

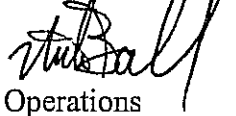


College Station Independent School District

Success...each life...each day...each hour

MEMORANDUM

To: Dr. Eddie Coulson, Superintendent

From: Mike Ball, Deputy Superintendent for Business and Operations 

Date: April 16, 2009

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 authorization to proceed with the work associated with the roof replacement project at Cypress Grove Intermediate School.

Agenda Item: J-2

Board Priority/
District Goal: Priority 3, Goal 4

BACKGROUND

The Requests for Competitive Sealed Proposals that would lead to a Guaranteed Maximum Price (GMP) for the roof replacement project at Cypress Grove Intermediate School have been advertised to the public as required by State statute. The Construction Manager at Risk, Pepper Lawson Construction L.P., coordinated the competitive sealed proposal process for this work. The College Station ISD Construction Project Manager, Jon Hall, was present as the proposals were received and tabulated.

In consultation with College Station ISD personnel and VLK Architects, personnel with Pepper Lawson Construction L.P., have reviewed the scope of work, reputation of sub-contractors, quality of materials specified, and other relevant factors in arriving at the proposed GMP for the project. The GMP as proposed by Pepper Lawson Construction L.P. is \$1,389,447.

Details of the line item costs and the total project estimated costs are attached. This GMP should enable the District to complete the roof replacement project at Cypress Grove Intermediate School within the limits of bond proceeds that are available for appropriation.

A summary of the proposed project budget follows:

GMP from Pepper Lawson Construction L.P.	\$1,389,447
Additional Projected Costs:	
Architect Fee	104,209
Construction Materials Testing	10,000
Asbestos Survey	2,000
Project Contingency	<u>25,000</u>
Total Proposed Project Budget	<u>\$1,530,656</u>

RECOMMENDATION

It is recommended that the Board of Trustees of College Station Independent School District consider approval of the Guaranteed Maximum Price of \$1,389,447 from Pepper Lawson Construction L.P. for the roof replacement project at Cypress Grove Intermediate School and the total project budget in the amount of \$1,530,656. 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 authorize the commencement of the work associated with this project.