



## ALEDO ISD BOARD MEETING TEMPLATE

**MEETING DATE:** August 8, 2022

**AGENDA ITEM:** Consider Approval of Change Order for 2019 Bond Project McAnally Intermediate School Conversion to Elementary School

**PRESENTER:** Earl Husfeld, Chief Financial Officer and Tyler Boswell, Director of Construction & Facilities

### **BACKGROUND INFORMATION:**

- As you are aware, conversion of the current McAnally Intermediate School into the New Vandagriff Elementary School was included within the District's 2019 Bond Program.
- The original contract to Construction Zone of DFW, LLC (CZI) for this project was in the amount of \$7,750,800.00 and included an owner's contingency amount of \$497,838.66.
- As we work through the process of closing out this project, the following four (4) items were incurred that will cause the owner's contingency balance to be exceeded:
  - CAEA 023.1 – \$39,912.00 – Installation of owner furnished LED light fixtures in Areas B, E, and F.
  - CAEA 023.2 – \$36,871.00 – Installation of 83 owner furnished LED light fixtures in Areas C and D.
  - CAEA 043 – \$18,694.00 – relocate reception area wall in Area E
  - CAEA 053 – \$34,471.00 – Installation and temporary irrigation of additional sod due to differences in landscape drawings and civil drawings.
- The owner's contingency balance prior to these four (4) items was \$4,402.26. After acceptance of these four (4) items (\$129,948.00), the owner's contingency balance will be exceeded by \$125,545.74. Since the value of these four (4) items are beyond the original scope of work/contract amount, 4% overhead and profit would be owed to CZI per the contract (\$5,021.83).
- PBK, architecture firm for this project, and district staff recommend approval of a change order in the amount of \$130,567.57 to closeout this project.

### **FISCAL INFORMATION:**

The amount of \$130,567.57 for this change order will be paid from 2019 bond program funds.

### **ATTACHMENTS:**

CZI cost estimations with supporting documentation.

### **ADMINISTRATIVE RECOMMENDATION:**

The Administration recommends the Board of Trustees approve a change order to the contract with Construction Zone of DFW, LLC for the McAnally Intermediate School conversion to elementary school project in the amount of \$130,567.57 as presented.



**Construction Zone**

1420 Springhill Road

Aubrey, TX 76227

Phone: (940) 365-1366

Fax: (940) 365-0166

## PROPOSED CHANGE REQUEST

**Project:** 4ALE01 - Vandagriff ES - AISD  
 151 FM 5  
 Aledo, TX 76008

**ASI/RFI/PR:**  
**CAEA Number:** **023.1**

**Date:** 06/23/22

**To:** Tyler Boswell  
 Aledo ISD  
 1 Dean Drive  
 Aledo, TX 76088

**Purchase Order No.:** G106103

**Substantial**

**Completion Date:** 8/15/2022

**Revised Date (From Previously Approved):**

Pursuant to the Contract Agreement, the Contractor shall furnish all Supervision, Labor, Material and Equipment to complete this scope of work, but not necessarily limited to the following:

**Title:** Installing Owner furnished Light Fixtures  
**Scope of Work:** This is for the labor only to install owner furnished LED light fixtures in Areas B, E, & F in lieu of utilizing the existing fixtures in all areas indicated on the plans. This also includes the demolition and hauloff of the existing fixtures that are being replaced.

	Intex Electrical	\$	39,912.00
	<b>Subtotal</b>	<b>\$</b>	<b>39,912.00</b>
	CZI Overhead	\$	-
	<b>Subtotal</b>	<b>\$</b>	<b>39,912.00</b>
	<b>Subtotal</b>	<b>\$</b>	<b>39,912.00</b>
	Payment and Performance Bond	\$	-
	<b>Total Proposed Change</b>	<b>\$</b>	<b>39,912.00</b>
Calendar Days (Added or Decreased) by this CAEA	<b>Add 0 Days</b>		

Except as hereby modified, all terms and conditions of the Contract and previous CAEA's remain unchanged and in full force and effect.

Proposal is valid for ten (10) days. After ten days, we reserve the right to provide revised pricing based upon progress and schedule.

**Construction Zone of DFW, LLC**

Contractor

**By:**

\_\_\_\_\_  
**Kyle Green**  
 Project Manager



# PROPOSED CHANGE REQUEST

CR# 9  
Date: 5/20/2022  
Project: VANDAGRIFF  
Project #: VANDAGRIFF  
Page Number: 1

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## Work Description

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**Subject:** 2X4 REPLACEMENT LIGHTS AREA B,E,F

We reserve the right to correct this quote for errors and omissions.

