

# Agenda of Special Meeting

## The Board of Trustees Calallen ISD

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A Special meeting of the Board of Trustees of Calallen ISD will be held September 15, 2008, beginning at 6:30 PM in the Central Administration Office, 4205 Wildcat Dr., Corpus Christi, Texas.

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.

1. Opening of Public Hearing by Chairman 2
2. New Business
  - A. Consider approval of Calallen East Primary and Wood River Primary Additions Project Proposal 3  
Presenter: Dr. Almendarez and Mr. Monroe
  - B. Closed Session 7
  - C. Personnel - Resignations and Appointments 8  
Presenter: Mr. Romero
3. Adjourn



## **Calling the Meeting to Order**

**I call this meeting of the Calallen Independent School District Board of Trustees to order and let the record show that a quorum of Board Members is present and that this meeting was duly called and posted in accordance with the Texas Open Meetings Act, Texas Government Code 551.**

BOARD OF EDUCATION  
CALALLEN INDEPENDENT SCHOOL DISTRICT  
CORPUS CHRISTI, TEXAS

Date : September 15, 2008

Subject: Consider approval of Calallen East Primary and Wood River Primary Additions  
Project Proposal

New Business

**Action**

**BACKGROUND INFORMATION**

East and Wood River Primary Schools Additions Project

On August 28, 2008, competitive sealed proposals were received from five different general contractors for the proposed improvements at East and Wood River Primary Schools. These improvements are to be funded from proceeds from the 2007 CISD bond issue. The proposals included a base proposal amount and four air conditioning related alternates.

All proposals were evaluated by a committee consisting of District staff, the project architect and the consulting civil engineer. All five proposers were considered as qualified contractors with the final determination of the best offer being a combination of the contractor qualifications and the proposal dollar amount. The committee recommends that alternates 1 and 2 not be accepted (related to air conditioning brand changes from that specified) and that alternate 3 (air conditioning enhancements to existing cafeterias) and alternate 4 (condenser coil protective coating) be accepted.

**Refer to attached letter from the project architects, Ferrell/Brown & Associates for additional information and tabulation sheet.**

**ITEM ADDRESSED**

Consider approval of Calallen East Primary and Wood River Primary Additions Project Proposal

**RECOMMENDED ACTION**

The committee recommends that the Board of Trustees authorize Calallen I.S.D. administrative staff to enter into negotiations with Teal Construction Company to achieve a scope of work that has an initial construction contract amount not to exceed \$4,900,000 for the East and Wood Rivers Primary Schools Additions project.



**FERRELL/BROWN & ASSOCIATES, INC. – ARCHITECTS**

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Corpus Christi, Texas 78411

Thomas E. Ferrell, R.A.  
David Doyle Brown, R.A.  
Thomas W. Mustard, R.A.

September 4, 2008

**Calallen I.S.D.**  
**Attn: Arturo Almendarez, Ed. D.**  
4205 Wildcat Drive  
Corpus Christi TX 78410

**RE: EAST AND WOOD RIVER PRIMARY SCHOOLS ADDITIONS**

Dear Dr. Almendarez:

On August 28, 2008, Calallen I.S.D. received and opened competitive sealed proposals from five different general contractors for the East and Wood River Primary Schools Additions. Proposals were received for the two schools as a combined project and also as individual projects. In addition, there were four alternate bids, the first two for air conditioning unit manufacturer substitutions; the third for providing conditioned make-up air to both existing cafeterias and kitchens; and the fourth for protective coating for the air conditioning coils.

On September 3, representatives of the District and this office met to evaluate the proposals and we developed the following observations and recommendations. The District did decide that it did not want to accept any alternate brand proposals, which indicates that alternates 1 and 2 would not be accepted. The District did want to accept both alternates 3 and 4.

Of the five combined proposal offers, the committee deemed that each contractor was capable of doing a proper job for the District, based upon knowledge available to the committee and references provided to us. The final determination thus became based upon the actual dollar amount proposed for the base proposal, plus alternates 3 and 4. The breakdown for each proposer is as follows:

<b>Proposer</b>	<b>Base Proposal</b>	<b>Alt. 3</b>	<b>Alt. 4</b>	<b>Total</b>
Teal Construction	\$5,300,000	\$76,545	\$11,000	\$5,387,545
Barcom Commercial	\$5,300,000	\$90,000	\$13,000	\$5,403,000
Don Krueger Const.	\$5,792,000	\$82,700	\$12,600	\$5,887,300
Ewing Construction	\$5,807,000	\$87,000	\$12,800	\$5,906,800
Safenet Services	\$5,877,500	\$84,200	\$13,340	\$5,975,040

Each proposer did provide the required proposal security and other documents required as a part of the proposal package.

