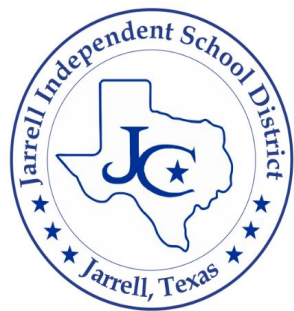


2023 Bond - JHS Package 2

CTE & Gym

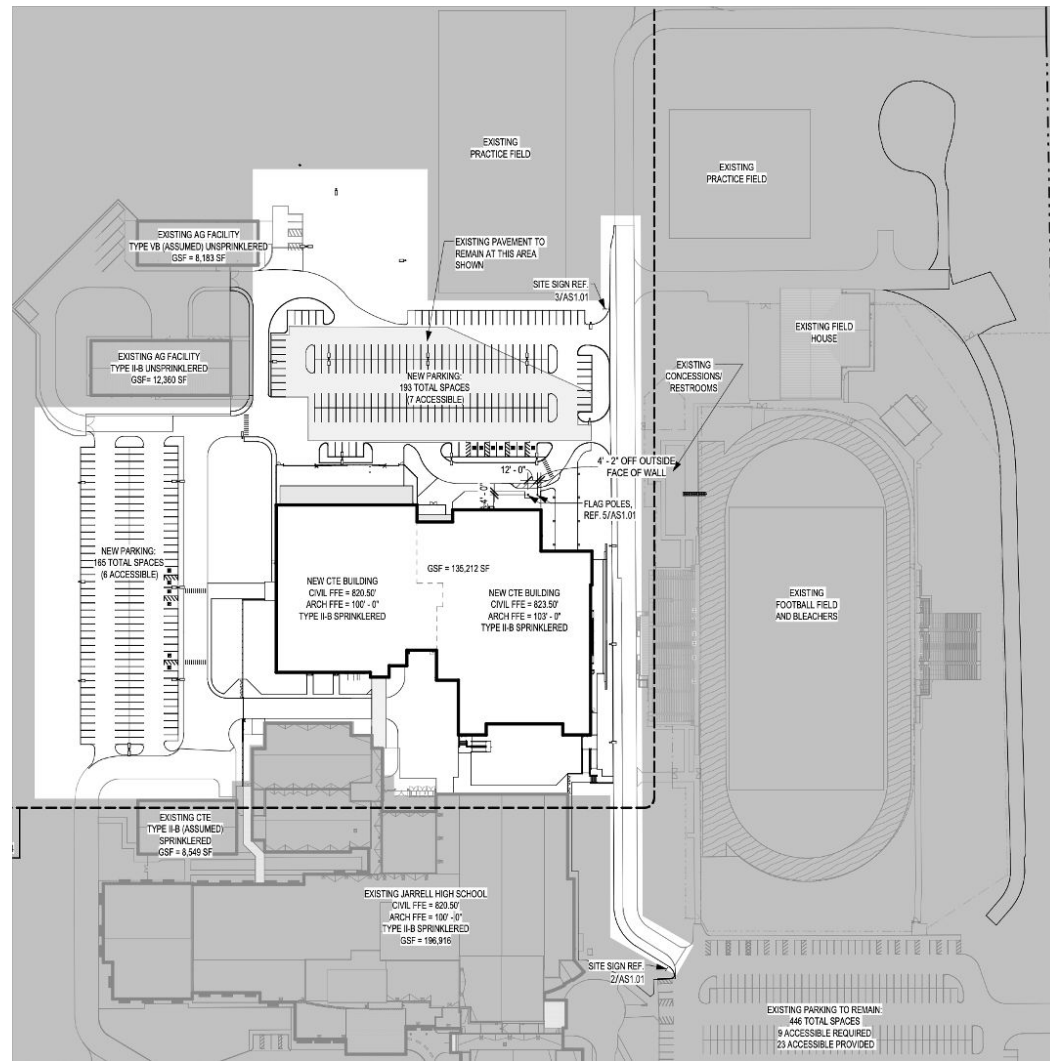
***(GMP, Material Testing, and
Commissioning Agent)***