This quote covers direct costs only and we reserve the right to claim for impact and consequential costs.  
This price is good for acceptance within **10** days from the date of receipt.

We will supply and install all materials, labor, and equipment as per your instructions on CR# 9

### Inclusions & Clarifications:

1. AREA B :

Description	LABOR TOTAL
NEW 2X4 INSTALL LABOR	\$2,044.77

4. AREA E :

Description	Qty	Net PriceU	LABOR TOTAL
NEW 2X4 INSTALL LABOR			\$11,714.68

5. AREA F :

Description	Qty	Net PriceU	LABOR TOTAL
NEW 2X4 INSTALL LABOR			\$18,245.50

**LABOR TOTAL**

6. DEMO / HAUL / RECYCLE LAMPS AREA B,E,F : \$7,907.50

**TOTAL LABOR COST \$39,912.45**

# PROPOSED CHANGE REQUEST

**CR#** 9  
**Date:** 5/20/2022  
**Project:** VANDAGRIFF -  
**Project #:** VANDAGRIFF -  
**Page Number:** 2

## Exclusions:

1. OVERTIME
2. AFTER HOURS WORK
3. NEW CIRCUITRY. ALL FIXTURES ARE A DIRECT 1 FOR 1 REPLACEMENT

*TONY MCFARLAND*  
Project Manager

903-340-0880 - Mobile

[www.intelectric.com](http://www.intelectric.com)

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website: [www.tdlr.texas.gov](http://www.tdlr.texas.gov)



**Construction Zone**

1420 Springhill Road

Aubrey, TX 76227

Phone: (940) 365-1366

Fax: (940) 365-0166

# PROPOSED CHANGE REQUEST

**Project:** 4ALE01 - Vandagriff ES - AISD  
 151 FM 5  
 Aledo, TX 76008

**ASI/RFI/PR:**  
**CAEA Number:** 023.2

**Date:** 06/23/22

**To:** Tyler Boswell  
 Aledo ISD  
 1 Dean Drive  
 Aledo, TX 76088

**Purchase Order No.:** G106103

**Substantial**

**Completion Date:** 8/15/2022

**Revised Date (From Previously Approved):**

Pursuant to the Contract Agreement, the Contractor shall furnish all Supervision, Labor, Material and Equipment to complete this scope of work, but not necessarily limited to the following:

**Title:** Installing Owner furnished Light Fixtures  
**Scope of Work:** This is for the labor, material, and equipment to install 83 owner furnished LED light fixtures in Areas C, & D in lieu of utilizing the existing fixtures in all areas indicated on the plans. This also includes the demolition and hauloff of the existing fixtures that are being replaced.

Intex Electrical	\$	36,871.00
<b>Subtotal</b>	<b>\$</b>	<b>36,871.00</b>
CZI Overhead	\$	-
<b>Subtotal</b>	<b>\$</b>	<b>36,871.00</b>
<b>Subtotal</b>	<b>\$</b>	<b>36,871.00</b>
Payment and Performance Bond	\$	-
<b>Total Proposed Change</b>	<b>\$</b>	<b>36,871.00</b>
Calendar Days (Added or Decreased) by this CAEA	<b>Add 0 Days</b>	

Except as hereby modified, all terms and conditions of the Contract and previous CAEA's remain unchanged and in full force and effect.

Proposal is valid for ten (10) days. After ten days, we reserve the right to provide revised pricing based upon progress and schedule.

**Construction Zone of DFW, LLC**

Contractor

By:

  
**Kyle Green**

Project Manager



# PROPOSED CHANGE REQUEST

CR# 9  
Date: 5/20/2022  
Project: VANDAGRIFF  
Project #: VANDAGRIFF  
Page Number: 1

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## Work Description

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**Subject: 2X4 REPLACEMENT LIGHTS AREA C & D**

We reserve the right to correct this quote for errors and omissions.

This quote covers direct costs only and we reserve the right to claim for impact and consequential costs.  
This price is good for acceptance within **10** days from the date of receipt.

