

Approval of Guaranteed Maximum Price for the Construction of the Denton High School Replacement Campus

August 27, 2019

SUMMARY:

This item requests approval of the Guaranteed Maximum Price (GMP) submitted by Northstar Builders for the construction of the Denton High School replacement campus.

Board Goal:

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

PREVIOUS BOARD ACTION:

Northstar Builders' Construction contract went before the Board and was approved on December 7, 2018.

BACKGROUND INFORMATION:

- Northstar Builders was named Construction Manager at Risk on April 10, 2018.
- The building of Denton High School replacement campus is part of the 2018 Bond Authorization.

SIGNIFICANT ISSUES:

The GMP includes a few items above the original scope:

- Alternate #1 – LED Lighting ILO HID Lighting at athletic Fields
- Alternate #4 – Storage Tank, Pump House & Irrigation Well
- Turf on the Softball and Baseball Fields

FISCAL IMPLICATIONS:

2018 Bond Budget – New Denton High School	\$ 162,058,643
2007 Bond Contingency Funds	2,000,000
2013 Bond Contingency Funds	<u>4,595,859</u>
Total Bond Budgets	<u>\$ 168,654,502</u>

Construction Costs:

Base Bid	\$ 165,770,909
Alternate #1	123,293
Alternate #4	<u>1,180,646</u>
Guaranteed maximum Price (GMP)	<u>\$ 167,074,848</u>

Additional Items:

Energy Management & Card Access	<u>\$ 1,579,654</u>
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Total Construction Costs **\$ 168,654,502**

BENEFIT OF ACTION:

Passage will allow construction to begin on this project with an anticipated completion date of Spring of 2022.

SUPERINTENDENT'S RECOMMENDATION:

Recommends approval of the Guaranteed Maximum Price of \$167,074,848, with a total construction cost of \$168,654,502, submitted by Northstar Builders for the construction of a replacement campus for Denton High School. This project will be funded from the 2007, 2013 and 2018 Bond Authorizations.

STAFF PERSONS RESPONSIBLE:

- Paul Andress – Executive Director of Operations
- Garry Ryan – Executive Manager of Construction, Planning & Growth
- Debbie Monschke – Assistant Superintendent of Administrative Services
- Dianna Casper – Director of Purchasing

ATTACHMENT:

- Northstar Builders – Statement of Cost & Guaranteed Maximum Price
- VLK Architects – Recommendation Letter

APPROVAL:

Signature of Staff Member Proposing Recommendation: _____

Comments: _____

Signature of Divisional Assistant Superintendent: _____

Comments: _____

Signature of Superintendent: _____

Comments: _____