

**For: Fort Bend ISD Board of Trustees**  
**Date: July 19, 2021**  
**Action: Consideration and Approval:**  
**PKG035.2 Clements Field House**  
**Design**  
**References: Board Policy CV (Local)**  
**Scalable Systems**  
**Department: Operations**

### **Recommendation**

Consideration and possible approval of a Professional Services Agreement with Pfluger Architects under PKG035.2 for the design of a new Field House at Clements High School (Field House) for a not-to-exceed amount of \$630,000, and authorization for the Acting Superintendent to negotiate and execute or terminate the contract.

### **Summary**

On December 17, 2018, the BOT approved all project budgets for the 2018 Bond Program.

PKG035, Structural Repairs, included the Field House as a deficient item needing structural repairs due to evidence of movement in the slab-on-grade throughout the facility. Part of the process to determine the needed repairs includes requirements for a comprehensive geotechnical investigation to remove the existing slab-on-grade and replace subgrade soils with select fill.

Staff hired a structural engineer and performed the necessary structural analysis to repair the foundation under PKG035; however, the reports and engineering recommendations stated that the existing foundation of the field house should not be repaired as it needed to be replaced in its entirety so that a new foundation could be designed in accordance to a site-specific geotechnical study and up-to-date building codes.

Staff will re-allocate the funds originally assigned for foundation repairs at the Field House to hire an architectural firm to design the new Field House for following the new 2018 Educational Specifications and new equity standards for boys and girls.

Staff will monitor project budgets and close-out trends to anticipate contributions into the program contingency. The current trend indicates funds being available toward the end of the 2018 Bond program and is likely that construction of the new Field House could be executed utilizing available 2018 Bond Program Contingency.

Staff has explored a high-level master plan option of the entire Clements High School site to ensure that the proposed location of the new field house will align and support a potential new high school re-build in the future.

This approach will ensure that the new Field House will not be impacted if, in the future, Clements High School would need to be demolished and re-built due to its age.

Staff requests utilization of \$853,649 from 2018 Bond PKG035 to execute the design for the new Field House.

<b>Package Number</b>	<b>Description</b>	<b>Project Budget</b>
PKG035.2	Clements Field House	\$853,649

The attached Exhibits 1 provides the detailed project budget for PKG035.2.

Upon Board approval, staff will execute a Professional Services contract with Pfluger Architects and will begin the necessary design work.

Recommended by:

Diana Sayavedra  
Acting Superintendent of Schools

Submitted by:

Oscar Perez  
Chief Operations Officer

# Package 35.2 - Clements HS Field House EXHIBIT - 1

	A	B	C	D	E	F	G	H	I	
Description	A/E Design Fees & Reimbursables	Design Contingency	Other Professional Services	Construction	Construction Contingency	FF&E	Site Development	Admin & Other Project Costs	Project Contingency	TOTAL
CLEMENTS HIGH SCHOOL	\$630,055	\$51,436	\$172,158							\$853,649
<b>TOTAL:</b>	<b>\$630,055</b>	<b>\$51,436</b>	<b>\$172,158</b>							<b>\$853,649</b>