



BOARD OF SCHOOL TRUSTEES

KELLER INDEPENDENT SCHOOL DISTRICT

2D. Action

Date: September 26, 2005

SUBJECT: **ARCHITECT FOR ADDITION TO KELLER LEARNING CENTER
AND COMBINING CODE WORK COMPETITIVE SEALED
PROPOSAL PROJECT WITH ADDITION PROJECT**

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

Background Information:

- At the March 28, 2005 Board meeting, Halbach - Dietz Architects was selected as the architectural firm to prepare contract documents for code compliance work at Keller Learning Center. This facility was also slated to receive an addition in the 2005 Bond Program. The addition was scheduled to be completed in 2006 when the second sale of bonds was complete; however, the bonds were sold in a single issue making money for this addition available now.
- It would be beneficial to incorporate all work at this facility into one project. This would create less down time and disruption at the site, and could save money through omission of doubled indirect job cost.
- Projecting the savings estimate is limited due to the construction methodology used on this project.
- This project is being developed as a competitive sealed proposal delivery and was approved at the Facilities Committee meeting on August 30, 2005.

Administrative Considerations:

- It is necessary to select an architectural firm to prepare contract documents for the addition to Keller Learning Center.
- A recommendation was presented and approved at the August 30, 2005 Facilities Committee meeting to retain Halbach – Dietz Architects for the code compliance work competitive sealed proposal project with the addition at Keller Learning Center.
- The budget for the construction portion of the work is \$673,612 with an architectural fee of 7%.

+++++

The administration recommends that the Board of Trustees approve combining the code compliance work competitive sealed proposal project with the addition project and approve Halbach – Dietz Architects as the architectural firm for the addition to KISD Learning Center.

Respectfully submitted,

Mark A. Canterbury, AIA
District Architect