

**The Board of Trustees  
Aledo ISD  
Agenda of Special Meeting**

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A Special Meeting of the Board of Trustees of Aledo ISD will be held April 26, 2022, beginning at 4:30 PM in the Aledo ISD Administration Board Room, 1008 Bailey Ranch Rd, Aledo, TX 76008.

**Aledo Independent School District Vision  
Growing Greatness through exceptional experiences that empower learners for life**

The subjects to be discussed or considered or upon which any formal action may be taken are as listed below. Items do not have to be taken in the order shown on this meeting notice.

Unless removed from the consent agenda, items identified within the consent agenda will be acted on at one time.

If, during the course of the meeting covered by this agenda, the Board should determine that a closed session of the Board should be held or is required in relation to any item included on this agenda, then such closed session as authorized by Section 551.001 et seq of the Texas Government Code (the Open Meetings Act) will be held by the Board at that date, hour and place given in this agenda or as soon after the commencement of the meeting covered by this agenda as the Board may conveniently meet in such closed session concerning any and all subjects and for any and all purposes permitted by Sections 551.071 – 551.084, inclusive, of the Open Meetings Act.

I. Call To Order

Hoyt Harris, President

II. Determine a Quorum

III. Public Comment on Agenda Item

Hoyt Harris, President

IV. Action Items

A. Consider Approval of Change Order for 2019 Bond Project: Aledo Middle School

2

Earl Husfeld, Chief Financial Officer; Tyler Boswell, Director of Construction and Facilities

V. Adjourn

Hoyt Harris, President



## **ALEDO ISD BOARD MEETING TEMPLATE**

**MEETING DATE:** April 26, 2022

**AGENDA ITEM:** Consider Approval of Change Order for 2019 Bond Project Aledo Middle School

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

### **BACKGROUND INFORMATION:**

- As you are aware, renovations/additions to Aledo Middle School (AMS) were included within the District's 2019 Bond Program.
- During the final planning and design of this project, a number of items were removed for inclusion in this project due to various considerations.
- As we shared with you during the April 19, 2022 board meeting, one of these removed items was additional parking on the south side of the AMS campus.
- In order to evaluate the possibility of adding this additional AMS parking at this time, district staff requested the attached cost estimations from Imperial Construction, Inc. (Imperial).
- After review and analysis of the attached cost estimations, district staff are recommending we proceed with the option titled Future Parking with Connector Drive – Concrete.
- Due to the location of the two (2) gyms and tennis courts on the south side of the AMS campus, this additional parking will be very beneficial for attendance at events held in these venues. Additionally, as we discussed during the April 19, 2022 board meeting, concrete parking and drives are a much more cost-effective, long-term value than asphalt parking and drives.

### **FISCAL INFORMATION:**

The not to exceed amount of \$380,333.00 for this change order will be paid from 2019 bond program funds.

### **ATTACHMENTS:**

Imperial Construction cost estimations, with supporting documentation, for parking at Aledo Middle School.

### **ADMINISTRATIVE RECOMMENDATION:**

The Administration recommends the Board of Trustees approve a change order to the contract with Imperial Construction, Inc. for the Aledo Middle School additions/renovations project in the not to exceed amount of \$380,333.00 as presented.

**Future Parking w/Connector Drive – Asphalt**

Site work \$163,200.00  
Concrete Curbs \$45,515.00  
Asphalt \$123,997.50  
Striping/Site Specialty Allowance \$8,000.00

