




College Station Independent School District

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MEMORANDUM

To: Dr. Clark Ealy, Superintendent

From: Jon Hall, Executive Director of Facilities 

Date: March 12, 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 Support Services Center Phase II Purchasing/Warehouse 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 projects identified from this bond package was the new Purchasing/Warehouse project. This agenda item represents the work related to preparing the Guaranteed Maximum Price (GMP) and total project budget for this new facility.

The GMP for the Purchasing/Warehouse 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. Theo Rouse, CSISD Coordinator of Construction Services and Mark Pantel, Director of Purchasing were present as the proposals were received and tabulated on March 5, 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 **\$5,829,731**.



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

Total Planning Allocation for this Project	<u>\$7,500,000</u>
GMP for Purchasing/Warehouse construction	\$5,829,731
Furniture, Fixtures, & Equipment	\$240,000
Technology	\$240,000
A/E and Professional Fees	\$429,784
Construction Materials Testing	\$50,000
Test and Air Balance	\$50,000
Project Contingency	<u>\$150,000</u>
TOTAL PROPOSED PROJECT BUDGET	\$6,989,515
AMOUNT OF BUDGET BELOW PROJECT PLANNING AMOUNT	\$510,485

RECOMMENDATION

It is recommended that the Board of Trustees of College Station Independent School District consider approval of the Guaranteed Maximum Price of \$5,829,731 from Joeris General Contractors, Ltd. and the total project budget in the amount of \$6,989,515 for the Purchasing/Warehouse 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.