
Agenda Item 6E

January 15, 2019

SUBJECT:

Authorization to Award a Guaranteed Maximum Price to Madison Construction for the W.L. Moody, Jr. Library Renovations on the Blinn Brenham Campus

RECOMMENDATION:

That the Board authorize the Administration to award a guaranteed maximum price to Madison Construction for the W.L. Moody, Jr. Library renovations on the Blinn Brenham Campus.

RATIONALE:

This authorization will allow the Administration to award a guaranteed maximum price (GMP) to Madison Construction, L.P. for the W.L. Moody, Jr. Library (Moody Library) renovation project.

During its October 16, 2018, Regular Meeting, the Board selected Madison Construction, L.P. of Bryan, Texas, as the construction manager at risk (CMAR) for the Moody Library renovation project. Madison Construction developed a project-phasing plan, a pricing package, and solicited subcontractor bids. Madison Construction has compiled the bids that constitute the GMP of \$2,470,000.

Upon the Board's approval of the GMP, the Administration will execute a GMP contract with Madison Construction. The Administration expects construction on the Moody Library to commence in February 2019 with completion in July 2019.

BUDGETARY CONSIDERATIONS:

Funds for this project are available in the approved repairs and renovations FY19 budget, and 2016 bond issue funds.

RESOURCE PERSONNEL:

Mr. Richard O'Malley, Assistant Vice Chancellor, Facilities, Planning, and Construction
Mr. Mark Feldhake, Project Director

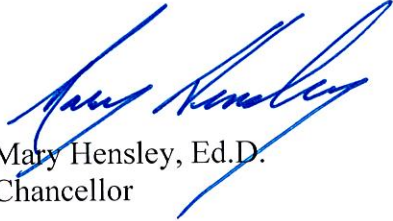
ATTACHMENTS:

Attachment A: W.L. Moody, Jr. Library Renovation Project Budget/Bid Comparison

Respectfully Submitted by:

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Richard Cervantes, CPA
Vice Chancellor, Business and Finance/CFO

A handwritten signature in blue ink, appearing to read 'Mary Hensley', written in a cursive style.

Mary Hensley, Ed.D.
Chancellor

W. L. Moody, Jr. Library Renovation Project Budget/Bid Comparison

	Budgeted	Bid/Proposed
Construction Cost	\$1,625,000.00	\$2,470,000.00
F. F. & E. Cost	\$375,000.00	\$375,000.00
Total Cost	\$2,000,000.00	\$2,845,000.00

The construction cost difference between the budgeted amount and the bid amount is due to following unforeseen conditions and scope changes:

- The addition of utilities for proposed coffee shop
- The addition of an electrical panel and transformer
- The addition of security film on exterior glazing
- The addition of a fire suppression system
- The addition of a backflow preventer and concrete vault for the fire line connection
- The addition of asbestos abatement
- The addition of replacing the interior brass storefront with clear anodized systems
- The addition of new exterior windows
- The addition of widening the main corridor connecting the book stacks with the original Library
- The addition of the fresh air unit to the HVAC system