

**ARLINGTON INDEPENDENT SCHOOL DISTRICT  
CALLED MEETING OF THE BOARD OF TRUSTEES  
Tuesday, June 25, 2019  
5:30 p.m.**

**NOTICE** of Called Meeting of the Board of Trustees at the Mac Bernd Professional Development Center, 1111 West Arbrook Boulevard, Arlington, Texas 76015

**CALL TO ORDER:** 5:30 p.m., Room 804 A

**OPENING CEREMONY:**

**OPEN FORUM FOR AGENDA ITEMS:** Persons attending the meeting may request an Open Forum Sign-Up Card. The card must be completed in its entirety and submitted to the Board President no later than **6:55 p.m.** This first Open Forum is limited to agenda items other than personnel. Any personnel concern should be brought directly to the Superintendent or Board President prior to the meeting, who will guide you to the proper procedure pursuant to Board Policy. Speakers will be limited to five (5) minutes. When more than one individual wishes to address the same agenda item, the President may ask the group to appoint one spokesperson.

**ITEMS TO BE WITHDRAWN FROM THE CONSENT AGENDA:**

**CONSENT ITEMS:** Materials relating to the items to be acted upon in the Consent Agenda are provided to the Board Members for study and review prior to the meeting. The items contained in the bid portion of the Agenda have been endorsed by the Board Members during the budget process.

- A. Consider Change Order #1 Amending the Competitive Sealed Proposal (CSP) Contracted Amount and Substantial Completion Date for 2014 Bond Construction Project for Arlington College and Career High School, Phase IV - Bid Package 2 (pg. 5)
- B. Consider Change Order #2 Amending the Guaranteed Maximum Price (GMP) Contracted Amount and Substantial Completion Date for 2014 Bond Construction Project for Wood Elementary School, Phase II - Bid Package 4 (pg. 10)
- C. Consider Change Order #1 Amending the Contract Amount for 2014 Bond Construction Project for Bailey Junior High School and Kookan Education Center Renovations Project, Phase IV - Bid Package 3 (pg. 14)

**DISCUSSION:**

- A. 2019 Capital Needs Steering Committee Report to Board of Trustees (pg. 19)

**OPEN FORUM FOR NON-AGENDA ITEMS:** Persons attending the meeting may request an Open Forum Sign-Up Card. The card must be completed in its entirety and submitted to the Board President no later than **6:55 p.m.** This second Open Forum allows individuals to address the Board on

any subject, except personnel. Any personnel concern should be brought directly to the attention of the Superintendent or Board President prior to the meeting, who will guide you to the proper procedure pursuant to Board Policy. Speakers will be limited to five (5) minutes. When more than one individual wishes to address the same topic, the Board President may ask the group to appoint one spokesperson.

**SUPERINTENDENT'S REPORT:**

This time is for the Superintendent to acknowledge varying kinds of activities occurring within the district. This includes such items as recognition of outstanding performance by district staff and/or students, the initiating of new programs and special activities.

The Superintendent will report on the following subjects:

- A. Recognition of outstanding performance by district staff and students
- B. Initiation of new programs and special activities

**SCHOOL BOARD'S REPORT:**

This time on the Agenda allows each member to inform other Board Members, the administrative staff and the public of activities which are of interest.

The Board Members will report on the following subjects:

- A. Board member attendance at various school and community events.
- B. Board member announcement of various upcoming school and community events.
- C. Board member visits to various campuses
- D. Board member recognition of outstanding performance by district staff and students
- E. Board member recognition of new programs and special activities

**CLOSED MEETING:**

At any time during the meeting the Board may adjourn into closed meeting for consultation with its attorney (Tex. Gov't Code § 551.071) or for a posted agenda item pursuant to Texas Government Code sections 551.072 – 551.084 (see below).

**ADJOURNMENT**

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*The agenda order may be adjusted by the Presiding Officer at any time during the meeting.*

If, during the course of the meeting covered by this Notice, the Board should determine that a closed meeting of the Board should be held or is required in relation to any item included in this notice, then such closed meeting is authorized by Texas Government Code Section 551.001, et. seq., for any of the following reasons:

Section 551.071 - For the purpose of a private consultation with the Board's attorney on any or all subjects or matters authorized by law.

Section 551.072 - For the purpose of discussing the purchase, exchange, lease or value of real property.

