

**OFFICIAL MINUTES OF THE BOARD OF TRUSTEES
BRADY INDEPENDENT SCHOOL DISTRICT**

The Board of Trustees for the Brady Independent School District met in special session at 12:00 noon on Wednesday, October 9, 2019 in the school administration building. The meeting was called to order by President Michael Probst at 12:00 noon.

PRESENT Brentt Raybion, Channing Booker, Eric Bierman, Michael Cook, Connie Locklear and Michael Probst

ABSENT Ed Hernandez

**PLEDGE &
PRAYER** Mr. Raybion

PUBLIC FORUM No one spoke in public forum

**APPROVE
PREVAILING
WAGE RATE-
2018 BOND
PROJECTS** Dennis Hill, Interim Superintendent, explained the state of Texas divides the state into geographical areas. Within the geographical areas they then determine the wage rates for skilled professionals. The wage rates can vary from one area to the next. These rates are set by the state and therefore, recommends the district to adopt and approve the resolution. Mr. Cook moved that the board adopt and approve the resolution determining the prevailing wage rate for the Brady ISD Bond 2018 Projects, seconded by Mr. Raybion and the motion carried 6-0.

**APPROVE
CONTRACT W/
WALDROP
CONSTRUCTION-
2018 BOND
PROJECTS** Mr. Hill presented the contract with Construction Manager-at-Risk, Waldrop Construction. He stated the District's attorney has reviewed the contract and all parties involved have agreed upon such contract. It is therefore, his recommendation the board adopts the resolution approving the contract with Waldrop Construction. Ms. Locklear moved that the board adopt the resolution approving the contract with Waldrop Construction Co., Inc, as the Construction Manager-at-Risk for the Brady ISD Bond 2018 Projects, seconded by Mr. Booker and the motion carried 6-0.

**APPROVE
GUARANTEED
MAXIMUM PRICE
AMENDMENT-
PHASE ONE-
2018 BOND
PROJECTS** Sam Waldrop, President of Waldrop Construction explained the guaranteed maximum price amendment is strictly for Phase One of the bond project which encompasses the safety and security measures at each campus and the elementary renovations and that price being \$2,014,335. There are three add/alts options also noted on the amendment in the amount of approximately \$55,500 and is not included in the total GMP amount. The options are described as such.

- Technology-Security designed specifically for each campus which may slightly vary from the original plans. Also, all exterior doors of each campus would be access controlled
- Walls between the classrooms being renovated will be reconstructed to have a 6" space instead of the current 3.5" space and will be insulated
- Replace inside front door of the elementary with one that has impact resistant glass and glazing on each side

Mr. Waldrop also stated he gave all local contractors the ability to bid on the project with some being awarded specific bids. Mr. Hill explained he was unable to discuss the add/alts with the principals prior to this meeting and would like to do so before approving the add/alts. Therefore, it was his recommendation to approve the GMP of \$2,014,335 and to give the superintendent the authority to approve the add/alts. Mr. Bierman moved that the board adopt the resolution approving the Guaranteed Maximum Price Amendment for Phase One of the Brady ISD Bond 2018 Projects and to give the superintendent the authority to approve add/alts as necessary, seconded by Mr. Cook and the motion carried 6-0.

**DELEGATE
AUTHORITY TO
APPROVE
CHANGE
ORDERS-2018
BOND PROJECTS**

Mr. Hill explained invariably in the construction process there are change orders that are necessary. Some of these change orders can be very small with a small dollar amount while others may be significant. If the superintendent is not given the authority to approve change orders even the slightest change order with a very minimal dollar amount can delay the project until the board is able to meet to approve the change order. It is his recommendation the board allow the superintendent to approve change orders that might incur an expense of no more than \$15,000. The change orders must also be approved by Waldrop Construction and Reliance Architecture. Should there be any change orders approved all orders no matter the dollar amount will be reported to the board at their next scheduled board meeting. Mr. Cook moved that the board adopt the resolution delegating authority to the superintendent to approve change orders up to the amount of \$15,000 for the Brady ISD Bond 2018 Projects, seconded by Mr. Booker and the motion carried 6-0.

**APPROVE
ADDITIONAL
SERVICES
AGREEMENT
W/RELIANCE
ARCHITECTURE**

Mr. Hill stated the additional services agreement with Reliance Architecture has been reviewed by the district's attorney. Clifton Stuckey, architect for Reliance reminded the board he had to create a complete redesign of the Career Center. The firm is paid by a percentage of the final bid. He explained the charge presented is not for the redesign of the Career Center but for the first design that needs to be settled up. The firm will get paid for the redesign at a later date. To date they have been paid \$75,020.03 for the Career Center alone. This does not include all charges however, such as the bidding phase which will happen again with the redesign so therefore, they do not want to charge the district twice. Mr. Stuckey also stated that when budgets change typically the architects change their billing but early on in the project process, former superintendent, Duane Limbaugh, asked Mr. Stuckey to bill the district at the end. So, this budget is about \$100,000 less than where the budget ended up for the Career Center which decreases the percentage fee. The District should owe the firm at least \$87,000 so far for the current work performed on the Career Center but Reliance will not be charging the full amount thereby saving the District approximately \$12,000. Mr. Bierman moved to approve the Additional Services Agreement with Reliance Architecture in the amount of \$75,000 per recommendation by Mr. Hill, seconded by Mr. Raybion and the motion carried 6-0.

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ADJOURN

Mr. Cook moved that the meeting be adjourned at 12:30 p.m., seconded by Ms. Locklear and the motion carried 6-0.

Board President

Board Secretary