Special

Friday, June 24, 2016 2:00 PM
Granbury ISD Board Room, 600 West Pearl St., Granbury, TX 76048, W Pearl St, Granbury, TX 76048

1. **Call to order - 2:00 PM - GISD Board Room**
2. **Convene in closed session under the Texas Open Meetings Act, Texas Government Code Section 551.001 et seq.**
   a. Chapter 551.074 - Personnel, Discussion of Employees
   1. Employee Evaluation, Reassignment, Duties, Discipline, or Dismissal
   2. Consider Staff Appointments
   3. Consider Hiring Head Football Coach/Men's Athletic Coordinator at Granbury High School
3. **Reconvene in Open Session**
4. **Public comments/audience participation**
5. **Discussion/Action**
   a. Consider Easement Agreement with the City Of Granbury regarding the Nettie Baccus Elementary Property
   b. Consider Guaranteed Maximum Price (GMP) from Buford Thompson Company and Huckabee for the Administration Complex Project
6. **Consider action on items discussed in closed session**
   a. Consider Staff Appointments
   b. Consider Hiring Head Football Coach/Men's Athletic Coordinator at Granbury High School
7. **Adjourn**

OFFICE OF SUPERINTENDENT

For:	**Board of Trustees**
Date:	**06/24/2016**
Action:	**Approval**

To:	**Board of Trustees**	**From:**	**Dr. James M. Largent**
		Date:	**06/22/16**
		RE:	**Consider Easement Agreement**

SUMMARY:

We have discussed this Easement Agreement before. I would like to go ahead and finalize the agreement.

RECOMMENDATIONS:

I recommend that Granbury ISD entered into the Utility Easement Agreement with the City of Granbury.

Respectfully submitted,



Dr. James M. Largent
Superintendent

UTILITY EASEMENT AGREEMENT

STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENTS
COUNTY OF HOOD §

DATE: _____, 2016
GRANTOR: Granbury ISD
GRANTEE: City of Granbury

THAT, Granbury ISD, for an in exchange for good and valuable consideration to the undersigned given by the City of Granbury, Hood County, Texas, the receipt of which is hereby acknowledged, and in further consideration of the benefits to be derived by it on account of the construction, reconstruction and maintenance by the City of Granbury of the Improvements for which this easement is hereby given, the said

Does hereby give and grant to the said City of Granbury, and by these presents does hereby give and grant, dedicate and convey unto the Grantee, its successors and assigns, a right-of-way and easement for the purpose of laying, constructing, maintaining, operating, improving, and replacing on the property hereinafter described any or all of the following improvements: any installation of sewer lines and related appurtenances. The property, the subject of this easement, is the following lands of Grantor(s), lying and being situated in Hood County, Texas, and more fully described in **Exhibit "A" and Exhibit "B"** attached hereto and incorporated herein by reference ("the Property").

The grantee shall have all other rights and benefits necessary or convenient for the full enjoyment or use of the rights herein granted, including but not limiting the same to the free right of ingress and egress over and across said lands to and from said right-of-way and easement.

To have and to hold said right-of-way and easement, perpetually unto the City of Granbury, its successors and assigns, and the undersigned hereby binds itself, its successors and assigns to warrant and forever defend all and singular said premises unto the said City of Granbury, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Executed this the _____ day of _____, 2016

_____ By:

_____ By:

STATE OF TEXAS §
COUNTY OF HOOD §

This instrument was acknowledged before me

by _____

on the ____ day of _____, 2016.

_____
Notary Public, State of Texas

STATE OF TEXAS §
COUNTY OF HOOD §

This instrument was acknowledged before me

by _____

on the ____ day of _____, 2016.

