

# Approval of Total Probable Cost and Guaranteed Maximum Price for the Newton Rayzor Elementary and Calhoun Middle School Renovation and Construction

June 21, 2022

## 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 Newton Rayzor Elementary School and the Renovation and Conversion of Old Denton High School into The New Calhoun Middle School by Balfour Construction Company.

## 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 September, 2021.

The new construction of Newton Rayzor Elementary along with the Renovation and Conversion of Old Denton High School into the New Calhoun Middle School are part of the 2018 Bond Authorization.

## SIGNIFICANT ISSUES:

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## FISCAL IMPLICATIONS:

### Guaranteed Maximum Price for Construction:

Base cost Newton Rayzor & Calhoun Middle School without Alternates	\$ 71,471,766.00
District Approved Alternates Rayzor Playground & Installation	\$ 2,069,738.00 included in GMP
<b>Total Guaranteed Maximum Price by Balfour</b>	<b>\$ 73,541,504.00</b>

### Other Construction Related Cost:

EMS / Card Access / Irrigation Controls	\$ 1,383,603.00
Calhoun Cabinetry Demo for Abatement	\$ 70,000.00
Calhoun Area A Hardware Replacement	\$ 32,000.00

**Other Construction Related Cost \$ 1,485,603.00**

### Fees:

Architect Fee and Reimbursables	\$ 4,700,000.00
Civil Design Fees	\$ 210,000.00
Landscape Design Fees	\$ 32,000.00
Fire Alarm & Sprinkler Design Review	\$ 26,000.00
Storm Shelter Structure Review	\$ 20,000.00

**Total Design Fee and Reimbursement Cost \$ 4,988,000.00**

### Soft Cost of Construction:

HVAC Test & Balance	\$ 850,470.00
Building Commissioning	\$ 308,893.00
Materials Testing	\$ 273,493.00
Electrical Gear Commissioning	\$ 25,000.00
3 <sup>rd</sup> Party Construction Photo Documentation	\$ 108,000.00
Construction Documentation / Closeout docs	\$ 40,000.00
Professional Services Construction Contingency	\$ 250,000.00

**Total for Construction Soft Costing \$ 1,153,953.00**

**TOTAL PROBABLE COST OF CONSTRUCTION \$ 81,169,060.00**

**BENEFIT OF ACTION:**

Passage will allow construction to begin on these projects in July of 2022.

**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 \$73,541,504.00 for a Total Probable Cost of \$81,169,060.00. This project will be funded from the 2018 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:**

- Balfour Construction Company –Guaranteed Maximum Price of Construcion
- Balfour Construction Company – List of alternates accepted under the GMP
- D&S - Materials Testing Estimated Cost Rayzor
- D&S - Materials Testing Estimated Cost Calhoun
- EAB - Building Commissioning and HVAC Test & Balancing Both Sites
- Lea Park & Play - District Playground Costing Newton Rayzor
- TDI - controls and card access cost both sites
- Corgan Architects – Recommendation Letter

**APPROVAL:**

Signature of Staff Member Proposing Recommendation: \_\_\_\_\_

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

Signature of Divisional Assistant Superintendent: \_\_\_\_\_

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

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

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