

BOARD AGENDA ITEM COVER SHEET

ARGYLE INDEPENDENT SCHOOL DISTRICT



BOARD MEETING DATE:	Aug 18, 2025
AGENDA ITEM:	ES #5 Guaranteed Maximum Price
AGENDA LOCATION:	Information Only ▾
PRESENTER TITLE & NAME:	Jeff Koehn, Construction Manager
DEPARTMENT:	Administration

BACKGROUND INFORMATION

Elementary School #5 was awarded based on a Construction Manager at Risk method of delivery. As part of that, the CMaR develops a guaranteed maximum price for the project through a competitive bidding process. The attached amendment is the preliminary proposed guaranteed maximum price for construction.

BUDGETARY IMPACT & FUNDING SOURCE

The budget impact is an amount not to exceed \$ 38,680,281 from 2022 bond funds and an amount not to exceed \$ 12,277,616 from 2025 bond funds for a not to exceed total of \$50,957,897.

ADMINISTRATION RECOMMENDATION

MOTION



*****PRELIMINARY*****
GUARANTEED MAXIMUM PRICE SUMMARY

Argyle ISD - Elementary School #5
GMP Bid - August 5, 2025

POGUE GMP

60% CD Estimate	<u>\$49,939,748</u>
Preliminary GMP Amount (NTE)	<u>\$48,957,897</u>
Delta	<u>(\$981,851)</u>
Alternate 01: FM407 Improvements (combined shoulder + traffic signal)	<u>\$2,000,000</u>
Alternate 02: Access Road	<u>\$1,500,000</u>
Alternate 03: Landscape Water Well	<u>\$3,000,000</u>
Project Amount + Alternates 01 thru 03	<u>\$55,457,897</u>

COST PER SF

Project Amount	<u>\$466.27</u>
Project Amount + Alternates 01 thru 03	<u>\$528.17</u>

Argyle ES#5 100% CD GMP Bid 8-5-25 - Preliminary GMP (NTE)

Size: 105,000 SF

Due Date: 08/05/2025

Estimate Status: Active - GMP

Estimator: Eddie Schultz

**Summary Report by Bid Package**

Description	Direct Costs: Cost per SF	Total Direct Costs
02B Phasing & Site Logistics	5.01	525,973
03A Concrete	39.44	4,140,841
03E Structural Maintenance & Protection	1.54	162,130
04A Masonry	24.05	2,525,436
05A Metals	44.44	4,666,709
05B Specialty Metals	2.08	218,370
06D Finish Carpentry	11.15	1,171,248
07A Waterproofing/Air Barriers/Caulking	5.86	615,817
07B Foamed-In-Place Insulation	0.19	19,737
07C Roofing & Sheet Metal	19.91	2,090,552
07D Metal Roof & Wall Panels	0.00	0
07E Fireproofing & Firestopping	0.47	49,396
07F Expansion Control	0.33	35,112
07K Building Envelope Miscellaneous	1.77	186,159
08A Doors, Frames & Hardware	7.44	781,721
08C Coiling/Overhead Doors & Grilles	2.17	228,083
08E Glass & Glazing	12.78	1,341,526
09A Finishes Preservation and Execution	3.14	329,735
09B Drywall/Acoustical	30.20	3,170,891
09C Tiling	4.53	475,889
09D Carpet/VCT/ Base	4.23	443,777
09E Athletic Sheet Flooring	0.85	89,433
09I Resinous Flooring	0.91	95,892
09K Painting & Wall Coverings	5.31	557,159
10B Visual Display Units	2.13	223,608
10C Signage	2.80	294,081
10D Toilet Accessories & Compartments	1.12	117,641
10E Wall & Door Protection	0.09	9,906
10F Fire Protection Specialties	0.36	37,759
10G Lockers & Metal Storage Shelving	0.07	7,292
10J Prefab Walkway Covers	8.25	866,695
10L Flagpoles	0.07	7,476