**Total ROM \$340,712.50**

**Future Parking w/Connector Drive – Concrete**

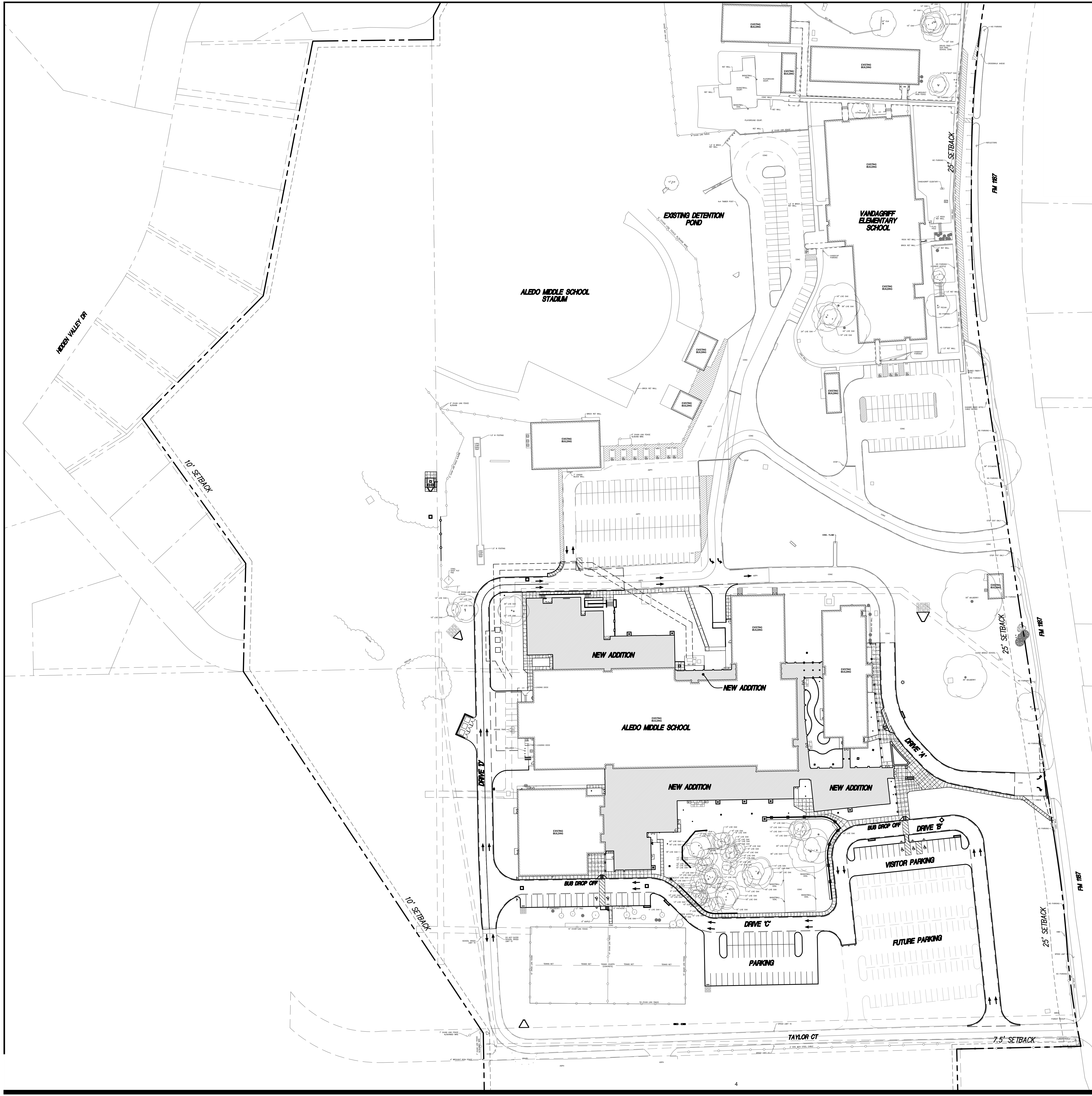
Site work \$163,200.00  
Concrete \$209,133.00  
Striping/Site Specialty Allowance \$8,000.00

**Total ROM \$380,333.00**

**Current Parking (South Side) – Concrete**

Concrete - South Parking A \$23,181.00  
Concrete - South Parking B \$69,036.00  
Concrete - South Parking D \$42,215.00  
Asphalt credit -\$22,500.00

