




# College Station Independent School District

*Success...each life...each day...each hour*

## MEMORANDUM

To: Dr. Clark Ealy, Superintendent of Schools

From: Jon Hall, Executive Director of Facilities 

Date: September 14, 2017

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 Elementary #10 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 Elementary #10 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 Elementary #10 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. Theo Rouse, Coordinator of Construction Services and Tom Stewart, Construction Inspector were present for CSISD as the proposals were received and tabulated on September 7, 2017.

The results of bid day were that the costs for construction exceeded original funding allocation of \$24,220,000. After a scope review and an increase of available funding for this project out of 2015 Bond Savings, the gap was closed and the project is now ready to commence.

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 **\$22,559,379**.

**Jon Hall**  
Executive Director for Facilities  
(979) 694-5660

1812 Welsh Avenue  
College Station, TX 77840  
979-764-5400 -- www.csisd.org

  
**CLARK C. EALY, Ph.D.**  
Superintendent of Schools



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

Original Planning Allocation for this Project	\$24,220,000
Additional Funding from 2015 Bond Project Savings	\$2,681,339
Revised Funding Allocation for this Project	<b><u>\$26,901,339</u></b>
GMP for Elementary #10 construction	\$22,559,379
Furniture, Fixtures, & Equipment	\$1,000,000
Technology	\$950,000
A/E and Professional Fees	\$1,506,960
Construction Materials Testing	\$100,000
Test and Air Balance	\$75,000
Relocation Services	\$10,000
City Infrastructure Costs	\$300,000
Project Contingency	<u>\$400,000</u>
<b>TOTAL PROPOSED PROJECT BUDGET</b>	<b>\$26,901,339</b>
AMOUNT OF BUDGET BELOW PROJECT PLANNING AMOUNT	\$0.00

## **RECOMMENDATION**

It is recommended that the Board of Trustees of College Station Independent School District approve the Guaranteed Maximum Price of \$22,559,379 from Pepper Lawson Construction and the total project budget in the amount of \$26,901,339 for the Elementary #10 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.

Cc: Mike Martindale, Deputy Superintendent / Chief Financial Officer

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Executive Director for Facilities  
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