

Michael Hinojosa, Ed.D.
Superintendent of Schools



July 27, 2009

Albert Marino
2153 S. Lamar Blvd #205
Austin, Texas 78704

Dear Mr. Marino:

You have requested information regarding the 2002 Bond Program costs at Conrad High School. Enclosed is the documentation responsive to your request. Please let me know if you need any additional information.

Sincerely,


Leticia D. McGowan
School Attorney

Linda,

This for Brian,
ask him to cc
to EBEN,

627-9489

Thanks,

Albert



3700 ROSS AVENUE DALLAS, TEXAS 75204
DALLAS INDEPENDENT SCHOOL DISTRICT
BOARD OF TRUSTEES
AGENDA ITEM

FOR USE BY BOARD SERVICES OFFICE
 BOARD FILE #: 58121
 AMENDED DATE: _____ (See Minutes)

Meeting Type: Board Meeting Meeting Date: January 31, 2008
 Policy Reference: CH (Local)

FINAL ACCEPTANCE OF THE COMPLETION OF WORK FOR THE CONTRACT WITH MCCARTHY BUILDING COMPANIES, INC., FOR THE CONSTRUCTION OF EMMETT J. CONRAD HIGH SCHOOL; APPROVAL OF CHANGE ORDER #3 (\$102,571.50/CREDIT); AND AUTHORIZATION OF FINAL PAYMENT IN CONJUNCTION WITH THE 2002 BOND PROGRAM (\$207,513.65/BOND FUNDS)

• Justification:	This action authorizes final payment, per CH (Local), funds authorized by prior board documents.					
• Bid/RFP Statistics and Information:	Received:	5	M/WBEs:	2	• Bid/RFP #:	• Opening Date:
	Compliant:	5	M/WBEs:	2	RCSP BP055	July 15, 2004
• M/WBE Information:	In accordance with the District's M/WBE Program requirements, this contract's M/WBE goal is set at 30% of the contract amount. <input type="checkbox"/> No subcontracting opportunities <input type="checkbox"/> M/WBE vendor <input checked="" type="checkbox"/> Committed to achieving 37.00%. <input type="checkbox"/> Multiple M/WBE vendors Their actual M/WBE participation is 30.00%.					
• Recommended Vendor(s):	McCarthy Building Companies, Inc., (Dallas, Tx) Final Payment \$207,513.65; Change Order (\$102,571.50/CREDIT)					
• Contract Type:	Competitive Sealed Proposal					
• Contract Term:	September 15, 2004 – July 11, 2006 (Substantial Completion Date)					
• Lowest Responsive Bidder(s):	NA			• Sole Source Vendor: No		
• Funding Information:	Bond Funds			Various		
<input checked="" type="checkbox"/> Budget Approval (Budget Department Approval Required)	NA <input type="checkbox"/>	Request #:	NA	PO #:	225184	Project Order #: NA

• Contact Information:
 Name: Dave Patton Title: Director
 Department: Construction Services Phone #: (972) 925-7200

BE IT RESOLVED BY THE DALLAS INDEPENDENT SCHOOL DISTRICT BOARD OF TRUSTEES:
 That the Board of Trustees accept certification of the completion of work for the contract with McCarthy Building Companies, Inc., for the construction of the new Emmett J. Conrad High School.
 Furthermore, that the board approves change order #3 and modify the dates of substantial completion to July 11, 2006 for Emmett J. Conrad High School, in conjunction with the 2002 bond program.
 Therefore, that the board authorize final payment for the contract with McCarthy Building Companies, Inc., for the construction of Emmett J. Conrad High School in the amount of \$207,513.65. The final contract amount is \$42,196,275.50.

<small>SIGNATURE REQUIRED FOR APPROVAL AS TO CONTENT AND CERTIFICATION, TO THE BEST OF MY KNOWLEDGE, THAT CONTRACT IS WITHIN SCOPE OF POSITION AND NO CONFLICTS OF INTEREST EXIST AS DEFINED BY BOARD POLICY DSD (LOCAL). RECOMMENDED ACTION IS THE BEST VALUE AVAILABLE AND MEETS THE REQUIRED SPECIFICATIONS, IF ANY.</small>	<small>SIGNATURE REQUIRED FOR APPROVAL AS TO FORM</small>	<small>SIGNATURE CERTIFIES THAT THE APPROPRIATE STAFF HAVE REVIEWED AND SIGNED THE BOARD DOCUMENT.</small>
 (1) Exec. Dir./Director Date Signed <u>1-27-08</u>	 (2) School Attorney Date Signed <u>1/27/08</u>	 (3) Chief Date Signed <u>1-27-08</u>

• Additional Information Sheet(s) attached: Yes No

DETAILED INFORMATION SHEET

Meeting Date: January 31, 2008

Title: FINAL ACCEPTANCE OF THE COMPLETION OF WORK FOR THE CONTRACT WITH MCCARTHY BUILDING COMPANIES, INC., FOR THE CONSTRUCTION OF EMMETT J. CONRAD HIGH SCHOOL; APPROVAL OF CHANGE ORDER #3 (\$102,571.50/CREDIT); AND AUTHORIZATION OF FINAL PAYMENT IN CONJUNCTION WITH THE 2002 DALLAS ISD BOND PROGRAM (\$207,513.65/BOND FUNDS).