**Total ROM \$111,932.00**



**PARKING DATA**

<b>PARKING REQUIRED (INCLUDING VANDAGRIFF):</b>	
MIDDLE SCHOOL REQUIRED:	63 SPACES
ELEMENTARY SCHOOL REQUIRED:	46 SPACES
<b>TOTAL PARKING REQUIRED:</b>	<b>109 SPACES</b>
<b>TOTAL PARKING PROVIDED:</b>	<b>326 SPACES</b>
<b>TOTAL FUTURE PARKING PROVIDED:</b>	<b>459 SPACES</b>
<b>RATE:</b>	<b>1 SPACE PER CLASS ROOM + 10 SPACES (NO ONSITE AUDITORIUM)</b>
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TOTAL STANDARD PARKING:	117 SPACES
TOTAL HANDICAP PARKING:	5 SPACES
<b>TOTAL PARKING:</b>	<b>122 SPACES</b>
<b>NEW PROVIDED PARKING (MIDDLE SCHOOL ONLY):</b>	
TOTAL STANDARD PARKING:	78 SPACES
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**SITE PLAN  
FOR  
EXISTING MIDDLE SCHOOL  
RENOVATION AND ADDITION  
PROJECT #2  
ALEDO INDEPENDENT  
SCHOOL DISTRICT**

**ALEDO INDEPENDENT SCHOOL DISTRICT  
EXISTING MIDDLE SCHOOL RENOVATION  
AND ADDITION PROJECT #2  
CITY OF ALEDO,  
PARKER COUNTY, TEXAS**

Project: EXISTING ALEDO MIDDLE SCHOOL RENOVATION AND ADDITION PROJECT #2 FOR ALEDO I.S.D. 416 FM 1187, ALEDO, TX 76008

**tnp**  
teague noll & perkins  
2327 N Riverside Drive, Suite 100  
Fort Worth, Texas 76137  
817.336.5773 ph 817.336.2813 fx  
TBPELS: ENGR P-250;  
SURV 10011600, 10011601,  
10194381  
GPPE: PE007431; TBAE: BR 2673  
www.tnpsc.com

**Huckabee**  
ALEDO • DALLAS • FORT WORTH  
HOUSTON • SAN ANTONIO • WACO  
www.huckabee-inc.com  
920.687.0239

**VOLUME 1**

Job No: 01865-01-01	Sheet No: SAS SET
Drawn By: TNP	
Date: 12/18/2020	

Future Parking w/Connector Drive - Asphalt



**Contact: Cyle Burchfield**  
**Phone: (817) 641-8804**  
**Fax: (817) 558-6400**

Quote To: Imperial Construction, Inc.  
 400 I-20 West Suite 200  
 Weatherford, Texas 76086  
 Attn: Will Fisher  
 wfisher@imperial-construction.com  
Phone: 817-341-8886  
Fax: 817-458-0598

Project Name: Existing Aledo Middle School Additions  
Project Location: Aledo, Texas  
Date: April 18, 2022  
Scope of Work: Change Order - New Parking Lot

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
1	Mobilization	1.00	LS	10,500.00	10,500.00
2	Demo/Remove Exist Concrete Curb	1.00	LS	4,800.00	4,800.00
3	Excavation for New Parking Lot	1.00	LS	75,000.00	75,000.00
4	Grade to + or - .10'	1.00	LS	7,200.00	7,200.00
5	Furnish/Install 18" CMP Culvert (50 LF)	1.00	LS	5,100.00	5,100.00
6	Furnish/Install 18" CMP Sloped Ends (2 EA)	1.00	LS	2,400.00	2,400.00
7	Lime Stabilize Pav SG 8"@ 32 lbs/sy	1.00	LS	45,900.00	45,900.00
8	Respread Onsite Topsoil	1.00	LS	5,500.00	5,500.00
9	Construction Staking & Site Layout	1.00	LS	6,800.00	6,800.00

