

Approval of Guaranteed Maximum Price for Construction of Elementary # 21

June 30, 2009

SUMMARY:

- This item requests approval of "GMP" submitted by Charter-Heery Builders, LTD for the amount of \$15,699,840 which includes Alternates #1, #4, #5, #6 and project costs by owner totaling \$417,200 for a total project cost of \$16,361,480 to construct Elementary #21 on the Cross Oak Ranch site.

BOARD GOAL:

- III. Climate... In pursuit of excellence, the district will: promote and nourish a safe learning and working environment which is supportive, cooperative, and ensures open communication.

PREVIOUS BOARD ACTION:

- Board approved 2007 Bond Referendum August 14, 2007.

BACKGROUND INFORMATION:

- Elementary # 21 is the first of two elementary schools contained in the 2007 Bond Referendum. It will be constructed on the Cross Oaks Ranch site. This facility will be the first redesigned project of the existing Elementary prototype which has been the District standard since 1996. The redesign was necessary in order to reduce costs. This facility will also be the first elementary school to utilize a geo-thermal mechanical system, day lighting features, solar energy for hot water, bio-swell/condensate for irrigation purposes and lighting controls for common spaces.

SIGNIFICANT ISSUES:

- This project includes four alternates staff recommends be included in the GMP;
Alternate #1, provides Florida heat pumps preferred by staff for geo-thermal mechanical systems.
Alternate # 4, provides an irrigation water well. Due to ever increasing costs of water, this well will offer the opportunity to dramatically reduce irrigation costs. Estimated payback for this well is three years.
Alternate #5 provides Wenger music cabinets preferred by the Fine Arts Department.
Alternate #6 provides stone in lieu of bricks below classroom windows for more blending with the development.

FISCAL IMPLICATIONS:

- Costs will be borne by 2007 Bond funds designated for this project. Project is within the projected budget of \$16,372,056.

BENEFIT OF ACTION:

- Passage will allow construction to begin immediately on this project with anticipated completion date of August 2010.

PROCEDURAL AND REPORTING IMPLICATIONS:

- 2007 Citizens' Bond Progress Committee

PUBLIC COMMENT RECEIVED:

- 2007 Citizens' Action Committee

ALTERNATIVES:

- No alternative actions are proposed.

OTHER COMMENTS:

- None

SUPERINTENDENT'S RECOMMENDATION:

- Approve Guaranteed Maximum Price submitted by Charter-Heery Builders, LTD in the amount of \$15,699,480 including Alternates #1,#4,#5, and #6 AND projects cost by Owner, Mondo Flooring \$345,000, Energy Management System \$272,000 and Card Access \$45,000 for a total project construction cost of \$16,361,480 for Elementary #21 as defined in the 2007 Bond Referendum.

STAFF PERSONS RESPONSIBLE:

- Debbie Monschke, Executive Director of Budget & Finance
Norman T. Sisk, Executive Director of Operations
Rod Reeves, Facility Coordinator
Glen Martin, Construction Coordinator

ATTACHMENT:

- Letter of Recommendation from SHW Architects
- Summary of Costs, Charter Heery Builders, Ltd.

APPROVAL:

Signature of Staff Member Proposing Recommendation: *Nouman T. Sakh*

Signature of Divisional Assistant Superintendent: _____

Signature of Superintendent: _____