

11 Greenway Plaza, 22nd Floor
Houston, Texas 77046
Toll-free: 1-800-938-7272
Fax: 713-961-4571
PBK.com

February 16, 2024

VIA: E-MAIL



Dr. Matthew Neighbors
Superintendent of Schools
Galveston Independent School District
3904 Avenue T
Galveston, Texas 77550

RE: **GMP #6A.1** – New Ball High School and Natatorium Project
Galveston Independent School District
PBK Project Number: 220376

Dear Dr. Neighbors,

On Thursday, January 11, 2024, Gilbane-Kelso, acting as Construction Manager at Risk on behalf of Galveston Independent School District, received sub-contractor proposals **Pkg 6A.1 – North Building Package and Site**. The scope for this package includes the balance of the work for the complete construction of North Building and Site for the Ball High School and Natatorium Project. Upon receipt of all proposals, the team including GISD, Zero Six, PBK and its consultants conducted a thorough review including evaluation of proposals and cost saving measures to arrive at the best value cost. The proposal presented herein is a result of months of monitoring cost estimates, evaluating cost reduction alternatives and incorporating those adjustments that result in cost reductions without compromising the District’s program. The work includes the building exterior envelope, roof, interior construction, finishes and all associated work. The package also includes the remaining balance of the site work associated with the North Building Site.

Following the review of all proposals, the project team hereby recommends Galveston ISD consider the approval of the proposed **GMP #6A.1** in the amount of **\$49,009,895.00 (Forty Nine Million Nine Thousand Eight Hundred Ninety-five and 00/100 Dollars)** as submitted by Gilbane – Kelso and authorize the work under this scope to commence. This brings the total collective GMP amount to date to \$143,533,404.00. Breakdown is as follows:

NEW BALL HIGH SCHOOL & NATATORIUM PROJECT			
GMP PACKAGES TRACKING LOG			
PKG NO.	AWARDED	DESCRIPTION	GMP AMOUNT
GMP #B1	4/19/2023	Package 1 - Scott Building & Site Parking Demolition	\$ 685,710.00
GMP #B2	5/24/2023	Package 2 - Utility Relocation Package 3 - North Block Site Parking Package 4A - North Building Electrical Equipment Purchase	\$ 11,046,355.00
GMP #B3	7/32/23	Package 3B - Site Demolition & Builder's Risk Insurance	\$ 10,167,912.00
GMP #5A	8/22/2023	Package 5A - Soil Improvements	\$ 5,705,139.00
GMP #5B	10/17/2023	Package 5B - Foundations & Steel Purchase (North Bldg & Bridge)	\$ 26,306,314.00
GMP #4C	11/14/2023	Package 4C - Mechanical (North Bldg)	\$ 16,434,018.00
GMP #6A	12/19/2023	Package 6A - Elect, Plumbing & Fire Suppression (North Bldg)	\$ 24,178,061.00
GMP #6A	2/21/2023	Package 6A.1 - North Building Package & Balance of Site	\$ 49,009,895.00
GMP #6B	TBD	Package 6B - South Building and Site.	TBD
TOTAL TO DATE:			\$ 143,533,404.00

Dr. Matthew Neighbors
February 16, 2024
Page 2 of 2

We would like to express our sincere appreciation to the Galveston ISD Administration and Zero Six for their assistance with the process of procuring this scope of the work. We look forward to answering any questions you and the Board of Trustees might have.

Sincerely,
PBK Architects, Inc.

A handwritten signature in blue ink that reads "Manny Torres". The signature is written in a cursive, fluid style with a long horizontal stroke at the end of the name.

Manuel 'Manny' Torres
Partner

cc: Jeff Martello, GISD
Bill Coltzer, Zero Six Consulting
Ron Bailey, PBK
Gloria Carlos, PBK

GMP Bid Package Pricing Summary

Gilbane

PROJECT : New Ball Highschool And Natatorium - PKG 6A.1 North Building
LOCATION : Galveston, Texas
BID DATE : Jan 11, 2024
AREA : 299,257 SF
DURATION : 24.00 Mos.