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Description	Direct Costs: Cost per SF	Total Direct Costs
11C Residential Appliances	0.57	59,998
11D Food Service Equipment	9.87	1,036,724
11G Broadcast, Theater & Stage Equipment	0.22	23,461
11I Play Field Equipment and Structures	5.58	585,696
11J Athletic Equipment/Scoreboards	1.15	120,924
11M Kilns	0.08	8,051
12B Window Treatments	0.76	79,763
12G Telescoping & Fixed Bleachers	0.40	42,273
12J Site Furnishings	0.09	9,399
14A Elevators	1.30	136,356
21A Fire Suppression	5.00	525,451
22A Plumbing	25.72	2,700,984
23A HVAC	48.16	5,056,479
23B Temporary Building Conditioning, BIM & VDC	0.54	56,385
26A Electrical	43.82	4,601,259
26B Electrical Requirements & Infrastructure	0.85	89,549
27A Structured Cabling System	4.05	424,881
27B Audio Video Systems	1.72	180,249
27C PA System/Intercom	0.91	95,490
27E DAS/ERRCS	0.82	85,870
28A Fire Alarm	2.67	279,835
28B Security System	2.56	268,629
28C Access Control	0.00	0
31A Earthwork	4.92	516,312
31B Termite Control	0.05	5,711
31C SWPPP	0.10	11,012
31E Site Requirements	4.17	437,709
32C Pavement Markings/Specialties	0.28	28,961
32G Fences & Gates	1.21	127,017
32I Planting, Irrigation, Turfs & Grasses	5.56	584,019
33A Site Utilities	8.09	849,780
Totals		\$44,514,303

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**Summary Report by Bid Package****Estimate Summary**

Description	Markup Type	Percentage	Amount	Totals
Sub-Total (Indirect Costs)				
Pier Reconciliation / Casing Allowance- GMP	Lump Sum	0.00%	100,000.00	\$100,000.00
Building Permit Allowance @ 0% - GMP	Lump Sum	0.00%	0.00	\$0.00
City Comment Allowance @ 0% - GMP	Lump Sum	0.00%	0.00	\$0.00
Owner Contingency @ 1% - GMP	Markup	1.00%	0.00	\$485,295.47
CM Contingency @ 1% - GMP	Markup	1.00%	0.00	\$485,295.47
Escalation/Tariff Contingency @ 1% (October Board Meeting) - GMP	Markup	1.00%	0.00	\$485,295.47
Sub-Total (Indirect Costs) Total				\$46,070,189.68

Estimate Summary

Description	Markup Type	Percentage	Amount	Totals
Total Estimate				
Precon Fee - GMP	Lump Sum	0.00%	10,000.00	\$10,000.00
General Requirements - GMP	Lump Sum	0.00%	296,883.00	\$296,883.00
General Conditions - GMP	Lump Sum	0.00%	1,299,644.00	\$1,299,644.00
Builders Risk Insurance - GMP	Markup	0.30%	0.00	\$145,588.64
Pogue P&P Bond @ 12 Months - GMP	Markup	0.79%	0.00	\$383,383.42
Pogue P&P Bond Maintenance Costs - GMP	Markup	0.06%	0.00	\$29,117.73
CMAR Fee - GMP	Markup	1.49%	0.00	\$723,090.25
Total Estimate Total				\$48,957,896.71

Most Significant Increases by Trade Package

ELEMENTARY 4 VS. 5 COMPARISON					
		ES#4 June 2023	ES#5 Prelim GMP	Change in Cost	% change
06D	FINISH CARPENTRY	\$852,513	\$1,171,248.00	\$318,735.00	37.39%
08A	DOORS, FRAMES & HARDWARE	\$457,200	\$781,721.00	\$324,521.00	70.98%
21A	FIRE SUPPRESSION	\$364,643	\$525,451.00	\$160,808.00	44.10%
22A	PLUMBING	\$1,831,028	\$2,700,984.00	\$869,956.00	47.51%
23A	HVAC w/22A when \$ 0	\$3,303,144	\$5,056,479.00	\$1,753,335.00	53.08%
PROJECT TOTAL		\$43,242,457	\$48,957,813	\$5,715,356.25	13.22%
	square footage	104,534	105,967		
	cost per square foot	\$ 413.67	\$ 462.01		