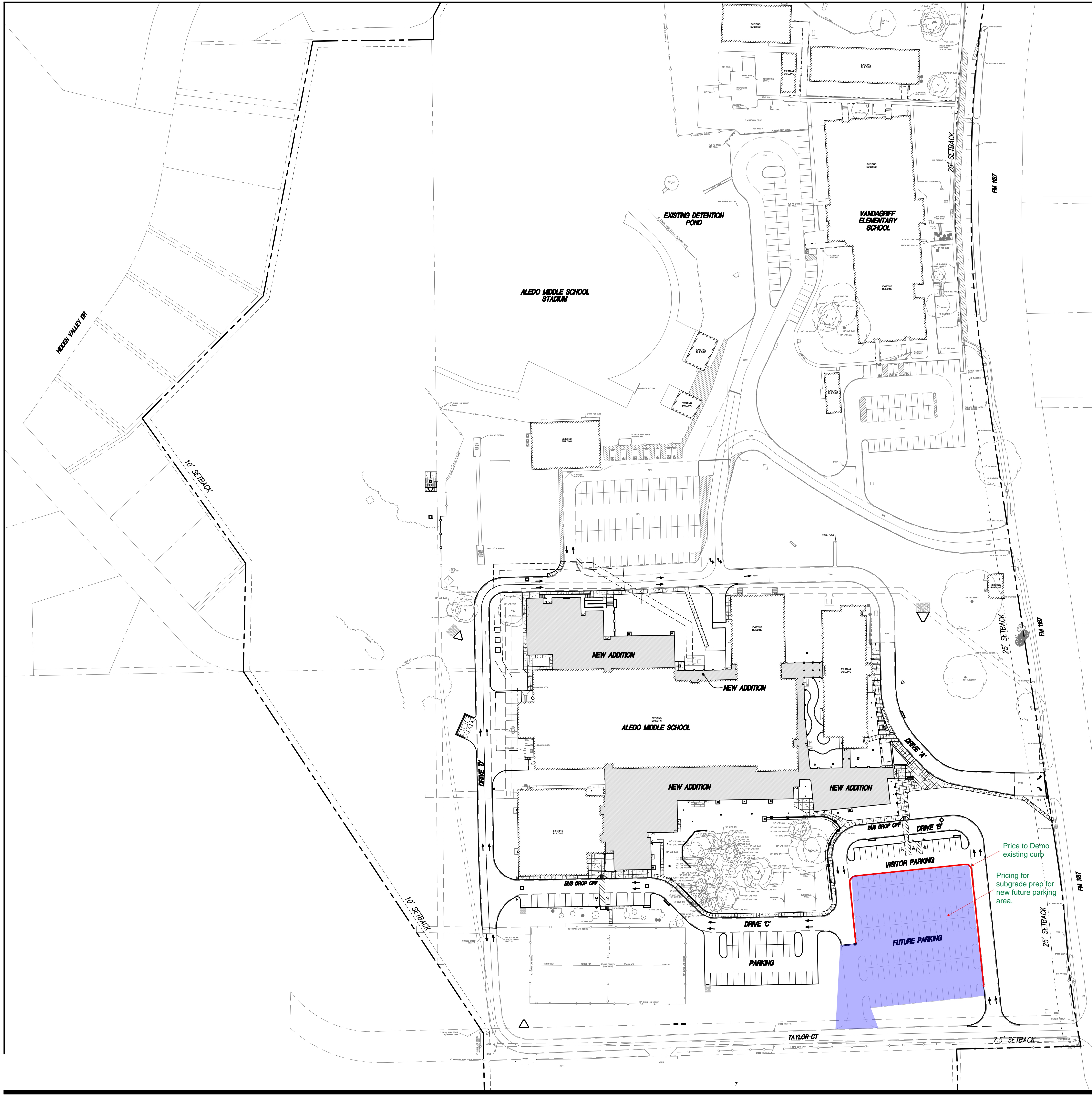
**GRAND TOTAL** **\$163,200.00**

**NOTES:**

This change order proposal excludes the following:  
 \*Same as stated in contract.

