

**Construction Contract for the  
Southeast Tech Laboratory Building, Ed Wood Renovation  
EXECUTIVE SUMMARY**

**Purpose of Report:** To receive School Board authorization to proceed into the construction phase of the Southeast Tech New Building and Ed Wood Renovation project and award the construction contract to Golden Rule Construction.

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Construction on the Southeast Tech new Laboratory Building for expanded Auto and Diesel Technician programs and renovation of the Ed Wood Building to expand the capacity of the Collision Repair and Refinish Technician programs will begin following the authorization of the construction contract. The project has a fall 2016 completion.

The new Laboratory Building will provide additional instructional space that will allow Southeast Tech to double the number of student enrollments in the Auto and Diesel programs. The new Laboratory Building will also provide space for improved services offerings and includes a 500 seat auditorium, consolidated administrative offices, and food service space. The renovation of the Ed Wood Building will allow Southeast Tech to double the enrollments of the Collision Repair/Refinish program by increasing the instructional space of the program.

The low bid received was from Golden Rule Construction with a base bid and alternates for the administrative suite (add Alternate 1), the Ed Wood renovation (add Alternate 2), and completion of the loop road extension (add Alternate 3), bringing the total project construction costs to \$20,733,000.

The low bid received is \$74,000 above budget; however, the acceptance of all alternates will result in a deduction of approximately \$25,000 that is related to the loop road extension. The net amount by which the project costs exceed the project budget is \$49,000. This \$49,000 differential will be funded through a reduction in the amount expended for furnishings.

Funding for the construction project will be provided by the sale of Health and Education Facility Bonds. The net proceeds of the April 2015 sale were \$18,372,057. The remaining construction costs of \$2,360,943 will be funded with post-secondary funds which are part of Southeast Tech's tentatively adopted FY16 – FY20 Capital Plan. Capital Plan allocations for the construction costs include \$1,138,925 from capital reserves in FY16 and \$1,147,276 from capital reserves in FY17.

Additional costs related for the project include furniture, fixtures, and equipment (FFE) for the expanded instructional programs and additional occupied spaces. The costs for the FFE will be funded with post-secondary funds which are part of Southeast Tech's tentatively adopted FY16 – FY20 Capital Plan, and an inter-fund loan from the Bookstore fund to provide for the purchase of the food service equipment.

FFE needs were identified and ranked according to priorities established by the instructional staff of the Auto, Diesel, and Collision programs. "Needed" items were given the highest priority and funding is provided so that those items may be purchased prior to the facility opening. The next priority items were classified as "wants", with the majority of these items also funded prior to the facility opening. The lowest level priority items were classified as "likes" and funding is provided for these items in the two years subsequent to the facility opening. The purchases of FFE are summarized in the following table.

<b>USES OF FUNDS</b>					
<b>Category</b>	<b>FY16</b>	<b>FY17</b>	<b>FY18</b>	<b>FY19</b>	<b>Totals</b>
<i>Equipment</i>	\$473,600	\$370,400	\$150,000	\$1,000,000	\$1,994,000
<i>Fixtures</i>	150,000	235,437	-	-	385,437
<i>Furnishings</i>	-	293,051	129,052	-	422,103
<b>Totals</b>	<b>\$623,600</b>	<b>\$898,888</b>	<b>\$279,052</b>	<b>\$1,000,000</b>	<b>\$2,801,540</b>
<b>SOURCES OF FUNDS</b>					
<i>PSVF Funds</i>	\$623,600	\$663,451	\$279,052	\$897,675	\$2,463,778
<i>Loan Proceeds</i>	-	235,437	-	-	235,437
<i>Capital Reserves</i>	-	-	-	\$102,325	102,325
<b>Totals</b>	<b>\$623,600</b>	<b>\$898,888</b>	<b>\$279,052</b>	<b>\$1,000,000</b>	<b>\$2,801,540</b>

The funding for the construction costs and FFE as presented does not currently include contributions from the STI Foundation. Southeast Tech intends to work with the STI Foundation in their fundraising efforts to help defray the costs of the project.

The Southeast Tech FY16 - FY20 financial plan projects a capital reserve balance of \$77,416 and a contingency reserve balance of \$320,000 for a total of \$397,416 at the end of FY16. This amount is available to fund any unforeseen conditions that may arise as a result of the construction project. The amount available for contingencies represents approximately 2% of the total project bid.

