




College Station Independent School District

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MEMORANDUM

To: Dr. Eddie Coulson, Superintendent 

From: Mike Ball, Deputy Superintendent for Business and Operations

Date: December 13, 2007

Subject: Consider approval of the Guaranteed Maximum Price (GMP), authorization for the Superintendent or his designee to execute necessary documents associated therewith, and authorization to proceed with the work associated with the construction of the Grounds Facility.

Agenda Item: K-3 c.

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 construction of a new Grounds Facility have been advertised to the public as required by State statute. The Construction Manager at Risk, Pepper Lawson Construction L.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.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.L.P. is \$479,991.

Details of the line item costs and the total project projected costs are attached. This GMP should enable the District to complete the construction of the Grounds Facility within the planning allocation of bond proceeds that are available for this project.

A summary of the proposed project budget follows:

Total Planning Allocation for This Project	<u>\$776,500</u>
GMP from Pepper Lawson Construction L.L.P.	\$479,991
Additional Budgeted Costs:	
Architect Fee (6.0%)	28,799
Security System	3,000
Professional Services (Materials testing, Geotechnical, etc.)	30,000
Project Contingency	<u>25,000</u>
Total Proposed Project Budget	<u>\$566,790</u>
Amount Budget below Project Planning Allocation	<u>\$209,710</u>

RECOMMENDATION

It is recommended that the Board of Trustees of College Station Independent School District consider approval of the Guaranteed Maximum Price of \$479,991 from Pepper Lawson Construction for the construction of a new Grounds Facility. 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 the construction of a new Grounds Facility.