This change order proposal is based on the following:  
 \*Perform all this additional work while we are onsite working.  
 \*The attached civil site plan (purple shaded area) prepared by TNP dated 12/18/2020.  
 \*All grading to be + or - .10'  
 \*This document becoming part of the co resulting from it.  
 \*Price good for 30 days from this proposal date.

Respectfully Submitted,  
 Cyle Burchfield  
 AMS Company, Inc.



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www.huckabee-inc.com  
900.681529

**VOLUME 1**

Job No: 01865-01-01	Sheet No: SAS SET
Drawn By: TNP	
Date: 12/18/2020	

# CHANGE ORDER REQUEST

WCC

WRANGLER CONCRETE  
CONSTRUCTION, LLC.

204McAlister Rd. ~ BURLESON, TEXAS  
76028  
Phone 817-295-4981 ~ Fax 817-295-3874

PROJECT NAME: Aledo Middle School reno/Add  
PROJECT NO: \_\_\_\_\_  
GENERAL CONTRACTOR: IMPERIAL  
ATTENTION: Chris Campbell

C.O.R. NO.: 27  
DATE: 04/19/22  
REFERENCE: \_\_\_\_\_

DESCRIPTION OF CHANGE: SOUTH CONCRETE CURB & GUTTER FOR 'C' FUTURE ASPHALT PARKING  
985 LF 18" curb and gutter  
\_\_\_\_\_  
\_\_\_\_\_

### Additive Costs

Labor	\$22,500
Material	\$14,828
Equipment	\$4,050

**Total Direct Cost** \$41,378

**Mark-up** 10% \$4,138

**Total Subcontractor Change Request** \$45,515

*Mark Hall*

Project Manager



**REYNOLDS ASPHALT & CONSTRUCTION COMPANY**

P.O. Box 370 \* EULESS, TX 76039  
 PH (817) 267-3131

...SINCE 1981

**JOB 21039E**

2021-037 - ADD  
**CO Proposal**

**PRICES VALID FOR 30 DAYS FROM DATE OF PROPOSAL**

Proj: **Aledo - Existing Middle School Renovations - Asphalt - ADDER - PARKING LOT**  
 Cust: **Imperial Constructio Ltd**

Quoted: 18-Apr-22  
 09:20 AM

No.	Description	Estimated Bid Quantity	Unit Bid	Bid Extension
1.0	<b>Parking Lot Paving - Asphalt</b> 5" HMAC - 3" Type B, 2" Type D	4,950.00 SY	\$25.05 / SY	\$123,997.50
<b>Notes:</b>				
A - HMAC Specs - Type B (RAP-30%)(PG 64-22), Type D (PG 64-22)				
B - <b>Estimate considers Proposal Drawing - Scale assumed at 1" = 60'-00.</b>				
C - Estimate includes single (1) mobilization. See Qualifications for additional moves.				
D - Estimate limited to application of Prime/Tack - as applicable - and placement of HMAC only.				
E - Estimate excludes sawcut, subgrade prep/fine grading and/or proof roll of subgrade.				
F - All other contract terms, conditions, notes & qualifications remain unchanged and in effect.				

**Standard Qualifications:**

- 1 Estimate includes no Sales Tax. A Sales Tax Exemption certificate will be required.
- 2 Excludes bond, engineering/layout, barricades/traffic control, clearing/grubbing, excavation/embankment, subgrade prep, concrete work, sawcuts, removals/hauloff, permits/inspection fees, utility adjustments/relocations, pavement markings/stripping - including ADA logos and signs, erosion control, hydromulch/sodding/seeding, SWPPP, signs, weed/grass/soil treatment, patching, proof rolling, backfill pavement, topsoil, testing, subgrade prime, dewatering, cleaning/sweeping, detours/detour maintenance, milling, header cuts, stringline, employee access and AGC dues *unless specifically included in estimate items or notes.*

All other contract terms, conditions, notes & qualifications remain unchanged and in effect.

