

Approval of Total Probable Cost and Guaranteed Maximum Price for the new Construction of Spiritas and Eppright Elementary Schools

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 New Construction of Spiritas and Eppright Elementary Schools.

BOARD GOAL:

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

PREVIOUS BOARD ACTION:

None

BACKGROUND INFORMATION:

Balfour Construction Company was named Construction Manager at Risk for the project in August 2022 for the new construction of Spiritas and Eppright Elementary Schools as part of the 2023 Bond Authorization.

SIGNIFICANT ISSUES:

FISCAL IMPLICATIONS:

<u>Guaranteed Maximum Price for Construction:</u>	\$ 105,074,824.00
Cost for Construction Spiritas & Eppright Elementary	
Guaranteed Maximum Price by Balfour	\$ 105,074,824.00
<u>Fees:</u>	
Architect & Design Fees	\$ 5,909,543.05
Surveys / Topo / TIA	\$ 86,900.00
Infrastructure Impact Fees	\$ 880,000.00
Permit Fees	\$ 660,000.00
Design and Reimbursable	\$ 62,650.00
Total Permit, Design & Impact Fees	\$ 7,599,093.05
<u>Soft Cost of Construction:</u>	
HVAC Test & Balance	\$ 298,430.00
Building Commissioning	\$ 269,060.00
Materials Testing	\$ 390,000.00
Construction Docs / Closeouts / Photo & Video	\$ 263,000.00
Professional Services Construction Contingency	\$ 400,000.00
BDA (First Responder Radio) / District Radio Repeater	\$ 300,000.00
Total Construction Soft Costing	\$ 1,920,490.00
<u>TOTAL PROBABLE COST OF CONSTRUCTION</u>	<u>\$ 114,594,407.05</u>

BENEFIT OF ACTION:

Passage will allow Balfour to begin construction of Spiritas and Eppright Elementary Schools in May of 2023.

PUBLIC COMMENT RECEIVED:

None

ALTERNATIVES:

No alternative actions are proposed.

SUPERINTENDENT'S RECOMMENDATION:

Requests approval of the Total Probable Cost including the Guaranteed Maximum Price submitted by Balfour Construction company of **\$ 105,074,824.00** for a Total Probable Cost of **\$ 114,594,407.05** for the construction of Spiritas and Eppright Elementary Schools. 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 Amendments, Spiritas & Eppright Elementary Schools
- Breakdown of Fees & Soft Costing

APPROVAL:

Signature of Executive Director of Construction, Planning & Growth: _____

Comments: _____

Signature of Deputy Superintendent: _____

Comments: _____

Signature of Superintendent: _____

Comments: _____

Denton Independent School District
Spiritas Ranch Elementary School
 Little Elm, Texas

Exhibit B - Statement of Costs

BID PACK	BID PACKAGE DESCRIPTION	TOTAL COST	\$ / SQFT ON TOTAL	% OF TOTAL
AREA TOTAL(S):		113,975		
01A	OWNER ALLOWANCES	\$2,332,000	\$20.46	4.45%
01B	GENERAL REQUIREMENTS	\$576,199	\$5.06	1.10%
03A	CAST-IN-PLACE CONCRETE (TURNKEY)	\$4,055,805	\$35.59	7.73%
04A	MASONRY	\$750,980	\$6.59	1.43%
05A	STRUCTURAL STEEL	\$3,582,208	\$31.43	6.83%
05C	ORNAMENTAL METALS	\$80,620	\$0.71	0.15%
06B	FINISH CARPENTRY / MILLWORK	\$985,447	\$8.65	1.88%
07A	WATERPROOFING / SEALANTS	\$331,222	\$2.91	0.63%
07C	ROOFING	\$1,283,194	\$11.26	2.45%
07D	METAL PANELS	\$136,947	\$1.20	0.26%
07E	SPRAYED MATERIALS	\$144,785	\$1.27	0.28%
08A	DOORS / FRAMES / HARDWARE	\$936,875	\$8.22	1.79%
08C	COILING DOORS / GRILLES	\$128,400	\$1.13	0.24%
08E	GLASS	\$1,553,305	\$13.63	2.96%
09B.1	PRE-FABRICATED EXTERIOR PANELS	\$3,457,482	\$30.34	6.59%
09B	DRYWALL / ACOUSTICAL	\$2,392,365	\$20.99	4.56%
09C	TILE	\$501,490	\$4.40	0.96%
09F	RESILIENT FLOORING / CARPET	\$733,017	\$6.43	1.40%
09H	FLUID APPLIED FLOORING	\$42,005	\$0.37	0.08%
09I	POLISHED CONCRETE FLOORING	\$44,214	\$0.39	0.08%
09L	PAINTING / WALL COVERINGS	\$700,470	\$6.15	1.34%
10A	SPECIALTIES PACKAGE	\$158,439	\$1.39	0.30%
10C	SIGNAGE	\$137,928	\$1.21	0.26%
10S	AWNINGS / CANOPIES	\$748,307	\$6.57	1.43%
11G	RESIDENTIAL EQUIPMENT	\$34,000	\$0.30	0.06%
11H	FOOD SERVICE EQUIPMENT	\$796,000	\$6.98	1.52%
11L	THEATER / STAGE EQUIPMENT	\$37,635	\$0.33	0.07%
11M	ATHLETIC EQUIPMENT	\$64,780	\$0.57	0.12%
11P	RECREATION EQUIPMENT	\$218,826	\$1.92	0.42%
12A	WINDOW TREATMENTS	\$216,241	\$1.90	0.41%
12B	MUSICAL INSTRUMENT STORAGE CABINETS	\$14,135	\$0.12	0.03%
12C	LIBRARY SHELVING	\$126,905	\$1.11	0.24%
14A	ELEVATORS	\$112,000	\$0.98	0.21%
21A	FIRE PROTECTION	\$495,148	\$4.34	0.94%
22A	PLUMBING	\$1,993,690	\$17.49	3.80%
23A	HVAC	\$4,797,199	\$42.09	9.15%
26A	ELECTRICAL	\$4,605,880	\$40.41	8.78%

