

# Approval of Total Probable Cost and Guaranteed Maximum Price for the Renovation of W.S. Ryan Elementary School

December 10, 2024

## SUMMARY:

This item requests approval of the Total Probable Cost for the renovation of W.S. Ryan Elementary School including the Guaranteed Maximum Price provided by BWC Education Group (BWC).

## BOARD VALUE:

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

## PREVIOUS BOARD ACTION:

BWC Education Group was 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 renovation of W.S. Ryan Elementary School.

## FISCAL IMPLICATIONS:

**Guaranteed Maximum Price for Construction:** \$ 16,979,874

### Fees:

Architect & Design Fees, Survey & Topo	\$ 1,107,692
Permit Fees	\$ 50,000
<b>Total Permit &amp; Design</b>	<b>\$ 1,157,692</b>

### Soft Cost of Construction:

HVAC Test & Balance	\$ 27,000
Building Commissioning (incl electrical & fire sprinkler systems)	\$ 33,700
Materials Testing	\$ 19,785
Construction Docs / Closeouts / Photo & Video	\$ 34,409
Professional Services Construction Contingency (incl asbestos & life safety)	\$ 285,000
BDA (First Responder Radio) / District Radio Repeater	\$ 100,000
Moving Cost	\$ 20,000
<b>Total Construction Soft Costing</b>	<b>\$ 519,894</b>

**TOTAL PROBABLE COST OF CONSTRUCTION** \$ **18,657,460**

## BENEFIT OF ACTION:

Passage will allow BWC to begin the renovation of W.S. Ryan Elementary in June of 2025.

## SUPERINTENDENT'S RECOMMENDATION:

Requests approval of the Total Probable Cost including the Guaranteed Maximum Price submitted by BWC Education Group in the amount of \$ 16,979,874 for a Total Probable Cost of \$ 18,657,460 for the renovation of W.S. Ryan Elementary School. This project will be funded from the 2023 Bond Authorization.

## STAFF PERSONS RESPONSIBLE:

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

## ATTACHMENT(S):

- Corgan Architects – Recommendation Letter
- BWC Education Group – Guaranteed Maximum Price Amendment
- Breakdown of Fees & Soft Costing

## APPROVAL:

Signature of Executive Director of Construction, Planning & Growth: \_\_\_\_\_

Comments: \_\_\_\_\_

Signature of Deputy Superintendent: \_\_\_\_\_

Comments: \_\_\_\_\_

Signature of Superintendent: \_\_\_\_\_

Comments: \_\_\_\_\_