

BARTLETT COCKE

GENERAL CONTRACTORS

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HCA May 20th Mixer

CURRENT SAN ANTONIO PRE-CONSTRUCTION PROJECTS:

- Palo Alto College, Multipurpose Building
- Palo Alto College, Physical Plant Improvements
- Southwest ISD, Scobee Middle School Renovations
- Wells Fargo Building 309
- Comfort ISD, 2019 Improvements Project

RVK

RVK



Perkins&Will

pfluger

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Palo Alto College, Multipurpose Building

Anticipated Bid Date: June 17, 2020

Budget: \$44,000,000

Handwritten initials "RLVK" in black ink on a white background.

Brief Description: To be constructed in the south-central segment of the campus, the two-story facility, consisting of a suspended concrete foundation on drilled piers, steel superstructure, combination masonry, metal wall panels, glass and translucent panels exterior skin and a TPO roof, will house office, laboratory, book store, café and educational spaces, together with welding and tech labs and industrial and maker spaces within its approximately 137,901 SF.

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Palo Alto College, Multipurpose Building

ALAMO COLLEGES DISTRICT, as a part of its 2017 Bond Capital Improvement Program, proposes the construction of a new Multipurpose Building in the south-central segment of the campus in the current location of Parking Lot 8. The two-story facility, consisting of a suspended concrete foundation on drilled piers, steel superstructure, combination masonry, metal wall panels, glass and translucent panels exterior skin and a TPO roof, will house office, laboratory, book store, café and educational spaces, together with welding and tech labs and industrial and maker spaces within its approximately 122,000 square feet.

BIDDING DOCUMENTS AVAILABLE: MONDAY, MAY 18, 2020

PRE-PROPOSAL CONFERENCE: TUESDAY, JUNE 9, 2020 (*LOCATION TBD*)

RECEIVE BIDS: WEDNESDAY, JUNE 17, 2020

ANTICIPATED DATE OF NTP: TUESDAY, AUGUST 25, 2020

ANTICIPATED SUBSTANTIAL COMPLETION: MAY 26, 2022

CONSTRUCTION DURATION: 21 MONTHS

SMWVBE Program
Guidelines on Utilization of Small Minority Women and/or Veteran
Business Enterprise (SMWVBEs)

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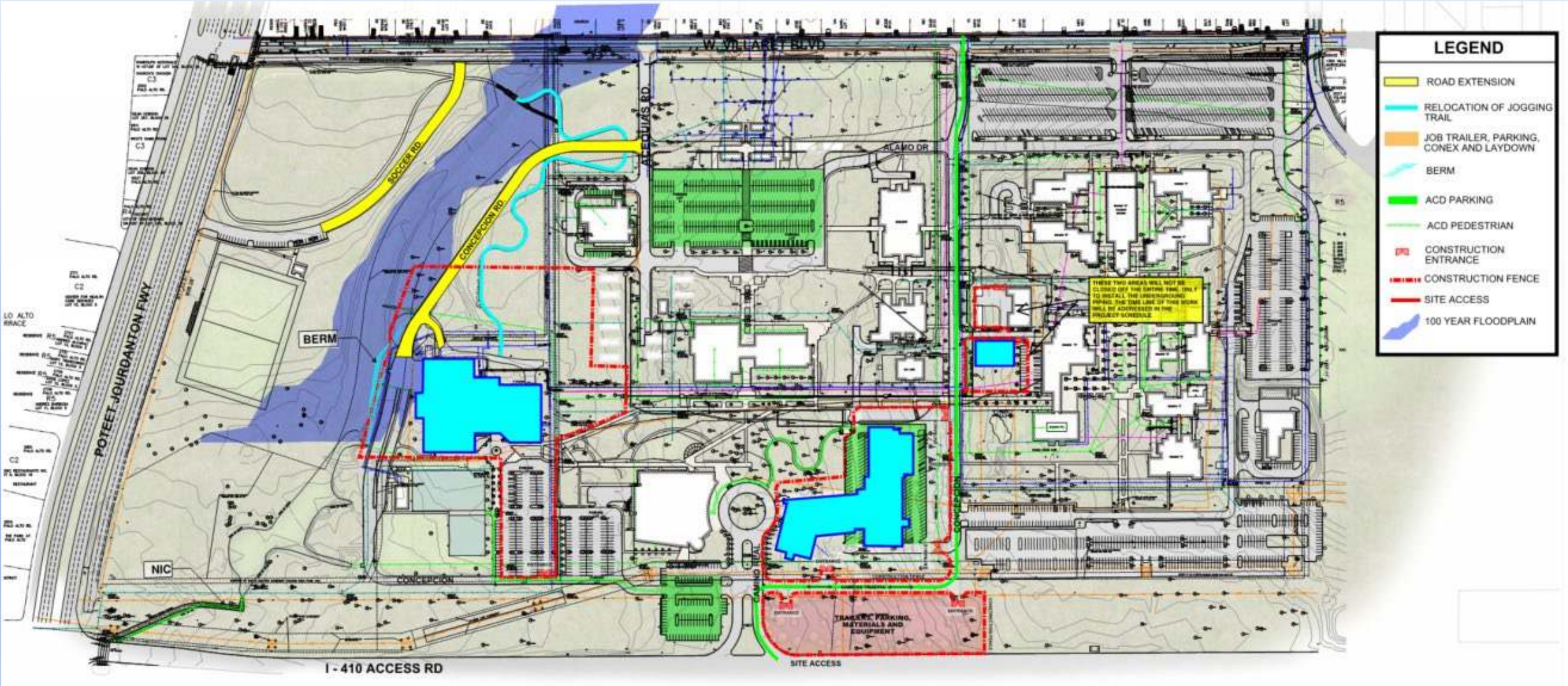
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Palo Alto College, Multipurpose Building



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Palo Alto College, Multipurpose Building



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Palo Alto College, Physical Plant Improvements

Anticipated Bid Date: July 15, 2020

Budget: \$3,000,000

Brief Description: Designed to provide additional capacity for the growing campus, the project includes an addition to the existing Physical Plant, as well as the addition of a 500 ton water-cooled centrifugal chiller, a 500 ton/3,000 GPM cooling tower and the associated pumps, variable frequency drives, piping and electrical service necessary for their operation.

Handwritten initials "RLVK" in black ink on a white background.

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Palo Alto College, Physical Plant Improvements



PALO ALTO COLLEGE'S PHYSICAL PLANT IMPROVEMENTS project, designed to provide additional capacity for the growing campus, includes an addition to the existing Physical Plant, as well as the addition of a 500 ton water-cooled centrifugal chiller, a 500 ton/3,000 GPM cooling tower and the associated pumps, variable frequency drives, piping and electrical service necessary for their operation.

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Palo Alto College,
Physical Plant
Improvements

BIDDING DOCUMENTS AVAILABLE: JUNE 11, 2020*

PRE-PROPOSAL CONFERENCE: JUNE 23, 2020*

RECEIVE BIDS: JULY 15, 2020*

****ALL DATES ARE TENTATIVE AT THIS TIME.***

CONSTRUCTION SCHEDULE:

ANTICIPATED DATE OF NTP: OCTOBER 28, 2020*

ANTICIPATED SUBSTANTIAL COMPLETION: JULY 15, 2021*

CONSTRUCTION DURATION: 8.5 MONTHS

SMWVBE Program
Guidelines on Utilization of Small Minority Women and/or Veteran
Business Enterprise (SMWVBEs)

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Southwest ISD, Scobee Middle School Renovations

Anticipated Bid Date: July 9, 2020

Budget: \$11,000,000



Brief Description: Included in the project's scope of work are modifications to the Administration Area, Nurse's and Attendance Offices, Library, Robotics Laboratory and the addition of another serving line in the Cafeteria. Also included are minor site work, the replacement of finishes throughout the building and revisions to the HVAC, electrical and plumbing systems necessitated by the project's modifications.

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Southwest ISD, Scobee Middle School Renovations