Section 551.073 - For the purpose of negotiating contracts for prospective gifts or donations.

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.

Section 551.076 - To consider the deployment, or specific occasions for implementation, of security personnel and devices.

Section 551.082 - For the purpose of deliberating in a case involving discipline of a public school child or children, or in a case in which a complaint or charge is brought against an employee of the school district by another employee and the complaint or charge directly results in a need for a hearing.

Section 551.0821 - For the purpose of deliberating in a matter regarding a public school student if personally identifiable information about the student will necessarily be revealed by the deliberation.

Section 551.083 - For the purpose of considering the standards, guidelines, terms or conditions the Board will follow, or instruct its representatives to follow, in consultation with representatives of employee groups in connection with consultation agreements provided for by Section 13.901 of the Texas Education Code.

Section 551.084 - For the purpose of excluding a witness or witnesses from a hearing during examination of another witness.

Should any final action, final decision or final vote be required in the opinion of the Board with regard to any matter considered in such closed meeting, then such final action, final decision or final vote shall be at either:

- A. the open meeting covered by this notice upon the reconvening of this public meeting, or
- B. at a subsequent public meeting of the Board upon notice thereof, as the Board shall determine.

**CERTIFICATE AS TO POSTING OR GIVING OF NOTICE**

On this 21st day of June, 2019 at 5:30 p.m., this notice was posted on a bulletin board at a place convenient to the public at the central administrative office of the Arlington Independent School District, 1203 West Pioneer Parkway, Arlington, Texas and readily accessible to the general public at all times beginning at least 72 hours preceding the scheduled time of the meeting.



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**Dr. Marcelo Cavazos, Superintendent**

## Arlington Independent School District Board of Trustees Communication

**Meeting Date:** June 25, 2019

**Consent Item**

**Subject:** Change Order #1 Amending the Competitive Sealed Proposal (CSP) Contracted Amount and Substantial Completion Date for 2014 Bond Construction Project for Arlington College and Career High School, Phase IV - Bid Package 2

**Purpose:** To give the Board of Trustees the opportunity to consider and act on Change Order #1 amending the CSP contracted amount and substantial completion date for 2014 Bond Construction Project for Arlington College and Career High School, Phase IV – Bid Package 2.

**Background:** During renovation of the Arlington College and Career High School (ACCHS) project, the General Contractor, Ratcliff Constructors, LLC (Ratcliff) has incurred temporary delays and costs for work to address unforeseen conditions which cannot be funded through the original, Board approved, construction contract. While demolishing certain portions of the facility, various mechanical and electrical infrastructure was found to be insufficient for use and required replacement. The main sewer line serving the building was found to be non-functioning and had to be replaced and rerouted around the building exterior. In the process of installing the new entry canopy and windows, it was discovered that the exterior wall lacked the proper stability to support the loading and required additional structural reinforcement to accommodate increased weight capacity. Additionally, there were code revisions required by the City of Arlington identified during their permit review process that were not included in the original bid by the contractor. Ratcliff has submitted Change Order #1 for the ACCHS construction project in the amount of \$255,066.84. This change order is comprised of five main areas summarized in the table below.

In addition to the cost impact of addressing the unforeseen mechanical, electrical & plumbing conditions, structural reinforcement issues, and City of Arlington revisions and utility changes, there is a need to allow Ratcliff additional time to complete the project. The CSP agreement, approved by the Board of Trustees on November 15, 2018, provided for a substantial completion date of August 1, 2019. As such, Ratcliff has requested an additional 15 days from the original substantial completion date to complete the project. Ratcliff has submitted Change Order #1 to amend the contract amount and a corresponding Notice of Claim to amend the substantial completion date to August 16, 2019.

LBL Architects (LBL), the project architect, has reviewed the change order and validated the request for amending the substantial completion date with Ratcliff and AISD staff.

