

MEMO TO: BOARD MEMBERS

FROM: ROBERT J. STEUBER

DATE: April 10th, 2017

**RE: SELMA FIELD PRESS BOX
CONTRACTOR SELECTION**

For quite some time, Webster Groves High School has been trying to raise funds for the construction of a Press Box structure (essentially an observation platform and storage area) on the Selma Field soccer site. In conjunction with these efforts, the Webster Groves School District originally advertised a "Request for Proposal" for the installation of the Selma Field Press Box last summer. The original Bid Proposal due date was 7/14/2016.

At the time of the bid opening on 7/14/2016, and after review of all proposals, it was realized that all of the bid proposals exceeded the contributions received and other funds available from the Athletic Department to cover the construction cost for the project based on the bids received. The project was therefore put on hold until the project/ budget could be revisited to get a better understanding of what the next steps would be. Several meetings were held with both the Athletic Department and District Administration to discuss the options moving forward.

The Athletic Department decided to take on additional fund raising efforts to provide more funds to help close the gap between what it had and the monies needed to award the project. At the same time, the District undertook an effort to "value engineer" the project. This essentially consisted of revisiting the design and associated costs in an effort to reduce the cost of the project while retaining its essential features--which would also help close the gap with regards to the fund raising effort by the Athletic Department.

After review of the documents and with a fund raising effort committed to by the Athletic Department, a revised budget estimate/project cost goal of \$85,000 was established. . As this fundraising target has now been achieved, primarily due to substantial donations from district patrons, the project is now ready to proceed. All 4 contractors involved in submitting proposals for the original RFP were therefore requested to participate in "Value Engineering" the project. Of the original 4 companies listed below, 3 of them submitted revised proposals.

Jackson Builders
Lawlor Corp
KAI Builders
HOF Construction (chose not to participate)

The response to the Press Box Project Value Engineering was due 3/09/2017 and of the 3 companies that committed to the VE effort, only 2 of the 4 contractors responded by submitting actual Value Engineering (VE) items, with the 3rd contractor responding by stating that their current backlog of projects would not allow that company to take part in the project.

(V.E. items summary from Lawlor Corporation and KAI Design Build provided as attachment to this recommendation)

After review of the VE items submitted by the 2 contractors, Lawlor Corporation was successful in identifying various VE items that collectively was able to meet the revised budget of \$85,000.

(Reference original bid tabulation sheet with revised bid total column provided as an attachment to this recommendation)

Based on the ability to satisfy the original RFP bidding requirements, completion of the reference checks, and review of the project expectation through interview, and upon successfully responding to the RFP Value Engineering request:

I am recommending LAWLOR CORP to the WGSD Board of Education for the award of the "Selma Field Press Box" contract.

I will be available to answer any questions the Board has regarding the process or recommendation. If you have any questions, please feel free to contact me.

LAWLOR CORPORATION

1440 Strassner Dr.
St. Louis, MO 63144
Phone: (314) 644-0456
Fax: (314) 644-7105

General Construction
Construction Manager

March 1, 2017

Mr. Rob Stueber
Webster Groves School District
3232 South Brentwood Blvd.
Webster Groves, MO 63119

WGSD Press Box - Value Engineering Proposal

Lawlor Corporation is providing this Value Engineering Proposal in response to your request dated February 17th, 2017 for the WGSD Press Box Project. We have outlined various items below that have the potential to provide substantial cost savings to the WGSD in an effort to move forward with the project.

1. In lieu of installing the specified Londeck roofing, we propose to install Soprema Liquid Applied Membrane with Fabric over 1/4" dens deck. This product is often utilized for plaza decks and parking garages. **Deduct \$1,800.00**
2. Stucco Pattern LP Smartside Panel Siding w/Diamond Coat Prefinished Paint is specified. The prefinished siding has a lead time of 4-6 weeks once ordered. If the WGSD would prefer to acquire a primed fiber product and field paint with WGSD painter, please **Deduct \$3,000.00**.
3. Provide and install a 1-1/2" diameter wood handrail with standard wall brackets in lieu of the specified metal handrail. **Deduct \$1,800.00**.
4. If the WGSD would prefer to paint all items desired to be painted on both the interior & exterior of the building with their own labor force, **Deduct \$2,400.00**.
5. If the WGSD provides all required building signage, **Deduct \$3,125.00**
6. In lieu of saw cutting and demolishing the existing slab on grade for the new monolithic frost wall footings and building slab, saw cut only six locations to auger 12" diameter 42" deep piers at six (6) locations to support 6x6 load bearing post. **Deduct \$4,000.00**.

Value Engineering Proposal Recap:

Base Bid =	\$98,790.00
1.	< 1,800.00 >
2.	< 3,000.00 >
3.	< 1,800.00 >
4.	< 2,400.00 >
5.	< 3,125.00 >
6.	<u>< 4,000.00 ></u>

Revised Bid = **\$82,665.00**

Exclusions and/or Clarifications:

- No removal and/or handling of hazardous materials.
- No painting of walls or door jambs included.
- All repairs necessary at adjacent grass area will be accomplished with seed/straw.
- Permits by WGSD.



March 8, 2017

PROPOSAL FOR: Webster Groves School Dist.
3232 South Brentwood Blvd.
Webster Groves, MO 63119

PROJECT: Selma Field Press Box – VALUE ENGINEERING.

SCOPE CHANGES: As per original plans & spec's except as noted below.

1. Use ½ sanded B/C plywood in lieu of A/C.
2. Rubber stair tread by "Roppe" 12-1/4"x 36".
3. Plastic 12" letters w /life time warranty by "Alphabet Signs" in lieu of aluminum building letters.
4. Delete 4 outlets and add one at ground at floor in side door at stairwell.
5. Use "Duro – Last" Roofing System with walk pads in lieu of Londeck.
6. No repair grass or landscaping is included.
7. Painting by owner.
8. Remove and replace fence by owner if required.
9. Power & water by owner.
10. Permits & tax are not included.
11. Gutters are prefinished white.

TOTAL COST \$83,900.00

Chris J. Mazurek | *Business Development Manager*

KAI DESIGN & BUILD

2060 Craigshire Road, St. Louis, MO 63146

314.241.8188 p 314.241.0125 f 314.754.6379 d 314.713.2014 m

cmazurek@kai-db.com

PROJECT: Selma Press Box
DATE: 7/14/2016

BID TABULATION SHEET

CONTRACTOR	Time	AIA A-310 Bid Bond	ADDENDA #1 / #2	ALTERNATES #1 thru #4	BASE BID	REVISED BID w/v.e. ITEMS
Hof Construction	1:20	X	X	X	\$107,800.00	na
KAI	1:48	X	X	X	\$ 95,500.00	\$ 83,900.00
Jackson	1:50	X	X	X	\$ 106,500.00	na
Lawlor	1:55	X	X	X	\$ 98,780.00	\$82,665.00