




College Station Independent School District

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MEMORANDUM

To: Dr. Clark Ealy, Superintendent of Schools

From: Jon Hall, Executive Director of Facilities 

Date: January 10, 2020

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 renovation of the AMCMS and CSMS Renovations Phase 2 project.

Agenda Item: K-1

BACKGROUND


In November 2015, College Station ISD voters passed a bond issue for \$135.9 million for new construction and renovation to district facilities. All of the specific projects identified within the 2015 Bond package have now been completed. With the bond savings left over from those projects, additional projects have been funded, including renovations to the AMCMS and CSMS campuses. Last summer, we were able to complete Phase 1 of this work. This agenda item represents the work related to preparing the Guaranteed Maximum Price (GMP) and total project budget for Phase 2 of that work on the AMCMS and CSMS campuses. Funding for this additional work is from 2015 Bond Package savings.

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, Webber Construction coordinated the competitive sealed proposal process for this work. Theo Rouse, Coordinator of Construction Services and Tom Stewart, Construction Inspector were present for CSISD as the proposals were received and tabulated on December 17, 2019.

The scope of work includes the second and last phase of renovation at the two older middle schools, which provides new flooring, doors, paint, millwork, and other minor interior upgrades in the classrooms and other non-public areas of the buildings. The actual construction of this work would be scheduled for the summer of 2020.

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

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


CLARK C. EALY, Ph.D.
Superintendent of Schools



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In consultation with CSISD and VLK Architects, Webber 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. Webber Construction proposes a GMP for the project in the amount of \$4,421,736.

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

Total Planning Allocation	\$6,000,000
GMP for AMCMS/CSMS Phase 2	\$4,421,736
Furniture, Fixtures, & Equipment	\$700,000
Technology	\$70,000
A/E and Professional Fees	\$162,004
Construction Materials Testing	\$15,000
Test and Air Balance	\$0
Environmental Consultant	\$20,000
Relocation Services	\$60,000
City Infrastructure Costs	\$0
Project Contingency	<u>\$400,000</u>
TOTAL PROPOSED PROJECT BUDGET	\$5,848,740
Total savings from allocation	\$151,260

RECOMMENDATION

It is recommended that the Board of Trustees of College Station Independent School District consider approval of the Guaranteed Maximum Price of \$4,421,736 from Webber Construction and the total project budget in the amount of \$5,848,740 for the AMCMS and CSMS Renovations Phase 2 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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