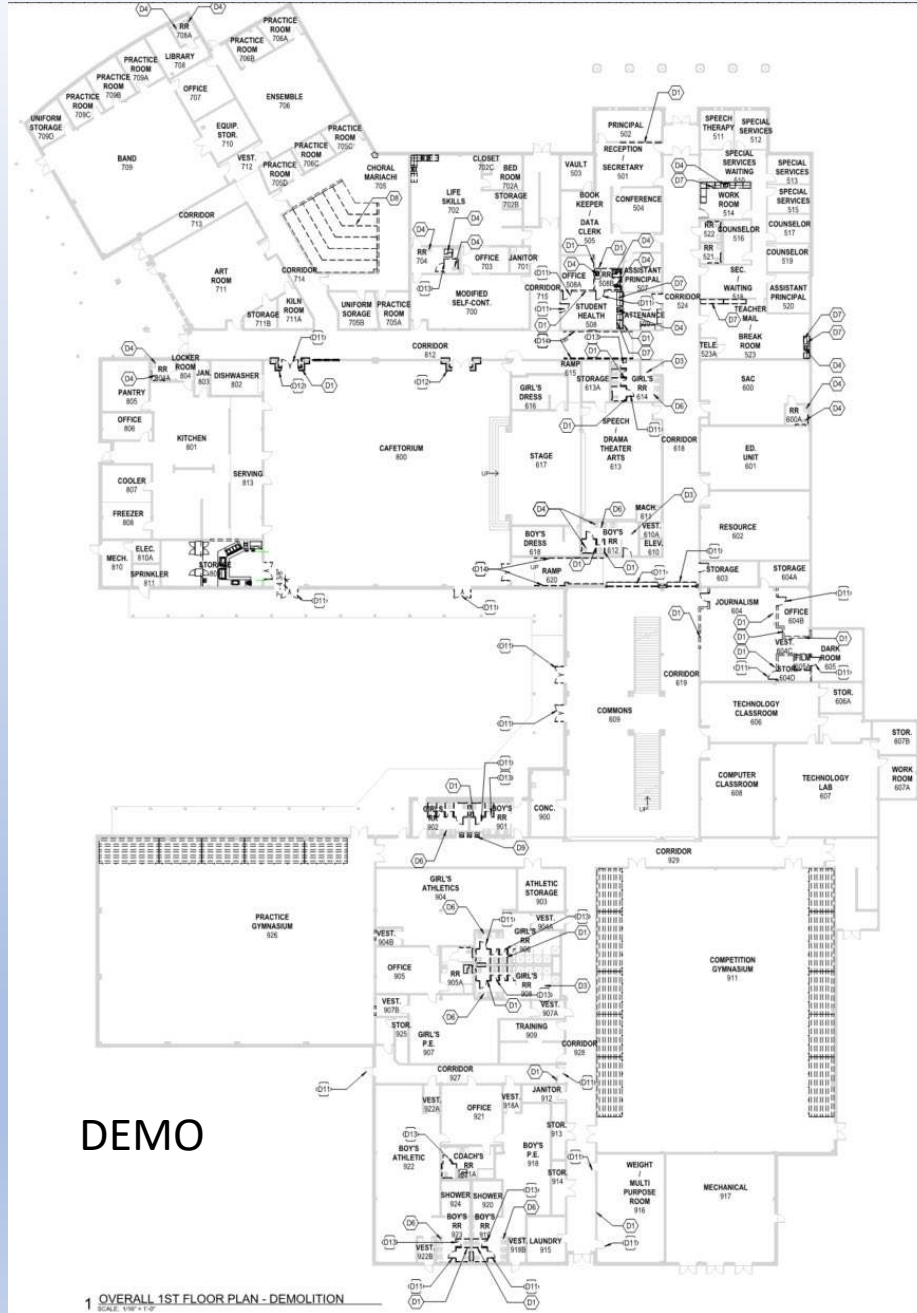
The Project is generally described as follows: a renovation of a middle school with related and ancillary facilities (i.e., parking lots, library, cafetorium, food service area, etc.) in Bexar County area in San Antonio, Texas. The completed facility is approximately 147,393 SF. The program for the facility includes modifications to the Administration Area, Nurse office, Attendance office, library, Robotics laboratory and additional serving line at the cafeteria. Replacement of finishes throughout the building (floor, ceiling, paint, carpet and millwork), some site work, heating, air conditioning, electrical, plumbing and all other work as indicated in the construction documents

Bid Ad #1	6/21/2020
Issue Docs for Permit	6/22/2020
Issue 100%CD	6/22/2020
Bid Ad #2	6/28/2020
Pre-Bid	6/30/2020
Last day to Submit Questions	6/30/2020
Last Addendum Issued	7/1/2020
Sub Bids Due	7/9/2020
GMP Due	7/14/2020
Board Meeting	7/21/2020
NTP	7/22/2020
Substantial Completion	9/13/2021



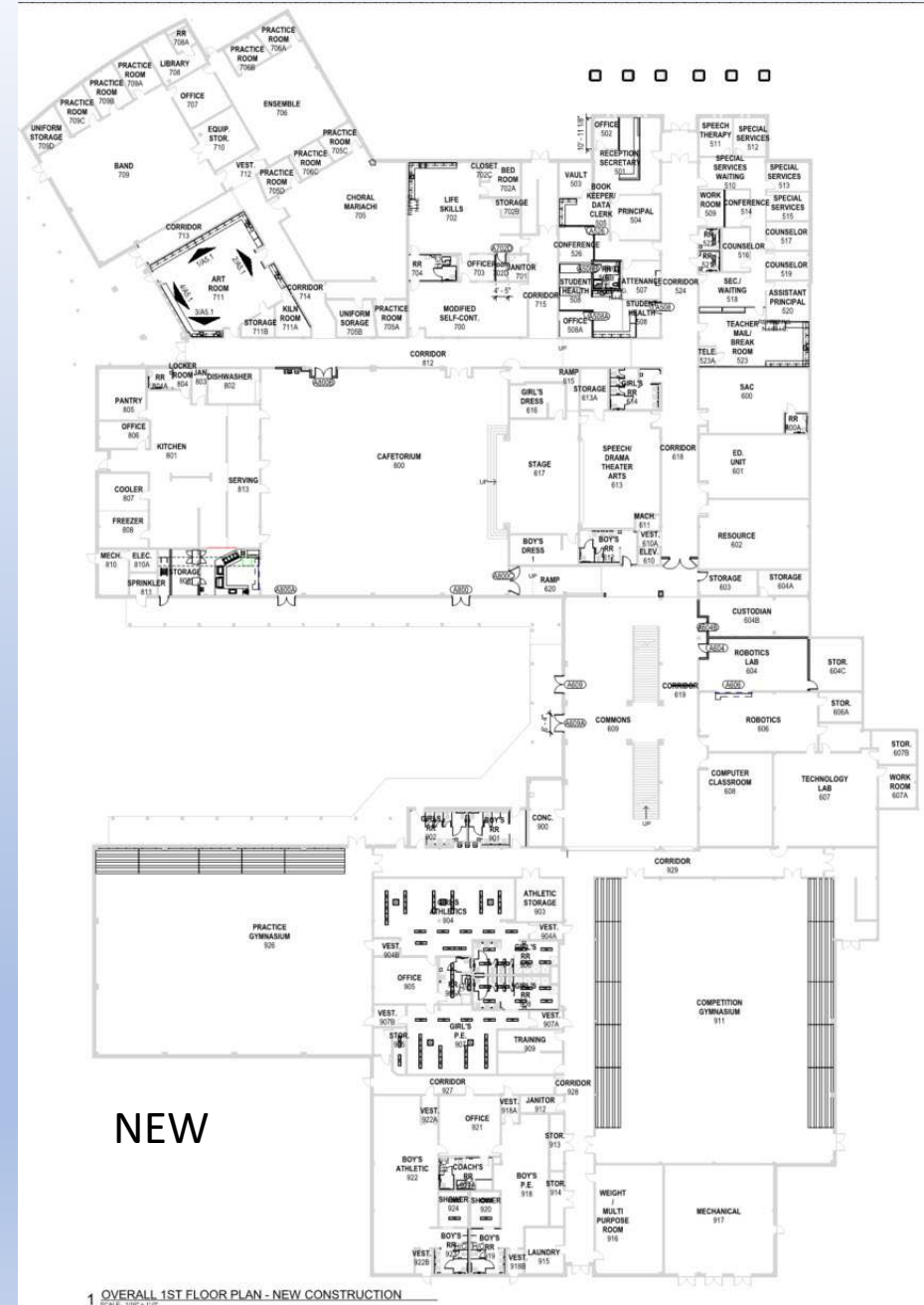
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Mixer
Southwest ISD,
Scobee Middle
School Renovations



