

ADDENDUM NO. 1  
TO THE  
CONSTRUCTION MANAGER AT RISK (CMAR) SERVICES  
FOR  
**BOSWELL HIGH SCHOOL ATHLETIC ADDITIONS AND RENOVATIONS  
EAGLE MOUNTAIN-SAGINAW INDEPENDENT SCHOOL DISTRICT  
FORT WORTH, TEXAS**

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Eagle Mountain-Saginaw Independent School District  
1200 Old Decatur Rd., Business Building #6  
Fort Worth, TX 76179

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**1.1 NOTICE OF ADDENDUM**

- A. A pre-submittal conference was held at 10:00 a.m., local time, Tuesday, October 1, 2019 in the board room of the Eagle Mountain-Saginaw Independent School District Administration Building. Attached to this addendum is an Attendance Register from that conference.
- B. The presentation from the pre-submittal conference is attached to this addendum.
- C. Proposers shall acknowledge receipt of this addendum in the space provided on the proposal form. Failure to do so may subject proposer to disqualification.
- D. Addenda are posted on the EM-SISD website <https://www.emsisd.com/Page/340>.

END OF ADDENDUM NO. 1

~~Clete Welch~~, Dwayne Jones, Mark Graves

Lucia Cieszlak, VLK Architects


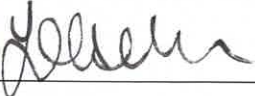
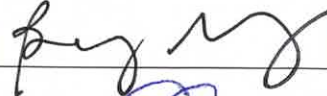




**SIGN-IN SHEET**

Pre-Submittal Conference

CMAR Svc BHS Athletic Add and Renovations

RFQ 1920-002

Tuesday, October 1, 2019 – 10:00 A.M.

COMPANY NAME	REPRESENTATIVE'S NAME	EMAIL ADDRESS	PHONE NUMBER	FAX NUMBER	SIGNATURE
BTC	Jenny Murphy	jmurphy@btcbuilds.com	817-467-4981	817-467-5619	
EMS-ISD	DWAYNE JONES				
VLK	Leesa Vardeman	lvardeman@vlkarchitects.com	817.313.6331		
VLK	BRUCE MCCARTHY	bmccarthy@vlkarchitects.com	817-319-6364		
RTM Construction	Day Thompson	dthompson@RT-Miller.com	817 377 0971	817 377 0973	
Jeff Jackson CORE Construction	Jeff Jackson	jeffjackson@coreconstruction.com	817 401 5328	972.668 9351	
Galfour Beatty Construction	Erick Carball	ecarball@galfourbeattyus.com	214 564-3715		
POGUE CONSTRUCTION	ZACH WALKER	zacho@pogueconstruction.com	817-773-4441	972-529-9408	