**Change Order Summary:**

Item	Description	Cost
001	Mechanical and Electrical Changes Necessary to Address Unforeseen Conditions	\$ 56,554.13
002	Plumbing Repairs and Revisions Necessary to Address Unforeseen Conditions	\$ 72,303.96
003	Structural Reinforcement of Main Entry Wall and Canopy Necessary to Address Unforeseen Conditions	\$ 41,757.83
004	City of Arlington Revisions and Utility Changes Required Under Permit Review Process	\$ 58,143.58
005	Fees for Bonding, Insurance, and Contractor Overhead	\$ 26,307.34
<b>Sum of Change Order #1</b>		<b>\$ 255,066.84</b>

Attached are letters from LBL and Ratcliff explaining the need for Change Order #1 changing the contract amount and the Notice of Claim amending the contracted substantial completion date. The original contract amount for the project was \$7,440,217.00 and the original substantial completion date is August 1, 2019. Pending approval of Change Order #1 the amended contract amount would be \$7,695,283.84 and the new substantial completion date will be August 16, 2019.

**Recommendation:** Administration Recommends Approval

<b>Submitted to:</b>  Board of Trustees Arlington Independent School District	<b>Submitted by:</b> 
	<b>Prepared by:</b> Wm. Kelly Horn  <b>Date:</b> June 14, 2019



June 19, 2019

Kelly Horn  
Executive Director of Plant Services  
Arlington ISD  
1201 Colorado Lane  
Arlington, Texas 76015

RE: Arlington College and Career High School – Change Order No. 01

Mr. Horn,

There have been several unforeseen existing conditions and owner's requests requiring mechanical and electrical changes, plumbing repairs and revisions, structural reinforcement modifications, city utility requirements, and subsequent fees for bonding, insurance, and contractor overhead to the school renovation project which are indicated below. Funds from the Construction Contingency Allowance have been set aside for critical items to keep the contractor working, however the fund is insufficient to cover all the costs for the required modifications and changes.

We have reviewed the contractor's revised cost proposal dated 6-18-19 for the required work and it is acceptable. The change order increases the **Original Contract Amount contract amount by \$255,066.84** to a new contract amount of **\$7,695,283.84** and **adds 15 days to the Substantial Completion date from August 1, 2019 to August 16, 2019.**

The five Items to be addressed in the Change Order are:

- 01- Mechanical and Electrical changes necessary to address Unforeseen Conditions in the amount of \$56,554.13.
- 02- Plumbing (below grade) Repairs and Revisions Necessary to Address Unforeseen Conditions in the amount of \$72,303.96.
- 03- Structural Reinforcement of the original building at Main Entry Wall and Canopy Necessary to Address Unforeseen Conditions the amount of \$41,757.83.
- 04- City of Arlington Revisions and Utility Changes Required due to Permit Review Process in the amount of \$58,143.58.
- 05- Fees for Bonding, Insurance and Contractor Overhead in the amount of \$26,307.34. This consists of Overhead, Profit, Insurance and Bond totaling 11.5% of the PCO costs.

Sincerely,

Tom McCarty, AIA  
Vice President



June 18, 2019

Attn:  
Mike Parkos  
Director of Facilities and Planning and Construction  
Arlington Independent School District

## **AISD PH4BP02 – Early College High School**

### **Notice of Claim**

Ratcliff Constructors LP is submitting this letter as Notice of Claim to Arlington Independent School District for (15) fifteen days to be added to the project duration. These requested additional days are required to complete the project due to changes in project scope as outlined in the Change Order Request letter. If approved, the project substantial completion date will be extended to August 16<sup>th</sup>, 2019

Respectfully,

Jared Sulak  
Project Manager  
Ratcliff Constructors LP

A handwritten signature in blue ink, appearing to be 'JS', is written over the typed name and title of Jared Sulak.



June 18, 2019

Attn:  
Mike Parkos  
Director of Facilities and Planning and Construction  
Arlington Independent School District

## AISD PH4BP02 – Early College High School

### Change Order Request

Ratcliff Constructors LP is submitting this letter to requesting a Change Order from Arlington Independent School District for the amount of Two Hundred Fifty-Five Thousand Sixty-Six Dollars 84/100 \$255,066.84 to fund the Proposed Change Orders as listed below. These changes to the original contract scope are a result of Unforeseen Conditions and additional requirements made by the City of Arlington. The Proposed Change Orders have been grouped into categories as they pertain to specific scopes or areas of work.