_____
Notary Public, State of Texas

EXHIBIT A

10 FOOT WIDE UTILITY EASEMENT

DESCRIPTION OF EASEMENT

SITUATED in the City of Granbury, Hood County, Texas, and being a 10 foot wide strip of land in Lot 74, Milam County School Land, Abstract No. 348, and a portion of that certain tract conveyed to the Granbury Independent School District by deed recorded in Volume 1146, Page 897, Hood County Deed Records, and said strip being more fully described as follows;

BEGINNING at a corner of the certain easement conveyed to the City of Granbury by instrument recorded in Volume 2514, Page 578, said Deed Records, from said point a ½" iron rod found in place for the most southerly southeast corner of said school tract bears South 30 degrees, 33 minutes, 58 seconds East, 25.0 feet, and North 58 degrees, 44 minutes, 32 seconds East, 25.0 feet, said iron also being for the most northerly corner of that certain tract conveyed LR Radio Group by deed recorded in Volume 2514, Page 578, said Deed Records, and said iron also being for an angle point in the west line of that certain tract conveyed to William C. Lansford, Jr. and Kim L. Lansford by deed recorded in Volume 2491, Page 782, said Deed Records;

THENCE South 58 degrees, 44 minutes, 32 seconds West, with a north line of said City of Granbury easement, across said School tract, 1194.97 feet to a corner of said City of Granbury easement in the northeasterly line of another easement conveyed to the City of Granbury by instrument recorded in Volume 1118, Page 120, said Deed Records;

THENCE North 31 degrees, 15 minutes 28 seconds West with the northwesterly line of said City of Granbury easement recorded in Volume 1118, a distance of 10.0 feet;

Thence North 58 degrees, 44 minutes, 32 seconds East across said School tract 1195.09 feet to the most northerly southwest line of said City of Granbury easement recorded in Volume 2514;

THENCE South 30 degrees, 33 minutes, 58 seconds East with said southwesterly line of City of Granbury easement recorded in Volume 2514, a distance of 10.0 feet to the PLACE OF BEGINNING and containing 11,950 square feet (0.076 acres).

THIS DESCRIPTION WAS PREPARED TO ACCOMPANY AN EXHIBIT OF THE DESCRIBED EASEMENT.

JACOB/MARTIN, LLC.
CONSULTING ENGINEERS
TBPLS Firm Registration No. 10193992

Released June 9, 2016

Released for review purposes. This document shall not be recorded for any purpose
And shall not be used viewed or relied upon as a final survey document.

Robert "Bob" Viscome,
Registered Professional Land Surveyor
Texas Registration No. 5605

