



UNIVERSITY PARK CITY COUNCIL AGENDA MEMO

Meeting Date:
6/3/2025

Item Type:
Action Item

**Subject: Consider Guaranteed Maximum Price Proposal –
Fondren Building, Phase 1**

Prepared By: Elizabeth Anderson, Purchasing Manager

Background:

City Council approved a contract with CGC General Contractors in March 2025 for Construction Manager at Risk (“CMAR”) services at 5620 Fondren Drive. As part of the agreement, CGC has publicly bid the trade work for the Phase 1 of the renovation and assembled a Guaranteed Maximum Price (“GMP”) proposal. Staff is asking Council to consider this proposal tonight:

Pre-Construction Service Fee	\$4,364.53
Phase 1 Construction Costs	\$1,983,877.53
Bonds & Insurance	\$34,136.13
CMAR Construction Fee at 3.88%	\$78,462.21
Total Construction Cost to date	\$2,100,840.40

This first phase of the renovation is called “Shell and Core” and involves roughly two dozen trades. During this phase, the interior and exterior framework of the building will be modified and strengthened. Mechanical, electrical, and plumbing work necessary for the intended uses of the building will begin. Workers will pour concrete, install restrooms, add new walls and reinforce doors and windows. Phase 1 construction is expected to take 110 work days and estimated to be complete in October 2025.

This project is funded from the SMU Land Sale Fund. That committee has approved \$4,500,000.00 for renovation expenses.

Fiscal Impact:

- ☐ Not Applicable
- ☐ Budget Amendment Required
- ☐ Proposed Revenue
- ☒ Proposed Expenditure

Funding Source: SMU Land Sale Fund

Master Plan Goal:

Please check the associated Theme and provide the corresponding action item number.



	Theme	Action Item(s)
<input type="checkbox"/>	Affirming Sense of Place	
<input type="checkbox"/>	Assuring Connectivity	
<input type="checkbox"/>	Innovative Governance	
<input type="checkbox"/>	Technological Integration	
<input checked="" type="checkbox"/>	Preparing for the Future	4.2
<input type="checkbox"/>	Not Applicable	

Recommendation:

Staff recommends that Council approve the GMP for Phase 1 as presented.

Committee Review (*optional*):**Attachments:**