Denton Independent School District
Spiritas Ranch Elementary School
Little Elm, Texas

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BID PACK	BID PACKAGE DESCRIPTION	TOTAL COST	\$ / SQFT ON TOTAL	% OF TOTAL
AREA TOTAL(S):		113,975		
26B	SOLAR PANELS	\$732,780	\$6.43	1.40%
27A	DATA	\$492,831	\$4.32	0.94%
27B	AUDIO VISUAL	\$614,735	\$5.39	1.17%
28A	SECURITY SYSTEMS	\$102,640	\$0.90	0.20%
28B	FIRE ALARM	\$193,790	\$1.70	0.37%
31A	EARTHWORK / GRADING	\$1,011,843	\$8.88	1.93%
31B	TERMITE CONTROL	\$9,594	\$0.08	0.02%
32C	PAVEMENT MARKINGS	\$19,230	\$0.17	0.04%
32D	ATHLETIC SURFACES	\$369,536	\$3.24	0.70%
32E	FENCING	\$221,007	\$1.94	0.42%
32F	LANDSCAPE / IRRIGATION	\$780,034	\$6.84	1.49%
33A	UTILITIES	\$1,228,800	\$10.78	2.34%
33G	WATER WELL	\$899,308	\$7.89	1.71%
TOTAL COST OF WORK		\$45,982,271	\$403.44	87.69%
GENERAL CONDITIONS	LSUM	\$1,911,013	\$16.77	3.64%
CONTINGENCY	2.000%	\$1,048,793	\$9.20	2.00%
SUBCONTRACTOR DEFAULT INSURANCE	1.600%	\$726,497	\$6.37	1.39%
GENERAL LIABILITY	0.850%	\$445,737	\$3.91	0.85%
BUILDER'S RISK INSURANCE	0.075%	\$39,330	\$0.35	0.08%
PERFORMANCE BOND	0.800%	\$419,517	\$3.68	0.80%
BUILDING PERMIT	BY OWNER	\$0	\$0.00	0.00%
WARRANTY RESERVE	0.150%	\$78,659	\$0.69	0.15%
FEE	3.500%	\$1,772,814	\$15.55	3.38%
PRECONSTRUCTION SERVICES	LSUM	\$15,000	\$0.13	0.03%
TOTAL COST		\$52,439,630	\$460.10	100.00%

Denton Independent School District
Eppright Drive Elementary School
 Little Elm, Texas