ESTIMATOR: RICHARD BAKER, 817-822-4552 Cell, Email: rbaker@reynoldsasphalt.com

**00.0 MHrs**



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*TOTAL PARKING PROVIDED:*  
 TOTAL FUTURE PARKING PROVIDED: 459 SPACES  
 RATE: 1 SPACE PER CLASS ROOM + 10 SPACES (NO ONSITE AUDITORIUM)

*EXISTING PARKING (MIDDLE SCHOOL ONLY):*  
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*FUTURE PARKING:*  
 TOTAL STANDARD PARKING: 133 SPACES

**SITE PLAN FOR EXISTING MIDDLE SCHOOL RENOVATION AND ADDITION PROJECT #2 ALEDO INDEPENDENT SCHOOL DISTRICT**

**ALEDO INDEPENDENT SCHOOL DISTRICT EXISTING MIDDLE SCHOOL RENOVATION AND ADDITION PROJECT #2 CITY OF ALEDO, PARKER COUNTY, TEXAS**

Project: EXISTING ALEDO MIDDLE SCHOOL RENOVATION AND ADDITION PROJECT #2 FOR ALEDO I.S.D. ALEDO, TX 76008

**tnp**  
 teague nall & perkins  
 5527 N. Riverside Drive, Suite 100  
 Fort Worth, Texas 76127  
 817.336.5773 fax 817.336.2813 TX  
 TDP&L ENDR F-530  
 SURV 10011600, 10011601, 10194381  
 CREP: PERFORMA31, TRAIL, BR 3073  
 www.tnplinc.com

**Huckabee**  
 4000 W. Loop South, Suite 100  
 Houston, Texas 77056  
 832.687.0229

Job No. 19180-001	Volume 1
Drawn By TDP	Sheet No. 545 SET
Date 10/19/2020	

Future Parking w/Connector Drive - Concrete



**Contact: Cyle Burchfield**  
**Phone: (817) 641-8804**  
**Fax: (817) 558-6400**

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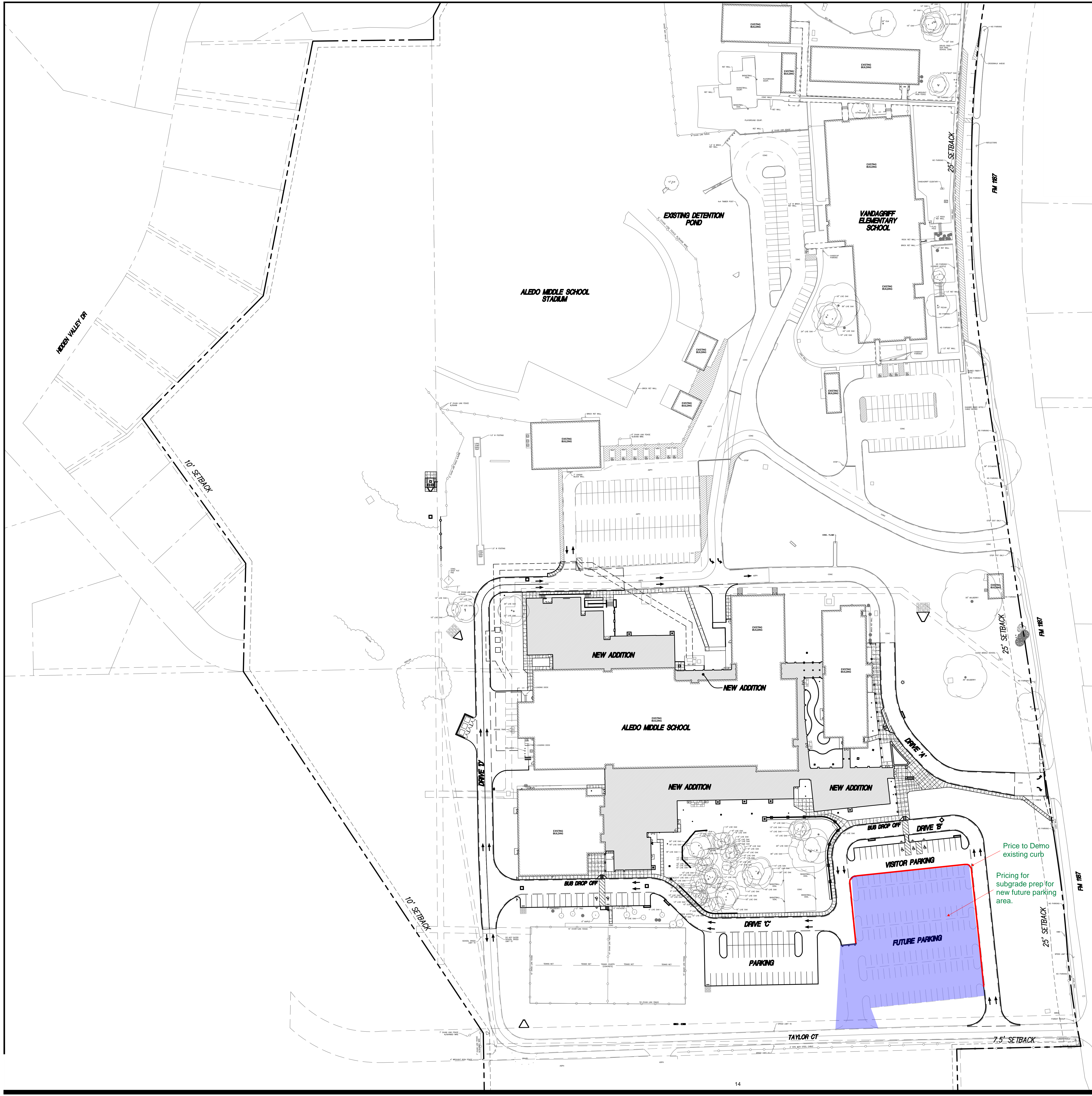
**GRAND TOTAL** **\$163,200.00**

