



Board of Directors Business Meeting
Agenda Action Item

Item Title

APPROVAL OF THE GUARANTEED MAXIMUM PRICE (GMP) AMENDMENT #1 BETWEEN KORSMO CONSTRUCTION AND TACOMA SCHOOL DISTRICT #10 AUGUST 05, 2025 - DECEMBER 31, 2029.

Department

Planning & Construction

Board Meeting Date

August 28, 2025

Background

On June 12, 2025, the Board approved the negotiation to contract Korsmo Construction for the Synthetic Fields, Track, and Tennis Court Upgrades Bundle 2 Project. An agreement between TPS and Korsmo Construction was issued on August 5th, 2025, establishing initial services in the amount of \$53,999. This request is to include the GMP #1 Amendment amount of \$4,304,053, bringing the total contract value to \$4,358,052, excluding sales tax.

Current Consideration

The purpose of this consideration is to approve the Phase 1A Construction and 1B Preconstruction GMP #1 in the amount of \$4,358,052, excluding sales tax. Phase 1A Construction First Creek MS: Refurbishment of approx. 90,100 square feet of synthetic football/ soccer field. Phase 1A Construction Mary Lyon ES: Refurbishment of approx. 12,430 square feet of synthetic multi-purpose field. Phase 1B Preconstruction Services: Design and other preconstruction costs for Phase 1B. This phase includes portions of Silas HS and Mount Tahoma HS, as well as complete designs for Gray MS and Birney ES. The new total approved amount will be \$4,358,052, excluding sales tax. [Funding Source: Capital Projects Bond issue(s) as approved by voters on February 13, 2024]

Fiscal Implication

The estimated cost is \$4,358,052, excluding sales tax. Funding for this project is provided through the Capital Projects Bond issues(s) as approved by voters on February 13, 2024.

Recommendation

The Chief Operating Officer, on behalf of the Executive Director of Planning and Construction, recommends that the Board of Directors approve the Guaranteed Maximum Price (GMP) Amendment #1 between Korsmo Construction and Tacoma School District No. 10 for the Synthetic Fields, Track, and Tennis Court Upgrades Bundle 2 Project in the amount of \$4,358,052, excluding sales tax. [Funding Source: Capital Projects Bond issue(s) as approved by voters on February 13, 2024]

Strategic Benchmark Partnership and Participation

Approved By

Chief Operating Officer, Christopher Williams