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**BALTIMORE COUNTY PUBLIC SCHOOLS**

**DATE:** January 29, 2002

**TO:** BOARD OF EDUCATION

**FROM:** Dr. J. Hairston, Superintendent

**SUBJECT:** Award of Contract - Major Maintenance Renovations at  
Sandy Plains Elementary School

**ORIGINATOR:** J. Robert Haines, Deputy Superintendent of Business Services

**RESOURCE  
PERSON(S):** Donald F. Krempel, Ph.D., Executive Director, Department of Physical  
Facilities  
Richard Cassell, Administrator, Office of Engineering and Construction  
Phillip E. Schied, Program Manager, Office of Engineering and  
Construction

**RECOMMENDATION**

That the Board of Education approves an award of contract.

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Major Maintenance Renovation Project at Sandy Plains Elementary School – Phase II School.

## Appendix I

### **Recommendation for Award of Contract Major Maintenance Renovation Project – Sandy Plains Elementary School January 29, 2002**

On January 11, 2002, six (6) bids were received for the Major Maintenance Renovations at Sandy Plains Elementary School, Bid #3DI-REN2-156A. This project consists of renovations and upgrades to the existing heating, electrical and plumbing systems at this school. A summary of the bids is attached. Based on the bids received, the Department of Physical Facilities recommends an award of contract to RWC Contracting Corporation the lowest responsive bidder, in the amount of \$2,176,000.00.

At this time, we are also requesting a 5% Change Order Allocation in the amount of \$108,800.00 to cover any unforeseen conditions and minor changes to the contract, to be authorized and approved by the Building Committee in accordance with Board Policy.

Funding for this project is available from the Capital Budget Project #665 – Major Maintenance.

APPROVED:



Donald F. Krempel, Ph.D.  
Executive Director

Baltimore County Public Schools Renovation Program  
 Sandy Plains Elementary School  
 Bid Number: 3DI-REN2-156A  
 Bid Due Date: January 11, 2002 @ 1:00 PM

	Bidder's Name					
	RWC Contracting Corporation	North Point Builders	Phillips Way, Inc.	James W. Ancel, Inc.	E. Pikounis Construction Co.	Orfanos Contractors, Inc.
Base Bid Price:	\$1,863,000.00	\$1,998,000.00	\$2,050,000.00	\$2,094,000.00	\$2,239,000.00	\$2,339,500.00

Alternates:						
<p><b>Alternate # 1:</b> Remove existing AHU-4 and associated ductwork and dampers as indicated on drawing M-109. Contractor shall field verify existing duct sizes prior to release of new AHU. The Contractor shall install a new AHU-4 as designed (M-209) and scheduled. Existing Siemens Apogee automatic temperature controls shall be connected to new zone dampers, coil control valves, temperature sensors and other items as identified on the controls schedule, testing and balancing of new AHU shall be in accordance with air volumes indicated on drawings.</p>	\$63,000.00	\$48,000.00	\$74,000.00	\$57,000.00	\$54,000.00	\$40,000.00
<p><b>Alternate # 2:</b> Remove existing AHU-5 and associated ductwork and dampers as indicated on drawing M-109. Contractor shall field verify existing duct sizes prior to release of new AHU. The Contractor shall install a new AHU-5 as designed (M-209) and scheduled. Existing Siemens Apogee automatic temperature controls shall be connected to new zone dampers, coil control valves, temperature sensors and other items as identified on the controls schedule, testing and balancing of new AHU shall be in accordance with air volumes indicated on drawings.</p>	\$75,000.00	\$57,000.00	\$79,000.00	\$61,000.00	\$58,000.00	\$52,000.00
<p><b>Alternate # 3:</b> Remove existing AHU-6 and associated ductwork and dampers as indicated on drawing M-109. Contractor shall field verify existing duct sizes prior to release of new AHU. The Contractor shall install a new AHU-6 as designed (M-209) and scheduled. Existing Siemens Apogee automatic temperature controls shall be connected to new zone dampers, coil control valves, temperature sensors and other items as identified on the controls schedule. Testing and balancing of new AHU shall be in accordance with air volumes indicated on drawings.</p>	\$48,000.00	\$50,000.00	\$58,000.00	\$46,000.00	\$42,000.00	\$35,000.00

<b>Alternate # 4:</b> Remove existing ceiling and lights within the corridors and stairs indicated throughout the building as indicated. The removal and replacement of existing lights throughout corridors and stairs as indicated in Add-Alternative No. 4 does not include the emergency and exit lights. The emergency and exit lights shall be removed and replaced throughout corridors and stairs as base bid items.	<b>\$45,000.00</b>	\$54,000.00	\$58,000.00	\$70,000.00	\$37,400.00	\$55,000.00
<b>Alternate # 5:</b> Remove existing lights within the cafeteria as indicated, the Contractor shall replace lights within the cafeteria as indicated. The removal and replacement of existing lights within cafeteria as indicated in Add-Alternative No. 5 does not include the emergency and exit lights. The emergency and exit lights in this area shall be removed and replaced as base bid items	<b>\$7,000.00</b>	\$19,800.00	\$16,000.00	\$20,000.00	\$20,300.00	\$15,000.00
<b>Alternate # 6:</b> Remove and replace six unit ventilators in kindergarten Rooms 1-6 on lower level of addition wing (area c drawing R-103,203) and two unit ventilators in the Music Room – 213 on upper level area a (drawing M-104, 204). If Add-Alternate No. 6 is not selected, units shall be cleaned and vacuumed and Siemens building automatic system shall be networked to new central BAS.	<b>\$57,000.00</b>	\$70,000.00	\$65,000.00	\$69,000.00	\$60,000.00	\$63,000.00
<b>Alternate # 7:</b> Install fan coil unit #9, including louver, temperature controls, electrical connections and necessary appurtenances, located in lower level, corridor/lobby-102 as indicated on drawing M-201.	<b>\$18,000.00</b>	\$16,200.00	\$27,000.00	\$20,000.00	\$15,400.00	\$10,000.00

<b>Base Bid Plus Alternates # 1, # 2, # 3, # 4, # 5, # 6, &amp; # 7:</b>	<b>\$2,176,000.00</b>	\$2,313,000.00	\$2,427,000.00	\$2,437,000.00	\$2,526,100.00	\$2,609,500.00
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**Sandy Plains Elementary School Base Bid Includes:** FINISHES: Replace selected ceilings + DOORS & WINDOWS: Close up louver in classroom doors + EQUIPMENT: Replace cafeteria service-line equipment; install wheelchair lift + LIFE SAFETY: Install sprinkler system; replace fire alarm system; replace emergency lighting + PLUMBING: Replace water heater; replace selected plumbing fixtures; install new water service; replace selected portions of domestic water piping + ELECTRICAL: Replace selected lighting; replace selected panel boards and feeders; install additional computer power outlets + HEATING & VENTILATION: Replace existing boilers with hot water boilers; install automatic temperature control system; replace air handler + IT: Install computer data wiring & network equipment; install video distribution system + ADA UPGRADES: Replace selected fixtures, hardware, handrails and partitions in the Men's and Women's gang bathrooms; install new serving line with correct ADA clearances; enlarge Men's bathroom; enlarge Men's and Women's gang bathroom doors.