



College Station Independent School District

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MEMORANDUM

To: Amy Drozd, Chief Financial Officer

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

Date: April 10, 2023

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 Career and Technical Education Center Phase 1 project utilizing 2021 Bond funds.

BACKGROUND

In November 2021, College Station ISD voters passed a bond issue for \$78.125 million for new construction and renovation to district facilities. One of the major projects identified from this bond package was for the construction of a new Career and Technical Education (CTE) Center Phase 1 project. Funding for this work is from 2021 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, SpawGlass Construction Corp. coordinated the competitive sealed proposal process for this work. Jon Hall, Executive Director of Facilities and Tom Stewart, Coordinator of Construction Services were present for CSISD as the proposals were received and tabulated on March 30, 2023. Please see attached GMP proposal from SpawGlass Construction Corp. for reference.

The scope of work includes the construction of a new agricultural barn facility for animal holding, a covered practice arena, an office space, restrooms, and a concessions room. The project would be located on the 90 acre Fry tract on South Dowling Road. The actual construction of this work would commence in May of 2023 and would take approximately 13 months to complete.

In consultation with CSISD and VLK Architects, SpawGlass Construction Corp. 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. SpawGlass Construction Corp. proposes a GMP for the project in the amount of \$6,561,279 for this project.

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

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

Amy Drozd
Chief Financial Officer



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

SpawGlass Construction Corp. GMP for CTE Center Phase 1 project	\$6,561,279
Furniture, Fixtures, & Equipment	\$156,000
Technology	\$218,400
A/E and Professional Fees and Reimbursables	\$492,096
Construction Materials Testing	\$25,000
Project Contingency	<u>\$100,000</u>
TOTAL PROPOSED PROJECT BUDGET	\$7,552,775

RECOMMENDATION

It is recommended that the Board of Trustees of College Station Independent School District consider approval of the Guaranteed Maximum Price of \$6,561,279 from SpawGlass Construction and the total project budget in the amount of \$7,552,775 for the Career and Technical Education Center Phase 1 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.

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Amy Drozd
Chief Financial Officer



April 10, 2023

Jon Hall | Executive Director of Facilities

College Station ISD
1812 Welsh Ave.
College Station, Texas 77840
T 979-764-5400
jhall@csisd.org

VIA EMAIL

RE: College Station ISD CTE Center – Phase I Project
GMP Estimate

Mr. Hall,

Attached you will find our preconstruction team's Guaranteed Maximum Price (GMP) estimate package on the College Station ISD CTE Center – Phase I project for review and approval. This estimate is based on the VLK Bid Set Documents dated 03/08/23; Addendum 1, dated 03/23/23; and Addendum 2, dated 03/28/23.

Succeeding this letter, you will find the following items contained within our electronic version of the GMP estimate package:

- 1) GMP Proposal
- 2) Estimate Summary
- 3) Estimate Detail Report
- 4) Alternates
- 5) Assumptions & Clarifications
- 6) Preliminary Construction Schedule
- 7) Drawings & Specification List

I am proud to report that through our team's hard work and collaboration with CSISD, VLK and the design team, we have a project that is within budget. Our team was able to produce an estimate that will provide College Station ISD, its staff, and the students with a wonderful facility that meets all the needs expressed and provides a quality product at an excellent value. We are very proud to be a part of this community endeavor that will serve and support the kids of College Station ISD.

Upon your review of this estimate package, we would welcome the opportunity to discuss in further detail all questions that arise to ensure that our estimate structure and scope is fully understood. Thank you for all the assistance and efforts over the past several months with this effort. We look forward to discussing more and getting started with construction very soon.

Sincerely,

A handwritten signature in blue ink, appearing to read "Drew Cain".

Drew Cain
SpawGlass Construction Corp.
Senior Project Manager

CC: G. Wheaton, D. Wilson

COLLEGE STATION ISD CTE CENTER – PHASE I
GUARANTEED MAXIMUM PRICE (GMP) PROPOSAL

SpawGlass Construction Corporation hereby submits to College Station Independent School District the following Guaranteed Maximum Price Proposal for the **CTE Center – Phase I** project, based on Plans and Specifications dated **March 8, 2023**.

1. The amount for the Cost of the Work:
(\$ 5,246,259) (In Numerals)
2. The amount for the General Conditions costs:
(\$ 614,371) (In Numerals)
3. The amount for the Construction Manager’s Payment & Performance Bonds:
(\$ 58,761) (In Numerals)
4. The amount for the Construction Manager’s Contingency:
(\$ 196,911) (In Numerals)
5. The amount for the Owner’s Contingency:
(\$ 131,226) (In Numerals)
6. The amount for Construction Manager’s Construction Phase Fee:
(\$ 313,752) (In Numerals)
7. **GUARANTEED MAXIMUM PRICE:**
This amount is the Guaranteed Maximum Price (GMP) which the Construction Manager hereby guarantees to College Station Independent School District for constructing the CTE Center – Phase I project. All attached breakdowns shall total this GMP amount:
(\$ 6,561,279) (In Numerals)
8. **CONSTRUCTION TIME:**
The undersigned agrees to complete all Work in the following number of calendar days from the Notice to Proceed:
(390 Days) (In Numerals)

BY SIGNING BELOW, the Parties have executed and bound themselves to this Proposal.


COLLEGE STATION ISD
(Owner)

By _____
(Signature)

(Print or Type Name, Title)

Date _____

SPAWGLASS CONSTRUCTION CORP.
(Construction Manager)

By 
(Signature)

Garrett Wheaton, Vice Pres. of Operations
(Print or Type Name, Title)

Date 04/10/2023



CSISD CTE Center Phase 1 GMP/Award

Estimate Date: 04/11/2023 **Documents Date:** 03/08/2023
Project Size (SF): 24,200 **Project #:** 4022019
Project Location: College Station, TX **Lead Estimator:** Dustin Wilson

ITEM	COST	COST SF	% OF TOTAL
Direct Costs	5,246,259	216.79	79.96 %
Div. 01 - General Requirements	280,187	11.58	4.27 %
Div. 03 - Concrete	464,500	19.19	7.08 %
Div. 04 - Masonry	452,000	18.68	6.89 %
Div. 05 - Metals	580,000	23.97	8.84 %
Div. 06 - Wood, Plastics, & Composites	3,730	0.15	0.06 %
Div. 07 - Thermal & Moisture Protection	14,450	0.60	0.22 %
Div. 08 - Openings	45,365	1.87	0.69 %
Div. 09 - Finishes	62,629	2.59	0.95 %
Div. 10 - Specialties	104,500	4.32	1.59 %
Div. 13 - Special Construction	647,649	26.76	9.87 %
Div. 22 - Plumbing	620,400	25.64	9.46 %
Div. 23 - Heating, Ventilating, & Air Conditioning	252,734	10.44	3.85 %
Div. 26 - Electrical	649,000	26.82	9.89 %
Div. 31 - Earthwork	524,822	21.69	8.00 %
Div. 32 - Exterior Improvements	150,300	6.21	2.29 %
Div. 33 - Utilities	393,993	16.28	6.00 %

ITEM	COST	COST SF	% OF TOTAL
Indirect Costs	1,315,020	54.34	20.04 %
General Conditions	614,371	25.39	9.36 %
Payment and Performance Bonds	58,761	2.43	0.90 %
Contractor's Contingency	196,911	8.14	3.00 %
Owner's Contingency	131,226	5.42	2.00 %
Overhead and Profit	326,752	13.50	4.98 %
Deduct Preconstruction Phase Fee	-13,000	-0.54	-0.20 %
Total Cost	\$ 6,561,279	\$ 271.13	100.00 %