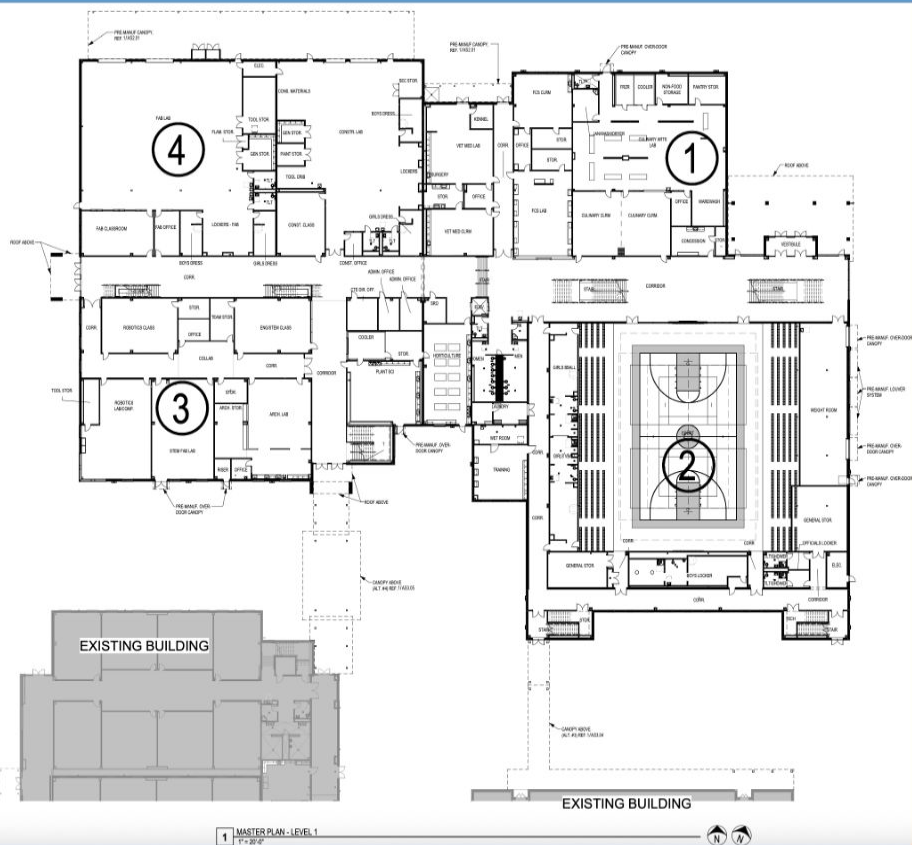
Stephen Dorman, P.E.
Vice-President, Sledge Engineering
Regular Board Meeting
May 21, 2025

JHS Expansion CTE & Gym Project Information

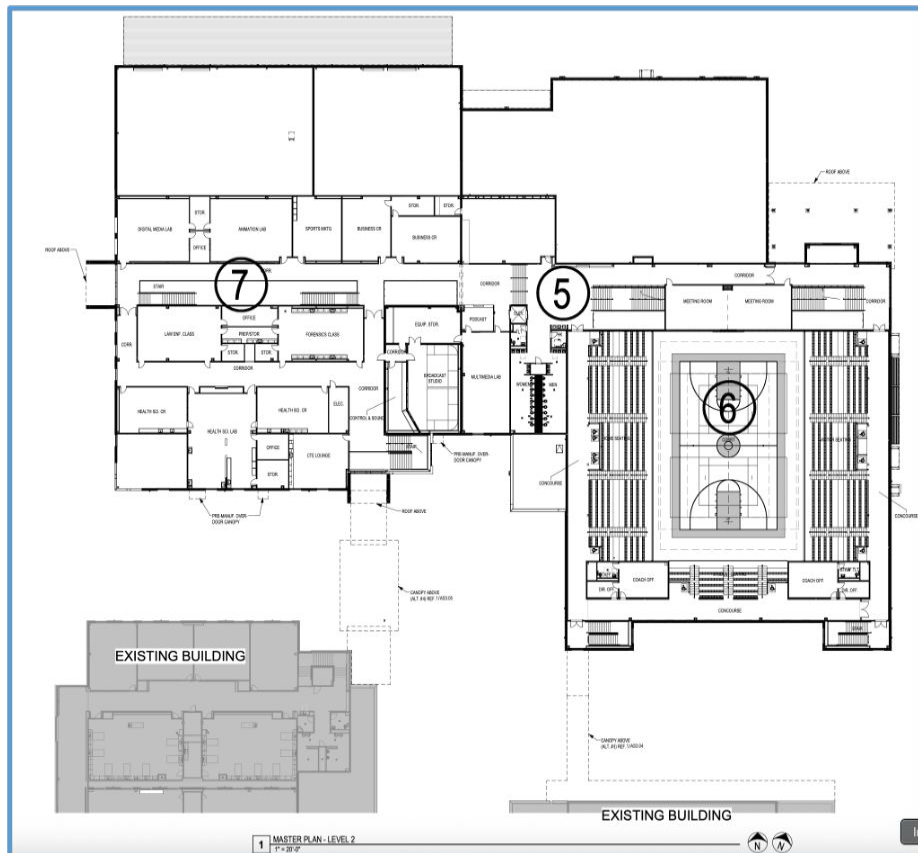
1. Package 1 (front) + Package 2 (CTE & Gym) increase JHS capacity from 1,258 to 2,200 students
2. Budget: Construction=\$75 million; Total= \$90 million
3. Schedule: Package 1 – 2025 and Package 2 – 2027
(including interior remodel for repurposed CTE spaces)



