

# HAYS CONSOLIDATED INDEPENDENT SCHOOL DISTRICT BOARD OF TRUSTEES

Date: October 25, 2021

Subject: 2017 Bond – Consideration of Change Order for the Beacon Hill Parking Lot Renovations

Administrator Responsible/Position: Max Cleaver, Chief Operations Officer

**A. Purpose of Agenda Item:**

Action needed  Information only  Receive input

**B. Authority for This Action:**

Local Policy  Law or Rule  N/A

**C. Goal or Need Addressed:**

Provide cost-effective, timely facilities.

**D. Summary:**

**Previous board action relating to this item:**

On May 24, 2021, the Board approved a GMP in the amount of \$2,095,672 for parking lot improvements at Beacon Hill which was less than the original construction estimate, per the table below.

**Future action anticipated -**

**Background information:**

The 2017 Bond contains provisions for parking lot improvement and expansion at the Beacon Hill Operations Facility with a budget of approximately \$530,800.

In September 2019, the Board Approved Doucet and Associates for Engineering Services required for this project.

The scope of work includes the construction of two water quality ponds, repair of existing parking surfaces, and installation of additional parking surfaces. During the design process, it became evident that the estimated budget would not be adequate to construct what is required for water quality in and around the Edward's Aquifer.

In February 2021, staff presented the engineer's opinion of probable cost of \$2,922,648 to the FBOC and requested the budget to be increased from savings from other Proposition 2 projects, which gained consensus.

On May 5, 2021, Bartlett-Cocke presented the Guaranteed Maximum Price for the project of \$2,095,672.

The project is currently under construction. The sequencing plan requires rearrangement of the traffic circulation and parking plan for both white fleet and personal vehicles in order to construct the parking lot.

The new traffic patterns and heavier than normal use on the south side of the site, shown in the blue and peach colors on the attached graphic, have caused the existing asphalt (not included in the original base bid) to fail, requiring action. The replacement of the asphalt with concrete in blue-colored area is being funded from contingency inside the GMP. This change order request is for replacement of the asphalt with concrete in the peach-colored area.

The additional request for engineering services is approximately \$34,000 for Doucet and Associates for work required by TCEQ, and for approximately \$12,000 for Fugro for the associated geotechnical services.

Staff anticipates presenting this item to the FBOC on October 21, 2021.

**E. Comments Received:**

Cabinet  DLT  FBOC  Teacher Org. Reps.  Other:

**F. Administrative Recommendation:**  
 Consideration and approval of the change order for the Beacon Hill Operations Facility Parking Lot Improvements

**G. Fiscal Impact and Cost: Amount: See Table Below**

Budget       Bond 2017       Grant/Special Funds       Other

<b>Beacon Hill Parking Renovations</b>	Original Estimate	Actual GMP	Proposed Change Order	Revised Totals
Construction	\$2,456,460	\$2,095,672	\$199,706	\$2,295,378
Engineer Fixed	\$74,504	\$74,504	\$46,656	\$121,160
FFE	\$0	\$0	\$0	\$0
Infrastructure and Fees	\$73,694	\$73,694	\$0	\$73,694
Project Contingency	\$317,990	\$678,778	-\$246,362	\$432,416
Totals	\$2,922,648	\$2,922,648	\$0	\$2,922,648

**Prior Year Spending** – not applicable

**Future/Ongoing** – not applicable

**H. Monitoring and Reporting Time Line:**

Person responsible for evaluating this decision or action: Max Cleaver, Chief Operations Officer

**Evaluation method and time line -**

**Next report to the board -**

**I. Suggested Motion:**

I move the Board approve a change order from Bartlett-Cocke General Contractors in the amount of \$199,706 for the 2017 Bond Beacon Hill Parking Lot Improvements, as presented.