



College Station Independent School District

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MEMORANDUM

To: Mike Martindale, Deputy Superintendent / Chief Financial Officer

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

Date: December 11, 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 Central Office Modifications project.

Agenda Item: L-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 the Current Warehouse and Purchasing Building project. The three phases of that work have now been completed, and an additional project has been identified that would improve the function of the Central Office area by creating a corridor through the front section of the building for access to the new back section of the building. This agenda item represents the work related to preparing the Guaranteed Maximum Price (GMP) and total project budget for this renovation project. This project would be funded with 2013 Bond funds.

The GMP for the Central Office Modification 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 Tom Stewart, Construction Inspector, were present as the proposals were received and tabulated on December 7, 2017.

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 \$127,353.

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CL
12/15/17
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>\$145,178</u>
GMP for Central Office Modification construction	\$127,353
A/E and Professional Fees	\$12,825
Project Contingency	\$3,000
Relocation Services and Temporary Storage	<u>\$2,000</u>
TOTAL PROPOSED PROJECT BUDGET	\$145,178

RECOMMENDATION

It is recommended that the Board of Trustees of College Station Independent School District consider approval of the Guaranteed Maximum Price of \$127,353 from Pepper Lawson Construction and the total project budget in the amount of \$145,178 for the Central Office Modification 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.