



BOARD OF SCHOOL TRUSTEES

**KELLER INDEPENDENT SCHOOL DISTRICT**

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**10J. \_\_\_\_\_ Preview Date: February 12, 2007**

**SUBJECT: REQUIREMENTS FOR DEVELOPMENT OF KELLER-HICKS ROAD INCLUDING METHOD OF DELIVERY AND UTILITY EASEMENTS**

**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: 2005 Bond Funds**

**ANTICIPATED DATE FOR ACTION: February 26, 2007**

**Background Information:**

- During the construction of TSMS and TMIS, KISD joined the City of Fort Worth in a Community Facilities Agreement to improve roads, water and sewer along Keller Hicks Road. This project was delayed for the relocation of existing utilities. The project is now ready to proceed and all parties would benefit from an expeditious completion of the work.
- The work included in the City of Fort Worth's "Keller Hicks Road Improvement Project" is divided into three phases and extends from the Trinity Meadows west property line to Park Vista Drive as the eastern boundary. Phase one is the only phase KISD is involved with and consists of road, water, and sewer work in front of our sites on Keller Hicks including Trinity Meadows Intermediate, Trinity Springs Middle, and the Transportation/Maintenance facility.

**Administrative Considerations:**

- CFA – The CFA is being amended with current estimates and will be presented for action at the next meeting.

- Lease Agreement – The District will require a lease agreement to use District assets on new District property.
- Contract – The work will be done by KISD contracting for the work and the City contributing funds.
- Method of Delivery – As previously discussed with the Board, a Change Order to include this work in the current CM @ Risk contract would assist the timeline to start construction.
- Easement – A 15’ utility easement would be required along Keller Hicks Road. This would be presented for Board action at the next meeting.
- Timeline – Contractual and administrative work required by the City Council and the Board of Trustees puts the construction start in May. The construction time is estimated at 6 months.
- ROW – At the completion of all work on Keller Hicks Road, the District will be asked to grant additional Right of Way along Keller Maintenance Facility property.
- Funds – The District’s financial obligation for this work is within the budgeted amount available.

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Respectfully submitted,

Mark A. Canterbury, AIA  
District Architect