


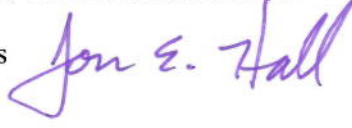


College Station Independent School District

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MEMORANDUM

To:  Mike Martindale, Deputy Superintendent, Chief Financial Officer

From: Jon Hall, Executive Director of Facilities 

Date: January 7, 2019

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 renovation of the South Knoll Elementary School, AMCMS and CSMS campuses.

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 for the renovation of interior spaces at South Knoll Elementary School. This agenda item represents the work related to preparing the Guaranteed Maximum Price (GMP) and total project budget for the final phase of work at South Knoll Elementary School and some additional work at the AMCMS and CSMS campuses. Funding for this work is from 2015 Bond Deferred Maintenance funds.

The GMP for this 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 December 18, 2018.

The scope of work includes the second phase of the renovations to South Knoll Elementary School which provides new flooring, paint, millwork, interior signage and some exterior upgrades to the building facade. The work also includes the first phase of renovation at the two older middle schools, which provides new flooring, paint, interior signage, and other minor interior upgrades in the public areas which do not include classrooms. The actual construction of this work would be scheduled for the summer of 2019.



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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 **\$4,177,226**

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

Total Planning Allocation	\$5,200,000
GMP for South Knoll/AMCMS/CSMS	\$4,177,226
Furniture, Fixtures, & Equipment	\$385,000
Technology	\$32,000
A/E and Professional Fees	\$370,081
Construction Materials Testing	\$25,000
Test and Air Balance	\$0
Environmental Consultant	\$5,000
Relocation Services	\$30,000
City Infrastructure Costs	\$0
Project Contingency	<u>\$115,000</u>
TOTAL PROPOSED PROJECT BUDGET	\$5,139,307
Total savings from allocation	\$60,693

RECOMMENDATION

It is recommended that the Board of Trustees of College Station Independent School District consider approval of the Guaranteed Maximum Price of \$4,177,226 from Pepper Lawson Construction and the total project budget in the amount of \$5,139,307 for the South Knoll, AMCMS, and CSMS renovations 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.