

# BOARD AGENDA ITEM COVER SHEET

ARGYLE INDEPENDENT SCHOOL DISTRICT



<b>BOARD MEETING DATE:</b>	Sep 16, 2025
<b>AGENDA ITEM:</b>	ES #5 Guaranteed Maximum Price
<b>AGENDA LOCATION:</b>	Action ▾
<b>PRESENTER TITLE &amp; NAME:</b>	Jeff Koehn, Construction Manager
<b>DEPARTMENT:</b>	Administration
<b>PRIORITY FOCUS AREA:</b>	Resource Stewardship ▾

## 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 \$49,322,683 from 2022 and 2025 bond funds.

## ADMINISTRATION RECOMMENDATION

Administration recommends approval of an amount not to exceed \$49,322,683 for construction of Elementary School # 5.

## MOTION

A motion might be, "I move to approve an amount not to exceed \$49,322,683 for construction of Elementary School #5 as presented."



## GUARANTEED MAXIMUM PRICE SUMMARY

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

### POGUE GMP

Preliminary GMP Amount	<u>\$48,957,897</u>
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Project Amount Before Alternates	<u>\$46,822,683</u>
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Delta	<u>(\$2,135,214)</u>
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Accepted Alternate 01: Allowance for FM407 Improvements (combined shoulder + traffic signal)	<u>\$2,500,000</u>
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Final GMP Amount w/ Alternate 01	<u>\$49,322,683</u>
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Alternate 02: Allowance for Access Road	<u>\$1,500,000</u>
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Alternate 03: Allowance for Landscape Water Well	<u>\$2,500,000</u>
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### COST PER SF (BASED ON PROJECT AMOUNT BEFORE ALTERNATES)

Project Amount	<u>\$445.93</u>
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