We will supply and install all materials, labor, and equipment as per your instructions on CR# 9

### Inclusions & Clarifications:

#### 2. AREA C :

Description	Qty	Net Price U	LABOR COST
NEW 2X4 INSTAL LABOR			\$11,845.39

#### 3. AREA D :

Description	Qty	Net Price U	LABOR COST
NEW 2X4 INSTAL LABOR			\$17,117.68

			<b>LABOR COST</b>
7. DEMO / HAUL / RECYLCE LAMPS AREA C,D			\$7,907.50

**TOTAL LABOR COST \$36,870.57**

# PROPOSED CHANGE REQUEST

CR# 9  
Date: 5/20/2022  
Project: VANDAGRIFF -  
Project #: VANDAGRIFF -  
Page Number: 2

## Exclusions:

1. OVERTIME
2. AFTER HOURS WORK
3. NEW CIRCUITRY. ALL FIXTURES ARE A DIRECT 1 FOR 1 REPLACEMENT

*TONY MCFARLAND*  
Project Manager

903-340-0880 - Mobile

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website: [www.tdlr.texas.gov](http://www.tdlr.texas.gov)

## 2. AREA C : \$ 17,599.00

Description	Qty	Net Price U	Total Mat.	Total Hrs.
2' x 4' LAY-IN T-BAR	85	0.00 E	0.00	75.65
BATTERY BANK SPECIAL	25	94.50 E	2,362.50	0.00
New 2x4 LED Panels	41	82.71 E	3,391.11	0.00

## 3. AREA D : \$ 23,710.00

Description	Qty	Net Price U	Total Mat.	Total Hrs.
2' x 4' LAY-IN T-BAR	146	0.00 E	0.00	129.94
BATTERY BANK SPECIAL	33	94.50 E	3,118.50	0.00
New 2x4 LED Panels	42	82.71 E	3,473.82	0.00



**Construction Zone**

1420 Springhill Road

Aubrey, TX 76227

Phone: (940) 365-1366

Fax: (940) 365-0166

# PROPOSED CHANGE REQUEST

<b>Project:</b>	4ALE01 - Vandagriff ES - AISD 151 FM 5 Aledo, TX 76008	<b>ASI/RFI/PR:</b>	<b>Clarification #05</b>
		<b>CAEA Number:</b>	<b>043</b>
<b>To:</b>	Tyler Boswell Aledo ISD 1 Dean Drive Aledo, TX 76088	<b>Date:</b>	07/29/22
		<b>Purchase Order No.:</b>	G106103
		<b>Substantial</b>	
		<b>Completion Date:</b>	8/15/2022

**Revised Date (From Previously Approved):**

Pursuant to the Contract Agreement, the Contractor shall furnish all Supervision, Labor, Material and Equipment to complete this scope of work, but not necessarily limited to the following:

**Title:** Move Admin Wall  
**Scope of Work:** Move reception wall in area E, Add Wall at Teacher Collaboration(area E), Install (2) HM frames, doors, hardware.

Piper Weatherford	\$	5,709.00
Jonsco	\$	4,985.00
Acumen	\$	7,600.00
Ax Demo	\$	400.00
<b>Subtotal</b>	<b>\$</b>	<b>18,694.00</b>
CZI Overhead	\$	-
<b>Subtotal</b>	<b>\$</b>	<b>18,694.00</b>
<b>Subtotal</b>	<b>\$</b>	<b>18,694.00</b>
Payment and Performance Bond	\$	-
<b>Total Proposed Change</b>	<b>\$</b>	<b>18,694.00</b>
Calendar Days (Added or Decreased) by this CAEA	<b>Add 0 Days</b>	

Except as hereby modified, all terms and conditions of the Contract and previous CAEA's remain unchanged and in full force and effect.

Proposal is valid for ten (10) days. After ten days, we reserve the right to provide revised pricing based upon progress and schedule.

**Construction Zone of DFW, LLC**

Contractor

By:

**Kyle Green**  
Project Manager



*Piper-Weatherford Company*  
*10755 Rockwall Rd.*  
*Dallas, TX 75238*  
*Phone: 214-343-9000*

Formal Quote

Date: 5/26/2022  
Project Name: Aledo Vandergriff  
Attention: Grant Johnson

Description of change:  
Added openings 10 and 10A on Clarification 05

Materials \$5,006.38

Total: \$5,006.38

Est./Detaler: \$184.00

10% O/P: \$519.04

Total Sum: \$5,709

Tax 8.25% if applicable: ~~\$471.03~~

Total Sum: ~~\$6,180~~

WE ARE ON HOLD PENDING YOUR WRITTEN RELEASE

SPECIAL NOTE: HOLLOW METAL MAY BE SUBJECT TO SURCHARGE AFTER 30 DAYS FROM QUOTATION.  
WOOD DOORS NOT SHIPPING WITHIN 6 MONTHS OF QUOTATION ARE SUBJECT TO 1% SURCHARGE PER MONTH.