1. Mechanical and Electrical changes necessary to address Unforeseen Conditions in the amount of \$56,554.13:
2. Plumbing Repairs and Revisions Necessary to Address Unforeseen Conditions in the amount of \$72,303.96:
3. Structural Reinforcement of Main Entry Wall and Canopy Necessary to Address Unforeseen Conditions the amount of \$41,757.83:
4. City of Arlington Revisions and Utility Changes Required under Permit Review Process in the amount of \$58,143.58:
5. Fees for Bonding, Insurance and Contractor Overhead in the amount of \$26,307.34. This consists of Overhead, Profit, Insurance and Bond totaling 11.5% of the PCO costs.

Additional details, inclusions, exclusions, and subcontractor pricing has been provided for each Proposed Change Order, attached here, and has been reviewed by LBL Architects and AISD Project Managers.

Respectfully,

Jared Sulak  
Project Manager  
Ratcliff Constructors LP

A handwritten signature in blue ink, appearing to be 'JS', is written over the typed name and title of Jared Sulak.

## Arlington Independent School District Board of Trustees Communication

<b>Meeting Date:</b> June 25, 2019	<b>Consent Item</b>
<b>Subject:</b> Change Order #2 Amending the Guaranteed Maximum Price (GMP) Contracted Amount and Substantial Completion Date for 2014 Bond Construction Project for Wood Elementary School, Phase II - Bid Package 4	

**Purpose:** To give the Board of Trustees the opportunity to consider and act on Change Order #2 amending the GMP contracted amount and substantial completion date for 2014 Bond Construction Project for Wood Elementary School, Phase II – Bid Package 4.

**Background:** During construction of the Library addition at Wood ES, the General Contractor, Pogue Construction (Pogue) discovered that the fire alarm system serving the building was not capable of expansion to cover the building addition. This deficiency requires that the system be replaced and meet current International Fire Code (IFC 2015). Additionally, Pogue was required to relocate a natural gas supply line and install a fire lane extension around the new addition. These scope changes caused construction delays and added costs to the original project. Pogue has submitted Change Order #2 for the Wood Elementary School construction project in the amount of \$195,760.00. This change order is comprised of two main areas summarized in the table below.

In addition to the cost impact of replacing the fire alarm system serving the building, there is a need to allow Pogue additional time to complete the project. The GMP agreement, approved by the Board of Trustees on September 1, 2016, provided for a substantial completion date of September 30, 2017. Change Order #1 was previously approved by the Board of Trustees on April 2, 2018. Currently, Pogue is submitting Change Order #2 to amend the contract amount and the substantial completion date by an additional 122 days to October 15, 2019.

KAI Architects (KAI), the project architect, has reviewed the change order and validated the request for amending the substantial completion date with Pogue and AISD staff.

**Change Order Summary:**

Item	Description	Cost
001	Fire Alarm System Replacement to Meet Current Code and Provide Full Building Coverage	\$ 136,630.00
002	Fees for Bonding, Insurance, and Contractor Overhead	\$ 59,130.00
<b>Sum of Change Order #2</b>		<b>\$ 195,760.00</b>

Attached are letters from KAI and Pogue explaining the need for Change Order #2 amending the contract amount and the contracted substantial completion date. The original Board approved GMP contract amount was \$10,641,247.00. The Board of Trustees approved Change Order #1 on April 2, 2018, in the amount of \$333,878.00. The contract amount was amended to \$10,975,145.00. The substantial completion date was amended 623 days to June 15, 2019. Pending approval of Change Order #2, the amended new contract amount will be \$11,170,905.00 and the new substantial completion date will be October 15, 2019.

**Recommendation:** Administration Recommends Approval

<p><b>Submitted to:</b></p> <p>Board of Trustees Arlington Independent School District</p>	<p><b>Submitted by:</b></p>  <p><b>Prepared by:</b> Wm. Kelly Horn</p> <p><b>Date:</b> June 18, 2019</p>
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Transforming  
Communities

June 19, 2019

Jaime Garcia  
Project Manager  
Arlington Independent School District  
1201 Colorado Lane  
Arlington, TX 76105

Re: 2015 Bond Program Phase II BP 4 – Wood Elementary School: Pogue Change Order

Mr. Garcia:

KAI has received and reviewed a Change Order from Pogue Construction for the above referenced project in the amount of \$195,760.00. This change in contract sum covers the cost of additional work scheduled to be completed on the project that was not included in their original scope of work.

In addition, Pogue has requested an extension to their contract equal to one hundred twenty-two (122) calendar days. The substantial completion date for the project would be modified to October 15, 2019.

