

FARGO BOARD OF EDUCATION MEMO #80 – 2024-25

February 24, 2025

RE: Approval of Guaranteed Maximum Price (GMP) #1 – Multi-Facility Projects

FROM: James Hand, Director of Facilities
Bill Westrick, Chief Operating Officer
Dr. Rupak Gandhi, Superintendent

BOARD FOCUS: Action Required

On January 16, 2025, subcontractor bids were received for the Multi-Facility Projects Guaranteed Maximum Price (GMP) #1 scope of work by our Construction Manager McGough Construction. This GMP establishes the cost for the first phase of facility improvements across multiple district buildings. 47 bids were received across 17 bid packages.

GMP #2 is currently in the schematic design phase and is expected to be finalized later this year. Both GMP phases align with the Long-Range Facilities Plan to address critical facility needs across the district.

The scope of work under GMP #1 includes essential facility upgrades at the following locations:

- **Bennett Elementary** – Driveway replacement, geothermal pump replacement, parking lot lighting upgrades, exterior repairs
- **Carl Ben Eielson Middle School** – Unit heater replacements, parking lot lighting upgrades
- **Centennial Elementary** – Window replacements, boiler replacement, air handling unit replacement
- **Davies High School** – Track resurfacing
- **Lincoln Elementary** – Boiler replacement, parking lot replacement
- **Longfellow Elementary** – Boiler replacements, variable frequency drive replacements
- **North High School** – Parking lot reconstruction, parking lot lighting upgrades, sidewalk, and accessibility improvements
- **South High School** – Parking lot lighting upgrades
- **Trollwood Performing Arts School** – Parking lot replacement, site accessibility improvements, wood laminate arch refinishing
- **Washington Elementary** – Sidewalk replacement

The projects are scheduled in two primary phases designed to minimize disruption to school operations with most work taking place during summer months:

GMP #1 (April 2025 – September 2025)

- Preconstruction & Procurement: February – April 2025
- Construction Start: April 2025 (weather dependent)
- Major Construction Work: June – September 2025
- Substantial Completion: September 2025

GMP #2 (August 2025 – August 2026)

- Final GMP #2 Approval: April 2025
- Procurement & Long-Lead Items: April – August 2025
- Construction Start: June 2025
- Major Construction Work: June – August 2026
- Final Completion: August 2026

Project Budget Summary:

The two phases of the Multi-Facility Project will span multiple fiscal years and will be funded through the Building Fund. Attached to this memo is supporting budget documentation.

Component	Budget
Project Soft Costs (Design, Permits, Contingency, Inspections, etc.)	\$2,040,626
GMP #1 (This Approval)	\$5,637,252
GMP #2 (Estimated)	\$8,115,756
Total Project Budget	\$15,793,634

	Total Budget	FY2025 Budget	FY2026 Budget
Architect	\$1,031,476	\$773,607	\$257,869
Project Soft Costs	\$1,009,150	\$100,915	\$908,235
Bennett	\$732,891	\$366,446	\$366,445
Carl Ben Eielson	\$125,545	\$125,545	\$0
Centennial	\$1,229,680	\$245,936	\$983,744
Davies	\$1,602,259	\$801,130	\$801,129
Lincoln	\$607,929	\$0	\$607,929
Longfellow	\$451,762	\$90,352	\$361,410
North High	\$1,494,970	\$1,121,228	\$373,742
South High	\$3,259,881	\$162,994	\$3,096,887
Bluestem Center for the Arts	\$1,289,489	\$967,117	\$322,372
Washington	\$77,547	\$69,792	\$7,755
District Office	\$2,861,080	\$0	\$2,861,080
Operations Center	\$19,975	\$19,975	\$0
Total	\$15,793,634	\$4,845,037	\$10,948,597

RECOMMENDATION: Approve GMP #1 in the amount of \$5,637,252 and authorize McGough Construction to proceed with the work outlined in this phase of the Multi-Facility Projects.



