

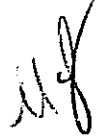


College Station Independent School District

Success... each life... each day... each hour

MEMORANDUM

To: Dr. Eddie Coulson, Superintendent

From: Dr. Clark Ealy, Deputy Superintendent for Administrative Services 

Date: November 10, 2010

Subject: Consider approval of the Guaranteed Maximum Price (GMP), the total project budget, authorization for the Superintendent or his designee to execute necessary documents associated therewith, and the authorization to proceed with the work associated with classroom additions at Oakwood Intermediate School and A&M Consolidated Middle School.

Agenda Item: K-1

Board Priority/
District Goal: Priority 3, Goal 4

BACKGROUND

In May 2007, College Station ISD voters passed a bond issue for just over \$67.4 million for construction and renovations to district facilities. In addition to the two elementary schools that were constructed, classroom additions and renovations were made to Cypress Grove Intermediate (14 classrooms and a new roof), College Station Middle School (fine arts and track), A&M Consolidated High School (career and technology education and athletics), A&M Consolidated Middle School (track), Oakwood Intermediate School (security vestibule) and Rock Prairie Elementary School (security vestibule).

Two additional projects have been identified by the district: classroom additions to Oakwood Intermediate and A&M Consolidated Middle School. Both AMCMS and Oakwood currently have classroom space for approximately 850 students while their counterparts, College Station Middle School and Cypress Grove Intermediate School, have classroom space for approximately 1,000 students. Adding six classrooms to Oakwood and AMCMS will bring their enrollment capacities up to the level of the other two campuses.

In addition to the new classrooms, the district advertised three alternate bids: (1) a parking lot addition at Oakwood off Holik Street, (2) a parent access loop at Oakwood connecting Anna Street to the current loop on Timber Street to facilitate parent drop off and pick up, and (3) a bus canopy at AMCMS off Holik Street.

CLARK C. EALY, Ph.D.
Deputy Superintendent for
Administrative Services

1812 Welsh Avenue
College Station, TX 77840
Phone 979-764-5476 Fax 979-694-5825


EDDIE COULSON, Ed.D.
Superintendent of Schools



College Station Independent School District

Success... each life... each day... each hour

The administration believes the three alternates described above are important additions to the infrastructure at Oakwood and AMCMS and will benefit the current students and the increased number of students who will be zoned there in future years.

A summary of the proposed project budget is listed below:

Total Planning Allocation for this Project	<u>\$5,100,160</u>
Guaranteed Maximum Price for Pepper Lawson	
Base Bid for 6 Classroom Additions – OW and AMCMS	\$3,971,336
Alternate A1 – Parking Lot	\$146,318
Alternate A2 – Parent Access Drive	\$195,488
Alternate B2 – Bus Canopy	\$148,408
Furniture, Fixtures & Equipment	\$75,000
Technology	\$150,000
A/E and Professional Fees @7%	\$312,309
Construction Materials Testing	\$12,000
Test and Air Balance	\$8,000
Project Contingency	<u>\$20,000</u>
TOTAL PROPOSED PROJECT BUDGET	<u>\$5,038,859</u>
AMOUNT OF BUDGET BELOW PROJECT PLANNING AMOUNT	<u>\$61,301</u>

RECOMMENDATION

It is recommended that the Board of Trustees of College Station Independent School District approve the Guaranteed Maximum Price of \$4,461,550 from Pepper-Lawson Construction, L.L.P. and the total project budget in the amount of \$5,038,859 for classroom additions to Oakwood Intermediate School and A&M Consolidated Middle School, parking lot alternate A1 at Oakwood Intermediate, parent access drive alternate A2 at Oakwood Intermediate School and bus canopy alternate B1 at AMC Middle School. 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 authorize the commencement of the work associated with this project.