DEMO

1 OVERALL 1ST FLOOR PLAN - DEMOLITION
SCALE: 1/8" = 1'-0"



NEW

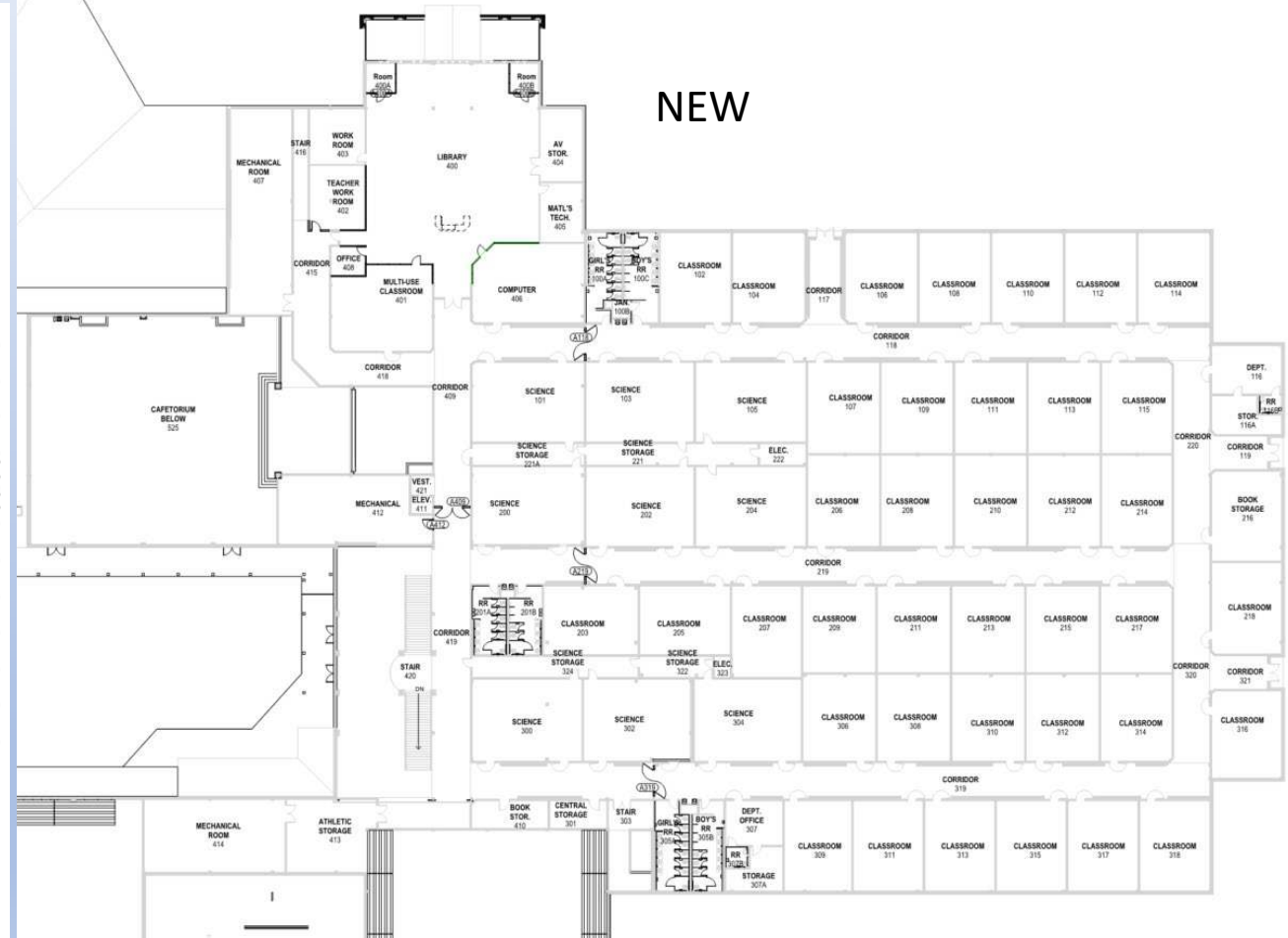
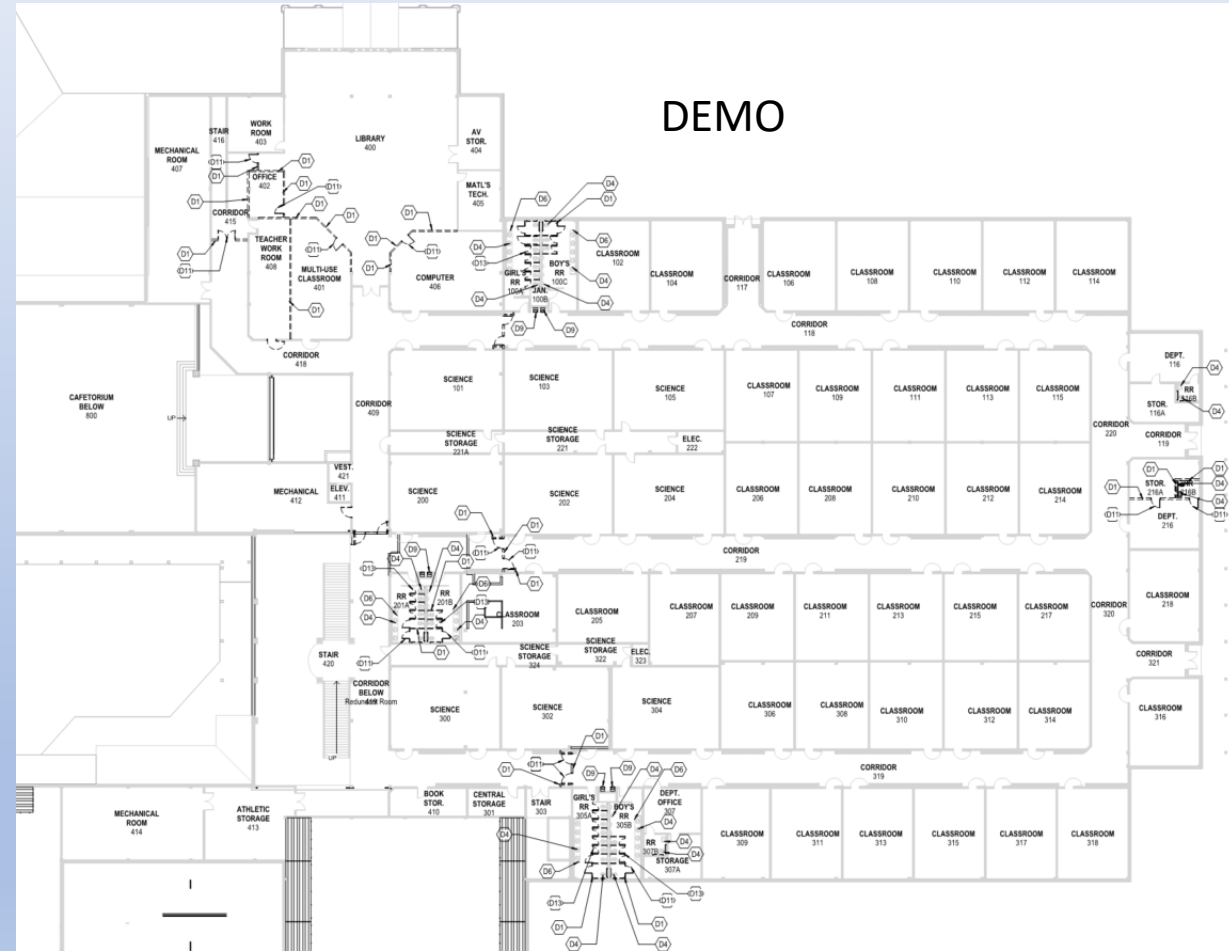
1 OVERALL 1ST FLOOR PLAN - NEW CONSTRUCTION
SCALE: 1/8" = 1'-0"

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Southwest ISD, Scobee Middle School Renovations

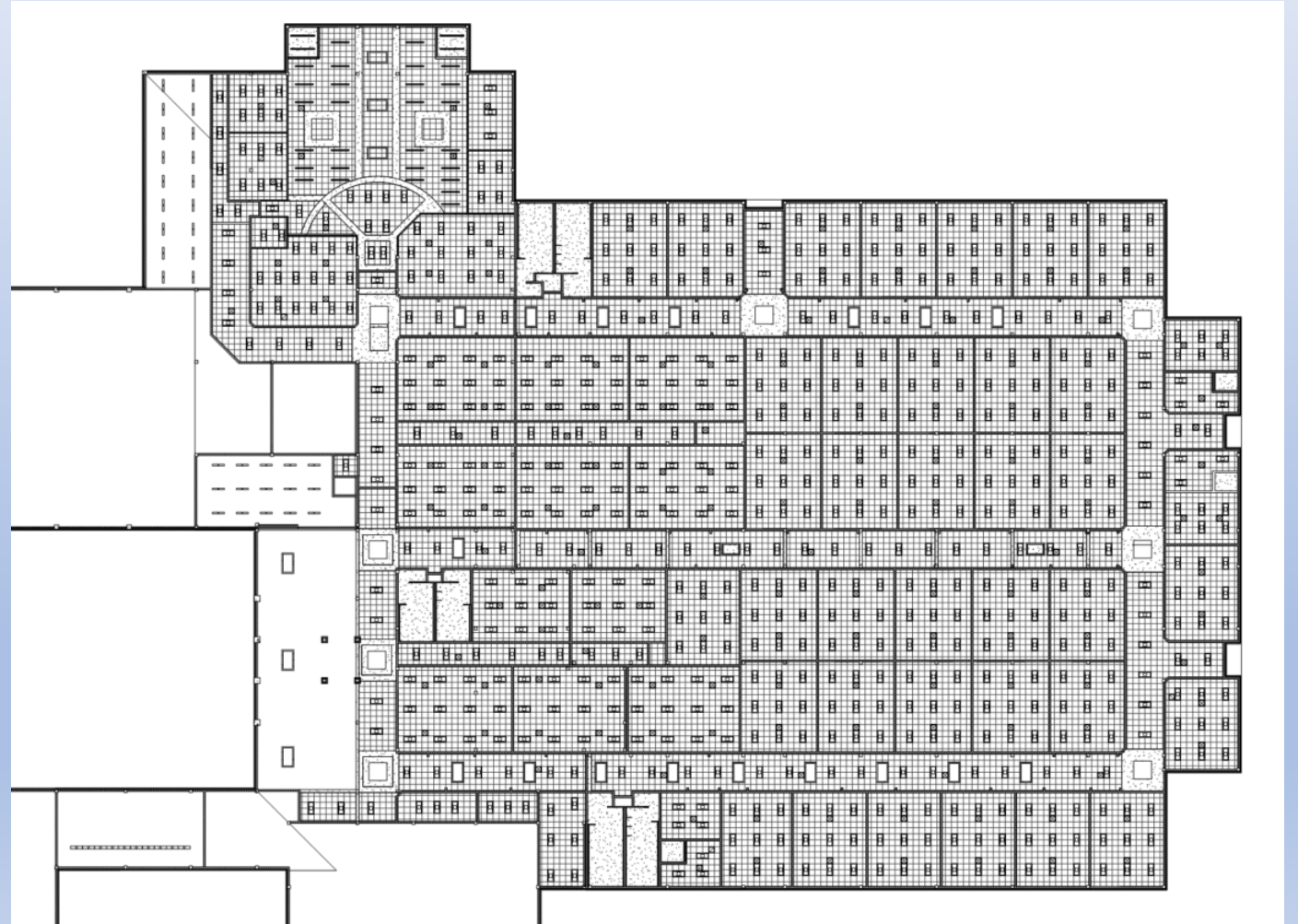
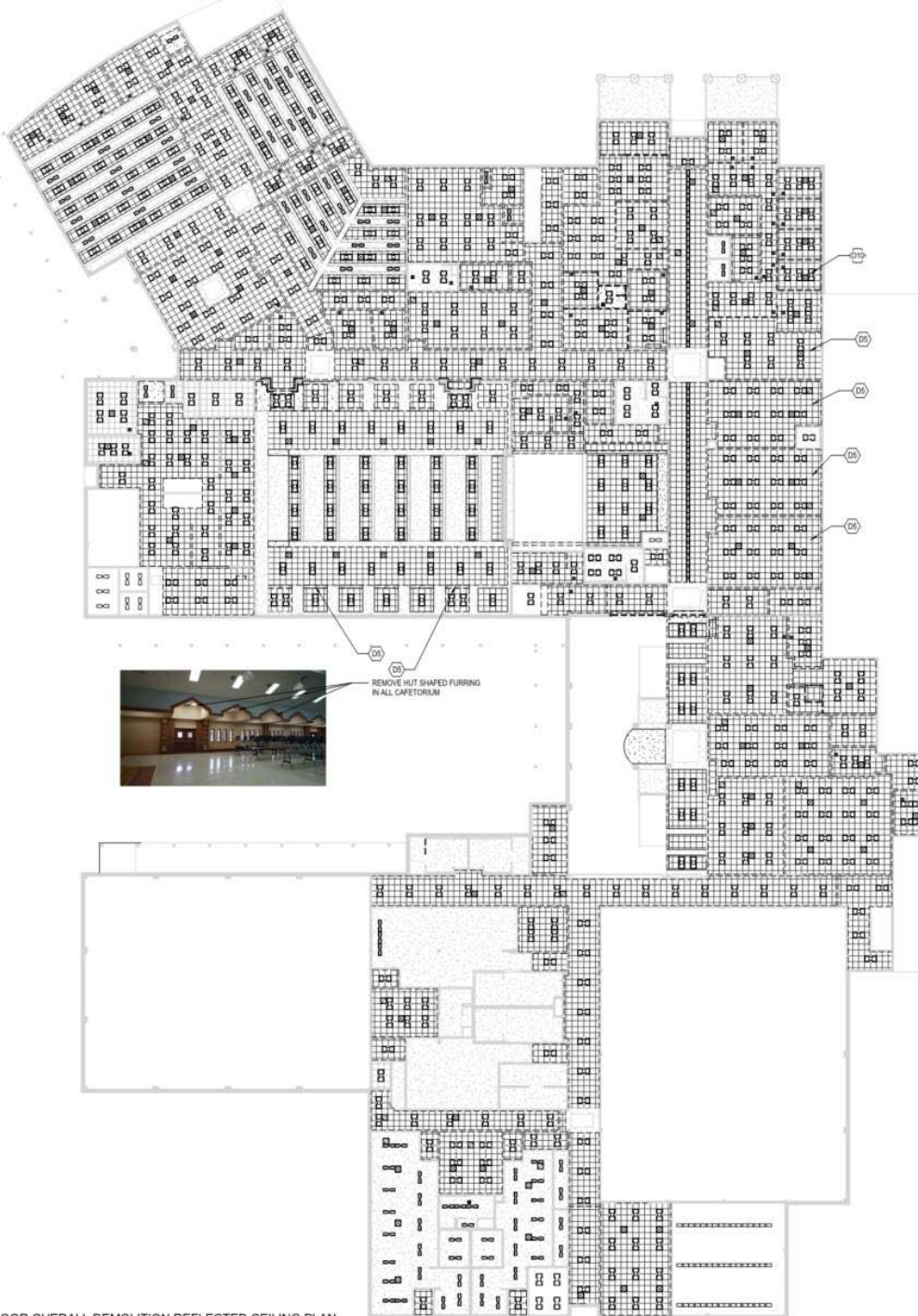
DEMO

