

## ***Killeen Independent School District Board Agenda Item Action Sheet***

**Date:** June 10, 2025

**Agenda Item Caption:** Consideration of Future Central Administration Building Renovation Project Guaranteed Maximum Price

**Purpose of Agenda Item:** Action needed

**Administrative Recommendation:** Move to approve the Future Central Administration Building Renovation Project Guaranteed Maximum Price for a cost not to exceed \$35,304,416 and to delegate authority to the Superintendent or designee to execute AIA Document A133 – 2019 Exhibit A: Guaranteed Maximum Price Amendment.

**Background Information:** On February 13, 2024, the Board of Trustees approved the selection of Huckabee Architects for Architectural and Engineering services, Rock as the Geotechnical and Materials Testing Engineer, and Lackey de Carvajal Cx as the MEP Commissioning Agent for the Future Central Administration Building renovation project. The Board also approved the Construction Manager at Risk project delivery method for this project. On April 9, 2024, the Board of Trustees approved a contract proposal with Huckabee Architects for this project.

On October 8, 2024, the Board of Trustees approved the rank order of Construction Managers for this project, with Bartlett Cocke General Contractors as the highest ranked Construction Manager.

On March 26, 2025, Construction Documents were issued for bid, and on April 22, 2025, bids were received.

**Fiscal Analysis:** Bartlett Cocke established a guaranteed maximum price of \$35,304,416, which includes a \$1,588,699 project contingency allowance. The total project budget, to include construction cost, permitting fees, design and engineering fees, and furniture and equipment, is \$43,604,416. This project will be funded using the Strategic Facilities Plan budget.

**Regulatory Requirements:** Board Policy CV (Legal): Facilities Construction

**Contact Person for Additional Questions/Information:**

**Name:** Adam Rich, Assistant Superintendent for Facilities Services

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**Attachments:** 1) Presentation

2) AIA A133 – 2019 Exhibit A: Guaranteed Maximum Price Amendment with Exhibits

**Signature Requested:** Yes (Superintendent)