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 \*All grading to be + or - .10'  
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Respectfully Submitted,  
 Cyle Burchfield  
 AMS Company, Inc.



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**ALEDO INDEPENDENT SCHOOL DISTRICT  
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**VOLUME 1**

Job No: 01865-01-01	Sheet No: SAS SET
Drawn By: TNP	
Date: 12/18/2020	

# CHANGE ORDER REQUEST

WCC

WRANGLER CONCRETE  
CONSTRUCTION, LLC.  
204McAlister Rd. ~ BURLESON, TEXAS  
76028  
Phone 817-295-4981 ~ Fax 817-295-3874

PROJECT NAME: Aledo Middle School reno/Add  
PROJECT NO: \_\_\_\_\_  
GENERAL CONTRACTOR: IMPERIAL  
ATTENTION: Chris Campbell

C.O.R. NO.: 25  
DATE: 04/18/22  
REFERENCE: \_\_\_\_\_

DESCRIPTION OF CHANGE: SOUTH PAVING 'C' FUTURE PARKING  
6" Drive & 5" Parking with mono. Curb  
4,000 SF Drive & 38,750 SF Parking with #3@18 o.c.e.w.

### Additive Costs

Labor	\$51,781
Material	\$119,290
Equipment	\$19,050

**Total Direct Cost** \$190,121

**Mark-up** 10% \$19,012

**Total Subcontractor Change Request** \$209,133

*Mark Hall*

Project Manager



# Current Parking (South Side) - Concrete

# CHANGE ORDER REQUEST

WCC

WRANGLER CONCRETE  
CONSTRUCTION, LLC.  
204McAlister Rd. ~ BURLESON, TEXAS  
76028  
Phone 817-295-4981 ~ Fax 817-295-3874

PROJECT NAME: Aledo Middle School reno/Add  
PROJECT NO: \_\_\_\_\_  
GENERAL CONTRACTOR: IMPERIAL  
ATTENTION: Chris Campbell

C.O.R. NO.: 23  
DATE: 04/18/22  
REFERENCE: \_\_\_\_\_

DESCRIPTION OF CHANGE: SOUTH PAVING 'A' PARKING  
5" concrete parking that dowels into the existing curb  
4,300 SF with #3@18 o.c.e.w.  
#3 dowels every 18" @ existing curb

