




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: March 13, 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 the work associated with security vestibules at A&M Consolidated Middle School, College Station Middle School, Cypress Grove Intermediate School, Pebble Creek Elementary School and Southwood Valley Elementary School

Agenda Item: K-1

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. Some of the projects identified in the pre-bond planning were construction of security vestibules to control visitor traffic in five CSISD campuses. The other 10 campuses already have security vestibules in place.

The Guaranteed Maximum Price (GMP) for the security vestibules at these five campuses 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 Director for Facilities, and Theo Rouse, CSISD Coordinator for Construction, were 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 Priced GMP proposed by Joeris General Contractors, Ltd. is \$1,398,325.

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 complete the

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Superintendent of Schools



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renovations for these two facilities 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	<u>\$1,772,407</u>
Guaranteed Maximum Price (GMP)	\$1,398,325
Furniture, Fixtures and Equipment (FF&E)	\$25,000
Technology	\$25,000
A/E and Professional Fees	\$132,379
Construction Materials Testing	\$7,750
Test and Air Balance	\$7,733
Environmental Consultant	\$5,000
Project Contingency	<u>\$45,000</u>
TOTAL PROPOSED PROJECT BUDGET	<u>\$1,646,187</u>
AMOUNT OF BUDGET BELOW PROJECT PLANNING AMOUNT	<u>\$126,220</u>

RECOMMENDATION

It is recommended that the Board of Trustees of College Station Independent School District approve the Guaranteed Maximum Price of \$1,398,325 from Joeris General Contractors, Ltd. and the total project budget of \$1,646,187 for the construction of security vestibules at A&M Consolidated Middle School, College Station Middle School, Cypress Grove Intermediate School, Pebble Creek Elementary School and Southwood Valley Elementary 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 authorizes the commencement of the work associated with this project.