X; CM_1900_LEGACY_GROUP\16210 RESIDENCY AT LEGACY PARK\SURVEYING\EXHIBITS\OTHER\10'EsmtAcrossSchoolTractPRELIMINARY

EXHIBIT B

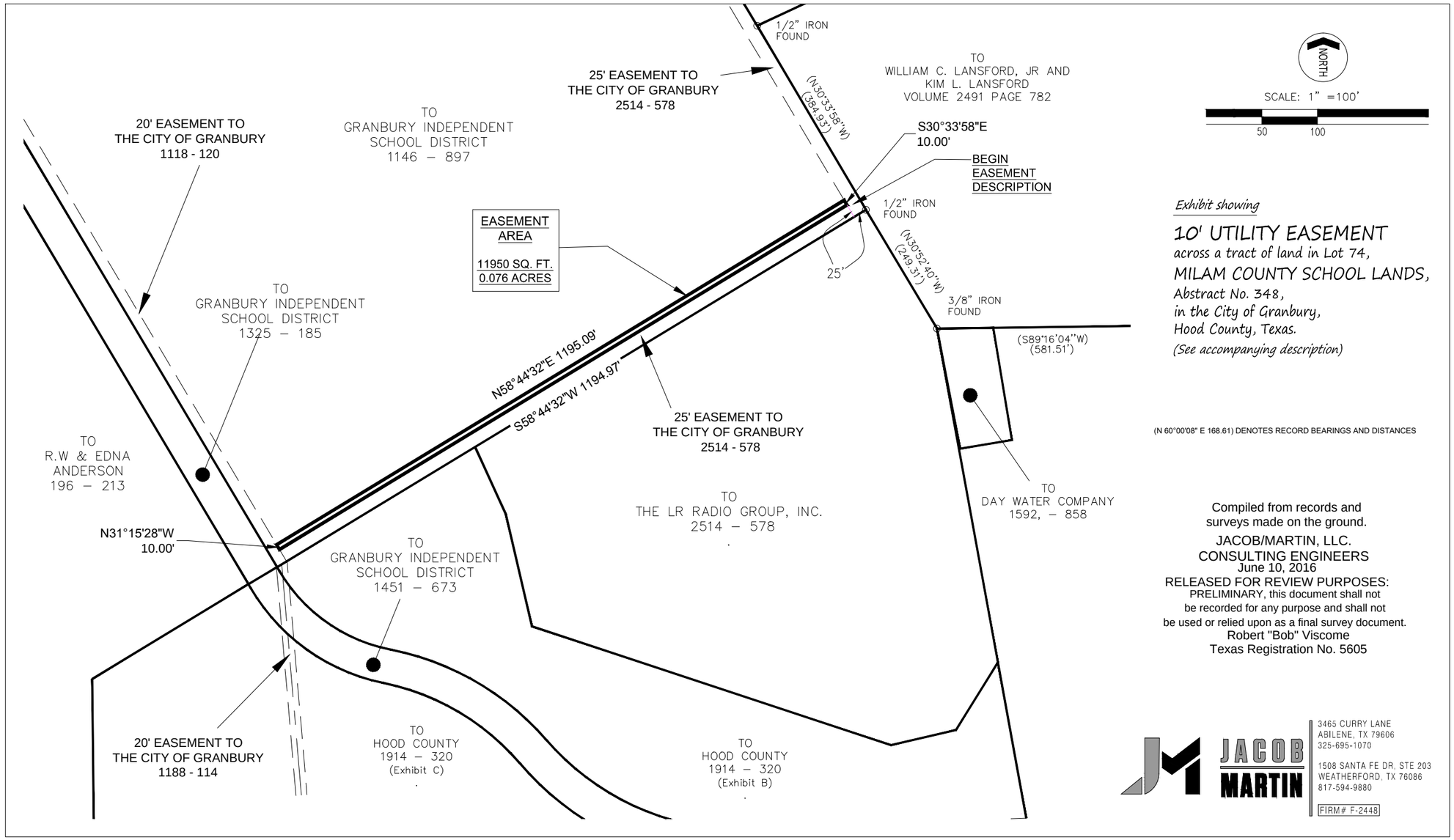


Exhibit showing

10' UTILITY EASEMENT

across a tract of land in Lot 74,
MILAM COUNTY SCHOOL LANDS,
Abstract No. 348,
in the City of Granbury,
Hood County, Texas.
(See accompanying description)

(N 60°00'08" E 168.61) DENOTES RECORD BEARINGS AND DISTANCES

Compiled from records and surveys made on the ground.

JACOB/MARTIN, LLC.
CONSULTING ENGINEERS

June 10, 2016

RELEASED FOR REVIEW PURPOSES:
PRELIMINARY, this document shall not be recorded for any purpose and shall not be used or relied upon as a final survey document.

Robert "Bob" Viscome
Texas Registration No. 5605

JACOB MARTIN
3465 CURRY LANE
ABILENE, TX 79606
325-695-1070

1508 SANTA FE DR, STE 203
WEATHERFORD, TX 76086
817-594-9880

FIRM# F-2448

X:\CM_1900_LEGACY_GROUP\16210 RESIDENCY AT LEGACY PARK\SURVEYING\EXHIBITS\OTHER\LEGACY PARK EASEMENT PRELININARY.DWG

GMP Presentation to GISD Board

Attached, please find a projected bond budget update along with the GMP documents from BTC. Let me give a brief explanation of what you will see.

We had several alternates in our Admin building package. They are:

Alternate 1 is to include an inside security vestibule. **Alternate 2** was an outside vestibule. By code, we have to have one or the other and we chose the lesser cost of alternate 1.

Alternate 3 is to include the technology and curriculum areas in the renovation project. Due to cost concerns, it was not included in the base bid. I could not, in good conscious, recommend this project if we don't include this alternate.

Alternate 4 is to renovate the existing kitchen area to make it a place for staff to prepare and eat lunch. This is the least important of the alternates, but I do think it would be a nice addition to the project, especially since we will be doing a large amount of training in this building with outside staff and community members.

