



College Station Independent School District

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MEMORANDUM

To: Dr. Eddie Coulson, Superintendent

From: Dr. Clark Ealy, Deputy Superintendent for Administrative Services

Date: January 12, 2012

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 the authorization to proceed with the work associated with renovations at A&M Consolidated High School.

Agenda Item: K-2

**Board Priority/
District Goal:** Priority 3, Goal 4

BACKGROUND

In May 2009 voters granted College Station ISD the authority to sell bonds for new construction and renovations to current facilities. One of the projects identified in the pre-bond planning was renovations to A&M Consolidated High School.

The bonds for this project and all other projects authorized by the voters in 2009 have been sold, and the proceeds are available for use on this project. Bond funds are allowed to be used to fund new construction, renovations and other capital projects. Bond funds cannot be used for normal annual ongoing costs to the district like teacher salaries, utilities or general supplies.

A design team has worked with our architects, general contractor and A&M Consolidated High School staff to determine the necessary upgrades to the facility. Since we still need to have school in the facility, the work will be divided over two summers: Phase I (Summer 2012) and Phase II (Summer 2013).

Phase I includes the following:

- Career & Technology -- Class and lab space for STEM and Computer Maintenance
- Art -- 3 art studios
- Special Education -- Life Skills/CASL Independent Living Suite
- Library -- Exterior Seating
- Other -- Testing Office and Storage, Book Room, Custodial Office, Electrical/HVAC upgrades
- Front Entrance Facade

CLARK C. EALY, Ph.D.
*Deputy Superintendent for
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EDDIE COULSON, Ed.D.
Superintendent of Schools



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Over \$5.4 million has been allocated for this phase of the project. This figure represents money that was allocated at the beginning of the bond as well as proceeds from savings on other projects in the 2009 bond program.

The package under consideration bid the work for Phase I and included alternate bids for HVAC equipment as well as the Phase II work. It was not anticipated that the bids would be low enough to include the Phase II work in this bid package, but we bid Phase II as an alternate in case the market conditions were such that we could capture that pricing now.

Phase II is scheduled to be bid out next winter for completion in summer 2013. Phase II will consist of renovations to the library and converting space for a student commons area. Money for Phase II will come from the savings on Phase I as well as savings realized from our current construction projects in the 2009 bond program.

The Requests for Competitive Sealed Proposals that would lead to a Guaranteed Maximum Price (GMP) for Phase I of the A&M Consolidated High School renovations have been advertised to the public as required by statute. The Construction Manager at Risk, Pepper-Lawson Construction, L.P., coordinated the competitive sealed proposal process for this work. Jon Hall, CSISD Director for Construction Services, was present as the proposals were received and tabulated.

In consultation with CSISD personnel and SHW 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 GMP for the project. The Guaranteed Maximum Priced GMP proposed by Pepper-Lawson Construction, L.P. is \$4,167,887.

The estimated costs for the total project are listed below, and the GMP estimate summary report is included with the memorandum from Pepper-Lawson. This GMP will enable the district to complete the construction of Phase I of the A&M Consolidated High School renovations within the limits of the bond proceeds that are available for this appropriation.

Total Planning Allocation for this Project	\$5,490,168
GMP for AMCHS Renovation	
Base bid only	\$3,854,803
Alternate 1 HVAC	\$52,733
Alternate 2 HVAC	\$41,907
Alternate 3 HVAC	\$77,215
Alternate 4 HVAC	\$141,229
Total GMP proposed	\$4,167,887

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A/E and Professional Fees	\$291,752
Construction Materials Testing	\$25,000
Test and Air Balance	\$25,000
Project Contingency	\$150,000
Furniture, Fixtures, & Equipment	\$20,000
Technology	\$10,000
Asbestos Survey	\$3,000
TOTAL PROPOSED PROJECT BUDGET	\$4,692,639
AMOUNT OF BUDGET BELOW PROJECT PLANNING AMOUNT	\$797,529

RECOMMENDATION

It is recommended that the Board of Trustees of College Station Independent School District approve the Guaranteed Maximum Price of \$4,167,887 for the base bid and HVAC alternates 1, 2, 3 and 4 from Pepper-Lawson Construction, L.L.P. and the total project budget in the amount of \$4,692,639 for renovations to A&M Consolidated High School. 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.

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Superintendent of Schools



January 12, 2012

Mr. Jon Hall
College Station ISD
1812 Welsh
College Station, Texas

RE: A&M Consolidated High School Renovations - GMP Recommendation

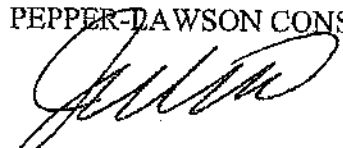
Dear Jon,

Pepper-Lawson Construction, LP is pleased to offer for the College Station ISD consideration and acceptance our recommendation of a Guaranteed Maximum Price (GMP) of \$4,167,887.00 for the construction of A&M Consolidated High School Renovations per the December 6, 2011 bidding documents issued by SHW Group. This GMP includes the Base Bid and Alternate 1 – Replace fan coil units for Renovated Health Care Rooms B218, B219, B220, B221; Alternate 2 – Replace fan coil unit at New Crime Lab Rooms A201, A202, A202A; Alternate 3 – Replace rooftop air handling unit #12; Alternate 4 – Replace rooftop air handling unit #13..