PRINTED : 2/16/2024 15:38

DESCRIPTION		SUB CONTRACT	LABOR	EQUIPMENT	TOTAL
01 21 00	ALLOWANCE- Emergency 1st Responder System	A	450,000		450,000
01 21 00	ALLOWANCE- Interior Printed and Custom Painter Graphics	A	100,000		100,000
01 21 00	ALLOWANCE - Tor Legacy Muesum Electrical Infrastructure	A	50,000		50,000
	ALLOWANCE - Teen Health	A	500,000		500,000
02 41 19	Selective Demolition - Existing Tennis Court Remobilization	P	10,000		10,000
03 30 00	Cast-in-Place Concrete (Non Structural)	*	2,058,482		2,058,482
03 36 00	Concrete Finishes	P	Not Included		Not Included
03 49 00	Glass Fiber Reinforced Concrete (GFRC) - ADD No. 08	*	2,270,745		2,270,745
03 49 13	Glass-Fiber-Reinforced Concrete Column Covers - ADD No. 08	P	w/034900		w/034900
03 52 16	Lightweight Insulating Concrete Deck System - ADD No. 03	*	1,075,000		1,075,000
04 05 13	Masonry Restoration and Cleaning	*	Not Included		Not Included
04 20 00	Unit Masonry	*	7,284,600		7,284,600
	Stone Steps and Seat Wall	*	W/04 20 00		W/04 20 00
04 20 01	Thin Calcium Silicate Units	*	W/04 20 00		W/04 20 00
05 40 00	Cold Formed Steel Framing	*	w/092116		w/092116
05 50 00	Metal Fabrications	*	877,563		877,563
	Metal Fabrications Learning Stairs Allowance (Drawings Incomplete)	A	100,000		100,000
05 51 13	Pre-Engineered Steel Pan Stairs	*	w/055000		w/055000
05 51 33.33	Aluminum Ships Ladder	*	w/055000		w/055000
05 52 00	Metal Railings	*	w/055000		w/055000
05 73 00	Decorative Railing System - Fab SS ILO Viva Rail	*	241,000		241,000
05 73 13	Glazed Decorative Metal Railings (South Building)	*	Not Included		Not Included
05 77 00	Decorative Extruded Metal	*	w/Trades		w/Trades
06 10 00	Rough Carpentry	*	583,852		583,852
06 16 00	Sheathing	*	w/Trades		w/Trades
06 18 00	Glue Laminated Timbers and Wood Roof Deck (South Building)	*	Not Included		Not Included
06 20 00	Finish Carpentry and Millwork	*	1,055,530		1,055,530
06 42 19	Plastic Laminate Faced Paneling	*	w/062000		w/062000
06 82 00	Fiberglass Reinforced Plastic Panels	*	w/092116		w/092116
07 11 00	Bituminous Dampproofing	*	1,393,200		1,393,200
07 13 26	Self-Adhering Sheet Waterproofing	*	w/071100		w/071100
07 14 00	Cold Fluid Applied Waterproofing	*	w/071100		w/071100
07 16 00	Below Grade Waterproofing - ADD No. 03	*	w/071100		w/071100
07 19 00	Water Repellents	*	w/071100		w/071100
07 21 00	Thermal Insulation	*	w/071100		w/071100
07 21 19	Foam in Place Insulation	*	w/071100		w/071100
07 21 29	Sprayed Insulation -	P	Not Included		Not Included
07 27 26	Fluid Applied Air Barrier - ADD No. 03	*	w/071100		w/071100
07 41 13	Prefinished Metal Roofing - ADD No. 03	P	Not Included		Not Included
07 42 93	Aluminum Soffits	P	Not Included		Not Included
07 52 19	Modified Bitumen Cool Roof Membrane Roofing System - ADD No. 03	*	1,539,769		1,539,769
07 62 00	Roof Related Sheet Metal - ADD No. 03	*	w/075219		w/075219
07 65 00	Flexible Flashing - ADD No. 03	*	w/071100		w/071100
07 72 00	Roof Accessories - ADD No. 03	*	w/075219		w/075219
07 72 33	Roof Scuttle (Hatches) and Heat-Smoke Vents - ADD No. 03	*	w/075219		w/075219
07 81 00	Applied Fireproofing - ADD No. 07	*	515,000		515,000
07 81 23	Intumescent Fireproofing	*	Not Included		Not Included
07 84 00	Firestopping	*	w/071100		w/071100
07 84 13	Penetration Firestopping	*	w/subs		w/subs
07 92 00	Joint Sealants	*	20,000		20,000
08 11 13	Hollow Metal Doors and Frames	*	991,384		991,384
	Aluminum Storefront Hardware (furnish only)	*	W/081113		W/081113
08 11 16	Aluminum Doors and Frames	*	w/088000		w/088000
08 12 16	Interior Aluminum Doors, Door Frames, and Storefront Framing (Raco)	*	w/088000		w/088000
08 14 23	Plastic Laminate Faced Wood Doors	*	w/081113		w/081113
08 31 13	Access Doors and Frames	*	15,000		15,000
08 33 13	Coiling Counter Doors	*	463,500		463,500
08 33 23	Overhead Coiling Door - ADD No. 07	*	w/083313		w/083313
08 33 26	Overhead Coiling Grilles	*	w/083313		w/083313
08 35 13	Folding Doors	*	w/083313		w/083313
08 36 13	Sectional Doors	*	w/083313		w/083313
08 41 13	Aluminum Framed Entrance and Storefront - ADD No. 07	*	w/088000		w/088000
08 44 13	Glazed Aluminum Curtain Walls - ADD No. 03	*	w/088000		w/088000
08 56 59	Horizontal Transaction Windows - ADD No. 08	*	w/088000		w/088000
08 71 00	Hardware - ADD No. 05	*	w/081113		w/081113
	Door & Hardware Install	*	w/081113		w/081113
08 80 00	Glazing - ADD No. 08	*	2,996,180		2,996,180
08 83 00	Mirrors	*	Not Included		Not Included
08 84 00	Plastic Glazing	*	Not Included		Not Included
08 88 53	Security Glazing - ADD No. 08	*	w/088000		w/088000
08 91 00	Fixed Louvers	*	w/HVAC		w/HVAC