NEW



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Southwest ISD, Scobee Middle School Renovations



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Wells Fargo Building 309

Anticipated Bid Date: To be bid in packages, starting in September / October 2020

Budget: \$108,000,000

Perkins&Will

Brief Description: To be constructed on Wells Fargo's San Antonio Campus, located at the corner of Loop 1604 and Texas 151, the project will add approximately 255,000 square feet of office area within a 5-story building. The project will follow Wells Fargo's workplace standards and will exemplify their Corporate Sustainability goals. In addition to the new building, the project includes a new 5-level, 969 space parking garage and site development.

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Wells Fargo Building 309

This is an exciting project for all stakeholders involved and will continue to help solidify Wells Fargo's place in the San Antonio area landscape of large commercial companies as they add to their existing campus. From a constructability perspective this project will prove to be both exciting and challenging as we strive to achieve a project that meets and exceeds Wells Fargo Workplace Standards of productivity and wellness, a number of sustainability goals including 'WELL' daylighting and net positive energy, and earning LEED Gold certification. The net positive energy goal hopes to generate 100 MWh more electricity than the project uses by utilizing an onsite Photovoltaic system. The project also plans to use underfloor air distribution to optimize comfort and facilitate flexibility with local user controls, while also providing enhanced ventilation effectiveness. The overall building form, envelope and systems will be designed to consume less energy than most comparable buildings of its size and usage. The building exterior is expected to be architectural precast, with a mix of composite metal wall panels, brick and stone for the veneer.

Some key dates to watch for as we kick off the project design:

- **Early July: receive DD documents to help provide a budget estimate**
- **September: Bid parking garage and site packages**
- **October/November: Bid structure and balance of work**
- **November: Construction begins**
- **July 2022: Substantial completion**

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Wells Fargo Building 309

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WELLS
FARGO



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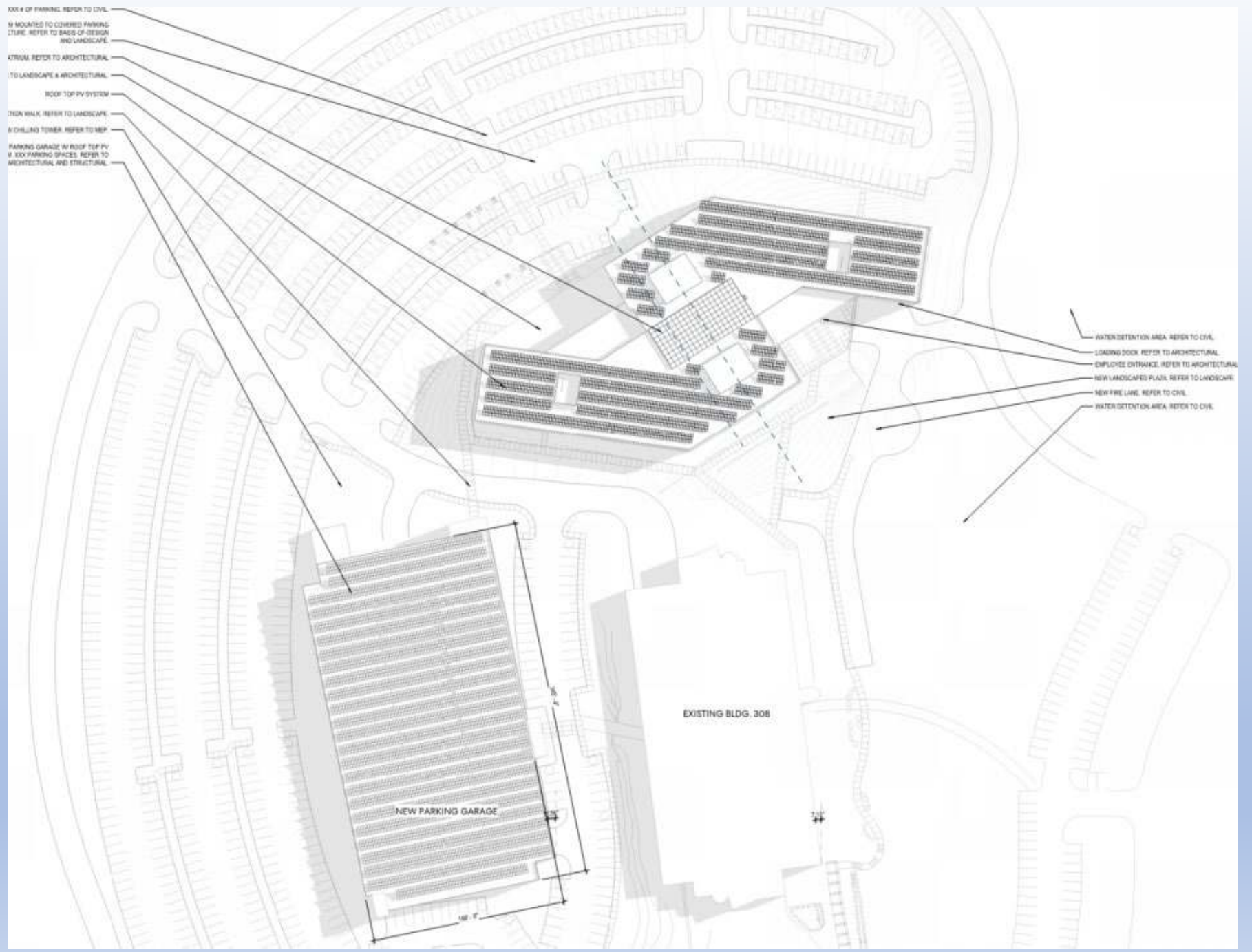
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Wells Fargo Building 309



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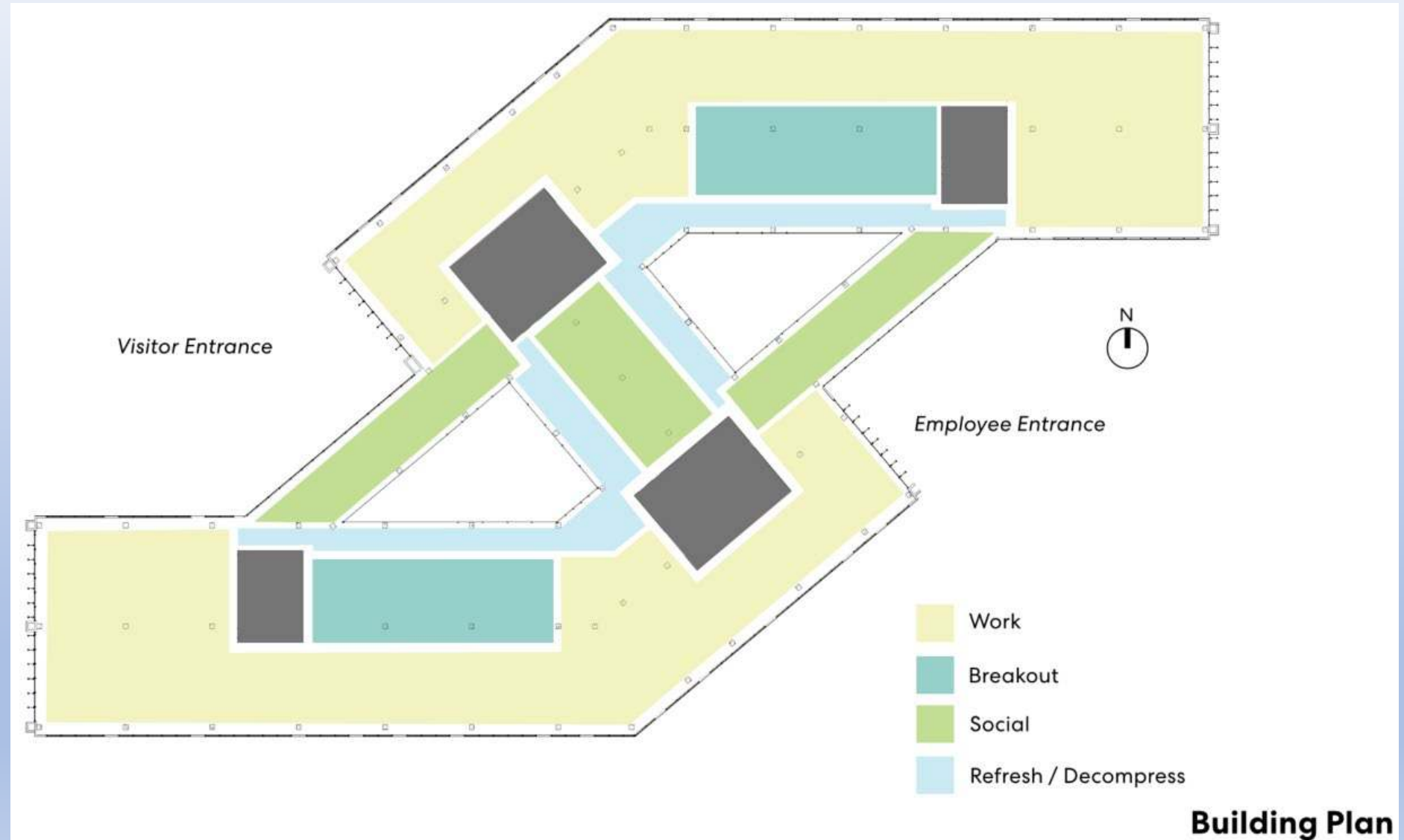
Wells Fargo
Building 309