The bid documents contained provisions for six (6) Alternates. To provide the Best Value for the College Station ISD, we are recommending that all Alternates 1, 2, 3 & 4 be accepted as part of the GMP of \$4,167,887.00, however, we are enclosing the pricing for Alternates 5 & 6 for your review and consideration.

Respectfully Submitted,

PEPPER-LAWSON CONSTRUCTION, L.P.



John Richard
Project Executive

Cc: Rayce Boyter – SHW Group
Jody Henry – SHW Group
Joe Street - PLC
Bid File



January 12, 2012

A&M CONSOLIDATED HS ADDITIONS & RENOVATIONS

GMP SUMMARY RECAP		
Base bid	\$	3,854,803.00
Alternate #1 - Replace fan coil units for renovated Health Care rooms B218, B219, B220 & B221	\$	52,733.00
Alternate #2 - Replace fan coil units for New Crime Lab rooms A201, A202	\$	41,907.00
Alternate #3 - Replace rooftop air handling unit #12	\$	77,215.00
Alternate #4 - Replace rooftop air handling unit #13	\$	141,229.00
Total Base Bid & Alternates 1, 2, 3, 4		\$4,167,887
RECOMMENDED FOR GMP		
Alternate #5 - Renovate Library B151 and replace rooftop air handling unit #14 including all associated mechanical, electrical and plumbing	\$	1,394,725.00
		Offered for information only - Not part of GMP
Alternate #6 - Renovate "Common" Area rooms D117, D117A, D118, D122A, D122B including all associated mechanical, electrical and plumbing	\$	1,173,976.00
		Offered for information only - Not part of GMP



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CONSTRUCTION, L.P.

January 12, 2012

A&M CONSOLIDATED HS ADDITIONS & RENOVATIONS

<u>DIVISION</u>	<u>BASE BID</u>	<u>COST</u>
Div. 2	Interior Demolition	\$ 217,044.00
Div. 3	Concrete & Site Demolition	\$ 25,000.00
Div. 4	Masonry	\$ 116,590.00
Div. 5	Steel	\$ 38,980.00
Div. 6	Carpentry, Millwork & Casework	\$ 157,453.00
Div. 7	Roofing & Waterproofing	\$ 24,835.00
Div. 8	Glass	\$ 14,898.00
	Doors / Frames / Hardware	\$ 53,870.00
	Overhead Door	\$ 6,050.00
Div. 9	Flooring	\$ 149,288.00
	Acoustical Ceiling - Allowance	\$ 10,000.00
	Drywall & Acoustical Ceiling	\$ 217,981.00
	Painting	\$ 44,337.00
Div. 10	Visual Display Boards	\$ 5,600.00
	Exterior & Interior Signage	\$ 32,547.00
	Curtain & Tracks	\$ 2,729.00
	Bathroom Accessories	\$ 1,482.00
	Life Skills Swing & Chair	\$ 40,948.00
	Fire Extinguishers	\$ 250.00
	Lockers	\$ 3,524.00
	Metal Storage Shelving	\$ 13,075.00
	Metal Walkway Cover	\$ 80,880.00
Div. 11	Appliances	\$ 1,178.00
	Kilns	\$ 12,034.00
Div. 12	Blinds	\$ 441.00
Div. 15	Fire Sprinkler	\$ 49,993.00
	Plumbing & HVAC	\$ 1,029,019.00
Div. 16	Electrical	\$ 441,218.00
	Fire Alarm	\$ 5,552.00
	Technology	\$ 65,262.00
	Additional Conditions	\$ 61,851.00
Cost Of The Work (Subtotal for above)		<u>\$ 2,923,909.00</u>
	Contingency	\$ 365,489.00
	General Conditions	\$ 379,422.00
	Insurance	\$ 31,416.00
	P&P Bond	\$ 38,661.00
	Fee	\$ 115,906.00
Base Price		<u>\$ 3,854,803.00</u>



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A&M CONSOLIDATED HS ADDITIONS & RENOVATIONS

Alternate #1

DIVISION			COST
Div. 5	Steel	\$	3,987.00
Div. 7	Roofing	\$	1,950.00
Div. 9	Acoustical Ceiling	\$	7,000.00
Div. 15	HVAC	\$	25,000.00
Div. 16	Electrical	\$	5,974.00
Cost Of The Work (Subtotal for above)		\$	<u>43,911.00</u>
	Contingency	\$	5,489.00
	General Conditions	\$	-
	Insurance	\$	429.00
	P&P Bond	\$	1,318.00
	Fee	\$	1,586.00
Alternate #1 Price		\$	<u><u>52,733.00</u></u>



