

Approval of Total Probable Cost and Guaranteed Maximum Price for the Guyer High School Multipurpose Building and Renovation Project

June 11, 2024

SUMMARY:

This item requests approval of the Guaranteed Maximum Price (GMP) & Total Probable Cost of the Guyer High School Multipurpose Building and Renovations project.

BOARD VALUE:

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

PREVIOUS BOARD ACTION:

BWC Education Group, LLC (BWC) was previously approved as a Construction Manager at Risk for future bond work in November of 2022 by the Denton ISD School Board. The Board also approved Guyer High School Phase 1 Project on April 23, 2024.

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 Guyer High School Multipurpose and Renovations. The approval of Phase 2 of the Guyer project will increase the overall GMP and Total Probable cost of the project.

FISCAL IMPLICATIONS:

Guaranteed Maximum Price for Construction: \$ 26,140,945

Fees:

Architect & Design Fees \$ 1,734,161
Permit Fees \$ 375,000

Total Permit & Design Fees \$ **2,109,161**

Soft Cost of Construction:

HVAC Test and Balance \$ 75,000
Building Commissioning \$ 25,000
Materials Testing \$ 100,000
Construction Docs/Closeouts/Photo & Video \$ 50,000
Professional Services Construction Contingency \$ 40,000

Total Construction Soft Costing \$ **290,000**

TOTAL PROBABLE COST OF CONSTRUCTION \$ **28,540,106**

BENEFIT OF ACTION:

Board approval will allow BWC to begin Phase 2 of the Guyer High School Project which includes the construction of a multipurpose building and renovations.

SUPERINTENDENT'S RECOMMENDATION:

Requests approval of the Total Probable Cost including the Guaranteed Maximum Price for the Guyer High School Multipurpose Building and Renovations project. BWC submitted a GMP in the amount of **\$26,140,945** for a Total Probable Cost of **\$28,540,106**. The approval will create an overall GMP for the Guyer Project of **\$33,994,875** and a total probable cost of **\$37,193,272**.

STAFF PERSONS RESPONSIBLE:

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

ATTACHMENT(S):

- VLK Architects – Recommendation Letter
- BWC Education Group – AIA Guaranteed Maximum Price Amendment
- Total Probable Cost and GMP Breakdown

APPROVAL:

Signature of Executive Director of Construction, Planning & Growth: _____

Comments: _____

Signature of Deputy Superintendent: _____

Comments: _____

Signature of Superintendent: _____

Comments: _____