

Bastrop Independent School District

906 Farm Street
Bastrop, Texas 78602-3717

A Special Meeting of the Board of Trustees of the Bastrop Independent School District was held at 7:30 a.m. on Monday, August 11, 2008, at **the Bastrop ISD Service Center, 906 Farm Street, Bastrop, Texas.**

MEMBERS PRESENT:

James Allen, President
Jim Mills, Vice-President
Glenn Peterson
John Eaton

MEMBERS ABSENT:

Karen Halladay, Secretary
Sophia Williams
Johnny Sanders

OTHERS PRESENT:

Jerry Acevedo
Jeff Bryant
Wright Wood

ALSO PRESENT:

Roderick Emanuel, Superintendent
Henry Gideon, Chief Operations Officer
Thomas Dowdy, Director of Maintenance
Frank Cloud, Bond Construction Manager
Nancy Barrientos, Adm. Asst. to Superintendent
Gerald Perry, Athletic Director
Sean Connor
Denise Shaw
Scott Beardslee
Jason Labay
Rusty Klaus
Kevin Byrd
Randy Pawelek
Brent Berry

1. Meeting Called to Order

The meeting was called to order by President Allen at 7:35 a.m. A quorum of Board members was present. The meeting was duly called and notice of this meeting was posted in accordance with the Texas Open Meetings Act.

2. Consider Authorization for American Constructors to Seek Proposals for the Cedar Creek High School

Sean Connor with Pfluger Associates reported that American Constructors is ready to seek bids for the remainder of the Cedar Creek High School project. He added that the bidding process would take several weeks.

John Eaton moved and Jim Mills seconded to authorize American Constructors to seek proposals for the Cedar Creek High School. President Allen asked for comments or questions. There being none, President Allen called for a vote.

MOTION CARRIED UNANIMOUSLY

3. Consider Approval for the Stadium Project GMP (Guaranteed Maximum Price)

Henry Gideon stated that Drymalla has received and reviewed with district staff bids for the new stadium project. He commended the contractor and the architects, along with district staff for all of the hard work getting to the point where the district has received a GMP within budget. Board President Allen and Vice-President Allen asked the contractors if construction prices had been affected by fuel or inflation costs, and Drymalla's representative Rusty Klaus state we had good participation from sub-contractors and this helped with the overall pricing. He stated he was very pleased. Henry Gideon and Rusty Klaus recommended the board approve the stadium base bid GMP of \$14,287,193.00. Henry Gideon also corrected his recommendation, as presented in the board's book, to say that he and the contractors were also recommending the board consider project alternate 1 to add back in field events previously removed from the project due to budget cutbacks. The additional price to add project alternate 1 was \$126,143.00

Board President Allen asked about other alternates listed in the documentation such as an alternate bid for wireless intercom, a mat/shock pad, and a turf upgrade. He would prefer to add these alternate items back into the GMP rather than having to wait until later in the project to do a change order if the district needed these items. Henry Gideon stated he and the design team/contractors were not recommending these items at this time due to budget. The board and Coach Perry discussed the wireless intercom system and Coach Perry stated this item is seldom used as most school districts travel with their own wireless systems for communications from the press box to the field. Scott Beardslee of Pfluger Associates commented that the Turf consultant had recommended athletic field alternate 1 or the mat/shock pad as a potential safety feature and a durability upgrade. He added that while it is not necessary to include with the turf package, the mat/shock pad does produce some noticeable feel to the playing surface. Board President Allen asked Coach Gerald Perry about the mat/shock pad and Coach Perry stated to his knowledge the mat/shock pad is often left out of turf packages. Henry Gideon said because there might be a concern with the mat/shock pad, he would direct the architects to get with the consultant and bring a report back to the board of trustees addressing board member concerns as to durability and safety. Coach Perry added the turf package without the mat/shock pad will produce a safer field than natural turf, but that he would be interested in hearing from the turf consultant. Board member John Eaton asked about the impact of adding these items back into the GMP and Henry Gideon responded that there was not enough money in the total bond budget to absorb all of these items. He added that in addition to the construction budget, the district has money set aside for soft costs such as architect and consultant fees, independent testing, and moneys set aside to pay for off-site utilities and improvements to SH 21 to add turn lanes to improve traffic safety. Henry Gideon also added that while the district will earn interest money for this project, he did not want to commit the board to a GMP that was over what voters have authorized and therefore the recommendations did not include these alternate items.

Motion was made to accept the base bid of \$14,287,193.00 and then motion was amended to add back field events for \$127,000.

Jim Mills moved and John Eaton seconded to approve the GMP for the stadium project as presented with the addition of Field Events for a total \$14,414,336.00. President Allen called for comments or questions. There being none, President Allen called for a vote.

MOTION CARRIED UNANIMOUSLY

4. Consider Approval for the Jerry Fay Wilhelm Center for the Performing Arts Project GMP

Henry Gideon reported that bids for the performing arts center came in over budget; however the CMAR team worked closely to reduce the costs through value engineering and a reduction of some of the scope of the work. He noted that a list of items value-engineered from the projects was in the board materials. He added that the GMP that the Board will be asked to approve today is within the budget and includes contingencies. Mr. Gideon stated that some of the items that were value-engineered could be added back in to the project with project savings. He emphasized that this is the goal of all three projects once work gets underway and that it was his expectation that the district would work closely with the architects and contractors to look for project cost savings wherever possible and protect as much of the contingency moneys as possible. Henry Gideon also noted an e-mail in the board's book that documented his conversations with members of the performing arts center's design committee in which he discussed value engineered items and the reduction of scope.

John Eaton moved and Glenn Peterson seconded to approve the GMP of \$13,996,936.00 for the Jerry Fay Wilhelm Center for the Performing Arts project as presented. President Allen called for comments or questions. There being none, President Allen called for a vote.

MOTION CARRIED UNANIMOUSLY

5. Consider Approval of Easements between Bastrop ISD and Bluebonnet Electric Coop for Electrical Services to Improve the Site Development for both Cedar Creek High School and the Stadium Project

Henry Gideon presented information on easement agreements between BISD and Bluebonnet Electric Coop that will remedy existing power line configurations that need relocation and or upgrades in order to satisfy the needs for the development of the Cedar Creek High School and the development of the new centralized, multi-purpose stadium. Mr. Gideon reported that there are costs associated with relocating the lines and the improvements; however Bluebonnet has agreed to some cost sharing and the money is included in the bond budget.

Jim Mills moved and John Eaton seconded to approve the easements between Bastrop ISD and Bluebonnet Electric Coop for electrical services to improve the site development for both Cedar Creek High School and the stadium project as presented. President Allen asked for comments or questions. There being none, President Allen called for a vote.

MOTION CARRIED UNANIMOUSLY

President Allen thanked everyone for attending the meeting and for all of their hard work. Mr. Gideon commended Bartlett-Cocke, Drymalla, American Constructors, Thomas Dowdy and Frank Cloud for their hard work on the bond projects.

6. ADJOURNMENT

There being no other business, the meeting was adjourned at 8:04 a.m.

Board Secretary

Board President