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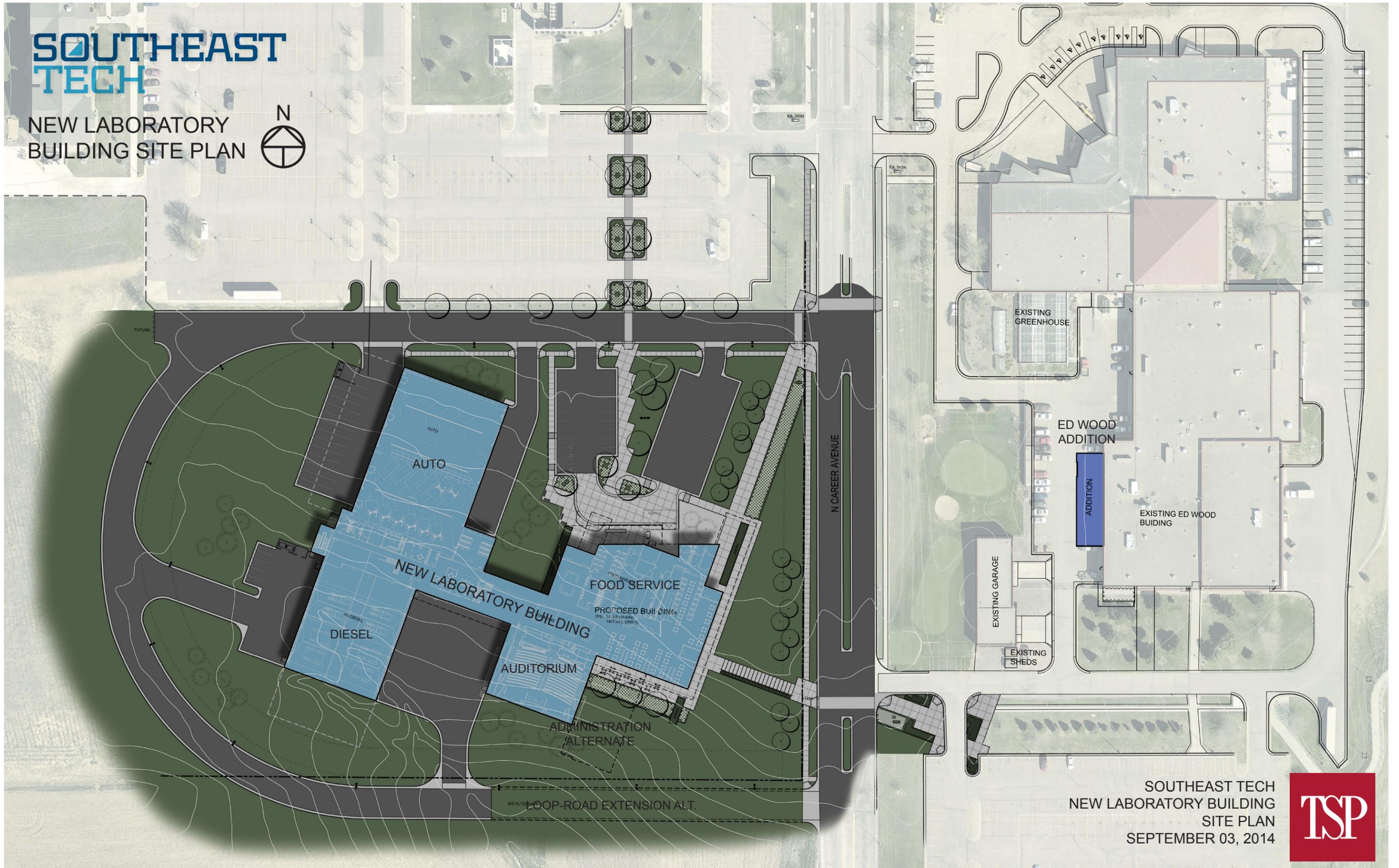
**Administrative Recommendation to School Board:**

Approve the construction contract with Golden Rule Construction for their low bid of \$20,733,000 which includes the Base Bid and Alternates 1, 2, and 3 for the Southeast Tech Laboratory Building and Ed Wood renovation.

