



College Station Independent School District

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MEMORANDUM

To: *MM* Mr. Mike Martindale, Deputy Superintendent/CFO

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

Date: January 9, 2018

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 Renovations to Middle Schools and South Knoll Elementary School 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 projects identified from this bond package was for the creation of flexible learning spaces at the College Station Middle School and A&M Consolidated Middle School campuses and for some much needed renovation work at South Knoll Elementary School. This agenda item represents the work related to preparing the Guaranteed Maximum Price (GMP) and total project budget for the projects on these three 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, Theo Rouse, Coordinator of Construction Services, and Tom Stewart, Construction Inspector were present for CSISD as the proposals were received and tabulated on December 14, 2018.

In addition to the renovation work for creating flexible learning spaces at the two middle school campuses, some deferred maintenance work was included in the overall scope for the addition of an extended wall to ceiling for the CSMS security vestibule area. The scope of work at South Knoll Elementary School is primarily for the installation of a fire sprinkler system in this final remaining campus location that still needed it, but it also includes an update of interior finishes and millwork replacement in the gym building and the Kindergarten wing areas of the campus.

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Superintendent of Schools

Clark C. Ealy
1/11/17



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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 **\$2,586,246**.

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

Planning Allocation for this Project	\$3,200,000
GMP for Middle Schools/South Knoll construction	\$2,586,246
Furniture, Fixtures, & Equipment	\$175,000
Technology	\$25,000
A/E and Professional Fees	\$212,503
Construction Materials Testing	\$10,000
Test and Air Balance	\$30,000
Environmental Consultant	\$25,000
Relocation Services	\$25,000
City Infrastructure Costs	\$0
Project Contingency	<u>\$100,000</u>
TOTAL PROPOSED PROJECT BUDGET	\$3,188,749
Total Under Budget amount	\$11,251

RECOMMENDATION

It is recommended that the Board of Trustees of College Station Independent School District consider approval of the Guaranteed Maximum Price of \$2,586,246 from Pepper Lawson Construction and the total project budget in the amount of \$3,188,749 for the Renovations to Middle Schools and South Knoll Elementary School 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.

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