

Approval of Total Probable Cost and Change Order to Guaranteed Maximum Price to include the relocation of the current Transportation West Facility

September 24, 2024

SUMMARY:

This item requests approval for a Change Order to the Guaranteed Maximum Price (GMP) & Total Probable Cost to include the relocation of the current Transportation West Facility.

BOARD VALUE:

Growth & Management...In pursuit of excellence, we value demonstrating effective and efficient management of district resources.

PREVIOUS BOARD ACTION:

Joeris General Contractors was previously approved as a Construction Manager at Risk for future bond work in November of 2022 by the Denton ISD School Board.

BACKGROUND INFORMATION:

On May 6, 2023, Denton ISD voters approved the 2023 School District Bond Referendum. Inside the approved bond referendum was the funding for the Ryan High School Multipurpose facility and Fine Art renovations. To accommodate the new multipurpose facility on the existing Ryan High School site, it is most efficient and cost effective to relocate the current transportation facility. Denton ISD owns adjacent property on Mills Road, which will serve as the new location for the transportation facility. This relocation not only allows us to proceed with the exciting new multipurpose facility but also enhances safety for our students and faculty by eliminating bus traffic from the main campus area. This move is a crucial step in ensuring a safer and more efficient environment at Ryan High School.

FISCAL IMPLICATIONS:

Guaranteed Maximum Price for Construction: \$ 14,267,257

Fees:

Architect & Design Fees \$ 1,103,708

Permit Fees \$ 80,000

Total Permit & Design Fees \$ 1,183,708

Soft Cost of Construction:

HVAC Test and Balance \$ 8,000

Building Commissioning \$ 6,000

Materials Testing \$ 85,000

Construction Docs/Closeouts/Photo & Video \$ 20,000

Asbestos Abatement & Management \$ 80,000

Professional Services Construction Contingency \$ 212,676

Total Construction Soft Costing \$ 411,676

TOTAL PROBABLE COST OF CONSTRUCTION \$ 15,862,641

BENEFIT OF ACTION:

Board approval will allow Joeris General Contractors to begin construction of the relocated Transportation West Facility. Once the transportation facility is complete, it will allow the construction of the new multipurpose facility on the Ryan High School campus.

SUPERINTENDENT’S RECOMMENDATION:

Requests approval of the Total Probable Cost and Change Order to Guaranteed Maximum Price to include the relocation of the current Transportation West Facility. Joeris General Contractors submitted a GMP in the amount of **\$14,267,257** for a Total Probable Cost of **\$15,862,641**. The approval will create an overall GMP for the Transportation West Facility Project of **\$14,267,257** and a total probable cost of **\$15,862,641**.

STAFF PERSONS RESPONSIBLE:

- Dr. Jeremy Thompson – Deputy Superintendent
- Brandon Boyter – Executive Director of Construction, Planning & Growth

ATTACHMENT(S):

- VLK Architects – Recommendation Letter
- Joeris General Contractors – AIA Guaranteed Maximum Price Amendment
- Total Probable Cost and GMP Breakdown

APPROVAL:

Signature of Executive Director of Construction, Planning & Growth: _____

Comments: _____

Signature of Deputy Superintendent: _____

Comments: _____

Signature of Superintendent: _____

Comments: _____