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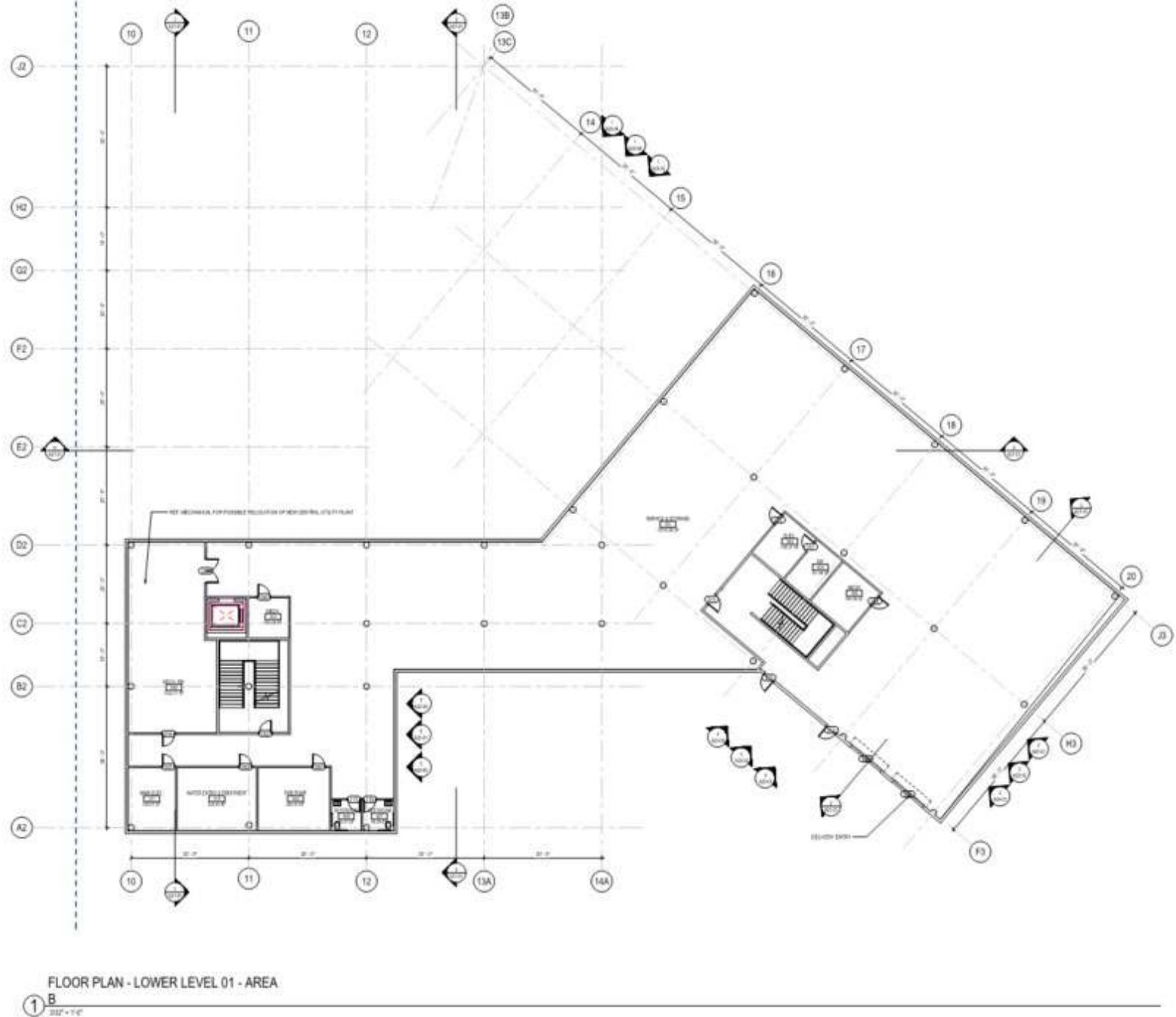
Mixer

