



## **ALEDO ISD BOARD MEETING TEMPLATE**

**MEETING DATE:** March 18, 2013

**AGENDA ITEM:** Report Regarding Hiring Architect for Construction Projects at Aledo Learning Center and Aledo HS Vestibule

**PRESENTER:** Dan Manning

**ALIGNS TO BOARD PRIORITY(S): FINANCIAL/FACILITIES-** the District shall exhibit excellence in financial and facility planning, management, and stewardship.

### **Background Information:**

- Needs at the Learning Center: As we have shared in previous reports, the Aledo Learning Center building has some unique and growing needs. The building houses two programs.
  - One is the dropout recovery program (called the Learning Center program) which is housed on the north side of the building. It currently has 4 classrooms and as of last week, had 24 students. There are however students on a waiting list. The classrooms are smaller than normal classrooms and because of the special needs of the students attending, require a smaller student-teacher ratio than the regular high school ratios. The need for additional space in this program is due to increasing projected high school enrollment in the future coupled with more rigorous graduation requirements which we believe will cause more students to need this program. Currently, there is a waiting list to attend.
  - The second program housed in the building is our Discipline Alternative Education Program or DAEP, the state mandated program designed for students who for disciplinary reasons, have been temporarily removed from the regular school environment. Currently, we have two small classrooms to house students. The number of students who attend varies on a week to week basis. The number of students who attend varies literally on a week to week basis. We can have as few as 5 at a time or as many as 20. With future projected growth and only two classrooms to house these students, we will be needing more space there very soon.
- Needs at Aledo HS: The front entrance vestibule area is in need of redesign for security purposes.
- Before we can bid the pricing for the proposed construction projects at Aledo Learning Center and Aledo HS, by law we must first select an architect for the District and working with that architect, select a design that best suits our needs and goals.

- The Texas Government Code, Chapter 2254 says that a school district must select and award a contract for professional services on the basis of demonstrated competence and qualifications to perform the services for a fair and reasonable price. AND- the selection of an architect must take place before a project can move forward.
- Because VLK has done excellent work for us on multiple projects in the last few years, and because they had built the original part of the Aledo Learning Center, it made good sense to use them now as well.
- Last month, I believe there was some confusion about possible pricing for the projects. But, the prices that have been used in our prior reports were for a *potential design* and were shared with you only as a conceptual idea, not the final design or pricing. We can decide the final scope and size of the project after selecting an architect.
- Before the Board can look at design plans and what they may cost, it is first required that we hire an architect to present possible designs.
- Final pricing will be known after the procurement method has been selected and then the project price may be determined according to the steps dictated by the procurement method. Once the final pricing is known, it will be presented to you for approval consideration.
- The architect's contract is a standard AIA (American Institute of Architects) contract with a few revisions suggested by the school district's attorney, Tom Myers. The architect fees for these projects are listed in the contract and they are 6% of the cost of the work. (A copy of the proposed contract is attached – Please note underlined sections of the contract are additions by our attorney; strikethroughs are cuts made by our attorney from the Standard AIA Contract)

#### **Administrative Considerations:**

- We believe having both projects happen at the same approximate time with the same construction company, will create construction cost savings for the District.
- Later this evening, we will be recommending VLK to serve as our architect for these projects

#### **FISCAL NOTE: None- Report**

**Administrative Recommendation:** Report Only- Recommendations will be in action items