



College Station Independent School District

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MEMORANDUM

To: Dr. Clark Ealy, Superintendent

From: Jon Hall, Executive Director of Facilities

Date: November 12, 2014

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 Center for Alternative Learning project.

Agenda Item: L-1

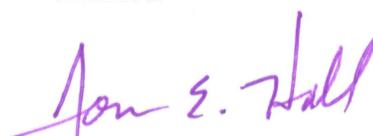
Board Priority/
District Goal: Priority 3, Goal 4

BACKGROUND

In November 2013, College Station ISD voters passed a bond issue for \$83.5 million for construction and renovation to district facilities. One of the major projects identified from this bond package was the new Center for Alternative Learning project to replace the existing Timber Academy High School, Venture, and LEAP facilities. This agenda item represents the work related to preparing the Guaranteed Maximum Price (GMP) and total project budget for this new school.

The GMP for the Center for Alternative Learning project was based on Requests for Competitive Sealed Proposals (RFCSP). The RFCSP have been advertised to the public as required by statute. The Construction Manager at Risk, Joeris General Contractors, Ltd. coordinated the competitive sealed proposal process for this work. Jon Hall, CSISD Executive Director of Facilities and Theo Rouse, CSISD Coordinator of Construction Services were present as the proposals were received and tabulated on October 9, 2014.

The original bid came in over budget and a process to pull the project back into budget was required. The scope of masonry, electrical, and some finishes were adjusted and negotiated with the low bidders of those divisions of work. Concrete and glazing divisions were completely re-bid. The schedule was adjusted to allow for completion in November of 2015 to eliminate a significant amount of overtime cost. With these adjustments, the project was successfully brought back into budget and a GMP amount was finalized.


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



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In consultation with CSISD and VLK Architects, Joeris General Contractors, Ltd. 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 the project. Joeris General Contractors, Ltd. proposes a GMP for the project in the amount of **\$13,026,219**.

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

Total Planning Allocation for this Project	<u>\$15,500,000</u>
GMP for Center for Alternative Learning	\$13,026,219
Conference Center Demolition already accomplished	\$140,394
Furniture, Fixtures, & Equipment	\$450,000
Technology	\$750,000
A/E and Professional Fees	\$867,997
Construction Materials Testing	\$95,000
Test and Air Balance	\$70,000
Environmental Consultant	\$25,000
Project Contingency	<u>\$75,000</u>
TOTAL PROPOSED PROJECT BUDGET	\$15,499,610
AMOUNT OF BUDGET BELOW PROJECT PLANNING AMOUNT	\$390

RECOMMENDATION

It is recommended that the Board of Trustees of College Station Independent School District consider approval of the Guaranteed Maximum Price of \$13,026,219 from Joeris General Contractors, Ltd. and the total project budget in the amount of \$15,499,610 for the Center for Alternative Learning 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.