



BOARD OF SCHOOL TRUSTEES

## KELLER INDEPENDENT SCHOOL DISTRICT

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**2C. Action**

**Date: September 26, 2005**

**SUBJECT:** **ARCHITECT FOR KELLER HIGH SCHOOL ADDITION AND  
COMBINING FIRE SUPPRESSION CONSTRUCTION MANAGER  
AT RISK WITH CAFETERIA ADDITION**

**BOARD GOAL:** Keller Independent School District facilities and services will be operated in a safe manner so that all students and employees may thrive in a secure and nurturing environment.

All systems in the Keller Independent School District will be effective, efficient, and accountable in support of the District's mission.

**FISCAL NOTE:** Bond Funds

### **Background Information:**

- At the March 28, 2005 Board meeting, VLK Architects was selected as the architectural firm to prepare contract documents for code compliance work at Keller High School. This facility was also slated to receive a cafeteria expansion in the 2005 Bond Program. The cafeteria expansion was scheduled to be completed in 2006 when the second sale of bonds was complete; however, the bonds were sold in a single issue making money for this expansion available now.
- It would be beneficial to incorporate all work at this facility into one project. This would create less down time and disruption at the site, and could save a minimum of \$150,000 through omission of doubled indirect job cost.
- This project is being developed as a Construction Manager at Risk delivery and was discussed at the Facilities Committee meeting on August 30, 2005.

### **Administrative Considerations:**

- It is necessary to select an architectural firm to prepare contract documents for the cafeteria expansion to Keller High School.

- A recommendation was presented and approved at the August 30, 2005 Facilities Committee meeting to retain VLK Architects for the code compliance fire suppression Manager at Risk project with the cafeteria expansion at Keller High School.
- The budget for the construction portion of work is \$2,198,427 with an architectural fee of 7%.

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**The administration recommends that the Board of Trustees approve combining the Architect for the Keller High School addition and fire suppression Construction Manager at Risk project, approve VLK Architects as the architectural firm, and approve Steele and Freeman as Construction Manager at Risk for the cafeteria addition to Keller High School.**

Respectfully submitted,

Mark A. Canterbury, AIA  
District Architect