



# 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: September 13, 2016

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 New Server Room project.

Agenda Item: K-3

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 Warehouse and Current Purchasing Building project. This agenda item represents the work related to preparing the Guaranteed Maximum Price (GMP) and total project budget for the first phase of that work, namely the New Server Room project.

The GMP for the New Server Room 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 was present as the proposals were received and tabulated on September 6, 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 \$1,481,253. This would leave \$4,665,747 for the Warehouse Renovation phase of this work, which will be bidding in November 2016.

Jon Hall  
Executive Director for Facilities  
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*til 13 9-16-16*  
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>\$6,500,000</u>
GMP for New Server Room Phase of the Project	\$1,481,253
Furniture, Fixtures, & Equipment	\$0
Technology	\$115,000
A/E and Professional Fees	\$108,000
A/E Reimbursables	\$25,000
Construction Materials Testing	\$5,000
Test and Air Balance	\$10,000
Environmental Consultant	\$10,000
Relocation Services and Temporary Storage	\$50,000
Project Contingency	<u>\$30,000</u>
<b>TOTAL PROPOSED PROJECT BUDGET</b>	<b>\$1,834,253</b>
AMOUNT OF BUDGET BELOW PROJECT PLANNING AMOUNT NOW AVAILABLE FOR WAREHOUSE RENOVATION PHASE	\$4,665,747

## RECOMMENDATION

It is recommended that the Board of Trustees of College Station Independent School District consider approval of the Guaranteed Maximum Price of \$1,481,253 from Pepper Lawson Construction and the total project budget in the amount of \$1,834,253 for the New Server Room 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.