# EAGLE MOUNTAIN-SAGINAW INDEPENDENT SCHOOL DISTRICT REQUEST FOR QUALIFICATIONS CONSTRUCTION MANAGER-AT-RISK SERVICES

ATHLETIC ADDITIONS AND RENOVATIONS  
— PRE-SUBMITTAL CONFERENCE —



OCTOBER 1, 2019







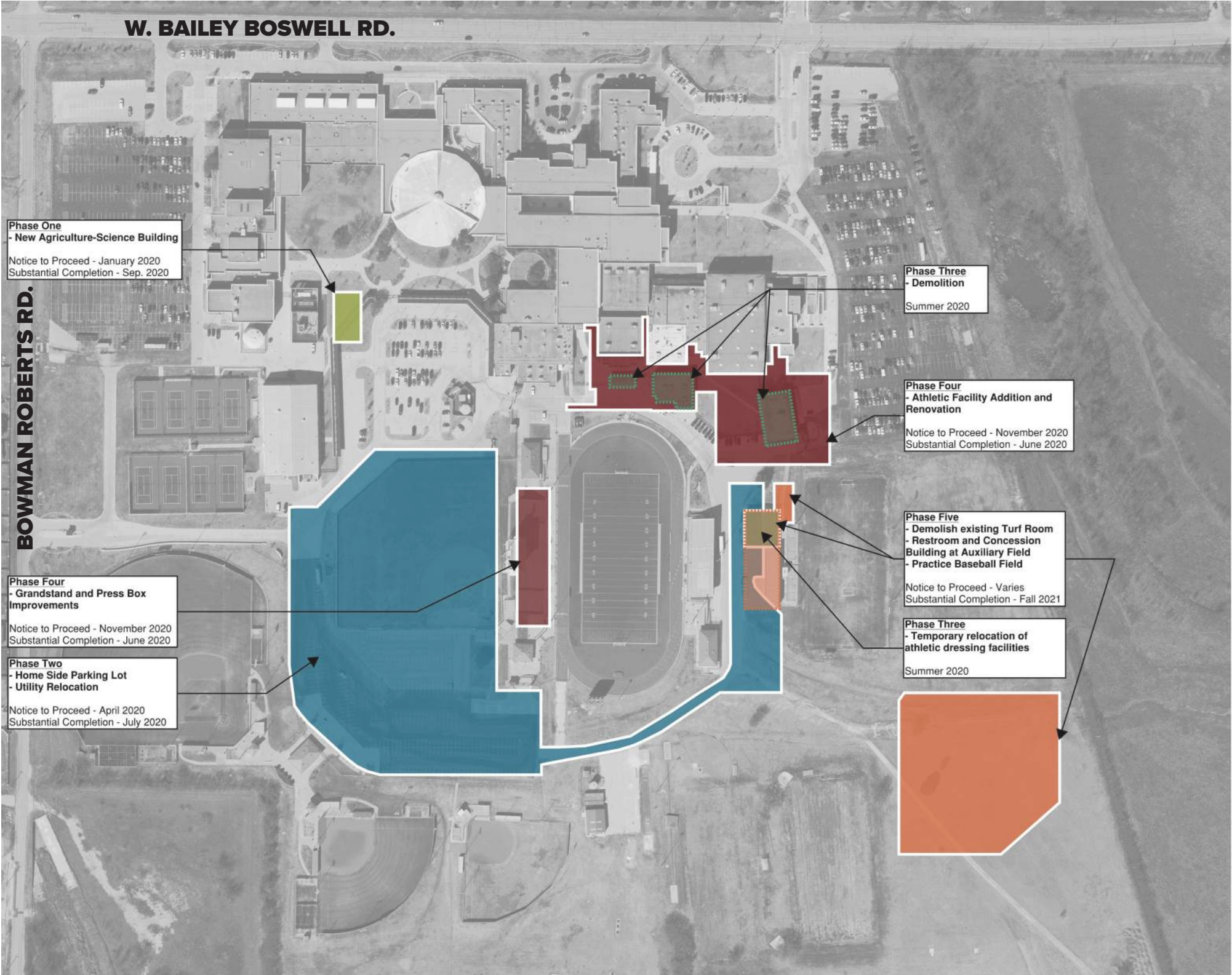
# OVERALL SITE PLAN



# ADDITIONS AND RENOVATIONS TO **BOSWELL HIGH SCHOOL**

## NEW SITE PLAN

- New addition to include football and gymnastics locker rooms, training room, weight room, and indoor practice field
- New home side parking lot and landscaping
- Home side grandstand and expansion (grandstands span approximately from goal line to goal line)
- Life cycle replacement of finishes and equipment in press box
- New Agriculture-Science Center
- New visitor bus parking
- New perimeter fencing for safety and security
- Replacement visitor's restrooms to serve auxiliary field





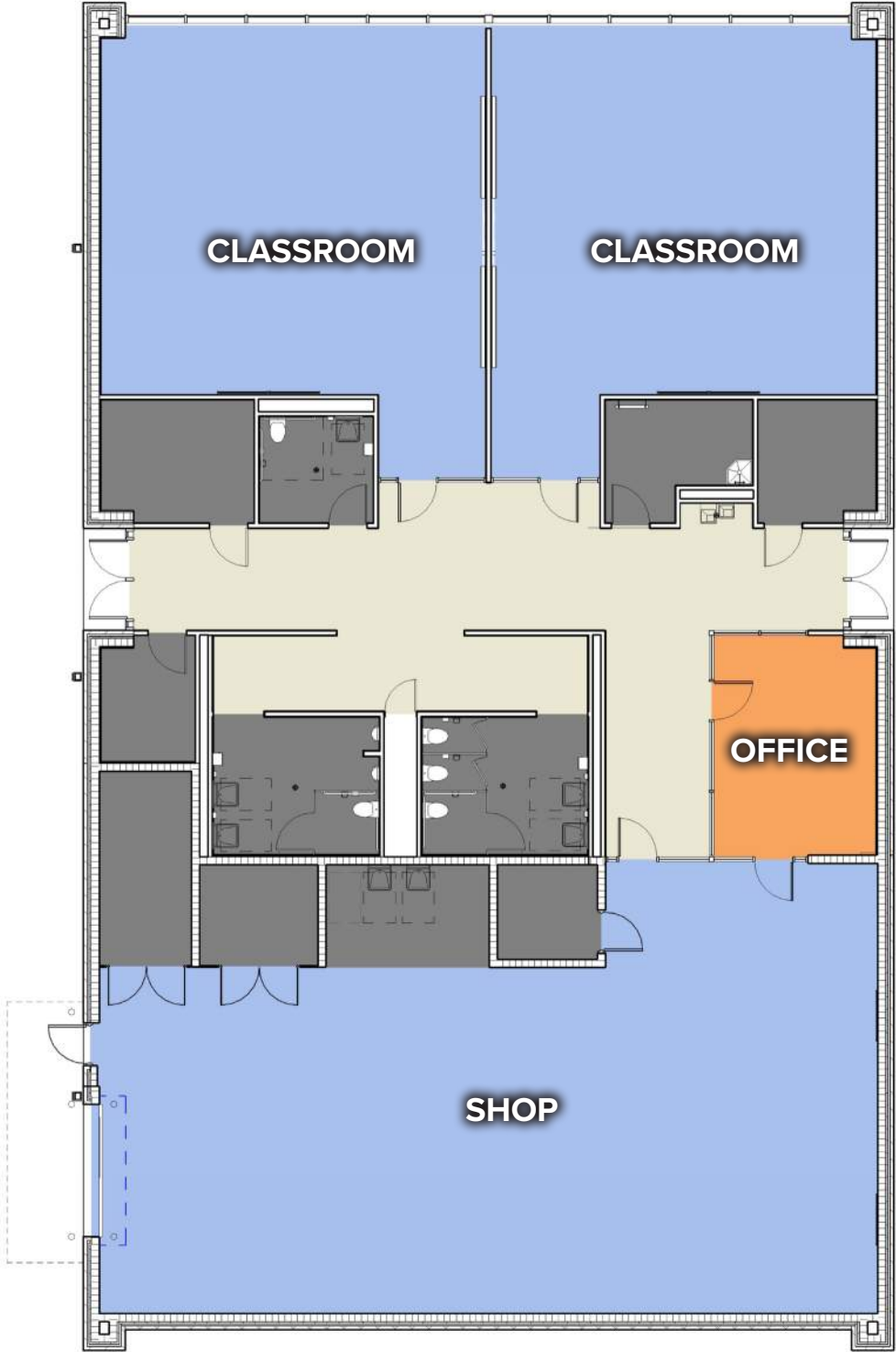
A photograph of a modern workshop or laboratory, overlaid with a semi-transparent blue filter. The scene features a large green and black miter saw in the foreground, a blue metal workbench, and several white tables with stools in the background. The ceiling has exposed pipes and fluorescent lighting. The text 'AGRICULTURE-SCIENCE CENTER' is prominently displayed in white, bold, sans-serif font across the center of the image.

