



BOARD OF SCHOOL TRUSTEES

KELLER INDEPENDENT SCHOOL DISTRICT

8J. _____ Action

Date: November 27, 2006

SUBJECT: ARCHITECT SELECTION AND METHOD OF DELIVERY FOR CAPITAL IMPROVEMENTS

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

Background Information:

- It is necessary to select an architectural firm to prepare contract documents for capital improvements for the 2005 Bond issue.
- At the same time, it is necessary to select a method of delivery for this project.

Administrative Considerations:

- This work includes:
 - Security Cameras and building entrance modifications at elementary campuses
 - Re-roofing and roof repairs at nine campuses:
Florence ES, Park Glen ES, Shady Grove ES, Chisholm Trail IS, FHMS, FRHS and KHS Field House and Administration Building
 - Modifications to accommodate Life classes at four campuses:
FRHS, Florence ES, FHMS and Parkview ES
 - Exterior grading and drainage at two campuses:
Heritage ES, FHMS

- Due to the number of occupied sites involved and the unknown scope of this project, an architect familiar with a majority of the campuses and the District standards would provide a good choice. For the same reasons, Construction Manager at Risk also would benefit this work.
- These items were discussed with the Facilities Committee on October 19, 2006.
- Based on the direction provided by the Facilities Committee, we have determined that VLK Architects would be the most qualified selection for Architect and CM @ Risk will provide the best value for construction.
- Due to the complexity and scope of this work, we recommend a traditional 7.25% Architect's fee for remodel work. The Contract for Architectural Services is provided under separate cover.

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The administration recommends the approval of VLK Architects for planning of the Capital Improvements work in the 2005 Bond. The administration further recommends CM @ Risk as the method of delivery for this work.

Respectfully submitted,

Mark A. Canterbury, AIA
District Architect