

February 1, 2021

Denton ISD
Garry Ryan
Executive Manager of Construction, Planning and Growth
230 N. Mayhill Road
Denton, TX 76208

**Re: Denton Elementary #25 - Sandbrock Ranch Site
Guaranteed Maximum Price Recommendation for Approval**

Dear Mr. Ryan:

Pfluger Architects recommends award of the Denton Elementary #25 Guaranteed Maximum Price (GMP) in the amount of \$27,555,555.00 based on the competitive sub-contractor proposals received January 14, 2021. Denton Elementary School #25 is a new elementary that will be located in the northeast corner of the district in the Sandbrock Development.

Nine Alternates were defined to offer the district the best value for the alternative products, systems, and scope. The alternates were reviewed by staff and the design and construction teams. Pfluger Architects is recommending the inclusion of the following alternates which are included in the GMP above:

- Alternate 1 – Florida Heat pumps
- Alternate 4 – Lithonia Light Fixtures and Acuity NLight controls
- Alternate 7 – Water Well
- Alternate 8 – Rooftop Solar Panels
- Alternate 9 – Crossbuck Fence (to be reimbursed to the owner by the developer if the developer elects to proceed with this fencing).

Pfluger Architects believes the proposals represent fair value, are within the budget expectations and therefore recommends approval of the GMP as outlined in the attached Statement of Costs.

Sincerely,



Michael L. Elmore, AIA, LEED AP
Senior Associate

Denton Independent School District
Denton Elementary School #25
Aubrey, Texas

COST SUMMARY - GUARANTEED MAXIMUM PRICE

DIVISION	BID PACKAGE DESCRIPTION	TOTAL COST
AREA TOTAL(S):		85,795
01	ALLOWANCES	\$641,923
01	GENERAL REQUIREMENTS	\$353,174
01	FINAL CLEAN	\$70,352
03	CONCRETE	\$3,633,800
04	MASONRY	\$1,058,008
05	STEEL	\$1,933,780
06	WOODS, PLASTICS, COMPOSITES	\$730,557
07	THERMAL & MOISTURE PROTECTION	\$1,797,620
08	OPENINGS (DOORS AND GLASS)	\$1,117,527
09	DRYWALL & PLASTER	\$1,323,500
09	FLOORING & WALL FINISHES	\$680,771
10	SPECIALTIES	\$274,014
11	EQUIPMENT	\$494,065
12	FURNISHINGS	\$37,593
21	FIRE PROTECTION	\$250,650
22	PLUMBING	\$1,002,535
23	HVAC	\$2,607,500
26	ELECTRICAL	\$1,863,350
27	COMMUNICATIONS	\$590,740
28	ELECTRONIC SECURITY & SAFETY	\$51,750
31	EARTHWORK	\$655,121
32	SITE IMPROVEMENTS	\$970,762
33	UTILITIES	\$1,041,264
SUBTOTAL		\$23,180,356
GENERAL CONDITIONS	LUMP SUM	\$885,932
CONTRACTOR CONTINGENCY	2.500%	\$655,225
SUBGUARD	1.600%	\$368,633
GENERAL LIABILITY	0.850%	\$222,777
BUILDER'S RISK INSURANCE	0.130%	\$34,072
PERFORMANCE BOND	0.850%	\$222,777
FEE	2.500%	\$639,244
PRECONSTRUCTION SERVICES	LUMP SUM	\$0
TOTAL CONTRACTOR GUARANTEED MAXIMUM PRICE		\$26,209,015
ACCEPTED BID ALTERNATES		
ALT #1 FLORIDA HEAT PUMPS		INCLUDED
ALT #4 LIGHTING & CONTROLS BY LITHONIA AND ACUITY NLIGHT		INCLUDED
ALT #7 WATER WELL		\$816,382
ALT #8 SOLAR PANEL		\$598,052
ALT #9 CROSSBUCK FENCING		\$55,398
ALT TO REMOVE SANDBROCK MONUMENT SIGN		(\$123,292)
TOTAL CONTRACTOR GUARANTEED MAXIMUM PRICE WITH ACCEPTED ALTERNATES		\$27,555,555
DENTON ISD COSTS		
HVAC CONTROLS		\$405,490
ACCESS CONTROLS		\$113,120
IRRIGATION CONTROLS		\$23,800
TAP FEES (REMOVED FROM CONSTRUCTION COST PER DENTON ISD)		\$0
THIRD-PARTY REVIEW COST		\$10,000
TESTING OF AUGER CAST PILES (REMOVED PER DENTON ISD, ALREADY COMPLETED)		\$0
TOTAL CONSTRUCTION BOND COST (GMP COST + DENTON ISD COST)		\$28,107,965