

Approval of Total Probable Cost and Guaranteed Maximum Price for the Construction of High School #5

September 24, 2024

SUMMARY:

This item requests approval of the Guaranteed Maximum Price (GMP) & Total Probable Cost for the construction of High School #5.

BOARD VALUE:

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

PREVIOUS BOARD ACTION:

CORE Construction was previously approved as a Construction Manager at Risk for future bond work in November of 2022 by the Denton ISD School Board.

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 construction of High School #5.

FISCAL IMPLICATIONS:

Guaranteed Maximum Price for Construction: **\$ 304,997,194**

Fees:

Pre-Construction Services	\$ 145,500
Permit Fees	\$ 3,600,000
Architect & Design Fees	\$ 21,464,804
Utility Connection Fees	\$ 1,760,000

Total Permit & Design Fees **\$ 26,970,304**

Soft Cost of Construction:

HVAC Test and Balance	\$ 600,000
Building Commissioning	\$ 460,232
Materials Testing	\$ 1,526,091
Construction Docs/Closeouts/Photo & Video	\$ 419,135
First Responder Radio System	\$ 775,000
Professional Services Construction Contingency	\$ <u>625,000</u>

Total Construction Soft Costing **\$ 4,405,458**

TOTAL PROBABLE COST OF CONSTRUCTION **\$ 336,372,956**

BENEFIT OF ACTION:

Board approval will enable CORE to begin construction on the new comprehensive High School #5.

SUPERINTENDENT'S RECOMMENDATION:

Requests approval of the Total Probable Cost including the Guaranteed Maximum Price for the construction of High School #5. Board approval will create an overall GMP for the High School #5 Project of **\$304,997,194** and a Total Probable Cost of **\$336,372,956**, as submitted by CORE Construction.

STAFF PERSONS RESPONSIBLE:

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

ATTACHMENT(S):

- VLK Architects – Recommendation Letter
- CORE Construction – GMP Basis of Estimate and Cost Summary
- 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: _____