

Approval of Total Probable Cost and Guaranteed Maximum Price for the Renovation of Hodge Elementary School

December 10, 2024

SUMMARY:

This item requests approval of the Total Probable Cost for the renovation of and mechanical upgrades to Hodge Elementary School including the Guaranteed Maximum Price provided by Balfour Construction Company.

BOARD VALUE:

Growth & Management...In pursuit of excellence, we value demonstrating 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 approved the 2023 School District Bond Referendum. Inside the approved bond referendum was the funding for the renovation of and mechanical upgrades to Hodge Elementary School.

FISCAL IMPLICATIONS:

Guaranteed Maximum Price for Construction: \$ 17,496,801.00

Fees:

Architect & Design Fees, Survey & Topo	\$ 1,140,492.00
Permit Fees	\$ 50,000.00
Total Permit & Design	\$ 1,190,492.00

Soft Cost of Construction:

HVAC Test & Balance	\$ 32,000.00
Building Commissioning (incl electrical & fire sprinkler system)	\$ 36,396.00
Materials Testing	\$ 20,425.00
Construction Docs / Closeouts / Photo & Video	\$ 34,409.00
Professional Services Construction Contingency (incl asbestos & life safety)	\$ 150,000.00
BDA (First Responder Radio) / District Radio Repeater	\$ 100,000.00
Moving Cost	\$ 24,890.00
Total Construction Soft Costing	\$ 398,120.00

TOTAL PROBABLE COST OF CONSTRUCTION \$ **19,085,413.00**

BENEFIT OF ACTION:

Passage will allow Balfour to begin the renovation of and mechanical upgrades to Hodge Elementary in June of 2025.

SUPERINTENDENT'S RECOMMENDATION:

Requests approval of the Total Probable Cost including the Guaranteed Maximum Price submitted by Balfour Construction company in the amount of \$ 17,496,801.00 for a Total Probable Cost of \$ 19,085,413.00 for the renovation of and mechanical upgrades to Hodge Elementary School. This project will be funded from the 2023 Bond Authorization.

STAFF PERSONS RESPONSIBLE:

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

ATTACHMENT(S):

- Corgan 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: _____