Wells Fargo
Building 309



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Wells Fargo
Building 309

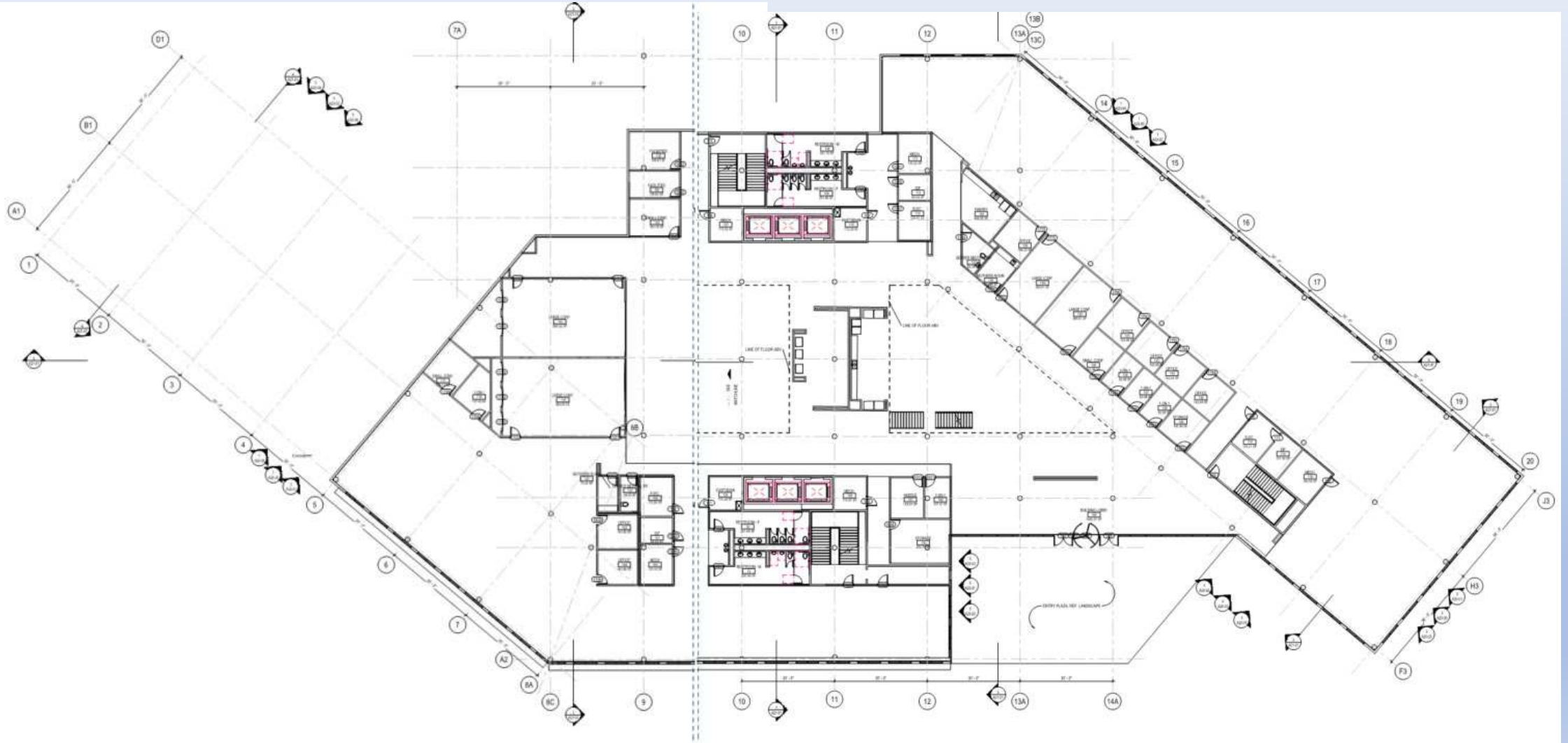


FLOOR PLAN - LOWER LEVEL 01 - AREA

1 B
1/8" = 1'-0"

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Wells Fargo Building 309

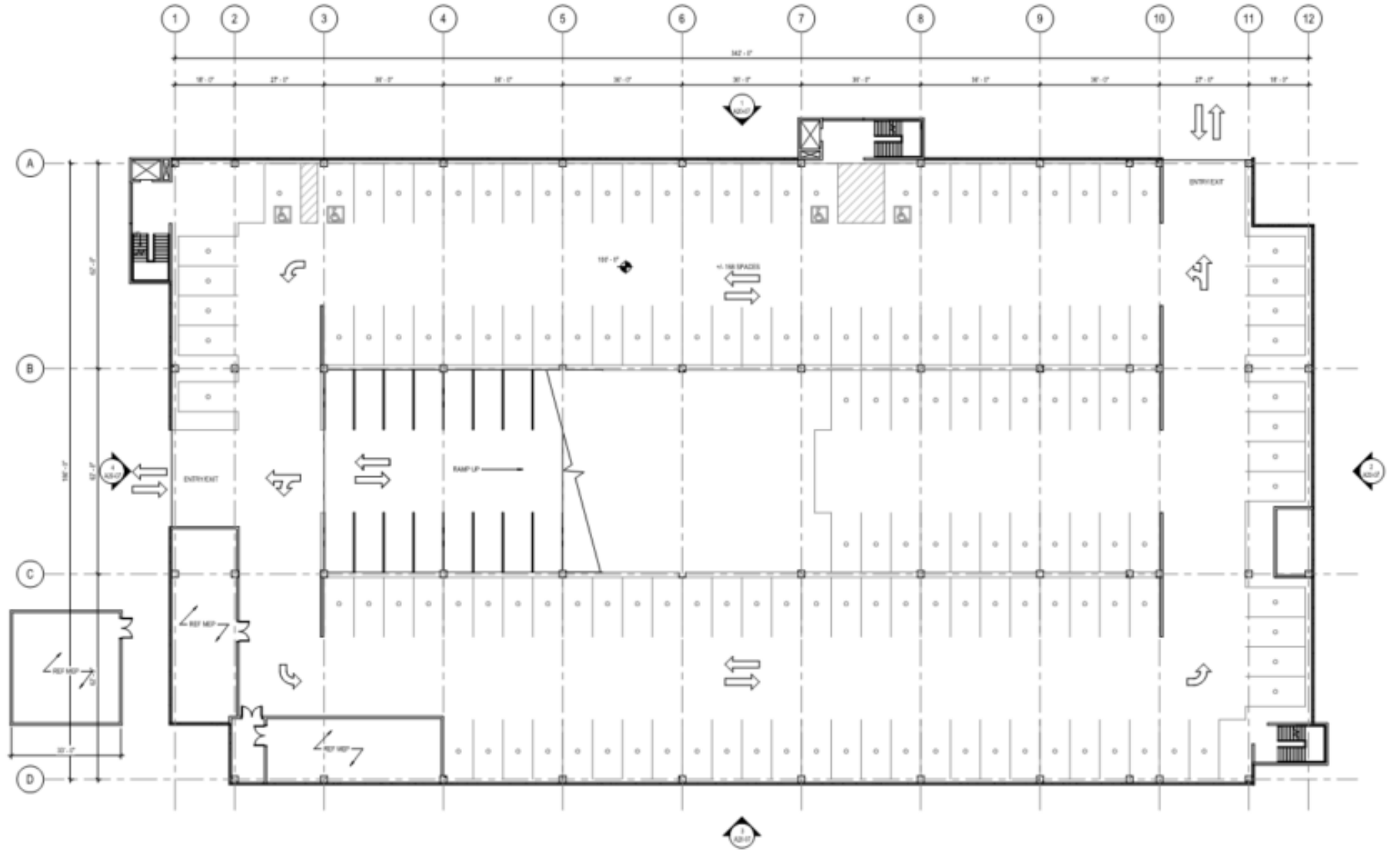


1 FLOOR PLAN - LEVEL 01 - AREA A

3 PLAN - LEVEL 01 FF - AREA B

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Wells Fargo
Building 309



① LEVEL 01 - GARAGE
1/8" = 1'-0"

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Comfort ISD, 2019 Improvements Project

Anticipated Bid Date: Mid-November 2020

Budget: \$32,800,000

Brief Description: The project includes additions and renovations at the Elementary School, Middle School and High School, together with the relocation of the District's Central Office and Maintenance Department, the renovation of the Transportation facility and the construction of a new District Warehouse.

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Comfort ISD, 2019 Improvements Project

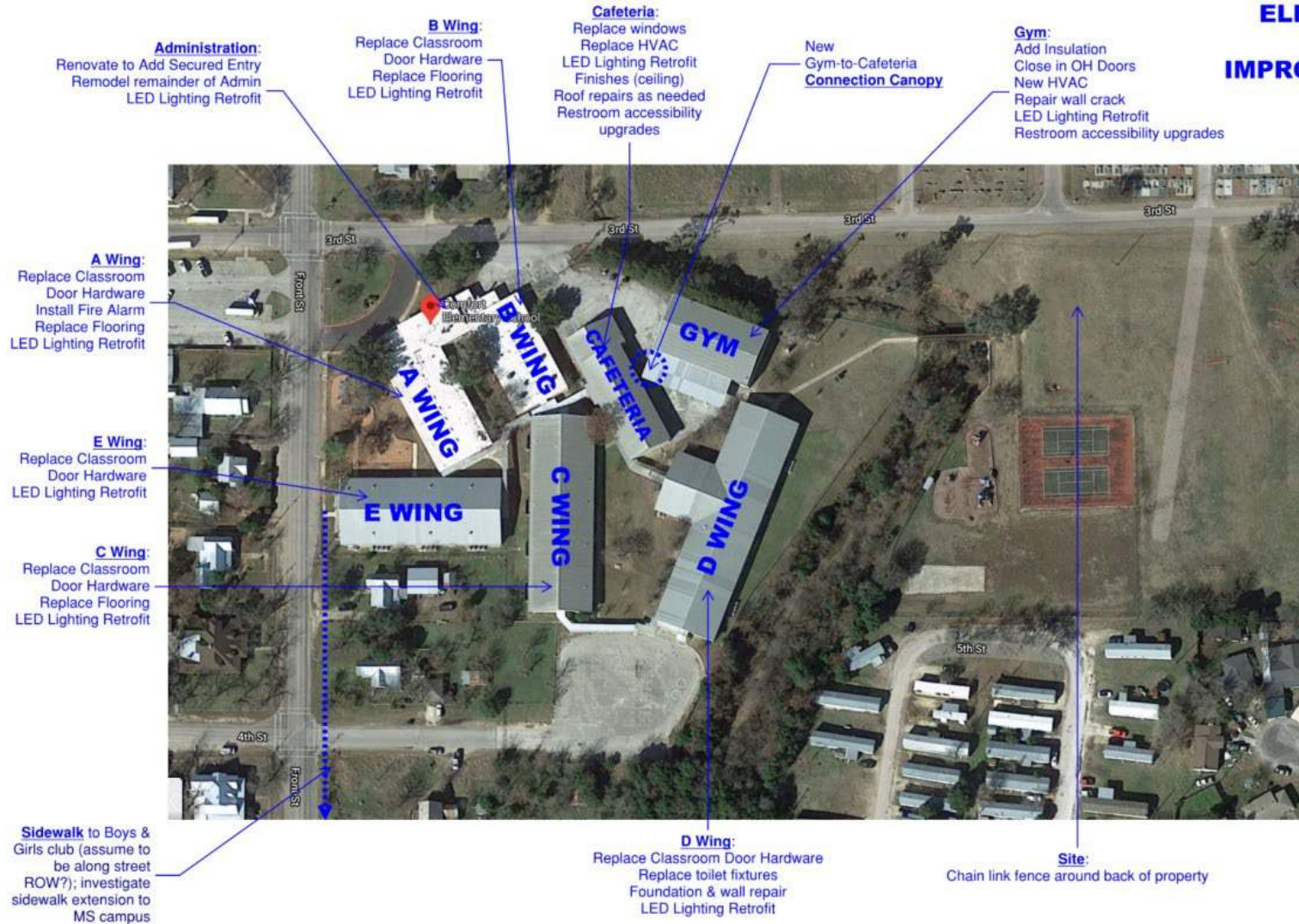
Comfort ISD 2019 Improvement Projects Design and Construction Budget Summary

Category	Budget	% of Overall Budget
Overall Budget	32,834,000	
Elementary School	3,878,000	11.81%
Middle School	11,628,000	35.41%
High School	13,692,000	41.70%
Athletics	459,000	1.40%
Administration	2,250,000	6.85%
District-Wide	240,000	0.73%
Maintenance/Transportation	687,000	<u>2.09%</u>
2019 Improvements Project Total:	32,834,000	100.00%

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Comfort ISD, 2019 Improvements Project

ELEMENTARY SCHOOL IMPROVEMENTS



Campus Wide:
Landscape Needs to be address via an allowance

By Owner's Consultant:
Hazardous Materials Survey, Testing, & Removal

Secured Entry Hardware (design; installation by BC)

New Card Readers @ Exterior Doors (design; installation by BC)

New Campus Security Alarm System (design; installation by BC)

District-wide Technology Upgrades (switches, cables, servers, etc.)

