



# 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: November 9, 2016

Subject: Consider approval of the Guaranteed Maximum Price (GMP), the total project budget, authorization for the Superintendent or his designee to execute necessary documents associated therewith, and the authorization to proceed with the work associated with Purchasing/Warehouse Repurposing - Phase II

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 Renovate and Repurpose Current Warehouse and Purchasing Building project. This agenda item represents the work related to preparing the Guaranteed Maximum Price (GMP) and total project budget for renovations to the second phase of work for this existing facility.

The GMP for the Purchasing/Warehouse Repurposing Phase II 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, Pepper Lawson Construction, coordinated the competitive sealed proposal process for this work. Theo Rouse, CSISD Coordinator of Construction Services and Jon Hall, Executive Director of Facilities were present as the proposals were received and tabulated on October 27, 2016.

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 the project. Pepper Lawson Construction proposes a GMP for the project in the amount of **\$3,912,237**.

**Jon Hall**  
Executive Director for Facilities  
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*Clark Ealy*  
**CLARK C. EALY, Ph.D.**  
Superintendent of Schools



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

Original Planning Allocation for this Project	\$4,665,747
Additional funding from 2013 Bond Savings	<u>\$595,545</u>
Revised Planning Allocation for this Project	<u>\$5,261,292</u>
GMP for Purchasing/Warehouse Repurposing construction	\$3,912,237
Furniture, Fixtures, & Equipment	\$500,000
Technology	\$325,000
A/E and Professional Fees	\$357,055
Construction Materials Testing	\$20,000
Test and Air Balance	\$65,000
Environmental Consultant	\$7,000
Project Contingency	\$50,000
Relocation Services and Temporary Storage	<u>\$25,000</u>
<b>TOTAL PROPOSED PROJECT BUDGET</b>	<b>\$5,261,292</b>
AMOUNT OF BUDGET BELOW PROJECT PLANNING AMOUNT	\$0

## RECOMMENDATION

It is recommended that the Board of Trustees of College Station Independent School District approve the Guaranteed Maximum Price of \$3,912,237 from Pepper Lawson Construction and the total project budget in the amount of \$5,261,292 for the Purchasing/Warehouse Repurposing – Phase II 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.