Background Information:

On August 26, 2004, per board file #45340 (agenda item #6.20), the board authorized the district to negotiate and enter into a contract with McCarthy Building Companies, Inc. to construct Emmett J. Conrad High School in an amount not to exceed \$39,719,533. The resulting contract is submitted for ratification pursuant to that authorization in conjunction with the 2002 Bond Program.

On September 30, 2004, per board file #45440 (Agenda Item #6.27) the Board of Trustees approved the contract with McCarthy Building Companies Inc. to construct Emmett J. Conrad High School in the amount of \$40,381,966.

On March 30, 2006, per board file #56758 (Agenda Item #6.21), the Board approved Change Order #1 in the amount of \$1,016,881.


On June 22, 2006, per board file #56987 (Agenda Item #5.43), the Board approved Change Order #2 in the amount of \$900,000.

Contract History:

Original Contract Amount	\$ 40,381,966.00
Change Order #1	\$ 1,016,881.00
Change Order #2	\$ 900,000.00
Change Order #3 (CREDIT)	\$ <u>(102,571.50)</u>
Revised Contract	\$ 42,196,275.50

SUMMARY OF COSTS RELATED TO PROPERTY ACQUISITION

June 30, 2007 Report Date

<u>Site</u>	<u>Size</u>	<u>Props¹</u>	<u>Purchase Price</u>	<u>Direct Costs²</u>	<u>Indirect Costs³</u>	<u>Total Cost</u>	<u>Cost Per Acre</u>
Botello -C,A,S,V,Ch,B	7.66 a	24	6,785,009	448,897	1,943,260.96	9,177,166.96	1,198,063.57
Brashear-V	12.56 a	1	1,060,000	37,265	26,337.49	1,123,602.49	89,458.80
Cigarroa ⁴ -C,Ch,V	4.42 a	4	2,066,550	108,519	5167.59	2,180,236.59	493,266.20
 Conrad ⁵ -A	<u>14.37 a</u>	2	9,150,000	23,433	890,383.74	10,063,816.74	700,335.19
Garcia -C,V,A,B	13.18 a	48	5,734,356	451,437	2,321,444.07	8,507,237.07	645,465.64
Gonzales -C,B,V	10.08 a	3	1,281,700	115,441	221,749.32	1,618,890.32	160,604.20
Junkins ⁶ -V	6.62 a	1	1,116,419	17,377	28,967.98	1,162,763.98	175,644.11

¹ Many sites required assembly of properties. In some cases a single owner owned several properties. Certain sites required that the City of Dallas abandon street and/or alley ROW (e.g. Botello, Garcia, Maria Luna). This property is included in the size totals and the properties are included in the property count. The ROW at the Maria Luna site has been abandoned but not yet purchased from the City, so the purchase price is not listed in the totals here. In addition, two Maria Luna properties are still in litigation (at June 30, 2007). For purposes of this summary, the price awarded by the special commissioners hearings is included, but it is anticipated that some additional consideration may be paid for those two properties

² Attorneys fees for acquisition of site, costs related to condemnation where required (e.g., court costs, commissioner fees, expert fees), and miscellaneous costs (e.g. printing, copying, postage); and, brokers commissions (Board authorized payment of commission of 3% of final value on any property acquired through condemnation on which broker had spent significant effort; generally these were in the C-2 category). Certain costs have been allocated on a per property basis (e.g. attorney's fees for assistance with zoning matters and property tax issues. Figures are through April 2007. Some additional attorneys fees and expenses will be incurred on condemnation litigation not yet concluded (see footnote 1).

³ Costs related to preparing site for construction, including HAZMAT abatement and demolition; and, litigation not directly associate with acquisition.

⁴ Does not include area covered by joint use agreement with Dallas Park and Recreation Department for use of adjoining Brownwood Park.

⁵ Area does not include area covered by joint use agreement with Dallas Park and Recreation Department for use of adjoining Fair Oaks Park. Indirect costs include \$2,755 in attorney's fees and costs for litigation with a previous vendor and \$154,788 for management and security services for the property performed by the previous owner after the District acquired the property.