DESCRIPTION	CONSTRUCTION FIRM			
	Peska Construction	Golden Rule Construction	Hoogendoorn Construction	Sioux Falls Construction
<b>Bid Security</b>				
Check				
Bond	X	X	X	X
<b>Addenda Received</b>				
1	X	X	X	X
2	X	X	X	X
3	X	X	X	X
4	X	X	X	X
<b>BIDS</b>	\$18,150,000.00	\$17,398,000.00	\$17,368,500.00	\$17,995,000.00
Alt. 1 - Administration Addition	\$1,450,000.00	\$1,329,000.00	\$1,321,000.00	\$1,455,000.00
Alt. 2 - Ed Wood Renovation and Addition	\$1,990,000.00	\$1,936,000.00	\$2,199,000.00	\$2,185,000.00
Alt. 3 - Loop Road Extension	\$65,000.00	\$70,000.00	\$62,100.00	\$336,000.00
<b>Remarks</b>	\$21,655,000.00	\$20,733,000.00	\$20,950,600.00	\$21,971,000.00
	<b>Director: Jeff Kreiter</b>	Advertised April 10, 17, 2015, PD #3002		
	<b>Operational Services</b>			
	<b>605-367-7965</b>			

# SOUTHEAST TECH

## NEW LABORATORY BUILDING SITE PLAN



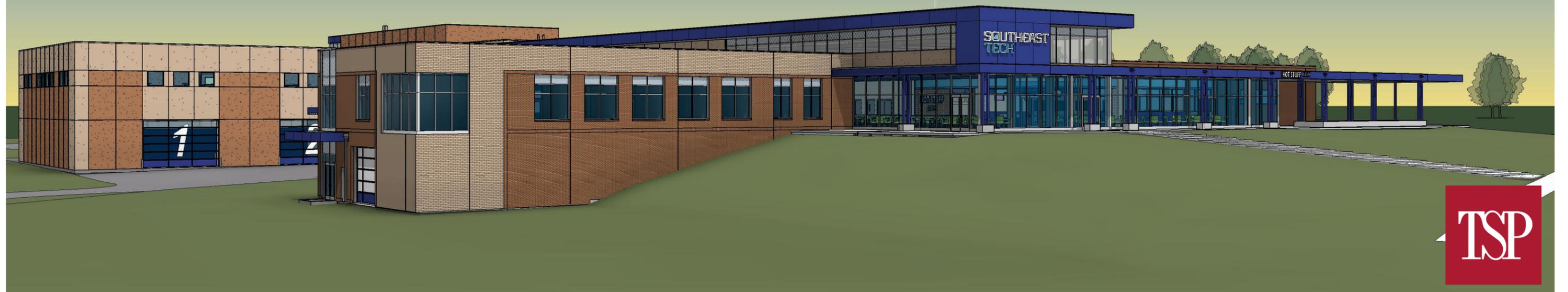
SOUTHEAST TECH  
NEW LABORATORY BUILDING  
SITE PLAN  
SEPTEMBER 03, 2014

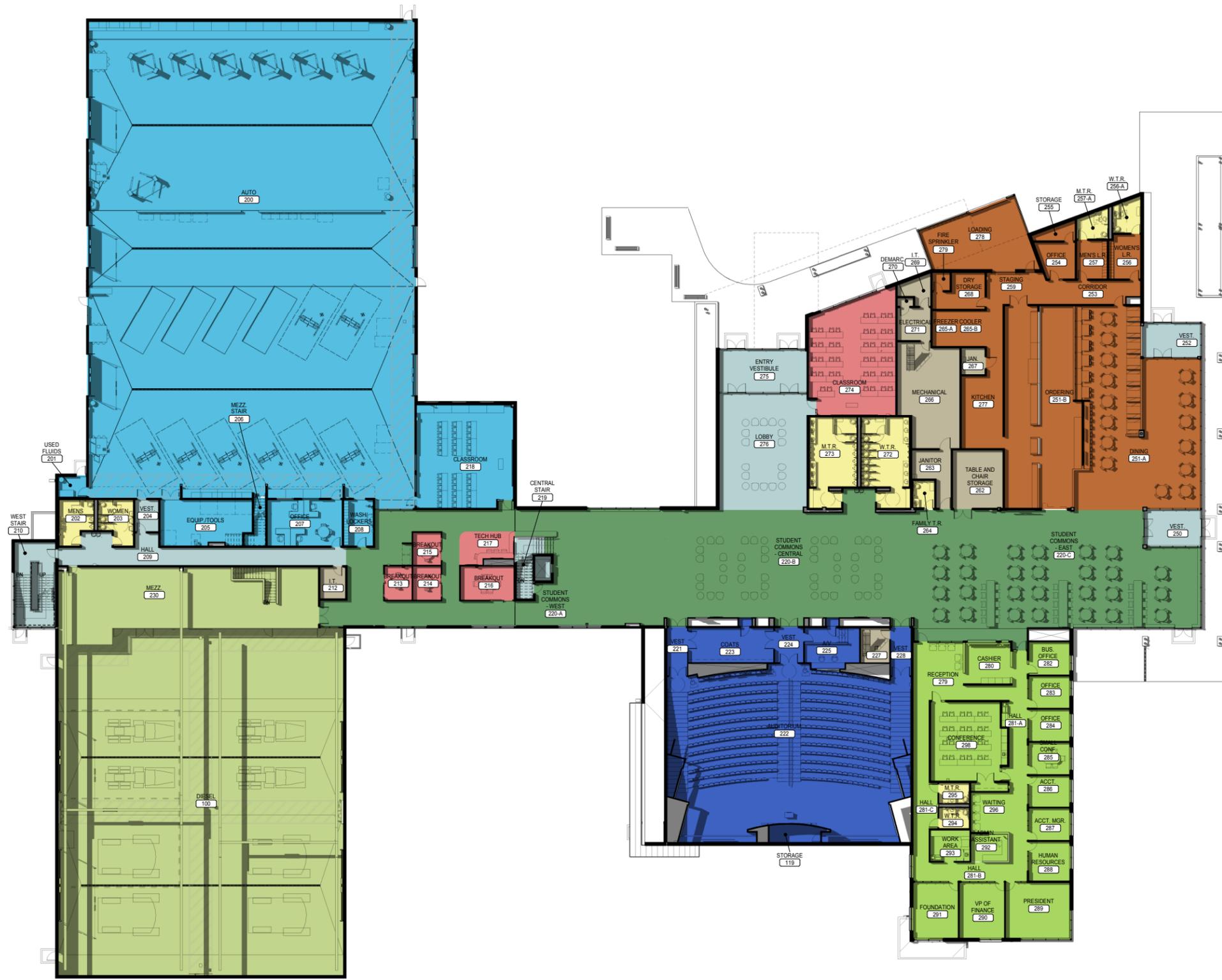


PERSPECTIVE VIEW: SOUTHEAST  
(BASE BID)



PERSPECTIVE VIEW: SOUTHEAST  
(ADMINISTRATION ALTERNATE)





**COLOR PLAN LEGEND**

- ADMINISTRATION
- AUDITORIUM
- AUTO
- CIRCULATION
- COMMONS
- DIESEL
- FOOD SERVICE
- MECHANICAL/STORAGE
- RESTROOM
- WORK/SUPPORT/MULTI-USE

**FIRST LEVEL - COLOR PLAN** NORTH  
 0' 8' 16' 32' 53,665 SF

SOUTHEAST TECH  