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AREA TOTAL(S):		113,975		
01A	OWNER ALLOWANCES	\$2,132,000	\$18.71	4.05%
01B	GENERAL REQUIREMENTS	\$576,199	\$5.06	1.09%
03A	CAST-IN-PLACE CONCRETE (TURNKEY)	\$4,075,541	\$35.76	7.74%
04A	MASONRY	\$750,980	\$6.59	1.43%
05A	STRUCTURAL STEEL	\$3,647,208	\$32.00	6.93%
05C	ORNAMENTAL METALS	\$80,620	\$0.71	0.15%
06B	FINISH CARPENTRY / MILLWORK	\$985,447	\$8.65	1.87%
07A	WATERPROOFING / SEALANTS	\$331,222	\$2.91	0.63%
07C	ROOFING	\$1,283,194	\$11.26	2.44%
07D	METAL PANELS	\$136,947	\$1.20	0.26%
07E	SPRAYED MATERIALS	\$144,785	\$1.27	0.28%
08A	DOORS / FRAMES / HARDWARE	\$936,875	\$8.22	1.78%
08C	COILING DOORS / GRILLES	\$128,400	\$1.13	0.24%
08E	GLASS	\$1,363,900	\$11.97	2.59%
09B.1	PRE-FABRICATED EXTERIOR PANELS	\$3,439,591	\$30.18	6.53%
09B	DRYWALL / ACOUSTICAL	\$2,392,365	\$20.99	4.55%
09C	TILE	\$501,490	\$4.40	0.95%
09F	RESILIENT FLOORING / CARPET	\$695,469	\$6.10	1.32%
09H	FLUID APPLIED FLOORING	\$42,005	\$0.37	0.08%
09I	POLISHED CONCRETE FLOORING	\$44,214	\$0.39	0.08%
09L	PAINTING / WALL COVERINGS	\$700,470	\$6.15	1.33%
10A	SPECIALTIES PACKAGE	\$158,439	\$1.39	0.30%
10C	SIGNAGE	\$137,928	\$1.21	0.26%
10S	AWNINGS / CANOPIES	\$748,307	\$6.57	1.42%
11G	RESIDENTIAL EQUIPMENT	\$34,000	\$0.30	0.06%
11H	FOOD SERVICE EQUIPMENT	\$796,000	\$6.98	1.51%
11L	THEATER / STAGE EQUIPMENT	\$37,635	\$0.33	0.07%
11M	ATHLETIC EQUIPMENT	\$64,780	\$0.57	0.12%
11P	RECREATION EQUIPMENT	\$218,826	\$1.92	0.42%
12A	WINDOW TREATMENTS	\$216,241	\$1.90	0.41%
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12C	LIBRARY SHELVEING	\$126,905	\$1.11	0.24%
14A	ELEVATORS	\$112,000	\$0.98	0.21%
21A	FIRE PROTECTION	\$495,148	\$4.34	0.94%
22A	PLUMBING	\$1,993,690	\$17.49	3.79%
23A	HVAC	\$5,084,014	\$44.61	9.66%
26A	ELECTRICAL	\$3,573,860	\$31.36	6.79%

Denton Independent School District
Eppright Drive Elementary School
Little Elm, Texas

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AREA TOTAL(S):		113,975		
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27A	DATA	\$492,831	\$4.32	0.94%
27B	AUDIO VISUAL	\$614,735	\$5.39	1.17%
28A	SECURITY SYSTEMS	\$102,640	\$0.90	0.20%
28B	FIRE ALARM	\$193,790	\$1.70	0.37%
31A	EARTHWORK / GRADING	\$1,590,480	\$13.95	3.02%
31B	TERMITE CONTROL	\$9,594	\$0.08	0.02%
32C	PAVEMENT MARKINGS	\$19,530	\$0.17	0.04%
32D	ATHLETIC SURFACES	\$369,536	\$3.24	0.70%
32E	FENCING	\$218,377	\$1.92	0.41%
32F	LANDSCAPE / IRRIGATION	\$1,135,514	\$9.96	2.16%
33A	UTILITIES	\$1,593,110	\$13.98	3.03%
33G	WATER WELL	\$952,808	\$8.36	1.81%
TOTAL COST OF WORK		\$46,226,555	\$405.59	87.82%
GENERAL CONDITIONS	LSUM	\$1,843,691	\$16.18	3.50%
CONTINGENCY	2.000%	\$1,052,704	\$9.24	2.00%
SUBGUARD	1.600%	\$730,406	\$6.41	1.39%
GENERAL LIABILITY	0.850%	\$447,399	\$3.93	0.85%
BUILDER'S RISK INSURANCE	LSUM	\$42,648	\$0.37	0.08%
PERFORMANCE BOND	0.800%	\$421,082	\$3.69	0.80%
BUILDING PERMIT	BY OWNER	\$0	\$0.00	0.00%
WARRANTY RESERVE	0.150%	\$78,953	\$0.69	0.15%
FEE	3.500%	\$1,776,757	\$15.59	3.38%
PRECONSTRUCTION SERVICES	LSUM	\$15,000	\$0.13	0.03%
TOTAL COST		\$52,635,194	\$461.81	100.00%

