

# Approval of Total Probable Cost and Guaranteed Maximum Price for the new Construction of Anita McGuire Reeves Elementary School

May 8, 2023

## SUMMARY:

This item requests approval of the Total Probable Cost of Construction including the Guaranteed Maximum Price provided by Balfour Construction Company for the construction of Anita McGuire Reeves Elementary School.

## BOARD GOAL:

Growth & Management- demonstrate effective and efficient management of district resources.

## PREVIOUS BOARD ACTION:

Balfour Construction Company 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 overwhelmingly approved the 2023 School District Bond Referendum. Inside the approved bond referendum was funding for construction of the Anita McGuire Reeves Elementary School.

## FISCAL IMPLICATIONS:

**Guaranteed Maximum Price for Construction:** \$ 52,512,680.00

### Fees:

Architect & Design Fees \$ 3,965,764.00  
Permit Fees \$ 400,000.00

**Total Permit, Design & Impact Fees \$ 4,365,764.00**

### Soft Cost of Construction:

HVAC Test & Balance \$ 125,000.00  
Building Commissioning \$ 85,500.00  
Materials Testing \$ 250,000.00  
Construction Docs / Closeouts / Photo & Video \$ 103,500.00  
Professional Services Construction Contingency \$ 260,300.00  
BDA (First Responder Radio) / District Radio Repeater \$ 150,000.00

**Total Construction Soft Costing \$ 974,300.00**

**TOTAL PROBABLE COST OF CONSTRUCTION \$ 57,852,744.00**

## BENEFIT OF ACTION:

Passage will allow Balfour to begin construction of Anita McGuire Reeves Elementary School upon receipt of the building permit.

## SUPERINTENDENT'S RECOMMENDATION:

Requests approval of the Total Probable Cost including the Guaranteed Maximum Price submitted by Balfour Construction company in the amount of \$ 52,512,680.00 for a Total Probable Cost of \$ 57,852,744.00 for the construction of Anita McGuire Reeves Elementary School. This project will be funded from the 2023 Bond Authorization.

## STAFF PERSONS RESPONSIBLE:

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

## ATTACHMENT(S):

- Pfluger Architects – Recommendation Letter
- Balfour Construction Company – Guaranteed Maximum Price of Construction
- Breakdown of Fees & Soft Costing

**APPROVAL:**

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

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

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

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

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

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