



College Station Independent School District

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MEMORANDUM

To: Dr. Clark Ealy, Superintendent

From: Jon Hall, Executive Director of Facilities *Jon E. Hall*

Date: February 11, 2016

Subject: Consider approval of the Guaranteed Maximum Price (GMP), the total project budget, authorization for the Superintendent or his designee to execute the necessary documents associated therewith, and the authorization to proceed with the work associated with the construction of the Intermediate School #3 project.

Agenda Item: K-1

Board Priority/
District Goal: Priority 3, Goal 4

BACKGROUND

In November 2015, College Station ISD voters passed a bond issue for \$135.9 million for new construction and renovation to district facilities. One of the major projects identified from this bond package was the new Intermediate School #3 project. This agenda item represents the work related to preparing the Guaranteed Maximum Price (GMP) and total project budget for this new facility.

The GMP for the Intermediate School #3 project was based on the Request for Competitive Sealed Proposals (RFCSP) process. The RFCSP has been advertised to the public as required by statute. The Construction Manager at Risk, Pepper Lawson Construction coordinated the competitive sealed proposal process for this work. Jon Hall, Executive Director of Facilities and Theo Rouse, Coordinator of Construction Services were present for CSISD as the proposals were received and tabulated on February 2, 2016.

In consultation with CSISD and VLK Architects, Pepper Lawson Construction has reviewed the final scope of work, reputation of sub-contractors, quality of materials specified, and other relevant factors in arriving at the GMP for this project. Pepper Lawson Construction proposes a GMP for the project in the amount of **\$28,638,932**.

Jon Hall
Executive Director for Facilities
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Clark
2/12/16
CLARK C. EALY, Ph.D.
Superintendent of Schools



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A summary of the proposed total project budget is listed below:

Total Planning Allocation for this Project	<u>\$38,380,000</u>
GMP for Intermediate School #3 construction	\$28,638,932
Furniture, Fixtures, & Equipment	\$2,000,000
Technology	\$1,600,000
A/E and Professional Fees	\$1,875,850
Construction Materials Testing	\$175,000
Test and Air Balance	\$175,000
Environmental Consultant	\$30,000
Relocation Services	\$15,000
City Infrastructure Costs	\$300,000
Project Contingency	<u>\$1,300,000</u>
TOTAL PROPOSED PROJECT BUDGET	\$36,109,782
AMOUNT OF BUDGET BELOW PROJECT PLANNING AMOUNT	\$2,270,218

RECOMMENDATION

It is recommended that the Board of Trustees of College Station Independent School District consider approval of the Guaranteed Maximum Price of \$28,638,932 from Pepper Lawson Construction and the total project budget in the amount of \$36,109,782 for the Intermediate School #3 project. It is further recommended that the Superintendent or his designee be authorized to sign any necessary documents to implement the Guaranteed Maximum Price and that the Board of Trustees authorizes the commencement of the work associated with this project.