⁶ City of Carrollton

<u>Site</u>	<u>Size</u>	<u>Probs</u>	<u>Purchase Price</u>	<u>Direct Costs</u>	<u>Indirect Costs</u>	<u>Total Cost</u>	<u>Cost Per Acre</u>
Lang -V	20.83 a	2	2,185,000	10,168	1,854,667.29	4,049,835.29	194,423.20
Low/Tasby -A	19.15 a	5	14,350,000	38,647	1,741,401.49	16,130,048.19	842,300.17
McShan -A,C	8.19 a	1	7,500,000	321,520	768,031.18	8,589,551.18	1,048,785.25
Medrano -A	20.31 a	2	11,250,000	99,363	3,821,231.18	15,170,594.18	746,951.95
Rosemont-V	11.80 a	13	357,578	30,540	124,543.18	512,661.18	43,445.86
Salazar -Ch,S	6.76 a	27	4,244,146	125,395	1,095,854.21	5,465,395.21	808,490.42
Smith ⁷ - C,V	13.04 a	1	1,350,000	157,468	144,952.76	1,652,420.76	126,719.38
Solo -B	11.43 a	2	964,307	46,965	18,877.88	1,030,149.88	90,126.85
Tatum -V	7.86 a	1	719,000	10,895	8,475.42	738,370.42	93,940.26
Subtotal One⁸	188.26 a	137	70,114,065	2,043,330	15,015,325.74	87,172,720.74	347,432.09
Arcadia Park ⁹ -V	14.67 a	1	217,238	95,230	3,793.53	316,261.53	21,558.39
2909 Buckner ¹⁰	21.00 a	1	5,500,000	1,600	51,913.35	5,553,513.35	264,453.02
Maria Luna ¹¹ C,A,B,V,S	20.33 a	96	3,793,617	1,547,525	4,474,243.29	9,815,385.29	482,803.01
Misc. Props. ¹²	1.20 a	4	317,820			317,820.00	264,850.00
Subtotal Two	57.20 a	102	9,828,675	1,644,355	4,529,950.17	16,002,980.17	171,829.98

⁷ City of Mesquite

⁸ These 16 sites correspond to sites more generally described that were included in the original property budget of \$76,777,481, which assumed 17 sites, raw land, and voluntary sales, and did not include estimates for the categories listed here as indirect costs and collateral costs.

⁹ Land acquired from Dallas Park and Recreation Department. A portion of the property, on which the Arcadia Park Branch Library has been built, will be re-conveyed to DPARD at the price paid per square foot by the District. Indirect costs include \$83,705 in costs for environmental reports.

¹⁰ Office building, but a substantial portion of the property is raw land suitable for future uses.

¹¹ Site includes substantial amount of land available for expansion or future uses.

¹² Small parcels not associated with new school or facility sites, purchased from the City of Dallas at City's request (e.g., long-abandoned alley between J.L. Long Middle School and Woodrow Wilson High School).

<u>Site</u>	<u>Size</u>	<u>Probs</u>	<u>Purchase Price</u>	<u>Direct Costs</u>	<u>Indirect Costs</u>	<u>Total Cost</u>	<u>Cost Per Acre</u>
Subtotals 1 Plus 2	245.46	239	79,942,740 ((\$325,652.41 per acre) (\$7.48 per square foot)	3,687,365	19,577,596.91	103,175,700.91	420,336.11 ((\$9.65 per square foot)
Properties Not Acquired ¹³				2,249,487			
Unallocated Costs ¹⁴					672,673.57		
Other Misc. Costs ¹⁵					535,097.68		
Total	245.46	239	79,942,740 (75%)	5,937,172.00 (6%)	20,763,204.66 (19%)	106,643,116.66	434,462.30 ((\$9.97 per square foot)

¹³ These are attorneys' fees, related costs, and in several cases settlements costs, incurred for properties initially examined for possible purchase that were not ultimately acquired. Of this amount, \$2,105,291 related to the litigation regarding the proposed Calvary Hill Cemetery site (\$793,440 in attorneys fees, \$1,200,000 in statutory required settlement payment to owner, and condemnation litigation costs of \$111,851). Another \$111,590 related to an alternative site for Lang M.S. (\$14,294 in attorneys fees and \$96,765 in condemnation related costs and settlement costs with the owner).

¹⁴ Costs of certain real estate advisory and management services, and management and security services for apartments and other properties acquired.

¹⁵ Costs of other small parcels including right-of-ways, etc. purchased from the City of Dallas at City's request not listed in Misc. Properties (Adamson, Ray, Jesse Owens Memorial Complex, Service Center 2) Also includes costs for Highland Meadows, Irma Rangel, Guzick, BT Washington.

"C" after a school represents condemnation of property

"A" after a school indicates Apartments

"V" after a school indicates Vacant Land

"B" after a school indicates Commercial or Industrial property

"S" after a school indicates Single Family Residential

"Ch" after a school indicates Church Property