- MATERIAL LISTED IN THIS QUOTATION WILL NOT BE ORDERED OR RELEASED FOR FABRICATION UNTIL A SIGNED ACCEPTANCE OF THIS QUOTATION IS RETURNED TO OUR OFFICE.
- THE PRICES REFLECTED IN THIS PROPOSAL WILL BE HELD FOR TEN (10) DAYS, AFTER WHICH THEY WILL BE SUBJECT TO REVIEW BEFORE ANY ORDER CAN BE ACCEPTED.
- THIS PROPOSAL IS FOR MATERIAL ONLY, F.O.B. FACTORY FREIGHT ALLOWED TO JOB SITE. ONE SHIPMENT PER BID ITEM HAS BEEN INCLUDED. ADDITIONAL SHIPMENTS WILL BE AT THE GENERAL CONTRACTORS EXPENSE. TERMS OF PAYMENT ARE NET THIRTY (30) DAYS. NO RETAINAGE ALLOWED.
- REPARATION FOR ANCHOR HINGES, CONCEALED CLOSERS, AND OTHER SIMILAR HARDWARE ARE NOT INCLUDED IN QUOTATION UNLESS PHYSICAL SAMPLES FOR BOTH SWINGS ARE FURNISHED TO OUR OFFICE PRIOR TO MANUFACTURING.
- EXCLUSIONS: SALES TAX, UNLOADING, GLASS, GLAZING, INSTALLATIONS, FINISH PAINT, ASPHALT EMULSION, FIELD MEASUREMENTS, FIELD WELDING, FASTENING DEVICES AND ALUMINUM DOOR HARDWARE UNLESS SPECIFICALLY STATED IN OUR BID.

Sincerely,  
Mitchell Kinter  
Project Manager  
214-765-5949

Accepted by: \_\_\_\_\_



Commercial Contractor  
1711 Briercroft Ct, Suite 100  
Carrollton, TX 75006  
(972) 323-6899 Phone  
(972) 245-5794 Fax  
[www.jonsco.com](http://www.jonsco.com)

May 5, 2022

Construction Zone of Texas, Inc.  
1420 Spring Hill Rd  
Aubrey, Texas 76227  
Attn: Kyle Green

Project: Vandagriff Elementary – Aledo ISD  
Clarification 05

### Proposed Change

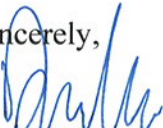
Per your request, we have the following:

Tape, bed, texture, and paint new gyp walls at Waiting Area 12, Reception 13, Teacher Collab 10 and Corridor 10A.

Paint existing walls to the nearest stopping point where affected by construction at Reception 13 and Corridor 29A.

Paint accent stripes in Corridor 29A to the nearest stopping point where affected by construction.

<b>Labor:</b>	<b>\$3,492.00</b>
<b>Material:</b>	<b>\$1,039.00</b>
<b>OH/Profit:</b>	<b>\$ 454.00</b>
<b>Total Add:</b>	<b>\$4,985.00</b>

Sincerely,  
  
Dustin Lozano



Acumen Commercial Interiors, LLC

(p) 817-752-2250  
(f) 817-752-2251  
larry@acumenllc.net

# CHANGE ORDER

To: Construction Zone  
Attention: Kyle Green  
Address: 1420 Springhill Rd.  
Aubrey, TX 76020

Date: May 4, 2022  
Office: 940-365-1366  
Fax: 940-365-0166

JOB NAME	P.C.O.#	JOB ADDRESS
Aledo ISD- Vandagriff ES	24	151 FM 5 Aledo, TX 76008

## PROPOSAL SUMMARY

**Clarification 05-** Move reception wall in area "E"  
Add wall at Teacher Collaboration Area "E"  
Adjust ACT ceilings to new layout.  
Install 2 each HM Frames. (Furnished by others)

*Work to be done during daytime business hours. NO Premium time or Overtime in quote.*

Materials- \$4,500  
Labor- \$3,100

TOTAL Amount >>>>>	<b>\$7,600</b>
--------------------	----------------

Accepted By: \_\_\_\_\_ Date: \_\_\_\_\_

*Thank you for your business!*





**Construction Zone**

1420 Springhill Road

Aubrey, TX 76227

Phone: (940) 365-1366

Fax: (940) 365-0166

## PROPOSED CHANGE REQUEST

<p><b>Project:</b> 4ALE01 - Vandagriff ES - AISD 151 FM 5 Aledo, TX 76008</p> <p><b>To:</b> Tyler Boswell Aledo ISD 1 Dean Drive Aledo, TX 76088</p>	<p><b>ASI/RFI/PR:</b> Coordination w/ Civil <b>CAEA Number:</b> 053</p> <p><b>Date:</b> 07/29/22</p> <p><b>Purchase Order No.:</b> G106103 <b>Substantial</b></p> <p><b>Completion Date:</b> 8/15/2022</p>
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**Revised Date (From Previously Approved):**