Alternate 5 is to renovate the large student restrooms and make them more of an office/type restroom. Right now there are no doors, the sound is loud and the smell is bad, and these restrooms will be located right outside several office areas. On behalf of the staff, I highly recommend we consider this alternate.

Other info:

You will see a line item under the **GHS project** for **"soft costs"** and there is a question mark in the dollar column. We believe we will get some of this money back, but to be ultra-conservative, we did not attach a dollar figure to this line.

We also believe there will be other dollars coming back to us as we will likely not spend every dollar in the budget in every area, and our earnings on interest are expected to be higher than we have included. But, we are trying to be very conservative with what we present to you.

After you review this, if you have questions for me, please call or email and we will do our best to answer your question ASAP.

Bond Program Overall Budget Update
(June 2016)

GHS Project dollars remaining	
Contingency not expected to use	370,275
Soft costs	?
	$**370,275**
Other Bond dollars remaining	
Overall contingency:	2,435,301
Admin Bldg. allowance	1,407,105
Interest earnings from bond funds	335,000
	$**4,177,316**
Total dollars remaining:	$**4,547,591**

Projects remaining	
Admin building (w/alternates 1 & 3)	$3,968,976
Admin furniture (outside GMP)	250,000
Credit (items in GMP paid with other funds)	+149,613
Total	**$4,069,363**

Total bond project dollars remaining after completion of admin building with alternates 1 & 3: **$478,228**

Add Alternate 5 (restrooms)	162,662
Add Alternate 4 (kitchen)	100,905
Total remaining with alternates	**$214,661**

Wish List remaining:	
IP security cameras at all Elementary Schools	$200,000
Additional access control	$60,000
	**$260,000

**We believe that we will have enough money after projects are closed out to do these wish list items, but we will not bring them to you until we know for sure.

Administration & District Services - Bidders List

Bid Date 6/07/2016 2:00pm

		Proposed Subcontractors	2,667,624
		Proposed Allowances	459,655
		Proposed General Conditions/Fee	364,091
		Proposed GMP Total	3,491,370
Fee	1.45%	Proposed Alternates	477,606
		PROPOSED GMP TOTAL INCLUDING ACCEPTED ALTERNATES 1, and 3	**3,968,976**

Administration & District Services - Bidders List

Bid Date 6/07/2016 2:00pm

		Proposed Subcontractors	2,667,624
		Proposed Allowances	459,655
		Proposed General Conditions/Fee	364,091
		Proposed GMP Total	3,491,370
Fee	1.45%	Proposed Alternates	640,267
		PROPOSED GMP TOTAL INCLUDING ACCEPTED ALTERNATES 1, 3, and 5	**4,131,637**

Administration & District Services - Bidders List

Bid Date 6/07/2016 2:00pm

		Proposed Subcontractors	2,667,624
		Proposed Allowances	459,655
		Proposed General Conditions/Fee	364,091
		Proposed GMP Total	3,491,370
Fee	1.45%	Proposed Alternates	741,172
		PROPOSED GMP TOTAL INCLUDING ACCEPTED ALTERNATES 1, 3, 4, and 5	**4,232,542**

ALTERNATE TOTALS INCLUDING GENERAL CONDITIONS/BONDING/FEE/ETC.				
Alt. 1	Alt. 2	Alt. 3	Alt. 4	Alt. 5
37,477	125,302	440,128	100,905	162,662

Administration & District Services - Bidders List

Bid Date 6/07/2016 2:00pm

		Proposed Subcontractors	**2,667,624**
		Proposed Allowances	**459,655**
		Proposed General Conditions/Fee	**364,091**
		Proposed GMP Total	**3,491,370**
Fee	1.45%	**Proposed Alternates**	**0**
		PROPOSED GMP TOTAL INCLUDING ACCEPTED ALTERNATES	**3,491,370**

01-General Conditions/Fee			
1	General Conditions		**251,346**
2	Insurance		**26,185**
3	Fee		**50,625**
4	Bonds		**35,935**

01-Allowances			
1	Owner Contingency	4.00%	**139,655**
2	Move Existing P/A System		**20,000**
3	Owner Furniture Allowance		**300,000**

