




College Station Independent School District

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MEMORANDUM

To: Dr. Eddie Coulson, Superintendent

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

Date: January 10, 2013

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 renovations at A&M Consolidated High School.

Agenda Item: K-2

Board Priority/
District Goal: Priority 3, Goal 4

BACKGROUND

In May 2009 voters granted College Station ISD the authority to sell bonds for new construction and renovations to current facilities. One of the projects identified in the pre-bond planning was renovations to A&M Consolidated High School.

A design team has worked with our architects, general contractor and A&M Consolidated High School staff to determine the necessary upgrades to the facility. Phase I of this project was conducted in Summer 2012 and included renovations to Career & Technology (class and lab space for STEM and computer maintenance), Art (three studios), Special Education (Life Skills/CASL Independent Living Suite), a front entrance façade, electrical and HVAC upgrades and additional office, storage and custodial space.

Phase II includes the following:

- Redesigned and renovated Media Center (Library)
- Relocated staircases to improve traffic flow
- Front entrance student commons area
- Upgrades to auditorium and lecture hall
- Electrical upgrades to the oldest portion of the building
- HVAC upgrades to old gymnasium

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The package under consideration bid out the work for Phase II and included an alternate bid for an additional rooftop air handler on the old gymnasium as well as an allowance to cover roof-top electrical switch gear and other electrical upgrades that have surpassed their normal life spans.

The Requests for Competitive Sealed Proposals that would lead to a Guaranteed Maximum Price (GMP) for Phase II of the A&M Consolidated High School renovations have been advertised to the public as required by statute. The Construction Manager at Risk, Pepper-Lawson Construction, L.L.P., coordinated the competitive sealed proposal process for this work. Jon Hall, CSISD Director for Construction Services, was present as the proposals were received and tabulated.

In consultation with CSISD personnel and SHW Architects, personnel with Pepper-Lawson Construction, L.L.P. have reviewed the scope of work, reputation of sub-contractors, quality of materials specified, and other relevant factors in arriving at the GMP for the project. The Guaranteed Maximum Price proposed by Pepper-Lawson Construction, L.L.P. is \$3,896,000.

The estimated costs for the total project are listed below, and the GMP estimate summary report is included with the memorandum from Pepper-Lawson. This GMP should enable the district to complete the construction of Phase II of the A&M Consolidated High School renovations within the limits of the bond proceeds that are available for this appropriation.

A summary of the proposed project budget is listed below:

Total Planning Allocation for this Project	4,632,194
GMP for AMCHS Renovation – Phase II	
Base bid only	3,103,137
Alternate 1 Rooftop AC @ Old Gym	92,863
Alternate 2 Allowance for Electrical Switch Gear	700,000
Total GMP proposed	3,896,000
A/E and Professional Fees	323,720
A/E Reimbursables	25,000
Construction Materials Testing	4,000
Test and Air Balance	20,000
Furniture, Fixtures, & Equipment	125,000
Technology	125,000
Project Contingency	100,000
TOTAL PROPOSED PROJECT BUDGET	4,618,720
AMOUNT OF BUDGET BELOW PROJECT PLANNING AMOUNT	13,474

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RECOMMENDATION

It is recommended that the Board of Trustees of College Station Independent School District approve the Guaranteed Maximum Price of \$3,896,000 for the base bid and alternates 1 and 2 from Pepper-Lawson Construction, L.L.P. and the total project budget in the amount of \$4,618,720 for renovations to A&M Consolidated High School – Phase II. 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.

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