Comfort ISD 2019 Improvements Project
Elementary School Design and Construction Budget

Master Budget Ref.	Budget Item	Elementary School
01	Campus Safety & Security	1,110,000
02	Flooring	340,000
03	Aluminum Canopy	98,000
04	Cafeteria Upgrades	330,000
05	Gym HVAC	316,000
06	HVAC Replacement	845,000
08	Perimeter/Security Fence	31,000
09	Foundation and Crack Repairs	280,000
10	LED Lighting Retrofit/Upgrades	478,000
11	Connect to B&G Club/Sidewalk	50,000
	Elementary School Budget Total:	3,878,000
	Overall Budget:	32,834,000
	Percentage of Overall Budget:	11.81%

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Comfort ISD, 2019 Improvements Project

MIDDLE SCHOOL IMPROVEMENTS

Campus Wide:
LED Light Retrofit

Site Fencing
(Secure Perimeter)

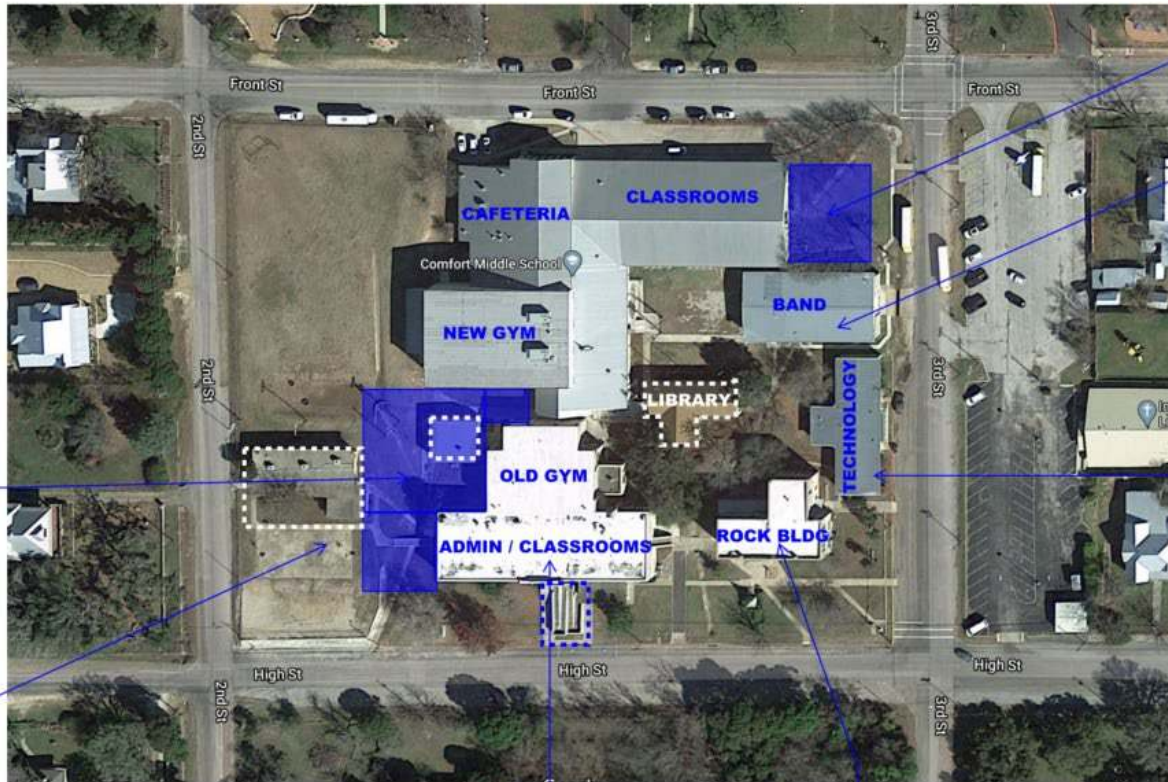
Site Lighting

HVAC System Replacement
(Replaces oldest 2/3 HVAC systems based on Sledge inventory + MEP assessment)

Landscape Needs to be addressed via an allowance

New Addition:
Secured Vestibule
Administration/Nurse Library
Special Ed Class (1)
Standard Classrooms (Approx. 7)
Art Room
Dressing Rooms (for Prac. Gym)
RR/Support
Demo as Needed

New Parking & Canopy:
Parking and Paved Loop
Canopy
Demo as Needed



Science Addition:
3 Lecture/Labs + Prep Rooms

Band Hall:
Renovate to incorporate former Art Space into Band function

Old Science Renovation:
Renovate into Technology

By Owner's Consultant:
Hazardous Materials Survey, Testing, & Removal

Secured Entry Hardware
(design; installation by BC)

New Card Readers @ Exterior Doors
(design; installation by BC)

District-wide Technology Upgrades
(switches, cables, servers, etc.)

Main Bldg (Old Wing) Renovation:
Renovation of old Admin. area (minimal, or maybe not at all)
Basement area
Practice Gym (new HVAC, new windows, update finishes, investigate updating seating)
New Classroom Door Hardware
Demo Ramp

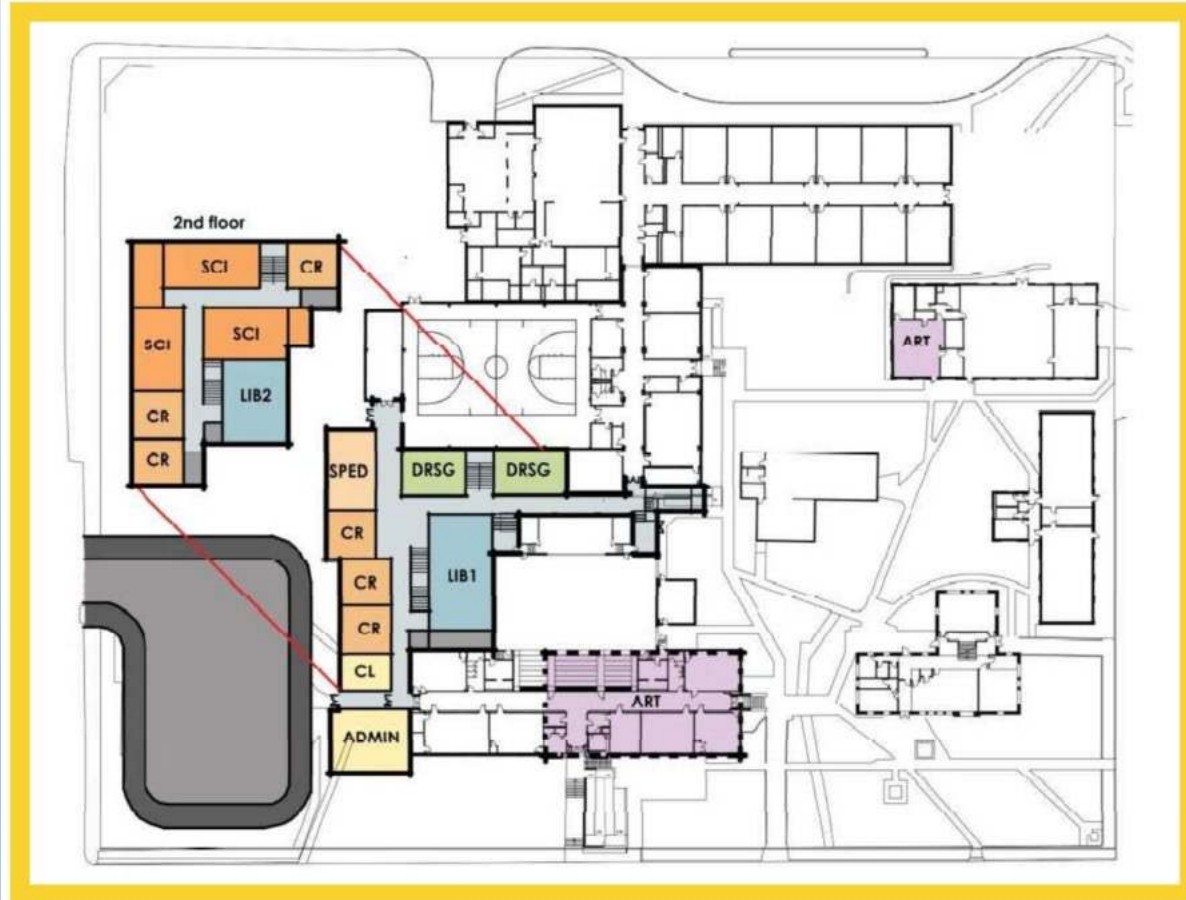
Rock Bldg Renovation:
Renovate into Central Admin
Move Technology Out

Comfort ISD 2019 Improvements Project
Middle School Design and Construction Budget

Master Budget Ref.	Budget Item	Middle School
06	HVAC Replacement	442,000
10	LED Lighting Retrofit/Upgrades	290,000
12	Addition	5,320,000
13	Science Addition	2,300,000
14	Renovation/Security Upgrades	3,040,000
15	Parking/Drive	175,000
16	Exterior Site Safety Improvements	61,000
Middle School Budget Total:		11,628,000
Overall Budget:		32,834,000
Percentage of Overall Budget:		35.41%

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Comfort ISD, 2019 Improvements Project



Two-Story MS Option **2B:**

- Science clustered on 2nd floor; classrooms distributed
- Full dressing room replacement probable
- Sublevel utilized for art OR art renovated in existing location
- Non-traditional library (2 level)

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Comfort ISD, 2019 Improvements Project

Comfort ISD 2019 Improvements Project
High School Design and Construction Budget

Master Budget Ref.	Budget Item	High School
06	HVAC Replacement	585,000
10	LED Lighting Retrofit/Upgrades	490,000
12	Addition	390,000
14	Renovation/Security Upgrades	190,000
16	Exterior Site Safety Improvements	182,000
17	Ag Improvements	155,000
18	Multi-Purpose Venue/Locker Rooms	11,700,000
	High School Budget Total:	13,692,000
	Overall Budget:	32,834,000
	Percentage of Overall Budget:	41.70%

Comfort ISD 2019 Improvements Project
Athletics, Administration, District-Wide and Maintenance/Transportation
Design and Construction Budgets

Master Budget Ref.	Budget Item	Athletics
14	Renovation/Security Upgrades	420,000
16	Exterior Site Safety Improvements	39,000
	Athletics Budget Total:	459,000
	Overall Budget:	32,834,000
	Percentage of Overall Budget:	1.40%

Master Budget Ref.	Budget Item	Administration
14	Renovation/Security Upgrades	2,250,000
	Administration Budget Total:	2,250,000
	Overall Budget:	32,834,000
	Percentage of Overall Budget:	6.85%

Master Budget Ref.	Budget Item	District-Wide
20	Move Technology	240,000
	District-Wide Budget Total:	240,000
	Overall Budget:	32,834,000
	Percentage of Overall Budget:	0.73%