Owner: Fargo Public Schools
Project: 2024 - Multiple Services Agreement

Design Phase: GMP #1 / BP#2 DD
Date: 2/18/2025

Construction Cost Estimate

Soft Costs

Design Fees (A,C,S,M,E,Int.) (7.5%) Overall GMP Value	\$	1,031,476
Arch. & Eng. Reimbursable Expenses	\$	4,000
Survey - Topo & Existing Conditions	\$	25,500
Hazardous Waste Assessment		N/A
Hazardous Waste Removal		N/A
Hazardous Material Testing		N/A
Geotechnical Soil Testings	\$	12,000
Special Inspections/ Testing		TBD
Playground Equipment	\$	280,000
Owner Contingency (5%) Overall GMP Value	\$	687,650
Subtotal	\$	2,040,626

Construction Estimate

GMP #1 - Construction Estimate	\$	5,637,252
BP #2 DD - ConstructionEstimate	\$	8,115,756
Subtotal	\$	13,753,008

Total Estimated Project Costs \$ 15,793,634

Alternates

Add Alternates

Rejected	Bennett Elementary – Salvage & repurpose paving subbase in lieu of replacing.	\$	11,248
If Required	Centennial Elementary School – Deconstruction & reinstall masonry façade, & replace window wood blocking in lieu of repurpose existing blocking.	\$	169,369
Rejected	Eagles Elementary – Install rubberized play surfacing & associated work in lieu of repurposing existing wood mulch surfacing	\$	476,359
Rejected	Longfellow Elementary – Install rubberized play surfacing & associated work in lieu of repurposing existing wood mulch surfacing	\$	690,925
Rejected	North High School – Bituminous paving in lieu of concrete paving (Pedestrian path)	\$	12,272
If Required	North High school – Remove & replace wood roof sheathing in lieu of repurpose. (Tennis shed reroofing)	\$	37,720
Rejected	Lincoln Elementary – Demo & dispose existing 2 nd boiler & associated equipment & Add 4 th boiler & associated equipment.	\$	57,386

Deduct Alternates

Rejected	Lincoln Elementary – Bituminous paving in lieu of concrete paving	\$	(1,093)
Rejected	North High School – Bituminous paving in lieu of concrete paving (NW Lot)	\$	(54,954)
Rejected	North High School – Salvage & repurpose paving subbase in lieu of replacing (NW Lot)	\$	(15,973)
Rejected	Trollwood – Bituminous Paving in lieu of concrete paving	\$	(95,199)
Rejected	Trollwood – Salvage & repurpose paving subbase in lieu of replacing	\$	(18,414)

Owner: Fargo Public Schools
Project: 2024 - MSA
GSF: 0

Estimator: Snell
Design Phase: CD's
Date: 2/18/2025

Description	Quantity	Unit	Rate	Total \$	Total %
Construction Costs					
1 Sitework	1	LS	1,689,071	\$1,689,071	29.96%
2 Exterior Enclosure	1	LS	309,980	\$309,980	5.50%
3 Interiors	1	LS	458,996	\$458,996	8.14%
4 Mechanical	1	LS	1,388,719	\$1,388,719	24.63%
5 Electrical	1	LS	208,025	\$208,025	3.69%
6 General Conditions	8	MO	109,011	\$872,085	15.47%
7 Weather Conditions	1	LS	15,000.00	\$15,000	0.27%
Subtotal of Construction Costs	0	GSF	0.00	\$4,941,876	87.66%
Miscellaneous Costs					
8 Permit Fees				\$22,934	0.41%
9 Municipality Fees (SAC & WAC, CAF etc)				\$0	0.00%
10 Special Taxes				\$0	0.00%
11 Surveying & Layout				\$22,000	0.39%
12 Testing & Inspections				\$0	0.00%
13 Builders Risk Insurance Premium				\$8,338	0.15%
14 Performance Bond				\$36,642	0.65%
15 Subcontractor Default Insurance				\$63,300	1.12%
16 Pre-Construction Services				\$19,000	0.34%
17 General Liability Insurance				\$48,584	0.86%
Subtotal Construction & Misc. Items	0	GSF	0.00	\$5,162,673	91.58%
Fees & Contingency					
18 Estimating & Design Contingency	0.00	%		\$0	0.00%
19 Construction Contingency	5.50	%		\$283,947	5.04%
20 Escalation & Supply Chain Management Allowance	1.00	LS		\$0	0.00%
21 Design Fees	0.00	%		\$0	0.00%
22 Construction Fee	3.50	%		\$190,632	3.38%
Grand Total Construction Costs	0	GSF	0.00	\$5,637,252	100.00%

