



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: February 11, 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 A&M Consolidated High School Renovations and Additions Project.

Agenda Item: K-2.

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 projects identified from this bond package was the A&M Consolidated High School Renovations and Additions Project, which adds a sports lobby to the competition gym area, a new dance facility for the Bengal Belles, and renovates most of the athletics facilities within the main building. This agenda item represents the work related to preparing the Guaranteed Maximum Price (GMP) and total project budget for this project.

In addition to the original scope of the renovations and additions, some deferred maintenance items are also being included in this project, including the replacement of the plastic sports court floor with a wood floor, some carpet replacement, and some other smaller items.

The GMP for the A&M Consolidated High School Renovations and Additions project was based on Requests for Competitive Sealed Proposals (RFCSP). The RFCSP has 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. CSISD Coordinator of Construction Services Theo Rouse was present as the proposals were received and tabulated on February 10, 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 the project in the amount of \$4,033,959.

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MEY 2/13/15
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 Project	<u>\$4,696,421</u>
GMP for A&M Consolidated Renovations and Additions	\$4,033,959
Furniture, Fixtures, & Equipment	\$20,000
Technology	\$150,000
A/E and Professional Fees	\$342,462
Construction Materials Testing	\$30,000
Test and Air Balance	\$25,000
Environmental Consultant	\$25,000
Project Contingency	\$50,000
Relocation Services	<u>\$20,000</u>
TOTAL PROPOSED PROJECT BUDGET	\$4,696,421

RECOMMENDATION

It is recommended that the Board of Trustees of College Station Independent School District consider approval of the Guaranteed Maximum Price of \$4,033,959 from Joeris General Contractors, Ltd. and the total project budget in the amount of \$4,696,421 for the A&M Consolidated High School Renovations and Additions 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.