Pursuant to the Contract Agreement, the Contractor shall furnish all Supervision, Labor, Material and Equipment to complete this scope of work, but not necessarily limited to the following:

**Title:** Additional Sod

**Scope of Work:** As per the landscape drawings, the installation of SOD was limited to specific areas, however, due to Civil Drawings, the disturbed areas required SOD to be established. This includes the cost of Sod, labor to install and temporary irrigation as required to ensure establishment.

	Perfect Finish Landscaping	\$	34,471.00
	<b>Subtotal</b>	<b>\$</b>	<b>34,471.00</b>
	CZI Overhead	\$	-
	<b>Subtotal</b>	<b>\$</b>	<b>34,471.00</b>
	<b>Subtotal</b>	<b>\$</b>	<b>34,471.00</b>
	Payment and Performance Bond	\$	-
	<b>Total Proposed Change</b>	<b>\$</b>	<b>34,471.00</b>
Calendar Days (Added or Decreased) by this CAEA	0		

Except as hereby modified, all terms and conditions of the Contract and previous CAEA's remain unchanged and in full force and effect.

Proposal is valid for ten (10) days. After ten days, we reserve the right to provide revised pricing based upon progress and schedule.

**Construction Zone of DFW, LLC**

Contractor

By: \_\_\_\_\_

**Kyle Green**  
Project Manager



# CHANGE ORDER QUOTE

Perfect Finish Landscaping  
5501 Fishtrap Rd. #331  
Denton, TX 76208

Job:  Aledo ISD Vandagriff ES  
For: Sod Disturbed Hill along School Entrance

To: Kyle Green  
Construction Zone  
1420 Springhill Rd  
Aubrey, TX 76227

Phone (940)305-9259  
Email [kyleg@cziglobal.com](mailto:kyleg@cziglobal.com)

Change No: 4  
Date: 7/21/2022  
Submitter: Ben Hartley  
Phone:  
Email: [Ben@perfectfinishlandscaping.com](mailto:Ben@perfectfinishlandscaping.com)  
Approved:

Qualification Rake and add Sod to disturbed area on hill along school exit

LINE	QTY	UOM	DESCRIPTION	COMMENT	UNIT PRICE	AMOUNT
2	25000	SF	Bermuda Sod		\$0.40	\$10,000.00
3	3	LS	Freight, Sod		\$1,067.00	\$3,201.00
5	45	EA	Landscape Labor Hrs-Misc 1	Skidsteer hours to rake out ro	\$68.00	\$3,060.00
6	50	EA	Temp Rotor 2in Valve		\$39.00	\$1,950.00
7	7	EA	2in Temp Valve 2in Main		\$137.00	\$959.00
8	750	LF	2in Temp Mainline		\$2.50	\$1,875.00
<b>TOTAL</b>						<b>\$21,045.00</b>

*Ben Hartley*

7/21/2022

Ben Hartley



# CHANGE ORDER QUOTE

Perfect Finish Landscaping  
5501 Fishtrap Rd. #331  
Denton, TX 76208

Job:  Aledo ISD Vandagriff ES

For: Adding Sod to Disturbed Areas near PGs

To: Kyle Green  
Construction Zone  
1420 Springhill Rd  
Aubrey, TX 76227

Phone (940)305-9259  
Email [kyleg@cziglobal.com](mailto:kyleg@cziglobal.com)

Change No: 9  
Date: 7/17/2022  
Submitter: Ben Hartley  
Phone:  
Email: [Ben@perfectfinishlandscaping.com](mailto:Ben@perfectfinishlandscaping.com)  
Approved:

Qualification Adding Sod to the Disturbed areas around Playgrounds and outside the limits of sod.

LINE	QTY	UOM	DESCRIPTION	COMMENT	UNIT PRICE	AMOUNT
1	41	EA	Temp Rotor 1.5in Valve		\$56.00	\$2,296.00
2	8	EA	1in Temp Valve 1.5in Main		\$214.00	\$1,712.00
3	15500	SF	Bermuda Sod		\$0.52	\$8,060.00
4	1	LS	Freight, Sod		\$1,358.00	\$1,358.00
					<b>TOTAL</b>	<b>\$13,426.00</b>

*Ben Hartley*

7/17/2022

Ben Hartley