

Minutes
Monday, February 19, 2024
Special Board Meeting at 5:30 P.M.
Location of Meeting: GISD Administrative Board Room, 1615 St Lawrence St.
Gonzales, Texas 78629

Board Members Present: Ross Hendershot, III, President
Justin Schwausch, Vice President
Josie Smith-Wright, Secretary
D'Anna Robinson
Ashley Molina
Gloria Torres
Sandra Gorden

Board Member Absent:

Item #1. Call to Order

The Board of Trustees of the Gonzales Independent School District met Monday, February 19, 2024, at the Administrative Office Board Room, Gonzales, Texas. President, Ross Hendershot, III called the meeting to order at 5:30 P.M. (Mr. Hendershot read the time as 5p.m.)

A quorum was declared with 7 members present.

Invocation, Pledge, Mission Statement

Ashley Molina gave the Invocation, Justin Schwausch led the Pledge to the Flag, and Josie Smith-Wright read the Mission Statement.

Item #2: Public Comments: There were no public comments.

Item #4: New Business/Action Items:

A. **Discuss and Consider Action on a Proposed Agreement with VLK Architects, Inc., a Texas Corporation, to Provide Architectural/Engineering Services for the 2023 Bond Projects**

Dr. A presented the proposed agreement to the board. Since the approved ranking of design teams on December 4, 2023 for the 2023 Bond Program, Staff has been negotiating an agreement with top-ranked VLK Architects. ISD attorney has reviewed and commented on the agreement language. The agreement highlights:

- VLK fee of 6.0% to include structural engineering, MEP engineering, Landscape, Technology and Roofing Consultants
- Civil Engineering will be hired by VLK supplemental to the 6.0% as scope is determined

This fee is \$300k lower than the originally submitted fee and approximately \$500k lower than some Districts have paid for similar services. Further, including the Technology, Civil, and Roofing consultants should result in more effective overall coordination and communication. Staff also considered hiring some consultants direct to the ISD and determined this proposal from VLK was a better value and lower cost.

This item will be funded from 2023 Bond Program.

Jennifer from Sledge Engineering was present to answer any questions from board members.

Mr. Schwausch asked if the 6% was a locked in rate and it was clarified that yes, it would be.

Ashley Molina made a motion, with a second from Josie Smith-Wright, to approve the agreement with VLK Architects as presented for the 2023 Bond Program and authorize the Superintendent to negotiate the final terms of agreement.

The motion carried 7/0.

B. **Discuss and Consider Action on the Ranking of Proposed Construction Manager At-Risk Proposers for the 2023 Bond Projects and Delegate Contract Negotiations**

Dr. A presented to the board the Proposed Construction Manager At-Risk Proposers for the 2023 Bond Projects and Delegate Contract Negotiations.

The Board selected Construction Manager at Risk as the preferred Delivery Method for the 2023 Bond Program on 12/11/23. Requests for proposals were solicited and received on 1/18/24. Proposals were received from 2 firms. The highest scoring firm was Weaver & Jacobs, of Cuero, Tx. The scoresheet and fee totals were attached to board book for the boards review.

This project will be funded from 2023 Bond Program. Once a contract is authorized, the Preconstruction Fee will be underway. The other fees listed will only be due after the Board authorizes a Guaranteed Maximum Price.

Jennifer with Sledge Engineering was available to answer any question that were asked.

Weaver and Jacobs would do the new build and the renovation work.

Justin Schwausch made a motion, with a second from Sandra Gorden to select Weaver & Jacobs as the Construction Manager at Risk for the 2023 Bond Program and authorize the Superintendent to negotiate the final terms of the agreement.

The motion carried 6 for and 0 against with 1 abstained (D'Anna Robinson)

Item #5: Report Item

A. 2023 Bond Program Monthly Update presented by Jennifer with Sledge Engineering

Item #6 Adjourn

There being no further business, President Hendershot adjourned the meeting at 6:14 P.M.



Ross Hendershot, III, President
Board of Trustees



Josie Smith-Wright, Secretary
Board of Trustees