

Approval of Total Probable Cost and Guaranteed Maximum Price for the Rebuild of Borman Elementary School

December 10, 2024

SUMMARY:

This item requests approval of the Total Probable Cost of Construction including the Guaranteed Maximum Price provided by Joeris General Contractors for the rebuild of Frank Borman Elementary School.

BOARD VALUE:

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

PREVIOUS BOARD ACTION:

Joeris General Contractors 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 the rebuild of the Frank Borman Elementary School.

FISCAL IMPLICATIONS:

Guaranteed Maximum Price for Construction: **\$ 59,809,976.00**

Fees:

Architect, Utility & Design Fees, Survey & Topo	\$ 4,038,470.00
Permit Fees	\$ 225,000.00
Total Permit, Design & Impact Fees	\$ 4,263,470.00

Soft Cost of Construction:

HVAC Test & Balance	\$ 164,130.00
Building Commissioning (incl electrical & fire sprinkler system)	\$ 153,470.00
Materials Testing	\$ 250,995.00
Construction Docs / Closeouts / Photo & Video	\$ 70,200.00
Professional Services Construction Contingency (incl life safety)	\$ 215,500.00
Asbestos Abatement	\$ 400,000.00
Moving	\$ 25,000.00
BDA (First Responder Radio) / District Radio Repeater	\$ 100,000.00
Total Construction Soft Costing	\$ 1,379,295.00

TOTAL PROBABLE COST OF CONSTRUCTION **\$ 65,452,741.00**

BENEFIT OF ACTION:

Passage will allow Joeris to begin construction of Frank Borman 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 Joeris General Contractors in the amount of \$ 59,809,976.00 for a Total Probable Cost of \$ 65,452,741.00 for the rebuild of Frank Borman Elementary School. This project will be funded from the 2023 Bond Authorization.

STAFF PERSONS RESPONSIBLE:

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

ATTACHMENT(S):

- Corgan Architects – Recommendation Letter
- Joeris General Contractors – 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: _____