



College Station Independent School District

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MEMORANDUM

To: Mike Martindale, Superintendent *MM*

From: Amy Drozd, Chief Financial Officer *AD*

Date: April 12, 2023

Subject: Approval of the Guaranteed Maximum Price (GMP) and total project cost for the construction of Phase I of the Career and Technical Education (CTE) Center

Agenda Item: K – 1

BACKGROUND

In November of 2021, voters approved the issuance of bonds in the total amount of \$78.125 million. A major project in that bond package was the construction of phase 1 of a new CTE Center. This project was approved for the Construction Manager at Risk procurement method with SpawGlass Construction Corporation awarded as the CMAR in September of 2022. Since that time, SpawGlass, VLK Architects, and CSISD staff from Facilities, CTE, and Instruction have been meeting to develop the final scope, plans, and specifications for the project. The final scope includes an agricultural barn facility for animal holding, a covered practice arena, office space, restrooms, and a concessions room.

After completion of the plans and specifications, SpawGlass solicited proposals from various contractors. SpawGlass along with VLK Architects and Jon Hall, Executive Director of Facilities, reviewed the proposals along with the various sub-contractor's reputation, quality of materials and other relevant factors to determine the Guaranteed Maximum Price (GMP) for the project. Once complete, the GMP proposed by SpawGlass was \$6,561,279 for Phase I of the project.

In addition to the GMP, other estimated costs have been added by CSISD to arrive at a total proposed project budget. Those additional costs are estimated at \$991,496 and include the following:

- Furniture, fixtures, and equipment
- Technology
- Architect, Engineer and Professional Fees including reimbursables
- Construction materials testing
- Project contingency

This results in a total proposed project budget of \$7,552,775.

The original funds allocated within the bond for the project of \$7,435,795 is slightly lower than the proposed project budget. The difference will be reconciled with a transfer of bond fund interest earnings to the project.



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RECOMMENDATION

It is recommended that the College Station Independent School District Board of Trustees approve the Guaranteed Maximum Price (GMP) and total project budget for the construction of Phase 1 of the CTE Center and authorize the Superintendent to execute all related documents using 2021 Bond funds.

Amy Drozd
Chief Financial Officer

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Mike Martindale
Superintendent of Schools