




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: February 12, 2014

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 to Creek View Elementary School and Rock Prairie Elementary School

Agenda Item: K-2

Board Priority/
District Goal: Priority 3, Goal 4

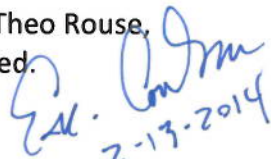
BACKGROUND

In November 2013 voters granted College Station ISD the authority to sell bonds for new construction and renovations to current facilities. Some of the projects identified in the pre-bond planning were renovations and deferred maintenance to several district facilities.

Movement in the soil at Creek View Elementary School has caused some sidewalks to heave up at some entrances. This project will entail saw cutting the sidewalks next to the building, repouring and pinning the sidewalks to the foundation.

Rock Prairie Elementary School has had problems with moisture for a number of years. This project would replace the windows and exterior brick on the building. This project is being brought forward in February for Board approval to allow the contractor the time to secure the brick necessary to complete this project during summer 2014. The selected brick is close to the current color scheme.

The Guaranteed Maximum Price (GMP) for renovations to Creek View and Rock Prairie was based on Requests for Competitive Sealed Proposals (RFCSP). The RFCSP have been advertised to the public as required by statute. The Construction Manager at Risk, Joeris General Contractors, Ltd., coordinated the competitive sealed proposal process for this work. Jon Hall, CSISD Director for Facilities, and Theo Rouse, CSISD Coordinator for Construction, were present as the proposals were received and tabulated.


E.C. Coulson
2-13-2014

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In consultation with CSISD and VLK Architects, Joeris General Contractors, Ltd. has 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 Joeris General Contractors, Ltd. is \$1,759,248.

The estimated costs for the total project are listed below, and the GMP estimate summary report is included with the memorandum from Joeris. This GMP should enable the district to complete the renovations for these two facilities within the limits of the bond proceeds that are available for this appropriation.

A summary of the proposed project budget is listed below:

Total Planning Allocation for this Project	<u>\$2,909,562</u>
Guaranteed Maximum Price (GMP)	\$1,759,248
Furniture, Fixtures and Equipment (FF&E)	\$15,000
Technology	\$15,000
A/E and Professional Fees	\$145,137
Construction Materials Testing	\$25,837
Project Contingency	<u>\$115,000</u>
TOTAL PROPOSED PROJECT BUDGET	<u>\$2,075,222</u>
AMOUNT OF BUDGET BELOW PROJECT PLANNING AMOUNT	<u>\$834,340</u>

RECOMMENDATION

It is recommended that the Board of Trustees of College Station Independent School District approve the Guaranteed Maximum Price of \$1,759,248 from Joeris General Contractors, Ltd. and the total project budget of \$2,075,222 for renovations to Creek View Elementary School and Rock Prairie Elementary 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 authorizes the commencement of the work associated with this project.