

Resolution 2014-15: 36
Request for Bids - School 12

By Vice Chair Brown

WHEREAS, the Rochester School Facilities Modernization Program Act (“the Act”) established the Rochester Joint Schools Construction Board (“RJSCB”), a seven voting member board consisting of equal representation by the City of Rochester (“City”) and the Rochester City School District (“District”), as well as a member jointly selected by the City and the District; and

WHEREAS, under the Act, the RJSCB has certain enumerated powers to act as agent for the District, the City, or both; and

WHEREAS, the Act authorized up to 13 projects in Phase I of the Rochester Schools Modernization Program (“RSMP”) including a District Wide Technology program which involves technology upgrades and infrastructure work at each of the 12 school projects identified in Phase 1; and

WHEREAS, the RJSCB previously authorized the School 12 bid at its monthly meeting on January 13, 2014 (Resolution 2013-2014: 165); and

WHEREAS, following RJSCB approval, the Program Manager advertised and released the bid documents for the School 12 project in January 2014; and

WHEREAS, the schedule for the School 12 project had been modified to begin construction in late August 2014 in order to accommodate the District’s need to use the building for summer school programs; and

WHEREAS, the overall schedule for construction will be approximately 20 months in duration; and

WHEREAS, the School 12 program will be relocated into temporary swing space at Jefferson High School for the duration of the construction; and

WHEREAS, during the bid period, the Program Manager and the Construction Manager continued their evaluation of the School 12 project schedule as it related to the sequence or work and types of construction activities included in the project scope; and

WHEREAS, the Program Manager determined that the success of the project would be greatly improved by shifting the construction timeline to more closely align with a typical construction schedule where more activities would take place in better weather in lieu of a significant number of winter activities; and

WHEREAS, in early February 2014, the Program Manager discussed cancelation of the School 12 bid with the Executive Director, the District, and the RJSCB; and

WHEREAS, the Program Manager subsequently canceled the School 12 bid on February 14, 2014; and

WHEREAS, the RJSCB’s Program Manager worked with the Architect, SEI Design Group (“SEI”), and the Construction Manager, The Pike Company (“Pike”), to prepare a new request for bids (“Request for Bids”) package for the School 12 project; and

WHEREAS, the new Request for Bids package includes an “early start” scope of work for abatement and demolition as a single prime GC package; and

WHEREAS, this “early start” package will be bid prior to the main scope of work, allowing the work to begin in early Fall, and continue inside the building during the inclement weather conditions throughout the winter; and

WHEREAS, the Program Manager, Architect, and Construction Manager are preparing a subsequent bid package for the remainder of the work, which will be released in January 2015 as the abatement and demolition work near completion; and

WHEREAS, this new bidding timeline and construction schedule will make the best use of the two construction seasons as it relates to the scope of work included in the School 12 project; and

WHEREAS, the MWBE and Services Procurement Committee (“Committee”) considered and discussed the Program Manager’s recommendation to release an “early start” package for the School 12 project, with the remainder of the work to be subsequently bid, at its July 31, 2014 meeting and after due deliberation, it approved the bid plans and schedule for the School 12 project;

THEREFORE, BE IT RESOLVED:

1. The RJSCB, through its Program Manager, shall proceed with the issuance of a new Request for Bids for the School 12 project known as the “early start” package, and single prime GC package will include abatement and demolition as the primary scopes of work in order to maintain the overall project schedule; and
2. Also, prior to issuance, the Program Manager will work with the RJSCB’s general counsel to further develop and finalize the new Request for Bids package, including the general conditions of the contract and the form of contract; and
3. The Program Manager, Architect, and Construction Manager shall proceed with the preparation of a subsequent bid package for the remainder of the scopes of work, to be released for bidding upon its completion, and in keeping with the overall project schedule; and
4. The MWBE and Services Procurement Committee, with the advice and recommendations of the Program Manager, is authorized on behalf of the RJSCB to review the bid responses for this project and recommend to the RJSCB the lowest responsible bidders.

Second by Board Member Benincasa

Approved 4-0 with Members Coronas, Hilger and Thomas away