

COLLEGE STATION I.S.D.  
1812 WELSH, COLLEGE STATION, TX. 77840  
(979) 764-5408 \* FAX (979) 694-5636  
PURCHASING OFFICE

INTER-DEPARTMENTAL MEMO

TO: Glynn Walker  
DATE: April 13, 2011  
SUBJECT: Fire Sprinkler System for Southwood Valley Elementary

Request for Competitive Sealed Proposals (RFCSP) for Fire Sprinkler System at Southwood Valley Elementary was issued by VLK Architects to area plan rooms on March 15, 2011 and advertised March 13 and March 20, 2011. A pre-proposal conference was held on March 23, 2011. One contractor responded with a proposal which opened April 6, 2011.

<u>Proposer</u>	<u>Proposal Price</u>
Quad-Tex Construction	\$512,000.00
Coastal Sprinkler, Inc.	No Bid
ADT Security	No Bid

Mark Pantel, Director of Purchasing, David Norton, Director of Maintenance and Ken Hutchens, VLK Architects evaluated the proposal. Quad-Tex Construction is a local general contractor who will utilize local subcontractors to complete this project.

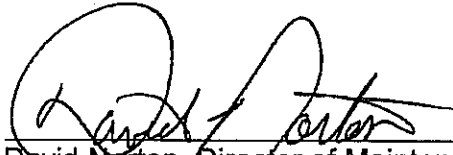
The overall budget, including architectural fees for this project is \$500,000. In an attempt to award this project within budget, VLK Architects requested possible cost deductions from Quad-Tex Construction as per the attached letter. After reviewing the potential cost deductions offered by Quad-Tex Construction, VLK Architects proposed two contract options with Deduct Alternates as per the attached letter. Option A includes an Owner's Construction Contingency Fee of \$20,000 for discovered field options and Option B does not.

It is the recommendation of Mark Pantel, Director of Purchasing and David Norton, Director of Operations to award the Fire Sprinkler System for Southwood Valley Elementary Contract Option A to Quad-Tex Construction for an amount not to exceed \$508,000.00. The architect fee for this project will be \$45,720.00 and printing and advertising costs of \$1,000 for a total expense of \$554,720.00.

The contract will be written to include three Deduct Alternates that can be accepted by the district, providing these items are approved by the City of College Station Fire Marshall during submittal review. These Deduct Alternates for items 5, 7 and 8 total \$32,000 of additional potential cost savings.



Mark Pantel, Director of Purchasing



David Norton, Director of Maintenance