




College Station Independent School District

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MEMORANDUM

To: Dr. Clark Ealy, Superintendent

From: Jon Hall, Executive Director of Facilities 

Date: April 10, 2017

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 Partial Flooring Replacement at Southwood Valley Elementary School.

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 areas identified from this bond package was for deferred maintenance projects across the district. This agenda item represents the work related to preparing the Guaranteed Maximum Price (GMP) and total project budget for a partial replacement of flooring in the cafeteria wing of Southwood Valley Elementary School, and it would be funded from the 2013 Bond Package deferred maintenance.

The existing vinyl composition tile (VCT) flooring in the cafeteria, stage, art room, and storage rooms looks very old and worn in these areas and is in need of being replaced with new VCT flooring. The carpet in the music room would also be replaced with new carpet. These areas would also have new paint and rubber base installed.

The GMP for this project was based on cost estimates and an early GMP proposal from Pepper Lawson Construction. A request for competitive sealed proposals process will commence after School Board approval in order to satisfy all legal requirements for advertising and bidding.

In consultation with CSISD and VLK Architects, Pepper Lawson Construction has reviewed the final scope of work, schedule for this summer, quality of materials specified, and other relevant factors in arriving at the GMP for the project. Pepper Lawson Construction proposes a GMP for the project in the amount of **\$196,659**.

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 Project	<u>\$254,875</u>
GMP for SWV partial flooring project	\$196,659
A/E and Professional Fees	\$18,716
Environmental Consultant	\$15,500
Relocation Services and temporary storage	\$4,000
Project Contingency	<u>\$20,000</u>
TOTAL PROPOSED PROJECT BUDGET	\$254,875

RECOMMENDATION

It is recommended that the Board of Trustees of College Station Independent School District consider approval of the Guaranteed Maximum Price of \$196,659 Pepper Lawson Construction and the total project budget in the amount of \$254,875 for the Partial Flooring Replacement at 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.