Board Doc Calculations	Spiritas		Eppright		Combined
Construction Cost					
GMP	\$	52,439,630.00	\$	52,635,194.00	\$ 105,074,824.00
Total GMP Cost	\$	52,439,630.00	\$	52,635,194.00	\$ 105,074,824.00
Fees					
Permit Fees	\$	330,000.00	\$	330,000.00	\$ 660,000.00
Architect	\$	2,359,783.35	\$	2,631,759.70	\$ 4,991,543.05
Civil	\$	315,000.00	\$	315,000.00	\$ 630,000.00
Technology	\$	58,000.00	\$	58,000.00	\$ 116,000.00
Landscape	\$	50,000.00	\$	50,000.00	\$ 100,000.00
Acoustical	\$	15,000.00	\$	15,000.00	\$ 30,000.00
Daylight Modeling	\$	10,000.00	\$	10,000.00	\$ 20,000.00
3rd Party Storm Shelter Review TIA	\$	12,000.00	\$	10,000.00	\$ 22,000.00
Reports	\$	26,900.00	\$	30,000.00	\$ 56,900.00
Survey / Topo	\$	15,000.00	\$	15,000.00	\$ 30,000.00
Water Impact Fees	\$	300,000.00	\$	300,000.00	\$ 600,000.00
Electrical Infrastructure	\$	100,000.00	\$	100,000.00	\$ 200,000.00
Gas Infrastructure	\$	50,000.00	\$	30,000.00	\$ 80,000.00
Other - Design and Reimbursable	\$	30,000.00	\$	32,650.00	\$ 62,650.00
Fee Total	\$	3,671,683.35	\$	3,927,409.70	\$ 7,599,093.05
Construction Soft Costing					
HVAC Testing and Balancing	\$	149,610.00	\$	148,820.00	\$ 298,430.00
Building Commissioning	\$	112,200.00	\$	111,860.00	\$ 224,060.00
Materials Testing	\$	175,000.00	\$	215,000.00	\$ 390,000.00
Electrical Systems Commissioning	\$	6,500.00	\$	6,500.00	\$ 13,000.00
Construction Photos and Video	\$	80,000.00	\$	80,000.00	\$ 160,000.00
Professional Services Contingency	\$	200,000.00	\$	200,000.00	\$ 400,000.00
Construction Documentation & Closeout	\$	16,500.00	\$	16,500.00	\$ 33,000.00
Digital Blueprint Archiving	\$	35,000.00	\$	35,000.00	\$ 70,000.00
Fire Sprinkler Review	\$	13,000.00	\$	13,000.00	\$ 26,000.00
Evacuation Maps	\$	3,000.00	\$	3,000.00	\$ 6,000.00
BDA First Repeater & District Radio	\$	150,000.00	\$	150,000.00	\$ 300,000.00
Construction Soft Costing	\$	940,810.00	\$	979,680.00	\$ 1,920,490.00
Total Probable Cost	\$	57,052,123.35	\$	57,542,283.70	\$ 114,594,407.05



May 5, 2023

Denton ISD
Brandon Boyter
Executive Director of Construction, Planning and Growth
230 N. Mayhill Road
Denton TX 76208

Re: Recommendation of the Guaranteed Maximum Price for Spiritas Ranch Elementary School and Eppright Drive Elementary School

Dear Brandon:

On April 20, 2023, Balfour Beatty Construction received bids for Spiritas Ranch Elementary School and Eppright Drive Elementary School. Bids were received with representatives from Denton ISD, Pfluger Architects, and Balfour Beatty Construction present. Bids were highly competitive and a total of 180 bids were received for the projects. This was a great turnout for these projects. The bids received closely matched the budget prices that were established during Schematic Design phase.

Pfluger Architects would recommend approval of the Guaranteed Maximum Price (GMP) including Alternates of \$52,439,630.00 for the Spiritas Ranch Elementary School and would recommend approval of the Guaranteed Maximum Price (GMP) including Alternates of \$52,635,194.00 for the Eppright Drive Elementary School.

Sincerely,

A handwritten signature in black ink, appearing to read "TSO" with a stylized flourish.

Tony Schmitz, AIA LEED AP
Senior Project Manager