The Calallen 2007 bond issue program allocated a combined construction contract allowance of \$5,006,000 for the construction of the additions at both campuses, as well as site improvements. During the course of preparing the construction/bid documents for these two schools, the scope of work was modified to include re-roofing of the existing schools, storage room additions for the P. E. Pavilions, construction of bus loops and additional parking areas at each campus, plus exterior enhancements. Air conditioning alternates 3 and 4 were also added to the project scope of work.

It is the committee's recommendation that Teal Construction be determined as the proposer offering the best offer to the District for this project, followed by Barcom Commercial, Don Krueger Construction, Ewing Construction and Safenet Services. The committee would also like to recommend to the Board of Trustees that the District administrative staff be authorized to work with Teal Construction for value engineering to reach a goal of being able to award a construction contract not to exceed \$4,900,000 for both East and Wood River as a single combined project. This would maintain a \$106,000 construction contingency for this project, which would be utilized only with the advance permission of the District.

Initial concepts for achieving this goal is to defer construction of the improvements to the two existing P. E. Pavilions until later in the bond issue scope, coupling East, Wood River and Magee P. E. Pavilions into one project. There are also other value engineering items that are available for District consideration and would not negatively impact the academic program that is to be achieved by this construction project.

Should negotiations with Teal Construction not be successful, the committee recommends that District administrative staff be authorized to go to the next ranked proposer, Barcom Commercial. Assuming negotiations are successful, a construction contract can be executed by mid-September and construction would begin in late September, as per the original bond issue implementation schedule. Work would be completed at both campuses in the summer of 2009.

Please advise should you have any questions or need additional information.

Very truly yours,

**Ferrell/Brown & Associates, Inc.**

c/s Thomas E. Ferrell, A.I.A.

Cc: Mr. Bill R. Monroe, Ms. Edith George, Mr. Harley Schmidt

**CALLEN INDEPENDENT SCHOOL DISTRICT**  
**EAST AND WOOD RIVER PRIMARY SCHOOLS ADDITIONS**  
**PROJECT 1**

August 28, 2008  
 3:00 PM

**TABULATION**

<b>CONTRACTOR</b>	<b>BASE PROPOSAL</b>	<b>HVAC ALT. NO. 3 (ADD)</b>	<b>HVAC ALT. NO. 4 (ADD)</b>	<b>Totals</b>
<b>TEAL CONSTRUCTION</b>	\$5,300,000	\$76,545	\$11,600	\$5,388,145
<b>BARCOM COMMERCIAL</b>	\$5,300,000	\$90,000	\$13,000	\$5,403,000
<b>DON KRUEGER CONSTRUCTION</b>	\$5,792,000	\$82,700	\$12,600	\$5,887,300
<b>EWING CONSTRUCTION</b>	5,807,000	\$87,000	\$12,800	\$5,906,800
<b>SAFENET SERVICES</b>	\$5,877,500	\$84,200	\$13,340	\$5,975,040

**HVAC ALTERNATE NO. 3 (Additive):** Provide and install HVAC 100% outside air pretreatment units OAU-E2 and OAU-W3, as shown on the Plans and as specified. If this HVAC Alternate Bid No 3. item is not accepted by the Owner, then the Contractor shall not provide HVAC 100% outside air pretreatment units OAU-E2 and OAU-W3

**HVAC ALTERNATE NO. 4 (Additive):** Provide approved HVAC equipment condenser coil protective coatings, as shown on the Plans and as specified. If this HVAC Alternate No 4 is not accepted by the Owner, then the Contractor shall provide HVAC equipment without protective condenser coil coatings , as shown on Plans and as specified

## **Closed Session Statement**

The Superintendent requests that the Board of Trustees convene in closed meeting as authorized by the provisions of the Open Meetings Act, Chapter 551 of the Texas Government Code. This executive session is in accord with Section 551.074: For the purpose of considering the appointment, employment, evaluation, reassignment, duties, discipline or dismissal of a public officer or employee or to hear complaints or charges against a public officer or employee.

BOARD OF EDUCATION  
CALALLEN INDEPENDENT SCHOOL DISTRICT  
CORPUS CHRISTI, TEXAS

Date: September 15, 2008

Subject: Consider approval of resignations and new hires

New Business

**Action**

**BACKGROUND INFORMATION**

Calallen I.S.D. administration prepares of list of resignations and new hires since the previous Board meeting.

**ITEM ADDRESSED**

As per Personnel Lists presented to the Board.

**RECOMMENDED ACTION**

Administration recommends the Board approve resignations and appointments as presented.