KAI takes no exception to this requested Change Order. If you have any additional questions or concerns, please feel free to contact me.

With thanks,

  
Derwin Broughton, CA, NCARB  
PRINCIPAL

**KAI**

101 N Zang Blvd, Ste 100 | Dallas, TX 75208 | 214.742.0400

CC: File, Kelly Horn

June 5, 2019



## Notice of Claim

Alejandro Puerto  
Construction Administrator  
KAI/Alliance LC  
Dba KAI Texas  
101 N. Zang Blvd  
Dallas, TX 75208

RE: PH2BP04-03 Wood ES – Notice of Claim – CCD #1 Fire Lane Addition, CCD #3 Fire Alarm Replacement, and Existing Gas Line Delays

Mr. Puerto,

From previous correspondence, OAC Meetings, CCD #1, CCD #3, and RFI 26 – Existing Gas Line, KAI Architects and Arlington ISD are aware of the schedule impact of CCD #1 Fire Lane Addition, CCD #3 Fire Alarm Replacement, and the Existing Gas Line. This Notice of claim documents the additional days needed to complete the additional work related to these issues. The additional days requested in this notice of claim is to allow sufficient time to replace the existing fire alarm system, add the Fire Lane as required by the City of Arlington, and reroute an unknown gas line that was encountered within the building pad of the new addition.

In accordance with Articles 15.1.2, 15.1.4, 15.1.5 of the A201 General Conditions for this project Pogue Construction respectfully submits this Notice of Claim for additional time needed to complete the added fire alarm scope of work.

The added Fire Lane resulted in an additional 30 days of work that was completed within 41 calendar days between 12/19/2018 and 1/29/2019. The Fire Lane delayed the original scope of work due to the City of Arlington's requirement that the fire lane be installed prior to going vertical on the new addition. This work was completed satisfactorily and in a timely manner. Pogue began work on the building pad of the new addition promptly upon it being included in our Contract. As added work, Pogue Construction is entitled to an extension of the contract schedule equal to the forty one (41) calendar days associated with this work. The costs associated with this addition were previously approved through CAEA #7.

Pogue encountered an unknown 3" gas line serving the existing building while excavating for the building pad. This gas line was not marked and did not get flagged through line locate requests. This issue is documented in RFI #26 and Incident Report #1. The private gas line that was encountered during excavation for the building pad resulted in a sixty three (63) calendar day delay between 1/14/2019 and 3/18/2019. As added work, Pogue

Construction is entitled to an extension of the contract schedule equal to the sixty three (63) calendar days associated with this work. The costs associated with this addition were previously approved through CAEA #16.

The additional days requested for the fire alarm replacement are intended to allow sufficient time to replace the existing fire alarm system as requested. This is work that cannot be completed on an active campus and as such must be done during the summer break. As added work, Pogue Construction is entitled to an extension of the contract schedule equal to the ninety (90) calendar days associated with this work.

There are one hundred and ninety four delay days noted within this notice of claim, which should result in a revised substantial completion date out to 12/26/2019. Due to some overlap within the delays and the cooperative team effort between Pogue, KAI, and AISD we feel that we can get our original scope as well as the added scope substantially completed by 10/15/2019. Pogue respectfully requests a revised Substantial Completion Date of 10/15/2019 as a result of these issues.

There are additional subcontractor and GC costs associated with the fire alarm replacement and these delays. The cost of the fire alarm replacement and the additional time needed to complete the work is \$195,760. The additional costs associated with the fire alarm replacement are attached to this notice of claim.

Thank you in advance for processing and expediting this Notice of Claim. Please do not hesitate to contact me with any questions.

POGUE CONSTRUCTION



Jeffrey Stephens

cc:

Kelly Horn – AISD

Mike Parkos - AISD

Jaime Garcia - AISD

Derwin Broughton – KAI

Bob Paulk - Pogue Construction, Chief Operations Officer

Joel Martin – Pogue Construction, Project Executive

Grayson Murdock – Pogue Construction, PM

## Arlington Independent School District Board of Trustees Communication

**Meeting Date:** June 25, 2019

**Consent Item**

**Subject:** Change Order #1 Amending the Contract Amount for 2014 Bond Construction Project for Bailey Junior High School and Kooken Education Center Renovations Project, Phase IV - Bid Package 3

**Purpose:** To give the Board of Trustees the opportunity to consider and act on Change Order #1 amending the contract amount for 2014 Bond Construction Project for Bailey Junior High School and Kooken Education Center Renovations Project, Phase IV – Bid Package 3.

