



College Station Independent School District

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MEMORANDUM

To: Dr. Clark Ealy, Superintendent

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

Date: April 16, 2015

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 College Station Middle School and Rock Prairie Elementary renovations project.

Agenda Item: K-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 items approved was for deferred maintenance projects across the school district. The College Station Middle School and Rock Prairie Elementary renovations project is one of the projects included within this deferred maintenance category.

The College Station Middle School renovation scope includes demolition of some existing concrete paving, re-grading of topsoil, installation of some new storm drainage components, new concrete paving, and installation of some irrigation and grass sod. The Rock Prairie Elementary School renovation scope includes removal of vinyl wall covering on exterior walls, repainting of walls, replacement of mini blinds, and replacement of window sills.

The GMP for this 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. Gary Kent and Bryan Beal from CSISD were present as the proposals were received and tabulated on April 14, 2015.

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 this project in the amount of **\$1,934,978**

CLC
4/17/15

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



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

Total Planning Allocation for this portion of work	<u>\$2,750,000</u>
GMP for CSMS and Rock Prairie renovations	\$1,934,978
Technology	\$12,500
A/E and Professional Fees	\$249,607
Environmental Consultant	\$18,000
Construction Materials Testing	\$60,000
Test and Air Balance	\$25,000
Project Contingency	<u>\$145,000</u>
TOTAL PROPOSED PROJECT BUDGET	\$2,445,085
AMOUNT OF BUDGET BELOW PROJECT PLANNING AMOUNT	\$304,914

RECOMMENDATION

It is recommended that the Board of Trustees of College Station Independent School District consider approval of the Guaranteed Maximum Price of **\$1,934,978** from Joeris General Contractors, Ltd. and the total project budget in the amount of **\$2,445,085** for the College Station Middle School and Rock Prairie Elementary School renovations 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.