



# College Station Independent School District

*Success...each life...each day...each hour*

## MEMORANDUM

To: Dr. Clark Ealy, Superintendent

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

Date: February 15, 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 Oakwood Intermediate School and Cypress Grove Intermediate School renovations project.

Agenda Item: K-1

Board Priority/  
District Goal: Priority 3, Goal 4

## BACKGROUND

In November 2015, College Station ISD voters passed a bond issue for \$135.9 million for new construction and renovation to district facilities. One of the major projects identified from this bond package was for the creation of flexible learning spaces at the Oakwood and Cypress Grove Intermediate School campuses. This agenda item represents the work related to preparing the Guaranteed Maximum Price (GMP) and total project budget for these flexible learning spaces and some deferred maintenance for interior finishes for these two campuses.

The GMP for this project was based on the Request for Competitive Sealed Proposals (RFCSP) process. The RFCSP has been advertised to the public as required by statute. The Construction Manager at Risk, Pepper Lawson Construction coordinated the competitive sealed proposal process for this work. Jon Hall, Executive Director of Facilities and Theo Rouse, Coordinator of Construction Services were present for CSISD as the proposals were received and tabulated on January 26, 2017.

In addition to the renovation work for creating flexible learning spaces at these campuses, some deferred maintenance work was included in the overall scope for replacement of the original carpet at Cypress Grove Intermediate School and replacement of flooring, lockers, and paint at Oakwood Intermediate School.

Jon Hall  
Executive Director for Facilities  
(979) 694-5660

1812 Welsh Avenue  
College Station, TX 77840  
979-764-5400 -- www.csisd.org

*ME* 2/15/17  
CLARK C. EALY, Ph.D.  
Superintendent of Schools



# College Station Independent School District

*Success...each life...each day...each hour*

In consultation with CSISD and VLK Architects, Pepper Lawson Construction 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 this project. Pepper Lawson Construction proposes a GMP for the project in the amount of **\$1,606,502**

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

Planning Allocation for this Project	\$1,718,500
Additional funding for deferred maintenance added scope	<u>\$234,473</u>
<b>Total Planning Allocation</b>	<b>\$1,952,973</b>
GMP for Oakwood/Cypress Grove construction	\$1,606,502
Furniture, Fixtures, & Equipment	\$50,000
Technology	\$10,000
A/E and Professional Fees	\$146,471
Construction Materials Testing	\$5,000
Test and Air Balance	\$10,000
Environmental Consultant	\$5,000
Relocation Services	\$20,000
City Infrastructure Costs	\$0
Project Contingency	<u>\$100,000</u>
<b>TOTAL PROPOSED PROJECT BUDGET</b>	<b>\$1,952,973</b>

## RECOMMENDATION

It is recommended that the Board of Trustees of College Station Independent School District consider approval of the Guaranteed Maximum Price of \$1,606,502 from Pepper Lawson Construction and the total project budget in the amount of \$1,952,973 for the Oakwood Intermediate School and Cypress Grove Intermediate 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.