Master Budget Ref.	Budget Item	Maint/Trans
08	Perimeter/Security Fence	17,000
21	Warehouse Building / Parking	670,000
	Maintenance/Transportation Budget Total:	687,000
	Overall Budget:	32,834,000
	Percentage of Overall Budget:	2.09%

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Comfort ISD, 2019 Improvements Project

Campus Wide:
LED Light Retrofit

HVAC System Replacement (Replace oldest 3/4 HVAC systems based on Sledge survey + MEP assessment)

Landscape needs to be addressed via an allowance

Field Houses:
Renovate

Press Box:
Replace (pre-manufactured)

Parking Lot:
New Site Lighting

Baseball Field:
Retaining Wall (approx. extents are center field + left field)

Traffic Light:
Coordinate with TxDOT on visibility from hill to the east

Field Houses:
Renovate

Parking Lot:
New Site Lighting

Building Trades:
New Classroom Addition
Outdoor Work Area + Canopy
New Fire Alarm if required

Ag Bldg (Whole):
LED Lighting Retrofit
Ag Classroom:
New Finishes
Address Accordion Wall



Multi-Use Facility:
Competition Gym
Seating Capacity = 800 (2 sided min., 3 sided preferred; sep. seating & floor)
Locker Rooms
Weight Room
Athletic Offices
Parking Lot/Driveway Modifications

High School:
Renovations for Secured Entry & Parent Conference Room
Replace Classroom Door Hardware
New Exterior Door Hardware
Cafeteria outlet repairs

Softball Field House:
HVAC & electrical repairs
Sealant & insulation upgrades (Low Priority)

HIGH SCHOOL + ATHLETICS IMPROVEMENTS

By Owner's Consultant:
Hazardous Materials Survey, Testing, & Removal

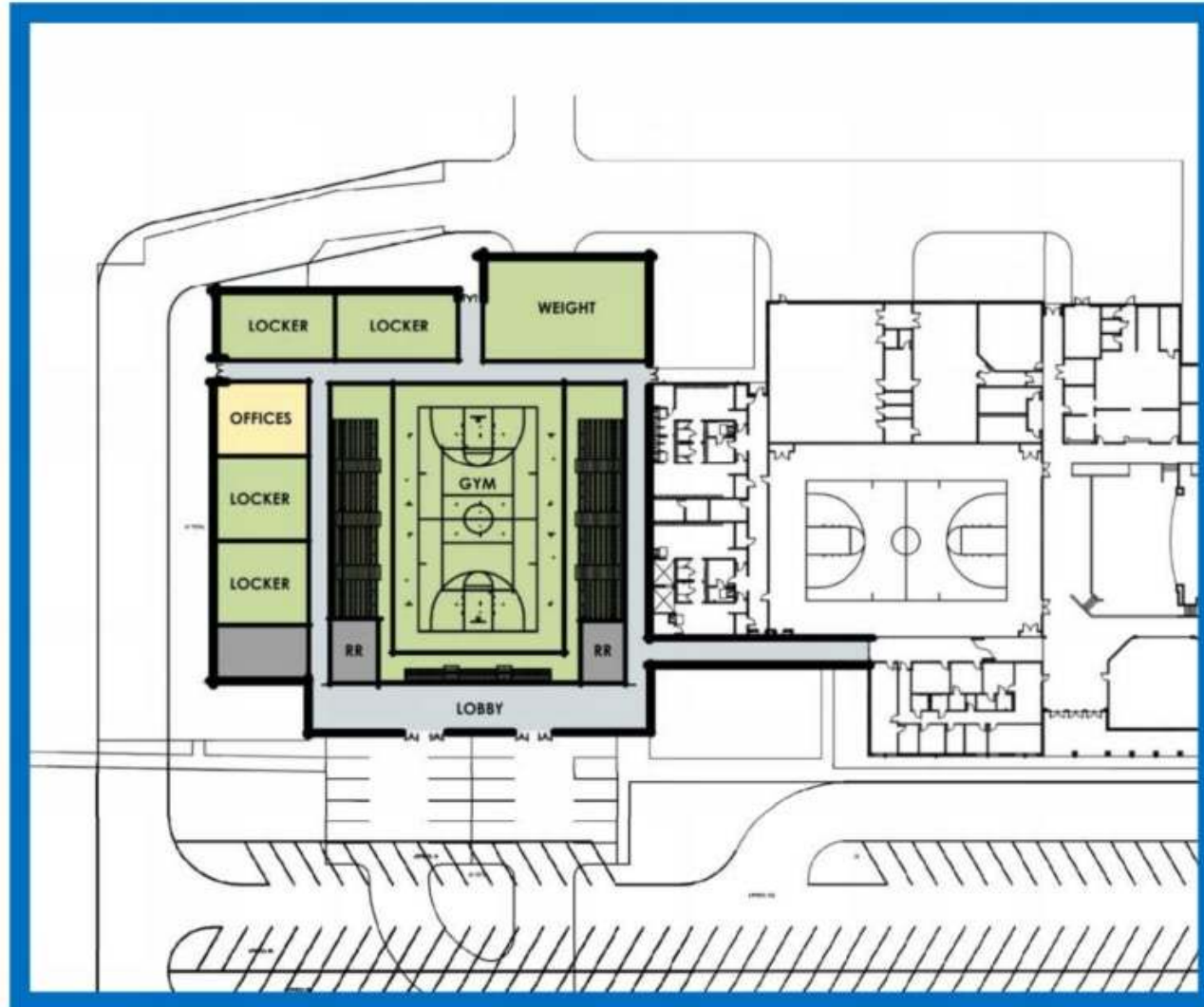
Secured Entry Hardware (design; installation by BC)

New Card Readers @ Exterior Doors (design; installation by BC)

District-wide Technology Upgrades (switches, cables, servers, etc.)

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Comfort ISD, 2019 Improvements Project



High School Multi-use Addition

- Weight Room location
- Split-level Gym
- Prominent Entry
- Multiple access points for bus drop-off/pick-up
- Connection to existing locker rooms
- Traffic circulation ties into other parking lots

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Comfort ISD, 2019 Improvements Project

Both Sites:
LED Light Retrofit
(one transportation building has already been upgraded)

Maintenance & Transportation:
Renovations after Maint. moves out to expand Transportation

MAINTENANCE & TRANSPORTATION IMPROVEMENTS

Central Office:
Renovate to be Maintenance Department
Fence Lot for secured Maintenance Yard

New Warehouse



By Owner's Consultant:
Hazardous Materials Survey, Testing, & Removal
Security Features as Needed (design; installation by BC)

District-wide Technology Upgrades (switches, cables, servers, etc.)

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Comfort ISD, 2019 Improvements Project

PROJECT KICK-OFF

COMFORT ISD BOARD APPROVE DESIGN/BUILD TEAM : 04/06/2020

PROJECT KICK-OFF MEETING: 04/15/2020

PROJECT CONCEPT / PROGRAMMING / SCHEMATIC DESIGN (SD) PHASE

SD KICK-OFF MEETING WITH DESIGN CONSULTANTS: 04/17/2020

DESIGN TEAM SITE INVESTIGATION: WEEK OF 04/20/2020

PROJECT CONCEPT REVIEW WITH CISD: 05/14/2020

100% SCHEMATIC DESIGN REVIEW WITH CISD: WEEK OF 05/25/2020

SUBMIT 100% SD ESTIMATE/PRECONSTRUCTION REPORT: 06/11/2020

ITEMS/MATERIALS DUE FOR BOARD AGENDA: TBD

SCHEMATIC DESIGN PRESENTATION TO CISD BOARD: 06/16/2020

DESIGN DEVELOPMENT (DD) PHASE

PRELIMINARY PLAN REVIEW WITH AHJ (KENDALL COUNTY): TBD

100% DESIGN DEVELOPMENT REVIEW WITH CISD: WEEK OF 07/13/2020

ITEMS/MATERIALS DUE FOR BOARD AGENDA: TBD

DESIGN DEVELOPMENT PRESENTATION TO CISD BOARD: 07/27/2020

SUBMIT 100% DD ESTIMATE/PRECONSTRUCTION REPORT: 08/07/2020

CONSTRUCTION DOCUMENTS (CD) PHASE

50% CONTRACT DOCUMENTS REVIEW WITH CISD: WEEK OF 09/07/2020

SUBMIT 50% CD ESTIMATE/PRECONSTRUCTION REPORT AND

REVIEW 95% CONTRACT DOCUMENTS WITH CISD: 10/08/2020

ITEMS/MATERIALS DUE FOR BOARD AGENDA: TBD

100% CD PRESENTATION TO CISD BOARD FOR APPROVAL TO BID: 10/19/2020

DOCUMENTS TO PRINTER FOR REPRODUCTION: TBD

BIDDING / PROPOSAL RECEIPT & EVALUATION PHASE

PLANS & SPECIFICATIONS ISSUED FOR BIDDING: 10/20/2020

PLANS SUBMITTED TO AHJ, TDLR, TCEQ, ETC.: 10/21/2020

BID NOTICE ADVERTISEMENT #1: 10/25/2020

BID NOTICE ADVERTISEMENT #2: 11/01/2020

PRE-PROPOSAL CONFERENCE: FRIDAY, 11/06/2020 OR FRIDAY, 11/13/2020

RECEIVE SUBCONTRACTOR & VENDOR PROPOSALS: 11/19/2020

CONTRACTOR INTERVIEWS & EVALS/GMP PREP: 11/20/2020 – 12/04/2020

CONTRACTOR RECOMMENDATION TO CISD FOR APPROVAL: 12/14/2020

CONSTRUCTION PERIOD

PRE-CONSTRUCTION CONFERENCE: TBD

CISD ISSUE NOTICE TO PROCEED WITH CONSTRUCTION: 12/15/2020

CONSTRUCTION SUBSTANTIAL COMPLETION: 08/15/2022

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THANK YOU FOR YOU ATTENTION AND INTEREST IN THE PROJECTS.

QUESTIONS?



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