



# College Station Independent School District

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## MEMORANDUM

To: Dr. Eddie Coulson, Superintendent

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

Date: June 12, 2014

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 work associated with the College Station Conference Center Demolition project.

Agenda Item: K-2

Board Priority/  
District Goal: Priority 3, Goal 4

## BACKGROUND

In November 2013 voters granted College Station ISD the authority to sell bonds for new construction and renovations to current facilities. One of the signature projects associated with the bond was the construction of a new Center for Alternative Learning building. Phase One of that project is the demolition of the existing facilities that occupy that space, the old College Station Conference Center.

The Guaranteed Maximum Price (GMP) for the College Station Conference Center Demolition 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. Theo Rouse, CSISD Coordinator for Construction, was present as the proposals were received and tabulated.

In consultation with CSISD and VLK Architects, Joeris General Contractors, Ltd. has 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 GMP proposed by Joeris General Contractors, Ltd. is \$312,215.

The estimated costs for the total project are listed below, and the GMP estimate summary report is included with the memorandum from Joeris. This GMP should enable the district to demolish and remove the existing College Station Conference Center facilities in preparation for Phase 2, which will be the new construction phase for the Center for Alternative Learning project.

Jon Hall  
Director of Facilities

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*Eddie Coulson*  
6-17-2014  
Eddie Coulson, Ed.D.  
Superintendent of Schools



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A summary of the proposed project budget is listed below:

Guaranteed Maximum Price (GMP)	\$312,215
A/E and Professional Fees	\$21,733
Construction Materials Testing	\$3000
Environmental Consultant	\$12,000
Project Contingency	<u>\$30,000</u>
<b>TOTAL PROPOSED PROJECT BUDGET</b>	<b><u>\$378,948</u></b>

## **RECOMMENDATION**

It is recommended that the Board of Trustees of College Station Independent School District approve the Guaranteed Maximum Price of \$312,215 from Joeris General Contractors, Ltd. and the total project budget of \$378,948 for the demolition of the existing College Station Conference Center facilities. 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.