Owner: Fargo Public Schools
 Project: 2024 - MSA
 GSF: 0

Estimator: Snell
 Design Phase: CD's
 Date: 2/18/2025

ID #	Description	Quantity	Unit	Rate	Total
1	Sitework	1	LS	\$1,689,071	\$1,689,071
1.1	Miscellaneous Site Preparation	0	GSF	0.00	7,403
1.13	Equipment Pad Perimeter Safety Railings	480	LF	13.48	6,473
1.15	Remove and Maintain Safety Railings	480	LF	1.94	930
1.17	Earthwork	0	GSF	0.00	527,550
1.18	Earthwork, Sitework, & Utilities - Scope #1	1	LS	476,850.00	476,850
1.19	Street Sweeping All Sites	44	Wk	200.00	8,800
1.20	Trollwood - Equipment Landing Pad Arches 15'x15' x12"	2	EA	1,575.00	3,150
1.21	Landscaping Restoration & Repair	88	CY	95.00	8,360
1.22	Adjacent Paving Repair	120	SY	25.00	3,000
1.23	20% Sidewalk Replacement Allowance	294	SY	35.00	10,290
1.24	5% Curb & Gutter Replacment Allowance	50	LF	42.00	2,100
1.25	Traffic Control	5	EA	3,000.00	15,000
1.41	Bituminous Paving	0	GSF	0.00	193,942
1.44	Asphalt Paving - Scope #3	1	LS	60,800.00	60,800
1.45	Adjacent Paving Repair	30	SY	200.00	6,000
1.54	Track Surfacing - Scope #5	1	LS	127,142.00	127,142
1.62	Site Concrete - Subcontractor	0	GSF	0.00	754,514
1.69	Concrete Paving - Scope #2	1	LS	708,954.00	708,954
1.70	Adjacent Concrete Paving Replacement	60	SY	200.00	12,000
1.71	Adjacent Concrete Sidewalk Replacement	30	SY	120.00	3,600
1.73	20% Sidewalk Replacement Allowance	294	SY	90.00	26,460
1.74	5% Curb & Gutter Replacment Allowance	50	LF	70.00	3,500
1.89	Landscaping	0	GSF	0.00	205,662
1.95	Landscaping - Scope #6	1	LS	189,806.00	189,806
1.96	Trollwood - Equipment Landing Pad Arches 15'x15' x12"	5,000	SF	1.00	5,000
1.97	Landscaping Restoration & Repair	320	SY	4.00	1,280
1.98	20% Sidewalk Replacement (Seed) Allowance	24	SY	16.00	384
1.99	20% Sidewalk Replacement (Landscaping) Allowance	1	LS	4,000.00	4,000
1.100	5% Curb & Gutter Replacment Allowance	12	SY	16.00	192
1.101	Irrigation Repair	1	LS	5,000.00	5,000
2	Exterior Enclosure	1	LS	\$309,980	\$309,980
2.1	Masonry - Subcontractor	0	GSF	0.00	7,255
2.3	Masonry - Scope #7	1	LS	6,755.00	6,755
2.4	Additional Brick Demo/ Repair	1	LS	500.00	500
2.12	Miscellaneous Metal Fabrications	0	GSF	0.00	30,063
2.15	Miscellaneous Metals - Scope #8	1	LS	30,063.00	30,063
2.18	Rough Carpentry	0	GSF	0.00	153,247
2.20	Carpentry, Select Demo, & Flooring - Scope #9	1	LS	101,611.00	101,611
2.21	Repair Hollow Metal Door & Frame - Mech Rooms	7	Ea	500.00	3,500