GMP Bid Package Pricing Summary

Gilbane

PROJECT : New Ball Highschool And Natatorium - PKG 6A.1 North Building
LOCATION : Galveston, Texas
BID DATE : Jan 11, 2024
AREA : 299,257 SF
DURATION : 24.00 Mos.

PRINTED : 2/16/2024 15:38

			SUB CONTRACT	LABOR	EQUIPMENT	TOTAL
08 92 00	Louvered Equipment Enclosure	*	Not Included			Not Included
09 01 30.61	Ceramic Tile Cleaning	*	Not Included			Not Included
09 21 16	Gypsum Board Assemblies	*	4,235,142			4,235,142
09 24 00	Cement Plastering - ADD No. 05	*	121,120			121,120
09 30 13	Ceramic Tiling	*	1,031,010			1,031,010
09 30 16	Quarry Tiling	*	w/093013			w/093013
09 30 19	Porcelain Tile	*	w/093013			w/093013
09 50 00	Acoustical Metal Ceilings	*	w/095100			w/095100
09 51 00	Acoustical Ceiling Panels	*	2,223,600			2,223,600
09 54 23	Linear Metal Ceiling System	*	w/095100			w/095100
09 54 26	Linear Wood Ceilings	*	w/095100			w/095100
09 64 00	Wood Flooring - ADD No. 08	*	85,341			85,341
09 65 13	Resilient Base	*	w/096800			w/096800
09 65 23	Luxury Vinyl Tile Flooring	*	w/096800			w/096800
09 66 23	Epoxy Resin Terrazzo Flooring	*	972,000			972,000
09 67 00	Epoxy Flooring	*	100,530			100,530
09 68 00	Carpeting and LVT	*	911,261			911,261
09 72 00	Wall Coverings	*	w/099000			w/099000
09 72 26	Vinyl Coated Fabric Wall Coverings	*	w/Allowance			w/Allowance
09 81 13	Interior Wall Cladding System	*	Not Included			Not Included
09 84 13	Fixed Sound Absorptive Panels	*	w/095000			w/095000
09 90 00	Painting and Coatings	*	416,530			416,530
09 96 46	Intumescent Painting	*	NA			NA
09 97 23	Concrete Floor Sealer	*	w/099000			w/099000
10 01 00	Miscellaneous Specialties	*	543,501			543,501
10 11 00	Markerboard and Tackboards	*	w/100100			w/100100
10 11 26	Glass Boards	*	w/100100			w/100100
10 12 00	Display Cases	*	w/100100			w/100100
10 14 00	Graphics	*	152,494			152,494
10 14 25	Marquee Panel Signage	*	w/101400			w/101400
10 14 33	Electronic Signage	*	w/101400			w/101400
10 21 13	Solid Plastic (HDPE) Toilet Compartments	*	w/100100			w/100100
10 22 39	Folding Panel Partitions - ADD No. 08	*	274,072			274,072
10 26 13	Corner Guards	*	w/100100			w/100100
10 28 13	Toilet Accessories	*	w/100100			w/100100
10 44 00	Fire Extinguisher and Cabinets	*	w/100100			w/100100
10 51 13	Metal Lockers	*	w/100100			w/100100
10 56 13	Metal Storage Shelving	*	w/100100			w/100100
10 73 13	Aluminum Canopy	A	38,466			38,466
10 73 26	Walkway Coverings	*	w/107313			w/107313
10 75 16	Ground-Set Flagpoles - ADD No. 07	*	6,068			6,068
11 31 00	Residential Appliances	*	98,136			98,136
11 40 00	Foodservice Equipment	*	2,668,036			2,668,036
11 50 00	Educational and Shop Equipment - ADD No. 01	*	193,235			193,235
11 51 23	Library Stack System	*	0			0
11 53 00	Laboratory Equipment (ALLOWANCE)	A	105,000			105,000
11 57 00	Sawdust Collection System	*	0			0
11 57 13	Automobile Lift Equipment	*	0			0
	Relocate Equipment	*	0			0
12 11 00	Digitally Printed Vinyl Wall Graphics	*	w/allowance			w/allowance
12 21 13	Horizontal Blinds	*	132,745			132,745
12 24 00	Window Shades	*	w/122113			w/122113
12 35 50	Educational Casework	*	w/062000			w/062000
12 35 53	Laboratory Casework	*	w/062000			w/062000
12 36 62	Simulated Stone Countertops	*	w/062000			w/062000
12 57 19	Welding Stations	*	186,924			186,924
14 21 23	Electric Traction Machine-Room-Less Elevators	*	259,682			259,682
14 24 00	Hydraulic Elevator	*	Not Included			Not Included
27 00 00	Basic Materials and Methods	*	2,412,703			2,412,703
27 05 34	Pathways and Infrastructure of AV Systems	*	w/270000			w/270000
27 10 00	Category 6A Structured Cabling System - Alternate 1 - ADD No. 04	*	w/270000			w/270000
27 21 00	SD-LAN Active Network - Alternate 1 - ADD No. 04	*	w/270000			w/270000
27 41 01	AV Studio Broadcast Systems - ADD No. 07 (Allowance)	A	1,450,000			1,450,000
27 41 15	Performance Audio Visual Systems and Equipment (SOUTH BUILDING)	*	Not Included			Not Included
27 51 23	Integrated IP Intercommunication, Clock, and Classroom AV	*	976,329			976,329
27 51 23.80	Local Sound Reinforcement Systems - ADD No. 05	*	w/270000			w/270000
28 05 00	General Electronic Safety Systems Requirements	*	665,485			665,485
28 05 44	Emergency Responder Radio Antenna System	*	w/280500			w/280500
28 13 00	Access Control System - ADD No. 02	*	w/280500			w/280500
28 15 23.17	Audio Video Door Intercom System	*	w/280500			w/280500
28 16 00	Intrusion Detection System	*	w/280500			w/280500
28 23 00	Cloud Video Management System	*	w/280500			w/280500