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A&M CONSOLIDATED HS ADDITIONS & RENOVATIONS

Alternate #2

DIVISION	COST
Div. 5 Steel	\$ 3,987.00
Div. 7 Roofing	\$ 1,900.00
Div. 9 Acoustical Ceiling	\$ 7,000.00
Div. 15 HVAC	\$ 21,552.00
Div. 16 Electrical	\$ 456.00
Cost Of The Work (Subtotal for above)	<u>\$ 34,895.00</u>
Contingency	\$ 4,362.00
General Conditions	\$ -
Insurance	\$ 342.00
P&P Bond	\$ 1,048.00
Fee	\$ 1,260.00
Alternate #2 Price	<u>\$ 41,907.00</u>



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A&M CONSOLIDATED HS ADDITIONS & RENOVATIONS

Alternate #3

DIVISION			COST
Div. 5	Steel	\$	3,987.00
Div. 7	Roofing	\$	1,836.00
Div. 9	Acoustical Ceiling	\$	7,000.00
Div. 15	HVAC	\$	50,627.00
Div. 16	Electrical	\$	846.00
Cost Of The Work (Subtotal for above)		\$	<u>64,296.00</u>
	Contingency	\$	8,037.00
	General Conditions	\$	-
	Insurance	\$	630.00
	P&P Bond	\$	1,930.00
	Fee	\$	2,322.00
Alternate #3 Price		\$	<u><u>77,215.00</u></u>



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January 12, 2012

A&M CONSOLIDATED HS ADDITIONS & RENOVATIONS

Alternate #4

DIVISION			COST
Div. 5	Steel	\$	4,987.00
Div. 7	Roofing	\$	1,940.00
Div. 9	Acoustical Ceiling	\$	7,000.00
Div. 15	HVAC	\$	99,685.00
Div. 16	Electrical	\$	4,356.00
Cost Of The Work (Subtotal for above)		\$	<u>117,968.00</u>
	Contingency	\$	14,746.00
	General Conditions	\$	-
	Insurance	\$	1,151.00
	P&P Bond	\$	3,118.00
	Fee	\$	4,246.00
Alternate #4 Price		\$	<u><u>141,229.00</u></u>



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A&M CONSOLIDATED HS ADDITIONS & RENOVATIONS

Alternate #5

DIVISION			COST
Div. 2	Interior Demolition	\$	32,424.00
Div. 5	Steel	\$	8,190.00
Div. 6	Carpentry, Millwork & Casework	\$	47,768.00
Div. 7	Roofing & Waterproofing	\$	7,336.00
Div. 8	Glass	\$	34,384.00
	Doors / Frames / Hardware	\$	31,330.00
Div. 9	Flooring	\$	69,115.00
	Drywall & Acoustical Ceiling	\$	187,380.00
	Painting	\$	25,193.00
	GFRC Columns	\$	11,400.00
Div. 10	Interior Signage	\$	2,202.00
	Accessories	\$	750.00
	Visual Display Boards	\$	900.00
	Metal Storage Shelving	\$	790.00
Div. 11	Book Anti Theft Device - Allowance	\$	60,000.00
Div. 12	Blinds	\$	2,402.00
	Library Furniture	\$	2,500.00
Div. 15	Fire Sprinkler	\$	23,600.00
	Plumbing & HVAC	\$	129,689.00
Div. 16	Electrical	\$	105,951.00
	Fire Alarm	\$	1,238.00
	Technology	\$	16,099.00
	Additional Conditions	\$	32,748.00
Cost Of The Work (Subtotal for above)		\$	833,389.00
	Contingency	\$	105,046.00
	General Conditions	\$	385,540.00
	Insurance	\$	11,367.00
	P&P Bond	\$	17,447.00
	Fee	\$	41,936.00
Alternate #5 Price		\$	1,394,725.00



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A&M CONSOLIDATED HS ADDITIONS & RENOVATIONS

Alternate #6

DIVISION	COST
Div. 2 Interior Demolition	\$ 32,942.00
Concrete Stairs	\$ 2,500.00
Div. 4 Masonry	\$ 11,500.00
Div. 5 Steel	\$ 40,800.00
Div. 6 Carpentry, Millwork & Display Cases	\$ 19,424.00
Div. 7 Roofing & Waterproofing	\$ 1,940.00
Div. 8 Glass	\$ 9,366.00
Doors / Frames / Hardware	\$ 11,780.00
Overhead Doors	\$ 8,264.00
Div. 9 Flooring	\$ 53,198.00
Drywall & Acoustical Ceiling	\$ 109,942.00
Painting	\$ 12,500.00
Div. 10 Interior Signage	\$ 1,942.00
Accessories	\$ 1,732.00
Metal Storage Shelving	\$ 790.00
Div. 15 Fire Sprinkler	\$ 12,568.00
Plumbing & HVAC	\$ 229,417.00
Div. 16 Electrical	\$ 43,150.00
Fire Alarm	\$ 705.00
Technology	\$ 4,990.00
Additional Conditions	\$ 32,452.00
Cost Of The Work (Subtotal for above)	<u>\$ 641,902.00</u>
Contingency	\$ 81,517.00
General Conditions	\$ 390,450.00
Insurance	\$ 9,568.00
P&P Bond	\$ 15,240.00
Fee	\$ 35,299.00
Alternate #6 Price	<u><u>\$ 1,173,976.00</u></u>