



May 31, 2017

Board of Education
Gadsden Independent School District
P.O. BOX 70
Anthony, NM 88021

**Re: Acceptance of Proposal
Old English Renovation at Gadsden High School
Gadsden Independent School District**

Dear Board Members:

On May 23, 2017 one proposal was received for the above referenced project. The proposal was submitted by GenCon Corporation. GenCon has completed all previous phases of construction for Gadsden High School and has done an outstanding job with such a complex project. Their proposal meets the requirements of the Request for Proposal and their pricing appears to be fair. Please review the attached budget estimate for total estimated project costs.

We recommend the acceptance of the proposal from GenCon Corporation and awarding them a contract for all Bid Lots and Alternates, pending the PSCOC construction funding meeting set for June 15, 2017.

If you have any questions regarding this proposal, or our recommendation please do not hesitate to contact our office.

Sincerely,

Myles Kraenzel, AIA
Architect

Cc: Efren Yturralde, GISD
Alfredo Holguin, GISD
Ludym Martinez, GISD
Rafael "Ralph" Gallegos, GISD

GADSDEN HIGH SCHOOL - PHASE 3 - OLD ENGLISH BUILDING

UPDATED ESTIMATED OVERALL PROJECT BUDGET

Revised May 24, 2017

Item	PSCOC (87%)	District (13%)	District (100%)	Total
I. Old English Building: (based on GenCon Proposal)				
A. Bid Lot 1 - Base Bid (Site and Bldg Remodel)	\$3,488,265.00	\$521,235.00	\$30,000.00	\$4,039,500.00
B. Bid Lot 1 - Alternate 1 (3 yr Maintenance)	\$66,120.00	\$9,880.00		\$76,000.00
C. Bid Lot 1 - Alternate 2 (Stair Replacement)	\$117,450.00	\$17,550.00		\$135,000.00
D. Bid Lot 2 - Maintenance Building			\$202,000.00	\$202,000.00
E. Bid Lot 3 - Site Signage	\$4,350.00	\$650.00	\$110,000.00	\$115,000.00
F. Subtotal - MACC	\$3,676,185.00	\$549,315.00	\$342,000.00	\$4,567,500.00
G. NMGR @ 6.75%	\$248,142.49	\$37,078.76	\$23,085.00	\$308,306.25
H. Total Estimated Construction - Old English	\$3,924,327.49	\$586,393.76	\$365,085.00	\$4,875,806.25
II. Contingency @ 6% of MACC	\$220,571.10	\$32,958.90	\$20,520.00	\$274,050.00
A. NMGR @ 6.75%	\$14,888.55	\$2,224.73	\$1,385.10	\$18,498.38
B. Total Estimated Contingency	\$235,459.65	\$35,183.63	\$21,905.10	\$292,548.38
III. Additional Project Items				
A. FF&E @ 5% of MACC (estimated)	\$183,809.25	\$27,465.75		\$211,275.00
B. Asbestos Abatement (per proposal)	\$24,795.00	\$3,705.00		\$28,500.00
C. Subtotal Additional Items	\$208,604.25	\$31,170.75		\$239,775.00
D. NMGR @ 6.75%	\$14,080.79	\$2,104.03		\$16,184.81
E. Total Estimated Additional Items	\$222,685.04	\$33,274.78		\$255,959.81
IV. Design and Planning Fees				
A. Design: Included in P08-003D	\$0.00	\$0.00	\$0.00	\$0.00
B. PAC Consultant (per proposal)	\$38,488.80	\$5,751.20		\$44,240.00
C. Roof Consultant (per proposal)	\$18,972.60	\$2,834.99		\$21,807.59
D. Asbestos Planning/Monitoring (per proposal)	\$8,613.00	\$1,287.00		\$9,900.00
E. Construction Material Testing (estimated)	\$43,500.00	\$6,500.00		\$50,000.00
F. Subtotal Fees	\$109,574.40	\$16,373.19	\$0.00	\$125,947.59
G. NMGR @ 8.3125%	\$9,108.37	\$1,361.02	\$0.00	\$10,469.39
H. Total Estimated Fees	\$118,682.78	\$17,734.21	\$0.00	\$136,416.98
V. Total Estimated Project Cost	\$4,501,154.95	\$672,586.37	\$386,990.10	\$5,560,731.42
	87.00%	13.00%		