

Belton Independent School District
Board of Trustee Meeting Agenda Item

March 30, 2025

Item: Additional Design Services provided by VLK Architects for the Delta Program Facility 2022 Bond Project

Contact Person: Michael Morgan

Presented for: Action Report Only

Supporting Documents: None Attached Provided Later

District Goal or Objective Addressed:

Goal 5: Maximize our use of resources for both current priorities and plans for the future.

Background Information:

The Board approved VLK Architects for design of the Delta Program Facility bond project at the December 12, 2022 Board meeting. The Board approved T.F Harper & Associates as General Contractor for construction of the Delta Program Facility bond project at the January 22, 2024 Board meeting.

During construction of the Delta Program Facility, the General Contractor required significant support from the design team due to deficiencies in the performance of multiple subcontractors working on the project. In addition, construction of the facility endured significant delays in achieving contractual substantial completion due to under-performing trade partners as well as the general contractor. These delays required the Architect and several sub-consultants to devote a significant amount of additional time performing construction administration services contractually required by the District.

The general contractor agreed to fund the cost of the additional services performed by the design team. A deduction to the construction contract sum in the amount of \$111,880.50 was included in Change Order No. 2 with T.F. Harper & Associates. Change Order No. 2 with T.F. Harper & Associates was approved by the Board at the December 15, 2025 meeting.

Fiscal Implications:

None.

Administrative Recommendation(s):

Approve Additional Services fees requested by VLK Architects in the amount of \$111,890.50 as presented.