**Background:** As a part of the deficiency and life cycle improvements at Bailey JHS and Kooken EC, the General Contractor, Imperial Construction (Imperial), has incurred temporary delays and costs for unforeseen work which cannot be funded through the original, Board approved, construction contract. In the process of renovating the staff restrooms at Bailey JHS, the main plumbing lines had to be rerouted from the ceiling area to beneath the floor. Additionally, the parking area subgrade required moisture conditioning to be performed and increased concrete thickness. In the process of replacing the HVAC equipment at Kooken EC, the rooftop unit platforms and roof dormers required additional structural reinforcement to accommodate increased weight capacity. Additionally, there were code revisions required by the City of Arlington identified during their permit review process that were not included in the original bid by the contractor. Imperial has submitted Change Order #1 for the Bailey JHS and Kooken EC renovation projects in the amount of \$108,728.43. This change order is comprised of three main items for each project summarized in the table below.

In addition to the cost impact of addressing the unforeseen plumbing conditions, pavement improvements, structural reinforcement issues, and City of Arlington revisions and utility changes, there is a need to allow Imperial additional time to complete the project. The CSP agreement, approved by the Board of Trustees on August 16, 2018, provided for a substantial completion date of August 5, 2019. As such, Imperial has requested an additional 10 days from the original substantial completion date to complete the project. Imperial has submitted Change Order #1 to amend the contract amount and the substantial completion date to August 15, 2019.

LBL Architects (LBL), the project architect, has reviewed the change order and validated the costs with Imperial and AISD staff.

**Change Order Summary:**

Item	Description	Cost
1.01	Bailey JHS - Plumbing Revisions to Address Unforeseen Conditions	\$ 26,420.27
1.02	Bailey JHS - Parking Area Subgrade Improvements to Address Unforeseen Conditions	\$ 14,872.18
1.03	Bailey JHS - Fees for Bond, Insurance, and Overhead	\$ 6,400.33
2.01	Kooken EC - Structural Revisions to RTU Platforms and Dormers to Address Unforeseen Conditions	\$ 37,746.28
2.02	Kooken EC - City of Arlington Revisions Required Under Permit Review Process	\$ 15,098.44
2.03	Kooken EC - Fees for Bond, Insurance, and Overhead	\$ 8,190.93
<b>Sum of Change Order #1</b>		<b>\$108,728.43</b>

Attached are letters from LBL and Imperial explaining the need for Change Order #1. The original contract amount for the project was \$4,857,100.00. Administration is seeking Board approval for Change Order #1 in the amount of \$108,728.43. Pending approval of Change Order #1 the amended contract amount would be \$4,965,828.43 and the new substantial completion date will be August 15, 2019.

**Recommendation:** Administration Recommends Approval

<b>Submitted to:</b>  Board of Trustees Arlington Independent School District	<b>Submitted by:</b> 
	<b>Prepared by:</b> Wm. Kelly Horn  <b>Date:</b> June 18, 2019



June 19, 2019

Kelly Horn  
Executive Director of Plant Services  
Arlington ISD  
1201 Colorado Lane  
Arlington, Texas 76015

RE: B – Change Order No. 01

Mr. Horn,

There have been several unforeseen existing conditions requiring plumbing revisions, structural modifications, city utility requirements, paving subgrade improvements and subsequent fees for bonding, insurance, and contractor overhead to the school renovation project which are indicated below. Funds from the Construction Contingency Allowance have been set aside for critical items to keep the contractor working, however the fund is insufficient to cover all the costs for the required modifications and changes.

We have reviewed the contractor's cost proposal dated 6-18-19 for the required work and it is acceptable. The change order increases the **Original Contract Amount contract amount by \$108,728.43** to a new contract amount of **\$4,965,828.43** and **adds 10 days to the Substantial Completion date from August 5, 2019 to August 15, 2019.**

The three Items for Bailey JHS to be addressed in the Change Order are:

- 01- Plumbing revisions to address unforeseen conditions at existing student restrooms, in the amount of \$26,420.27
- 02- Parking area subgrade improvements necessary to address unforeseen soils conditions, in the amount of \$14,872.18
- 03- Imperial's fees for bond, insurance, and overhead, in the amount of \$6,400.33. This consists of Overhead, Profit, Insurance and Bond totaling 15.5% of the PCO costs.