GMP Bid Package Pricing Summary

Gilbane

PROJECT : New Ball Highschool And Natatorium - PKG 6A.1 North Building
LOCATION : Galveston, Texas
BID DATE : Jan 11, 2024
AREA : 299,257 SF
DURATION : 24.00 Mos.

PRINTED : 2/16/2024 15:38

DESCRIPTION		SUB CONTRACT	LABOR	EQUIPMENT	TOTAL
28 23 00.1	IP Video Surveillance Cameras	*	w/280500		w/280500
28 31 00	Fire Alarm System	*	w/Elec.		w/Elec.
28 49 00	Personal Vaporizer Detection System	*	w/280500		w/280500
31 11 00	Clearing and Grubbing	*	w/31200		w/31200
31 13 13.13	Waste Material Disposal	*	w/31200		w/31200
31 20 00	Earthwork	*	w/033000		w/033000
31 22 15	Finish Grading	*	w/31200		w/31200
31 22 16.13	Roadway Excavation	*	w/31200		w/31200
31 23 00	Construction of Underground Utilities	*	w/31200		w/31200
31 23 16.16	Structural Excavation and Backfill	*	w/31200		w/31200
31 23 23.13	Bank Sand Backfill	*	400,000		400,000
31 23 23.16	Cement Stabilized Sand Bedding and Backfill	*	w/31200		w/31200
31 32 13.19	Lime Stabilized Subgrade	*	w/31200		w/31200
31 41 00	Trench Safety	*	w/31200		w/31200
32 13 13	Concrete Paving	*	w/033000		w/033000
32 14 16	Brick Pavers (Concrete ILO Clay Pavers)	*	181,838		181,838
32 16 13	Concrete Curb, Gutter, Sidewalk and Driveways	*	w/033000		w/033000
32 17 23.13	Painted Pavement Markings	A	50,000		50,000
32 31 11	Gate Operators	*	w/323123		w/323123
32 31 13.25	Chain Link Fence and Gates (ALLOWANCE For Courtyard Entry)	A	100,000		100,000
32 31 19	Wrought Iron Fences and Gates	*	213,100		213,100
32 91 00	Soil Preparation	A	w/329300		w/329300
32 91 19.13	Topsoil	A	w/329300		w/329300
32 92 00	Lawns and Grasses	A	w/329300		w/329300
32 92 13	Hydro-Mulch Seeding	A	w/329300		w/329300
32 92 23	Fertilizer	A	w/329300		w/329300
32 92 23.16	Solid Sod – Bermuda	A	w/329300		w/329300
32 93 00	Planting (VE ALLOWANCE per GISD)	A	750,000		750,000
32 94 43	Tree Grates (Included in the 750,000 VE Allowance)	A	w/329300		w/329300
41 22 23	Electric Trolley Hoists	P	w/11 50 00		w/11 50 00
	Final Cleaning	LS	224,443		224,443
	Three Story Stair Tower	*	29,168		29,168
	Stair Tower Rental Cost Allowance	A	8,400		8,400
	Demo Trees over gas line	*	31,978		31,978
	Demo at New Tennis Court	*	2,381		2,381
	Site Curb and Gutter Along 43rd Street	*	9,791		9,791
	Site Curb and Gutter Along 41st Street	*	3,623		3,623
