

To: Board of Education

From: Kyle Hayden, chief operations officer

Re: Approval of 2017 Bond Construction Bids w/McCownGordon – Free State High School

Date: May 10, 2018

Background:

At its September 25, 2017 meeting, the board of education approved the owner-construction management at-risk services agreement for the 2017 Bond Project with McCownGordon Construction for the Lawrence High, Free State High and Middle Schools projects.

Gould Evans Architects began working with Henderson Engineers and McCownGordon Construction on the design for these projects in August of this school year. A building level design and construction committee was engaged in regular meetings to better inform design decisions to meet the goals identified in the 2017 bond master plan. Those goals included:

- Provide flexible spaces to enhance students' educational experiences and opportunities to collaborate, create, and innovate.
- Modernize library media centers.
- Upgrade infrastructure and building systems to deliver more energy efficient, high performance schools that promote student/staff wellness and success.
- Renovate restrooms and locker rooms to provide increased privacy to students.

Approximately 340 contractors were invited to bid the projects and 99 responded to the bid opening. 94% of the subcontracted value is from within 60 miles of Lawrence, 82% are from within the state of Kansas, and over 20% are Lawrence trade partners.

All project goals were met within the allocated bond budgets for these projects. Some additional scope items were also captured from reallocated funds from the premium on the first bond sale, including flooring replacement and new paint finishes in existing classrooms, upgrades to LED site lighting, and the addition of an outdoor classroom area, new greenhouse, and a wind turbine to help promote district wellness initiatives. Construction is scheduled to begin in late summer with project completion by the start of the 2019-20 school year.

Additional information regarding the project scope, a visual of impacted locations within the school, and the extent of the school and community engagement efforts is included as supporting documentation to this enclosure.

McCownGordon Construction has submitted a GMP (Guaranteed Maximum Price) for construction services for Free State High School as follows:

Current Contract Amount (Pre-Construction - Roof)	\$358,445
Construction Bids	13,634,350
Total GMP	\$13,992,795

Recommendation:

The Facility Planning Committee recommends board approval of the owner-construction management at risk services bond construction management agreement with McCownGordon Construction for the Free State High School bond project in the amount of \$13,992,795 to be paid from the 2017 Bond Project Fund.

Motion:

"I move the Board of Education approve the owner-construction management at risk services bond construction management agreement with McCownGordon Construction for the Free State High School bond project in the amount of \$13,992,795 to be paid from the 2017 Bond Project Fund."