The three Items for Kooken E.C. to be addressed in the Change Order are:

- 01- Structural revisions to the RTU platforms and dormers to address unforeseen conditions, in the amount of \$37,746.28.
- 02- City of Arlington revisions required under permit review process, in the amount of \$15,098.44.
- 03- Imperial's fees for bond, insurance, and overhead, in the amount of \$8,190.93. This consists of Overhead, Profit, Insurance and Bond totaling 15.5% of the PCO costs.

Sincerely,

Tom McCarty, AIA  
Vice President



June 19, 2019

Attn:  
Mike Parkos  
Director of Facilities and planning Construction  
Arlington Independent School District

**Bailey Junior High School and Kooken Early Childhood School  
Renovations Project, Phase IV - Bid Package 3  
Change Order Request**

Imperial Construction is submitting this letter to request a Change Order from Arlington Independent School District for the amount of One Hundred Eight Thousand Seven Hundred Twenty-Eight Dollars 43/100 \$108,728.43 to fund the Proposed Change Orders as listed below. These changes to the original contract scope are a result of Unforeseen Conditions and additional requirements from the City of Arlington. The Proposed Change Orders have been placed into categories as they pertain to specific scopes of work.

1. **Bailey JHS** – Plumbing Revisions to address Unforeseen Conditions in the amount of \$26,420.27
2. **Bailey JHS** – Parking Area Subgrade Improvements to Address Unforeseen Conditions in the amount of \$14,872.18
3. **Kooken EC** – Structural Revisions to RTU Platforms and Dormers to Address Unforeseen Conditions in the amount of \$37,746.28
4. **Kooken EC** – City of Arlington Revisions Required Under Permit Review Process in the amount of \$15,098.44
5. **Fees** - for Bonding, Insurance and Contractor Overhead in the amount of \$14,591.26.
6. **Schedule Impact** - Ten-day extension to the substantial completion date, the new Substantial Completion Date will be August, 15, 2019

Additional details, inclusions, exclusions, and subcontractor pricing has been provided for each Proposed Change Order, and has been reviewed by LBL Architects and AISD Project Managers.

Respectfully,

Bobby Kelley  
Project Manager  
Imperial Construction

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**Arlington Independent School District  
Board of Trustees Communication**

**Meeting Date:** June 25, 2019

**Discussion Item**

**Subject:** 2019 Capital Needs Steering Committee Report to the Board

**Purpose:**

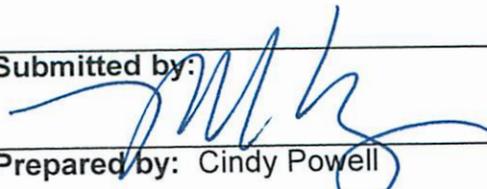
To present recommendations from the Capital Needs Steering Committee to the Board of Trustees for facilities and identified capital needs through 2025 to support the District's strategic plan

**Background:**

The Board of Trustees ("Board") appointed 37 individuals to serve on a Capital Needs Steering Committee ("Committee") and charged the Committee to provide recommendations to the Board for prioritized facility and identified capital needs through 2025 to support the District's strategic plan.

The full Committee met six times and subcommittees met a total of four times from January through June 2019 to assist in prioritizing identified capital needs presented by the Administration. Community meetings and surveys were conducted to gather input to inform the Committee's work. Capital needs were prioritized based on data from enrollment forecasts, a comprehensive capital needs assessment, and results of community surveys.

The co-chairs of the 2019 Capital Needs Steering Committee, Jeannie Deakyne and Gara Hill, will present the Committee's final recommendations to the Board. A partner with Cooperative Strategies, the consultant for the facility master planning process, will also be on hand to answer questions along with AISD administrators involved with the assessment.

<b>Submitted to:</b>  Board of Trustees Arlington Independent School District	<b>Submitted by:</b> 
	<b>Prepared by:</b> Cindy Powell
	<b>Date:</b> June 20, 2019