engineer: Lundy Franke Engineering, Inc.  
Shawn J. Franke



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## •ALTERNATES:

- ALTERNATE #1**-DEDUCTIVE ALTERNATE TO PROVIDE STUCCO ON FACE OF BUILDING INSTEAD OF BRICK.
- ALTERNATE #2**-DEDUCTIVE ALTERNATE TO PROVIDE NATURAL VENTILATION VS FORCE AIR. REMOVE FANS AND DUCTWORK. ADD ADDITIONAL AREA WAYS.
- ALTERNATE #3**-ADDITIVE ALTERNATE TO REMOVE AND REPLACE CERAMIC TILE ON FRONT OF BUILDING. TILE TO BE REPLACED WITH STUCCO PER DETAILS (BASE BID HAS TILE CLEANED, AND RE-GROUTED).
- ALTERNATE #4**-ADDITIVE ALTERNATE TO CLEAN, PATCH AND SEAL EXISTING STUCCO ON UPPER CAFE ELEVATION (BASE BID HAS NO WORK IN THIS AREA).
- ALTERNATE #5**-ADDITIVE ALTERNATE TO PROVIDE FULL IRRIGATION FOR AREA BETWEEN WINGS. (NOTE: BASE BID SHALL INCLUDE TEMPORARY IRRIGATION BETWEEN WINGS.)

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## Time Line:

- |                      |   |
|----------------------|---|
| <b>July 8, 2015</b>  | HISD receives Step1 of RFQ submissions from four contractors.   |
| <b>July 20, 2015</b> | HISD Board approved qualifications for CMAR companies.  |
| <b>July 30, 2015</b> | HISD Board Approves increased scope.  |
| <b>Aug 21,2015</b>   | HISD issues Step 2 of RFQ to responding contractors.  |
| <b>Sept 3, 2015</b>  | HISD receives Step 2 of RFQ submissions from three contractors.   |
| <b>Sept 22, 2015</b> | CMAR RFP responses ranked.  |
| <b>Oct 30, 2015</b>  | 100% Construction Documents completed by Lundy & Franke and submitted to Project Manager and HISD for review. |
| <b>Nov 16, 2015</b>  | CMAR RFP ranking approved by HISD Board.  |

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## Nov 17, 2015 through Jan 13, 2016:

- HISD Legal Counsel (Sanchez & Wilson) designated as point of contact for negotiation with 1<sup>st</sup> Ranked.

## **Jan 13, 2016** First time Legal Counsel, HISD, PM and 1<sup>st</sup> ranked CMAR company met.

- 1<sup>st</sup> Ranked Company stated that their proposal stated that they would not accept modified AIA CMAR Contract, as their Proposal had stated on Sep 3, 2015.
- 1<sup>st</sup> Ranked Company stated they would not negotiate modified contract by Legal.
- 1<sup>st</sup> Ranked company disclosed that they had reviewed plans and submitted a cost estimate of \$4.1 M to engineer-of-record prior to submitting their Sept 3, 2015 Proposal. This is a conflict of interest on the part of the 1<sup>st</sup> Ranked company.
- The engineer of record presented the \$4.1 M cost of work to HISD Board on July 30, 2015.

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**February 8, 2016** CMAR Contractor selection pending:

- District has ceased negotiations with 1<sup>st</sup> Ranked Company.
- District has ceased negotiations with 2<sup>nd</sup> Ranked Company.
- 3<sup>rd</sup> Ranked company has declined to negotiate because have acquired new projects and are no longer interested in doing K-12 school work.