

BOARD OF SCHOOL TRUSTEES

KELLER INDEPENDENT SCHOOL DISTRICT

4B. Preview Date: October 24, 2005

SUBJECT (1) COMMUNITY FACILITIES AGREEMENT WITH CITY OF

FORT WORTH

(2) CHANGE ORDER #1 FOR KELLER HICKS MIDDLE /

INTERMEDIATE SCHOOL SITE

(3) LEASE AGREEMENT WITH THE CITY OF FORT WORTH FOR DISTRICT-FUNDED PUBLIC IMPROVEMENTS AT

KELLER-HICKS SITES

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

ANTICIPATED

DATE FOR ACTION: November 14, 2005

Background Information:

Community Facilities Agreement

- A Community Facilities Agreement (CFA) is a document required by the City of Fort Worth to bind the development of a new construction site with required public improvements, such as water, sewer, drainage, and road improvements
- A CFA has been approved by the City of Fort Worth for public improvements including water and sewer extensions, off-site and on-site drainage systems, and new street sections on Keller Hicks Road, as part of the construction of the new middle and intermediate schools
- The improvements included as part of the CFA are to be completed by the "developer", which in this case is Keller ISD; KISD is allowed to do public work using our CM-at-Risk contractor in lieu of the City contracting the project, giving the district control over cost and timing

Change Order #1 for Keller Hicks Middle/Intermediate Site

- A Change Order is required in order to amend an existing construction contract to include additional work not included in the original scope of work
- Change Order #1 will incorporate the water and sewer improvements required under the above-referenced CFA into the current Guaranteed Maximum Price for the Middle and Intermediate Schools

Lease Agreement with the City of Fort Worth for District-funded improvements

- Recently enacted state legislation prohibits a public school district from spending its funds for improvements on property it does not own
- When the district develops a site for construction, it is typically required to make certain public improvements including water, sewer, drainage and road improvements
- These public improvements are usually made to property not owned by the district but by the municipality or county in which the district's property is located
- In order to comply with this new requirement, the district's counsel and legal representatives from the City of Fort Worth developed a standard lease agreement that could be used in situations where the school district is required to make public improvements in property owned by the City of Fort Worth

Administrative Consideration:

- The proposed CFA for water, sewer, drainage, and road improvements along Keller Hicks Road is attached
- These improvements will be done in two packages, one for water and sewer extensions, and a second package for drainage and road improvements to Keller Hicks Road
- Change Order # 1 in the amount of \$694,812, a copy of which is attached, is for the
 water and sewer improvements at the Keller Hicks site; a second change order for the
 drainage and road improvements will be submitted for preview and action at later
 dates
- The amount of Change Order #1 and the current projected cost for the change order to include drainage and road improvements are within the budget allowed for public improvements
- Change Order #1 has been reviewed by the Facilities Committee

- A copy of the lease agreement between KISD and the City of Fort Worth for the temporary lease of a portion of Keller Hicks Road is attached
- The time period of the lease, once approved by both parties, will cover both change orders mentioned above
- The lease has been submitted to the City of Fort Worth for consideration by their governing body

These items will be presented for final action on November 14, 2005.

Respectfully submitted,

Bill Stone Assistant Superintendent of Business Operations

Mark Canterbury
District Architect