### Additive Costs

Labor  
Material  
Equipment

\$6,599
\$12,900
\$1,575

**Total Direct Cost**

**\$21,074**

**Mark-up**

**10%**

**\$2,107**

**Total Subcontractor Change Request**

**\$23,181**

*Mark Hall*

Project Manager



# CHANGE ORDER REQUEST

WCC

WRANGLER CONCRETE  
CONSTRUCTION, LLC.  
204McAlister Rd. ~ BURLESON, TEXAS  
76028  
Phone 817-295-4981 ~ Fax 817-295-3874

PROJECT NAME: Aledo Middle School reno/Add  
PROJECT NO: \_\_\_\_\_  
GENERAL CONTRACTOR: IMPERIAL  
ATTENTION: Chris Campbell

C.O.R. NO.: 24  
DATE: 04/18/22  
REFERENCE: \_\_\_\_\_

DESCRIPTION OF CHANGE: SOUTH PAVING 'B' PARKING  
5" concrete parking that dowels into the existing curb  
14,400 SF with #3@18 o.c.e.w.  
#3 dowels every 18" @ existing curb

### Additive Costs

Labor	\$17,340
Material	\$40,520
Equipment	\$4,900

**Total Direct Cost** \$62,760

**Mark-up** 10% \$6,276

**Total Subcontractor Change Request** \$69,036

*Mark Hall*

Project Manager



# CHANGE ORDER REQUEST

WCC

WRANGLER CONCRETE  
CONSTRUCTION, LLC.  
204McAlister Rd. ~ BURLESON, TEXAS  
76028  
Phone 817-295-4981 ~ Fax 817-295-3874

PROJECT NAME: Aledo Middle School reno/Add  
PROJECT NO: \_\_\_\_\_  
GENERAL CONTRACTOR: IMPERIAL  
ATTENTION: Chris Campbell

C.O.R. NO.: 26  
DATE: 04/18/22  
REFERENCE: \_\_\_\_\_

DESCRIPTION OF CHANGE: SOUTH PAVING 'D' VISITOR PARKING  
5" concrete parking that dowels into the existing curb  
8,500 SF with #3@18 o.c.e.w.  
#3 dowels every 18" @ existing curb

### Additive Costs

Labor	\$10,933
Material	\$24,445
Equipment	\$3,000

**Total Direct Cost** \$38,378

**Mark-up** 10% \$3,838

**Total Subcontractor Change Request** \$42,215

*Mark Hall*

Project Manager



**REYNOLDS ASPHALT & CONSTRUCTION COMPANY**P.O. Box 370 \* EULESS, TX 76039  
PH (817) 267-3131

...SINCE 1981

**JOB 21039E**

2021-037-C02.2

**Cust Job 200760REYN**Proj: **Aledo - Existing Middle School Renovations - Asphalt**  
Cust: **Imperial Construction Ltd**Quoted: 19-Apr-22  
12:33 PM

No.	Description	Bid
	<b>Base Contract - Asphalt Paving - Three (3) Mobilizations</b>	
	6" HMAC - Drive Lanes	
	5" HMAC - Parking Areas	
	Temp Paving (Complete)	
	<b>Base Contract</b>	<b>\$306,654.00</b>
	<b>Credit Proposal</b>	
	Removal of 5" HMAC	
	Credit Includes Three (3) Additional Mobilizations	
	<b>Credit</b>	<b>(\$22,500.00)</b>
	<b>Revised Contract</b>	<b>\$284,154.00</b>

**Standard Qualifications:**

ESTIMATOR: RICHARD BAKER, 817-822-4552 Cell, Email: rbaker@reynoldsasphalt.com

**Job Location/Contacts**

416 FM 1187 - Aledo - FW Map 810-G - 76008

PM - Chris Campbell - 817-733-9919 - ccampbell@imperial-construction.com

APM - Will Fisher - 325-998-4354 - wfisher@imperial-construction.com

END