

McKinney Independent School District
#1 Duvall Street, McKinney, Texas 75069

To: Board of Trustees
From: Shawn Pratt, Superintendent
Subject: Scott Johnson Middle School Classroom and Performing Arts Additions - Guaranteed Maximum Price (GMP) and Architectural Fee for Phase 2 Construction
Date: July 22, 2024

The 2021 Bond Election included \$23,000,000 in funds for Scott Johnson Middle School Classroom and Fine Arts Additions.

At the May 2024 School Board meeting the trustees approved the GMP and the start of construction of the Phase 1 – Civil Package Construction of the project. This portion of the overall project was expedited so that work would be completed prior to the first day of school on August 8, 2024. The civil package work included relocating some parking lots, rerouting of a fire lane, and relocation of underground utilities.

After the May Board Meeting our consultants completed the remaining Construction Documents for the Phase 2 – Building Package for the construction of the Classroom and Performing Arts Additions. The documents were put out for bid in June and bids were accepted from various subcontractors on July 13, 2024, at the offices of Crossland Construction. The bids were evaluated as to which subcontractor bids provided the best value to the school district. Refer to the attached cost summary by Crossland Construction. Crossland’s summary lists both the previously approved Phase 1 Civil Package GMP (highlighted in yellow) and the currently presented Phase 2 Building Additions Package GMP (highlighted in blue) for reference. The column labeled as “Total” is the combined GMP for both Packages. Also attached is the Recommendation for Award of Contract letter from Corgan Architects who have also reviewed the GMP Summary on behalf of the school district..

The GMP subcontractor proposals were based on the Plans and Specification prepared by Corgan Architects. Refer to the attached for site and floor plans of the additions.

Total Estimate for Project

Approved at the May 2024 Board Meeting	
<i>Construction Phase 1 Civil Package GMP</i>	\$ 1,209,369
<i>Material Testing</i>	<u>\$ 9,038</u>
Phase 1 – Civil Package Total	\$ 1,218,407

Construction (including technology infrastructure)
GMP from Crossland Construction Company
Phase 2 – Building Package for the Additions **\$ 15,114,860**

Total GMP for Combined Phase 1 and Phase 2 Projects **\$ 16,324,229**
(without Phase 1 material testing costs)

Other Costs and Fees required for construction:

Architectural, Engineering, Geotechnical, etc.
Professional Fees – 6% (Arch, Engineers, etc.) \$ 979,454
Reimbursables (Estimate) \$ 30,000
Permits from City of McKinney – (estimate) \$ 100,000
Survey and Plat \$ 23,400
Geotechnical Engineering \$ 11,500
HVAC Test & Balance and Commissioning – (estimate) \$ 50,000
Storm Shelter Structure Review – 3rd Party – (estimate) \$ 25,000
Fireproofing Inspection – 3rd Party (estimate) – (estimate) \$ 7,500

Independent Materials Testing, Utilities, etc.
Material Testing during Construction (estimate)
- *Includes the \$9,038 approved in Phase 1* \$ 200,000

Furniture, Fixtures and Equipment (estimate) \$ 800,000

Total Estimated for Completed Project **\$ 18,560,131**

Impact Statement: N/A

It is recommended: The Board approve the GMP for construction by Crossland Construction Company, the Architectural Fee by Corgan Architects (% of GMP), and other related estimated project costs as presented.

Resource Person(s): Greg Suttle

Respectfully submitted,

Shawn Pratt
Superintendent

Greg Suttle
Chief Operations Officer