

**RACINE UNIFIED SCHOOL DISTRICT  
BOARD OF EDUCATION  
April 27, 2015  
Buildings and Grounds**

**AGENDA ITEM:** Case Construction Manager – Case High School (Fieldhouse/Locker Rooms)

**PRESENTING:** Bryan Arnold, Director Buildings and Grounds

**DESCRIPTION:** Remodeling, construction as necessary to return the field-house to use following asbestos abatement of the floor. Work includes new concrete slab, new sports flooring, and new bleachers, complete painting of the Fieldhouse. The locker rooms will be remodeled. An alternate for the construction of a concession stand and toilet rooms on the north end will be considered pending budget availability. An alternate for the remodeling of the pool locker rooms to create a fitness center/weight room area will be considered pending budget availability. An alternate for the addition of window panels in the north wall will be considered pending budget availability.

An RFP requesting submissions for construction manager services was opened on March 12, 2015. Six (6) total submissions were received. The submissions were evaluated by a three-person committee from the Buildings and Grounds Department for responsiveness and value to the District.

**FISCAL NOTE:** The fee for the project is \$146,000. Absolute will pass-through the costs from the sub-contractors utilized on the project directly to the District with no mark-up. The total construction budget for the project is anticipated to be \$3,000,000 based on architect estimates.

**RECOMMENDATION:** Approve Absolute Construction for construction management services for the Case High School Fieldhouse Remodeling project. The fee for the services is not to exceed \$146,000 plus the direct-costs associated with sub-contracted services not to exceed the estimated budget of \$3,000,000.

**ACTION TAKEN:**

| Form C  | <b>Financial</b>                |                         |                                 |                                    |   | <b>Board of Education Requirement</b>                                      |  |   |   |  |  |  |   |
|---|---------------------------------|-------------------------|---------------------------------|------------------------------------|---|--|--|---|---|--|--|--|---|
| Firms' Response to Board of Education Requirements  | Total Construction Services Fee | Percent of Construction | Percent Markup on Change Orders | Potential Fee Based on Assumptions | Total Potential Fees with Construction Services Added | Percent of the hours worked that are to be performed by District residents | Percent of hours worked that are to be performed by County residents | Previous District/County work hours used by the contractor in similar projects (total hours). | Ability/history of performing work that is compliant with LEED Gold Certification | Project Labor Agreement with various trades for the contractor's direct & subcontracted work | Compliance with current WIWFD standards to set appropriate apprenticeship ratios | First Choice Pre-Apprenticeship Program, or some similar program | Ability/history of minority employment & minority contractors |
| <b>Contractor</b>   |                                 |                         |                                 |                                    |   |  |  |   |   |  |  |  |   |
| Camosy  | \$133,935                       | 2.95%                   | 2.95%                           | \$231,285                          | \$365,220   | 5-20% Goal   | 5-20%  | Not Available   | Not Applicable  | Yes  | Yes  | Yes  | Yes   |
| Scherrer  | \$116,241                       | 3.50%                   | 3.50%                           | \$224,716                          | \$340,957   | 5-20% Goal   | Yes - No specific Goal   | Not Specified   | Not Applicable  | Yes  | Yes  | Yes  | Yes   |
| Bukacek   | \$92,723                        | 2.95%                   | 2.95%                           | \$190,073                          | \$282,796   | 50% (Bukacek) No Specific for All Project                                  | 100% (Bukacek) No Specific for All Project                           | 6,698 Hours   | Not Applicable  | Yes  | Yes  | Yes  | Yes   |
| Magill  | \$145,780                       | 4.60%                   | 10.00%                          | \$159,900                          | \$305,680   | No response  | No response  | Not Available   | Not Applicable  | Yes  | Yes  | Yes  | Yes   |
| Riley   | \$139,375                       | 4.20%                   | 3.50%                           | \$245,505                          | \$384,880   | Goal 100%  | Goal 100%  | 361,692   | Not Applicable  | Yes  | Yes  | Yes  | Yes   |
| Absolute  | \$84,000                        | Fixed Fee (\$73,000)    | 0%                              | \$146,000                          | \$230,000   | 80%  | Greater Priority for Local vs. County                                | Not Specified   | Not Applicable  | Yes  | Yes  | Yes  | Yes   |
| <b>Assumptions for Project Cost Comparison</b>  |                                 |                         |                                 |                                    |   |  |  |   |   |  |  |  |   |
| Calculation: Project Contracted Cost for % Construction x Total Project Costs (\$3,150,000)+ Change Order Markup % x Total Change Orders (\$150,000) = Total Project Fees |                                 |                         |                                 |                                    |   |  |  |   |   |  |  |  |   |
| Example: (\$3,150,000 x 3.5%) + (\$150,000 x 3.5%) = \$224,716  |                                 |                         |                                 |                                    |   |  |  |   |   |  |  |  |   |