2A-Demolition			**199,446**
1	Bad Company		186,100
2	Precision Demolition		110,862
3	Intercon Demolition		184,446
4	EDRS		199,875
5	BTC		15,000

3A-Concrete			**147,685**
1	Miller-Sierra		147,685
2	General Concrete		0

3B-Sealed, Stained Floor			**in 7B**

4A-Masonry			**29,000**
1	JE Masonry		50,225
2	BTC		29,000

5A-Structural/Misc. Steel			**66,081**
1	Beck Steel		84,716
2	NASCO Steel		66,081
3	Steel Construction Services		118,108
4	CMC Steel		143,500
5	Qualtiy Iron Works		81,139

6A - Millwork/ Finish Carpentry			**100,028**
1	Austin Conor		100,028
2	MEDCO		116,680

6B-Rough Carpentry			**28,000**
1	BTC		28,000

7A-Roofing/Wall Panels			**15,460**
1	BRI Roofing		15,460

7B-Thermal&Moisture Protection			**9,320**
1	George D Alan		9,320

8A-Glass and Glazing			48,749
1	Texas Commercial Glass		42,749
2	BTC		6,000

8B-Overhead Doors/Dock			2,867
1	Overhead Door of Fort Worth		2,867

8C-Doors/Frms/Hardware			105,851
1	Argyle Security Group		165,819
2	Piper-Weatherford		114,462
3	Tex-Oma		102,851
4	BTC		3,000

8D-Door Installation			14,391
1	DEC Installation		14,391

9A-Drywall/Ceilings			296,220
1	Vaden's Acoustics		318,856
2	Walker Drywall		296,220

9B-Ceramic Tile			88,696
1	One Source		78,696
2	Select Flooring		184,719
3	BTC		10,000

9C-Resilient Flooring/Carpet			103,648
1	One Source		98,648
2	Kellen Flooring		97,375
3	Callaway's Carpets		113,233
4	BTC		5,000

9D-Painting			**117,400**
1	Kwik Painting		163,180
2	American Painting		110,900
3	PHD Painting		134,481
4	BTC		6,500

9J-EIFS/Plaster			
1	BTC		0

10A-Toilet Part./Access.			**17,118**
1	Spectrum Resources		17,118
2	TBS Specialties		0

10D-Signage			**10,330**
1	Sign International		8,114
2	Casteel and Associates		7,829
3	Benchmark Signage		10,330

10F-Folding Partitions			**47,243**
1	Hudson Folding Doors		47,243
2	Modernfold Doors		61,720

10H-Misc. Specialties			**1,000**
1	Knox Box		1,000

11A-Food Service Equip.			
1	BTC		0

21A-Fire Suppression			**149,350**
1	RES Fire Sprinkler		137,350
2	Lone Star Fire Sprinkler		157,440
3	Texas Fire & Sound		224,988
4	BTC		12,000

22A-Plumbing			**81,410**
1	Curtis Mechanical		86,438
2	Hawk Plumbing		106,377
3	Premier Services		81,410

23A-HVAC			**191,891**
1	Premier Services		191,891

23B-HVAC Test and Balance			**13,940**
1	Delta T		18,690
2	Advance Air		7,380
3	Air Engineering		13,940

26-Electrical			**420,871**
1	G&G Electrical		420,871
2	AccuTex Electric		448,950
3	Able Services		451,089
4	Double Eagle Services		517,210

27A-Comm. Cabling			**97,246**
1	ACI		97,246
2	FSG		80,422
3	ComNet		87,107
4	CMC		68,532

27B-Sound/Program Sys.			**123,646**
1	Master AV		154,688
2	Firetrol		197,825
3	Broadcast Works		123,646

28A-Access Control Syst.			**26,489**
1	ESST		32,367
2	ACI		26,489

28B-Fire Alarm System			**74,153**
1	Texas Fire and Sound		74,153

32E-Pavement Markings			**2,004**
1	Striping Plus		2,004

32F-Fencing			**10,202**
1	Anchor Group		10,202
2	Viking Fence		4,710

33A-Site Utilities			**27,889**
1	Maddox Construction		27,889
2	Kickin' A		26,285