 NEW LABORATORY BUILDING  
 MAIN LEVEL PLAN  
 SEPTEMBER 03, 2014





- COLOR PLAN LEGEND**
- AUDITORIUM
  - CIRCULATION
  - DIESEL
  - MECHANICAL/STORAGE
  - RESTROOM
  - WORK/SUPPORT/MULTI-USE

**LOWER LEVEL - COLOR PLAN** NORTH 24,699 SF  
 0' 8' 16' 32'



- COLOR PLAN LEGEND**
- AUTO
  - CIRCULATION
  - COMMONS
  - MECHANICAL/STORAGE

**SECOND LEVEL - COLOR PLAN** NORTH 8,884 SF  
 0' 8' 16' 32'

SOUTHEAST TECH  
 NEW LABORATORY BUILDING  
 LOWER & SECOND LEVEL PLAN  
 SEPTEMBER 03, 2014





**COLOR PLAN LEGEND**

- CIRCULATION
- COLLISION REFINISH LAB
- COLLISION REPAIR LAB
- DIESEL
- EXISTING-UNCHANGED

**FIRST LEVEL - COLOR PLAN**



SOUTHEAST TECH  
 ED WOOD RENOVATION ALTERNATE  
 OVERALL FLOOR PLAN  
 SEPTEMBER 03, 2014



**Southeast Technical Institute**  
**Laboratory and Ed Wood Renovation**  
**Sioux Falls, South Dakota**  
**TSP Project No. 04131182.00**

Contract: General Construction  
 Bid Date: May 5, 2015 at 2:00 p.m.  
 Owner: Sioux Falls School District

DESCRIPTION	CONSTRUCTION FIRM			
	Peska Construction	Golden Rule Construction	Hoogendoorn Construction	Sioux Falls Construction
<b>Bid Security</b>				
Check				
Bond	X	X	X	X
<b>Addenda Received</b>				
1	X	X	X	X
2	X	X	X	X
3	X	X	X	X
4	X	X	X	X
<b>BIDS</b>	\$18,150,000.00	\$17,398,000.00	\$17,368,500.00	\$17,995,000.00
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