

Approval of a Change to the Guaranteed Maximum Price (GMP) and Total Probable Cost at Calhoun Middle School Renovation

August 22, 2023

SUMMARY:

This item requests approval to increase the Guaranteed Maximum Price (GMP) and increase other construction related cost to the Calhoun Middle School Renovation

BOARD GOAL:

Growth, Change & Fiscal Responsibility...In pursuit of excellence, the district will create and continuously modify strategies to mitigate increasing stresses on our children, our schools, and our community.

PREVIOUS BOARD ACTION:

June 21, 2022, board authorized the Guaranteed Maximum Price of \$73,541,504.00 for the new construction of Newton Rayzor and the renovation of old Denton High to create the new Calhoun Middle School. This approval was part of the 2018 Bond Authorization.

BACKGROUND INFORMATION:

In the previous approval of the Calhoun / Rayzor GMP & total probable cost included the replacement of the track surface. Once the surface was removed and the asphalt exposed, the asphalt and subbase were determined to be compromised. In order to provide a track surface that will be usable and warrantable the asphalt needs to be removed and the subbase treated. Once the subbase is corrected new asphalt will be installed and the new track surface applied. The other cost requested are an increase of architect fee and material testing cost due to the track issues and cost to replace lighting in the fine arts area of "Old Denton High" and improve architectural finishes that were not carried in the original scope of the project.

FISCAL IMPLICATIONS:

Approval of Change to the GMP will increase the Balfour Construction contract by \$621,277.00 This increase of the GMP will result in an increase of the Architect fee and material testing. The request will also increase total probable cost of construction for installation of energy efficient upgrades in the fine arts area that is in excess to the original scope of work approved by the Denton ISD School Board.

Increase to the GMP	\$ 621,277.00
<u>Other Construction Related Cost:</u>	
Architect Fee and Reimbursables	\$ 60,000.00
SFCC Lighting and Flooring	\$ 388,481.48
Geotex Materials Testing	\$ 20,000.00
Other Construction Related Cost	\$ 468,481.48
Total increase to the Total Probable Cost of Construction	\$ 1,089,758.48

BENEFIT OF ACTION:

The approval of the changes will allow the construction to continue with an anticipated completion date of March 2024.

SUPERINTENDENT'S RECOMMENDATION:

Requests approval to increase the GMP on the Calhoun Renovation in the amount of \$621,277.00, for the increased cost of the track replacement as well as \$468,481.48 for other construction related items. This will increase the Total Probable Cost of Construction a total of \$1,089,758.48.

STAFF PERSONS RESPONSIBLE:

- Scott Niven – Deputy Assistant Superintendent
- Brandon Boyter – Executive Director of Construction, Planning & Growth

ATTACHMENT(S):

- AIA Change Order
- Paragon Sports track cost
- SFCC cost for lighting and finishes

APPROVAL:

Signature of Staff Member Proposing Recommendation: _____

Comments: _____

Signature of Divisional Assistant Superintendent: _____

Comments: _____

Signature of Superintendent: _____

Comments: _____