

**BOARD OF EDUCATION
BEEVILLE INDEPENDENT SCHOOL DISTRICT**

Agenda Item No. _____	Date: <u>5/17/2005</u>
Subject: <u>Discussion and possible action to approve a change order to Krueger Construction Co. for remodeling/expansion of the girls dressing rooms in the Marion Horton Gym</u>	Submitted by: <u>Erasmo Rodriguez</u>
	Related Pages: <u>2</u>
	Supt's Approval: _____

ACTION

BACKGROUND INFORMATION:

The Board of Trustees in August of 2004, while awarding the contract for the Field House addition, directed that monies be set aside for renovations to the existing Girls athletics dressing rooms. An amount of \$21,440 was set aside at the time, which was the amount that the Field House project came in under the previously allocated construction budget. In October of 2004, while working with Coach Soza, the architects and the general contractor defined a scope of work that will cost approximately \$58,335 for the construction work, plus an additional \$10,000 for more lockers to be added to the expanded and altered Girls dressing room area.

ITEMS ADDRESSED:

Remodeling expansion of dressing room

RECOMMENDED ACTION:

It is recommended by administration that the general contractor, Krueger Construction Company, be authorized to receive competitive sub-bids to present to the Board of Trustees at the June board meeting. If approved by the Board in June, the construction work would be completed in early August.

BUDGETARY INFORMATION:

If this change order is approved and Krueger Construction Co. does the remodeling we will need to use the \$21,440.00 balance from the original bid budget allotment, plus an additional \$46,895.00 from fund balance.



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May 11, 2005

Beeville I.S.D.
Attn: Mr. Erasmo Rodriguez
2400 N. St. Mary's
Beeville, TX 78102

RE: A.C. Jones High School New Field House – Girls Dressing Area

Dear Mr. Rodriguez:

On April 6, 2004, our office provided a preliminary cost recommendation of **\$1,680,000** for the construction of a new field house (\$1,560,000) and related site work (\$120,000), including site utilities and a parking lot (refer attached letter). The Board of Trustees at that month's meeting authorized completion of the plans and for Krueger Construction Company to obtain bids for the project.

On August 17, 2004, Krueger Construction Company received bids from various subcontractors and suppliers. The total base bid for the project was **\$1,648,182.00**, which includes all general building construction work and all site utilities. Alternate Bid No. 1 for a new south side concrete paved parking lot for the Field House came in at **\$22,300.00**. Alternate Bid No. 2 for a new covered metal canopy walkway, connecting the new Field House to the existing gym south side main entry, came in at **\$8,500.00**. The combined cost for the base bid and both alternates was thus **\$1,678,982.00**, which was **\$1,018.00** under the Board approved budget for the project.

After bids were received, value engineering occurred that accepted the following project modifications:

1. Delete requirements for the large concrete vaults for the fire line detector check valve assembly and water meter. Install a double check valve assembly in the building or outside above grade, where acceptable by the City. **Deduct \$ 8,855**
2. Change the specified custom 8 x 8 ceramic tile to standard 4 x 4 ceramic wall tile. **Deduct \$ 5,200**
3. Change the sound rating on the operable partition from STC 50 to STC 45. **Deduct \$ 400**

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4. Change the exterior backup 10" wide concrete masonry unit walls to be 8" wide with increased reinforcing and alter the c.m.u. walls to be minimum 4" above adjacent ceiling heights. **Deduct \$ 3,416**
5. Use floor-mounted toilets instead of wall-mounted toilets. **Deduct \$ 2,051**
6. Allow alternate brands for cleanouts and floor drains (besides the Zurn brand that is now specified). **Deduct \$ 500**

The total cost of the above acceptable value engineering items was **\$20,422.00**, which resulted in a contract amount of **\$1,658,560.00**, which was **\$21,440.00 under the budget**. During the August presentation to the Board of Trustees, the Board directed that this balance amount of \$21,440.00 be allocated for improvements to the existing Girls varsity dressing rooms. The Board understood that the work could not be done until the summer of 2005.

In the fall of last year, we worked with Coach Soza for a scope of work in the Girls Dressing Room. In October, Krueger Construction Company priced out the work shown on the plans, with a preliminary cost of \$58,355.00, plus an additional \$10,000 for lockers. No action was taken at that time on going to the Board, nor were subcontractor bids requested.

Should the District desire to proceed with this project at this time, the contractor will still need to receive current competitive subcontractor and supplier bids. If this is done prior to the June meeting of the Board of Trustees and action taken at the June meeting, then work could be done prior to needing the Girls locker room in August.

Please call should you have any questions or need additional information.

Very truly yours,

Ferrell/Brown & Associates

Thomas E. Ferrell, A.I.A.

cc: Ms. Linda O'Connell, Beeville I.S.D.
Mr. Jimmy Shuford, Krueger Construction Co.