

# Approval of Guaranteed Maximum Price for the Construction of Braswell High School Additions And Carrico Athletic Complex

January 12, 2021

**SUMMARY:**

This item requests approval of the Guaranteed Maximum Price (GMP) submitted by Balfour Beatty for the construction of the Braswell High School Additions and Carrico Athletic Complex.

**BOARD GOAL:**

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

**PREVIOUS BOARD ACTION:**

Balfour Beatty was awarded the Construction Manager at Risk for projects in Denton ISD on April 10, 2018.

**BACKGROUND INFORMATION:**

The construction of Carrico Athletic Complex is part of the 2018 Bond Authorization and the Braswell High School Addition is addressing the needed space due to growth.

**SIGNIFICANT ISSUES:**

The GMP includes the following alternates:

- Alternate 1 – HVAC upgrades to MDF L217
- Alternate 2 – New concrete logo in vest. L111
- Alternate 3B – Replace parking island bioswales w/ sod
- Alternate 4 – New parking lot south of gym
- Alternate 5 – Additional Resinous Flooring
- Alternate 6 – Replace football field turf
- Alternate 8 – E-Layer at football field
- Alternate 9 – Turf & e-layer at 60-yard field
- Alternate 11 – Chain link & masonry columns – N
- Alternate 12 – Chain link ILO welded wires – S
- Alternate 13 – New natural grass practice field
- Alternate 15 – Alternate C1/C1E light fixture

**FISCAL IMPLICATIONS:**

2018 Bond Budget – Carrico Athletic Complex	\$ 23,619,674
Contingency Funds	\$ 36,237,705
<b>Construction Costs</b>	
GMP – Base Bid	\$ 57,011,488
Alternate #1 – HVAC upgrades to MDF L217	\$ 122,707
Alternate #2 – New concrete logo in vest. L111	\$ 19,512
Alternate #3B – Replace parking island bioswales w/ sod	\$ 79,619
Alternate #4 – New parking lot south of gym	\$ 368,756
Alternate #5 – Additional resinous flooring	\$ 95,694
Alternate 6 – Replace football field turf	\$ 436,706
Alternate 8 – E-Layer at football field	\$ 154,822
Alternate 9 – Turf & e-layer at 60-yard field	\$ 393,813
Alternate 11 – Chain link & masonry columns – N	\$ 169,940
Alternate 12 – Chain link ILO welded wires – S	\$ 15,989
Alternate 13 – New natural grass practice field	\$ 126,827
Alternate 15 – Alternate C1/C1E light fixture	<u>NO COST</u>
<b>Guaranteed Maximum Price (GMP)</b>	<b>\$ 58,995,873</b>
Owner Provided Items:	
HVAC Controls (Includes Alternate 1 for \$2,045)	\$ 600,794
Access Controls	\$ 135,712
380 Traffic Light	\$ 125,000
<b>Total Construction Cost</b>	<b><u>\$ 59,857,379</u></b>

**BENEFIT OF ACTION:**

Passage will allow for the Braswell High School Addition and the Athletic Complex to be constructed and opened in the Fall of 2022.

**PUBLIC COMMENT RECEIVED:**

None

**SUPERINTENDENT’S RECOMMENDATION:**

Recommend approval of the Guaranteed Maximum Price of \$ 58,995,873 submitted by Balfour Beatty for the construction of the Braswell High School Addition and the Carrico Athletic Complex, plus additional owner costs of \$861,506 for a total construction cost of \$59,857,379. This project will be funded from the 2018 Bond Authorization and contingency funds.

**STAFF PERSONS RESPONSIBLE:**

Paul Andress – Executive Director of Operations  
Garry Ryan – Executive Manager of Construction, Planning and Growth  
Scott Niven – Chief Financial Officer

**ATTACHMENT:**

Balfour Beatty Statement of Costs  
VLK Architects Approval Letter

**APPROVAL:**

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

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

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

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

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

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