



College Station Independent School District

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MEMORANDUM

To: Dr. Eddie Coulson, Superintendent

From: Jon Hall, Director of Facilities *Jon E. Hall*

Date: June 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 work associated with the South Knoll Elementary School Partial Re-Roof project.

Agenda Item: K-1

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 for deferred maintenance projects. The partial re-roofing project for South Knoll Elementary School was one of the projects identified.

The Guaranteed Maximum Price (GMP) for the South Knoll Elementary School Partial Re-Roof 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. Theo Rouse, CSISD Coordinator for Construction, was present as the proposals were received and tabulated.

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 Price GMP proposed by Joeris General Contractors, Ltd. is \$205,646.

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 install a new modified bitumen roof on the Kindergarten Wing of South Knoll Elementary School within the limits of the 2013 Bond Package – Deferred Maintenance budget available for this project.

Jon Hall
Director of Facilities

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E. Coulson
6-13-2014
Eddie Coulson, Ed.D.
Superintendent of Schools



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A summary of the proposed project budget is listed below:

Guaranteed Maximum Price (GMP)	\$205,646
A/E and Professional Fees	\$17,980
Construction Materials Testing	\$500
Environmental Consultant	\$7,500
Project Contingency	<u>\$20,000</u>
TOTAL PROPOSED PROJECT BUDGET	<u>\$251,626</u>

RECOMMENDATION

It is recommended that the Board of Trustees of College Station Independent School District approve the Guaranteed Maximum Price of \$205,646 from Joeris General Contractors, Ltd. and the total project budget of \$251,626 for the construction of a new roof for the Kindergarten Wing of South Knoll 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.

Jon Hall
Director of Facilities

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Eddie Coulson, Ed.D.
Superintendent of Schools