	Increased Footing at Parking Lot A - Sheet C104 Addendum 1	*	63,665		63,665
	Increase Sidewalk width on Ave O	*	19,596		19,596
	Mechanical Package 4C CPR01 Changes	*	9,459		9,459
	Package 5 CPR 01 Foundation Changes	*	(19,787)		(19,787)
	Package 5 CPR 02 Foundation Changes	*	29,204		29,204
	Reduction in Bleachers for the New Tennis Court - RFI 85	*	(4,325)		(4,325)
	Delete All Benches at the new Tennis Court - RFI 85	*	(19,300)		(19,300)
	CTE Separation - CPR08 (ESTIMATE - Drawings incomplete)	A	Not Included		Not Included
	Storefront ILO Curtain Wall	*	(248,565)		(248,565)
	Removal of the Arched Headers	*	(55,170)		(55,170)
	Reduce GFRC to only Area V and Front library	*	(631,101)		(631,101)
	Reduce Stone at the exterior stairs to only at the entry	*	(343,840)		(343,840)
	Reduce Tile height to 6" at all corridors	*	(56,000)		(56,000)
	Delete Cornice framing	*	(49,650)		(49,650)
	Reduce Granite block Seating	*	(221,400)		(221,400)
	Reduce All restroom Ceramic Tile to 6'4"	*	(113,300)		(113,300)
	Floor Protection	*	125,436		125,436
	Street Signage Allowance	A	3,300		3,300
	Dumpster Allowance	A	60,000		60,000
	Learning Stair and Rail Allowance	A	100,000		100,000
	Dewatering Allowance	A	240,000		240,000
	Food Service Equipment VE List from Texas Metal Equipment	*	(666,974)		(666,974)
	REMOVE ALLOWANCE- Emergency 1st Responder System PER GISD	A	(450,000)		(450,000)
	SUBTOTAL		44,626,185	0	44,626,185
	GENERAL CONDITIONS		1,500,258		1,500,258
	SUBTOTAL		\$46,126,443		\$46,126,443
	CONTRACTORS DEFAULT INS.			1.30%	580,140

GMP Bid Package Pricing Summary				Gilbane	
	PROJECT	:	New Ball Highschool And Natatorium - PKG 6A.1 North Building		
	LOCATION	:	Galveston, Texas		
	BID DATE	:	Jan 11, 2024		
	AREA	:	299,257 SF		
	DURATION	:	24.00 Mos.		
	PRINTED	:	2/16/2024 15:38		
	DESCRIPTION		SUB CONTRACT	LABOR	EQUIPMENT
					TOTAL
					W/GC'S
					BUILDERS RISK
					BUILDING PERMIT ALLOWANCE
					133,233
					0
					SALES TAX EXEMPT LIABILITY INS.
					W/GC'S
	SUBTOTAL				\$46,839,816
					FEE
				1.50%	735,148
				Design	By Owner
					0
					CM CONTINGENCY
					1,070,297
				Owner	By Owner
					0
	SUBTOTAL				\$48,645,261
					BOND (Bond Rates as of February 5, 2024)
					364,634
					Warranty Period
	TOTAL BUDGET				\$49,009,895