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ID #	Description	Quantity	Unit	Rate	Total
2.22	Existing Finishes Floor & Wall Protection - Mech Systems	1	LS	7,500.00	7,500
2.23	Temporary Stage Protection - Trollwood Arches	1	LS	25,000.00	25,000
2.24	Exterior Siding Replacement 15% - Trollwood - Allowance	250	SF	23.36	5,839
2.25	Subfloor Replacement 15% - Trollwood - Allowance	140	SF	52.12	7,297
2.26	Additional Mobilizations	5	EA	500.00	2,500
2.30	Exterior Insulation & Finish System	0	GSF	0.00	11,100
2.31	EIFS - Scope #12	1	LS	11,100.00	11,100
2.32	Entrances, Storefront & Curtain Wall	0	GSF	0.00	108,315
2.34	Aluminum Entrance & Glazing - Scope #13	1	LS	97,525.00	97,525
2.35	Insulate - Air Gap	69	EA	150.00	10,350
2.36	Re-caulk blind seals at window repair	1	LS	440.00	440
3	Interiors	1	LS	\$458,996	\$458,996
3.1	Joint Protection & Expansion Control	0	GSF	0.00	88,718
3.3	Joint Sealants - Scope #10	1	LS	82,468.00	82,468
3.4	Additional Caulking Replacement - Bennett	150	LF	15.00	2,250
3.5	Caulking at Trollwood Arches	1	LS	4,000.00	4,000
3.9	Painting & Wallcovering	0	GSF	0.00	272,702
3.11	Painting - Scope #14	1	LS	243,717.00	243,717
3.12	Repaint Hollow Metal Door & Frame - Mech Rooms	7	EA	255.00	1,785
3.13	Additional Mobilizations - Trollwood	10	LS	1,000.00	10,000
3.14	Electrical Coordination - Trollwood	40	HRS	65.00	2,600
3.15	Overtime/ Clean Up Organization	160	HRS	75.00	12,000
3.16	Canvas Covers & Scaffolding	40	HRS	65.00	2,600
3.24	Window Treatments	0	GSF	0.00	18,000
3.26	Window Treatments - Scope #15	1	LS	18,000.00	18,000
3.30	Cleaning & Waste Management	8	MO	9,946.96	79,576
3.31	On Going Clean Up & Organization	35	WK	2,038.56	70,616
3.32	Miscellaneous Cleaning Supplies	7	MO	500.00	3,500
3.36	Dumpsters	14	EA	390.00	5,460
4	Mechanical	1	LS	\$1,388,719	\$1,388,719
4.1	HVAC	0	GSF	0.00	1,388,719
4.3	Mechanical - Scope #16	1	LS	1,305,500.00	1,305,500
4.4	Overtime Premium	120	Hrs	45.00	5,400
4.5	M & E Project Manager - 5 HR/WK	43	WK	890.00	37,950
4.6	Temp. AHU - Centennial	2	MO	14,684.50	29,369
4.7	Temp. AHU - CU line extension	1	LS	10,000.00	10,000
4.8	Remove & Reinstall Trollwood Utility Sink	1	LS	500.00	500
5	Electrical	1	LS	\$208,025	\$208,025
5.1	Electrical	0	GSF	0.00	208,025

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Project: 2024 - MSA
GSF: 0

Estimator: Snell
Design Phase: CD's
Date: 2/18/2025

ID #	Description	Quantity	Unit	Rate	Total
5.2	Electrical - Scope #17	1	LS	184,835.00	184,835
5.3	Overtime Premium	120	LS	40.00	4,800
5.4	Paint Coordiantion - Trollwood	120	Hrs	80.00	9,600
5.5	Temp. AHU - Power Connections	1	LS	1,200.00	1,200
5.6	M & E Project Manager - 1 HR/WK	43	WK	178.00	7,590

