

Manor Independent School District
Board of Trustee Meeting Agenda Item
December 13, 2021

INFO/ACTION ITEM SHEET

RE: Consider and take possible action to approve the Guaranteed Maximum Price (GMP#1) for the construction and purchase of only the early steel package for the New Transportation Facility Project.

Supporting Documents:

1. Proposed GMP #1
2. Supporting documents – Attachments

District Goals*: Goal 5

Goal 1: ACADEMIC ACHIEVEMENT GAPS- By 2026, 100% of Manor ISD scholars will graduate prepared for college, career, trade, and/or military services based upon their individual goals.

Goal 2: COMMUNICATION- By 2026, 100% of Manor ISD communication to all scholars, family, staff, & community members will be interactive, accurate, timely, & accessible to ensure the Manor ISD community is routinely informed.

Goal 3: COMMUNITY & FAMILY ENGAGEMENT- By 2026, Manor ISD will collaboratively engage in opportunities with 100% of families, as well as new and existing community partners.

Goal 4: EQUITY & INNOVATION- By 2026, 100% of Manor ISD scholars, staff, campuses, and school communities will have equitable access to innovative academic, human, financial, capital, technological, and all other necessary resources and supports.

Goal 5: FACILITIES & MAINTENANCE- By 2026, Manor ISD will proactively provide facilities to ensure 100% of scholars will have safe, well-maintained, environmentally sustainable, and community accessible facilities.

Goal 6: STAFF DEVELOPMENT- By 2026, Manor ISD will attract, develop, and retain highly-effective staff through an environment of equitable opportunity, growth, & innovation.

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Background Information:

The Board of Trustees previously approved a Construction Manager at Risk (CMAR) Agreement with Satterfield & Pontikes Construction Inc. (S&P) for the New Transportation Center. Due to supply chain issues that are prevalent in the current market, steel material availability and pricing is volatile and difficult to procure. S&P has proposed to agree to an Early Package Guarantee Maximum Price (GMP#1) for only the steel components of the New Transportation Facility Project. A subsequent GMP will be proposed for the balance of the New Transportation Facility Project scope at a later date (GMP#2), which is currently anticipated to be in January or February of 2022. This initial GMP#1 and subsequent steel purchase will help mitigate the previously mentioned supply chain issues from impacting the project schedule or budget.

In discussions with the contractor and the HPM (the program manager), it is our understanding that this will allow the contractor to place the order and secure our “place in line” for the order. Based on the current delays, we do not anticipate needing to store the steel at all or very long before construction where the steel will be used begins. However, if the steel is ready before installation/construction begins, that will be covered by the Builder’s Risk insurance. Additionally, we have included special terms and conditions in Attachment #2 to the GMP Amendment #1, which include requirements for storage on or off-site that include security, etc.

The Board may recall that Administration proposed a similar amendment for the Early College High School Project. We are asking that this GMP#1 be approved for this project as well for the same reasons.

Fiscal Implications:

The cost of GMP#1 is \$1,654,929.00.

Administrative Recommendation:

Administration asks that the Board approve the Guaranteed Maximum Price (GMP#1 for the construction and purchase of the early steel package only and delegate authority to the Superintendent to sign in a form approved by legal counsel.

Proposed Motion Language:

I move the Board approve the Guaranteed Maximum Price (GMP) Amendment referred to as GMP #1 as presented by Administration, which is only for the early steel package for the New Transportation Facility project, and further authority the Superintendent to finalize the terms of the proposed GMP #1 Amendment in a form approved by legal counsel.

Mr. Joe Mendez

Contact Person

Dr. Andre Spencer

Approved by Superintendent