

# Approval of Total Probable Cost and Change Order to Guaranteed Maximum Price for the Ryan High School Multipurpose Building, Black Box and Fine Arts Renovation Project

September 24, 2024

## SUMMARY:

This item requests approval of the Change Order to the Guaranteed Maximum Price (GMP) & Total Probable Cost of the Ryan High School Multipurpose Building and Fine Arts Renovations project.

## BOARD VALUE:

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

## PREVIOUS BOARD ACTION:

Joeris General Contractors 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 Ryan High School Multipurpose and Fine Art Renovations. On March 26, 2024, phase one of the Ryan High School Project was approved by the Denton ISD School Board. Phase one of the Ryan High School project included the conversion of natural grass to synthetic turf at the softball stadium with a GMP of \$949,245.00 and total probable cost of \$1,205,946.00. This change order will create phase two of the Ryan High School Project which includes the renovation to the interior of the old auditorium and band hall area plus the construction of a multi-purpose facility. The approval of this change order for the Ryan High School Project will increase the overall GMP and Total Probable Cost of the project.

## FISCAL IMPLICATIONS:

**Change order to the GMP:** \$ 36,051,118

### **Fees:**

Permit Fees	\$ 125,000
Architect & Design Fees	\$ 2,343,323
Survey / Topo / Geo	\$ <u>115,000</u>

**Total Permit & Design Fees** \$ 2,583,323

### **Soft Cost of Construction:**

HVAC Test and Balance	\$ 38,000
Building Commissioning	\$ 49,400
Materials Testing	\$ 83,900
Construction Docs/Closeouts/Photo & Video	\$ 137,679
Professional Services Construction Contingency	\$ <u>300,000</u>

**Total Construction Soft Costing** \$ 608,979

**TOTAL PROBABLE COST OF PHASE 2 CONSTRUCTION** \$ **39,243,420**

## BENEFIT OF ACTION:

Board approval will allow Joeris to begin Phase 2 of the Ryan High School Project which includes the construction of a multipurpose building, black box theater and Fine Arts renovations.

**SUPERINTENDENT’S RECOMMENDATION:**

Requests approval of the Total Probable Cost including the Change Order of to the Guaranteed Maximum Price for the Ryan High School Multipurpose Building, Black Box Theater and Fine Arts Renovations Project. Joeris General Contractors submitted a Change Order to GMP in the amount of \$36,051,118. The approval of this Change Order will create an overall GMP for the Ryan Project of \$37,000,363 and a combined total probable cost of \$40,449,366.

**STAFF PERSONS RESPONSIBLE:**

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

**ATTACHMENT(S):**

- Joeris General Contractors – AIA Change Order 001 with GMP Proposal
- 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: \_\_\_\_\_