



BOARD OF SCHOOL TRUSTEES

**KELLER INDEPENDENT SCHOOL DISTRICT**

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**11E. Preview**

**Date: November 27, 2006**

**SUBJECT: CHANGE ORDER #1 FOR NEW ELEMENTARY SCHOOL #19**

**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**

**ANTICIPATED  
DATE FOR ACTION: December 11, 2006**

**Background Information:**

- On October 23, 2006, the Board approved a required CFA (Community Facilities Agreement) with the City of Fort Worth to bind the development of the new elementary school site with required public improvements. The CFA for this site includes utility costs for water, sewer, storm drainage and road improvements to Alta Vista Road.

**Administrative Considerations:**

- The City of Fort Worth allows KISD to do this work under the CM at Risk contract in lieu of the City contracting the project. This gives the district control of cost and timing.
- Change Order #1 will incorporate the offsite utilities and road improvements into our current Guaranteed Maximum Price with Steele & Freeman, Inc. The bid cost of this work is currently \$828,632.
  - Our engineer issued the district an Opinion of Probable Construction Cost, dated 03/27/06, for offsite improvements totaling \$826,864. This information was provided to the Board prior to the Board authorizing the district to enter into an agreement for the purchase of the school site.

- On 9/12/06, our engineer updated their Opinion of Probable Construction Cost to reflect the most recent design and engineering considerations. The estimate provided to the district at that time was \$950,174, and this information was provided to the Board prior to the closing of the purchase of the property.
- The current estimate of \$828,632 for Change Order #1 does exceed the City of Fort Worth's estimate that was included in the CFA; however, that is a City staff estimate only and does not have any effect on the actual bids for the work that the district's contractor receives.
- The construction office is continuing to work with our engineer and contractor so the amount of the Change Order could be lower by the time it is actually presented for action by the Board.

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Respectfully submitted,

Mark A. Canterbury, AIA  
District Architect