1st Floor

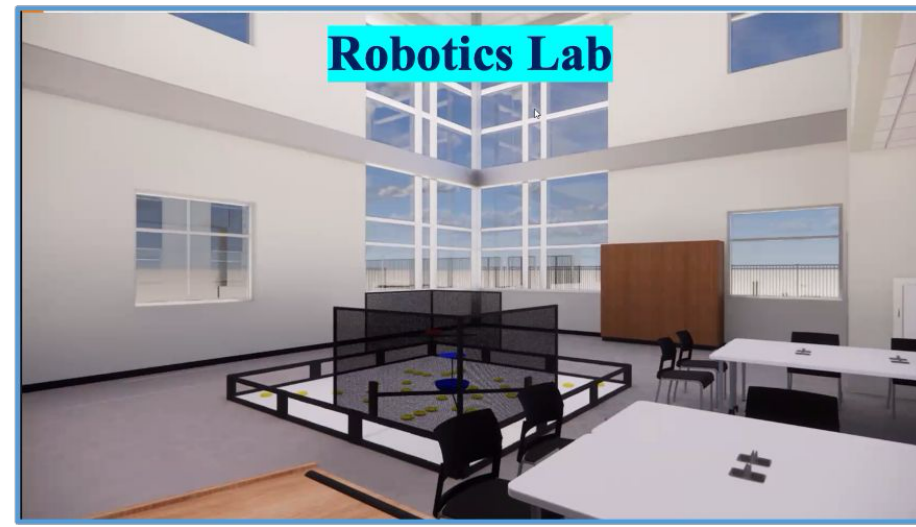


2nd Floor



JHS Expansion CTE & Gym Renderings





Summary of GMP

(GMP = Guaranteed Maximum Price)

- 1. Recommend approval of JHS Package 2 CTE & Gym
"Not to Exceed" of \$54,000,000**
- 2. Authorize the Superintendent to finalize vendor
contract negotiations**

Construction Material Testing

1. Construction Material Testing (CMT) includes testing and observations of materials incorporated into the project
2. JISD hires professional engineering firm to complete the 3rd party inspections and tests (scope cannot be a sub to designer or contractor)
3. Test include soil densities, steel observations, concrete compressive strength, fireproofing verification, and other quality assurance tests.
4. Cost typically < 1% of the Contractor's Bid (or GMP)

Summary CMT Estimated Fees

(CMT = Construction Material Testing)

Scope of Work	CMT Estimate
Earthwork, Utilities	\$76,000
Reinforcing Steel Inspection	\$14,000
Concrete Inspection & Testing	\$50,000
Pier Observation	\$32,000
Masonry Testing	\$12,000
Fire Caulking/Material Testing	\$8,000
Structural Steel Inspection	\$28,000
Floor Levelness Testing	\$4,000
Management & Contingency	\$26,000
Total Ops Center CMT =	\$250,000

Recommend Approval of Raba Kistner "Not to Exceed" = \$250,000

Commissioning Services Summary

1. Required by Energy Code
2. Hired as 3rd-party Building Commissioning (*i.e., not part of architect or contractor scope*)
3. Verify proper operations & efficiencies of installed HVAC, electrical, and other systems.
4. Provides assurance that the building systems as designed & constructed are:
 - a) Operable
 - b) Maintainable
 - c) Functioning according to design.
 - d) Operating at prime efficiencies to save operational costs and ensure optimal life of equipment.

Summary Commissioning Agent Fees

Scope of Work	Fee
Commissioning of Systems	
1) Mechanical	
2) Electrical	
3) Plumbing	\$147,800
Total “Not to Exceed” =	\$150,000

**Recommend Approval of HCE as Commissioning Agent
with ”Not to Exceed” = \$150,000**



Jarrell
Independent School District