# AGRICULTURE-SCIENCE CENTER



# ADDITIONS AND RENOVATIONS TO **BOSWELL HIGH SCHOOL** AGRICULTURE-SCIENCE CENTER

- ADMINISTRATION
- SERVICE
- CIRCULATION
- CORE ACADEMICS



0' 3' 6' 12'





ADDITIONS AND RENOVATIONS TO **BOSWELL HIGH SCHOOL**  
AGRICULTURE-SCIENCE CENTER





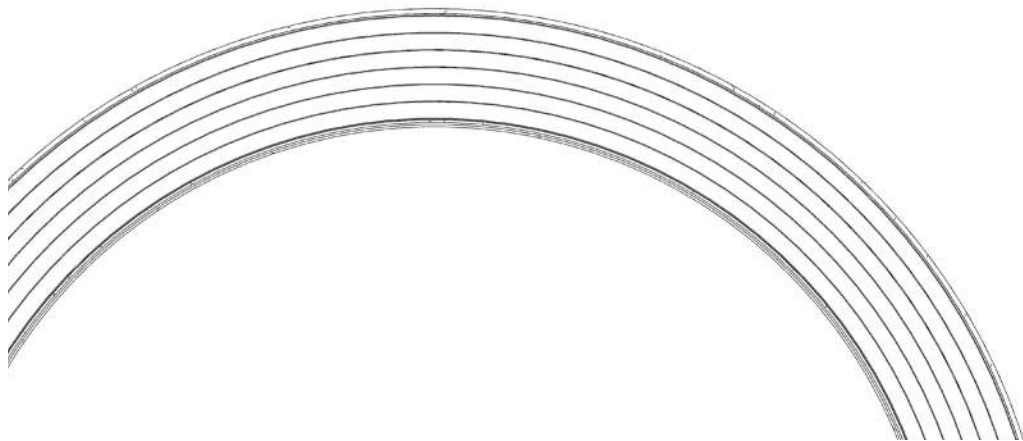
The background of the image is a dark blue color. It features a faint, light-colored illustration of a hand holding a pen, positioned as if about to draw or write on a set of architectural blueprints. The blueprints consist of various rectangular shapes and lines, suggesting a floor plan or a technical drawing. The overall aesthetic is professional and focused on design and construction.

# **ATHLETIC ADDITIONS & RENOVATIONS**



# ADDITIONS AND RENOVATIONS TO **BOSWELL HIGH SCHOOL**

## FLOOR PLAN - LEVEL ONE





# ADDITIONS AND RENOVATIONS TO **BOSWELL HIGH SCHOOL**

## FLOOR PLAN - LEVEL TWO



- ATHLETICS
- LOCKER SPACE
- CIRCULATION
- CORE ACADEMICS



ADDITIONS AND RENOVATIONS TO **BOSWELL HIGH SCHOOL**  
CONCEPTUAL IMAGE - VIEW FROM FOOTBALL FIELD





ADDITIONS AND RENOVATIONS TO **BOSWELL HIGH SCHOOL**  
CONCEPTUAL IMAGE - VIEW FROM WEIGHT ROOM





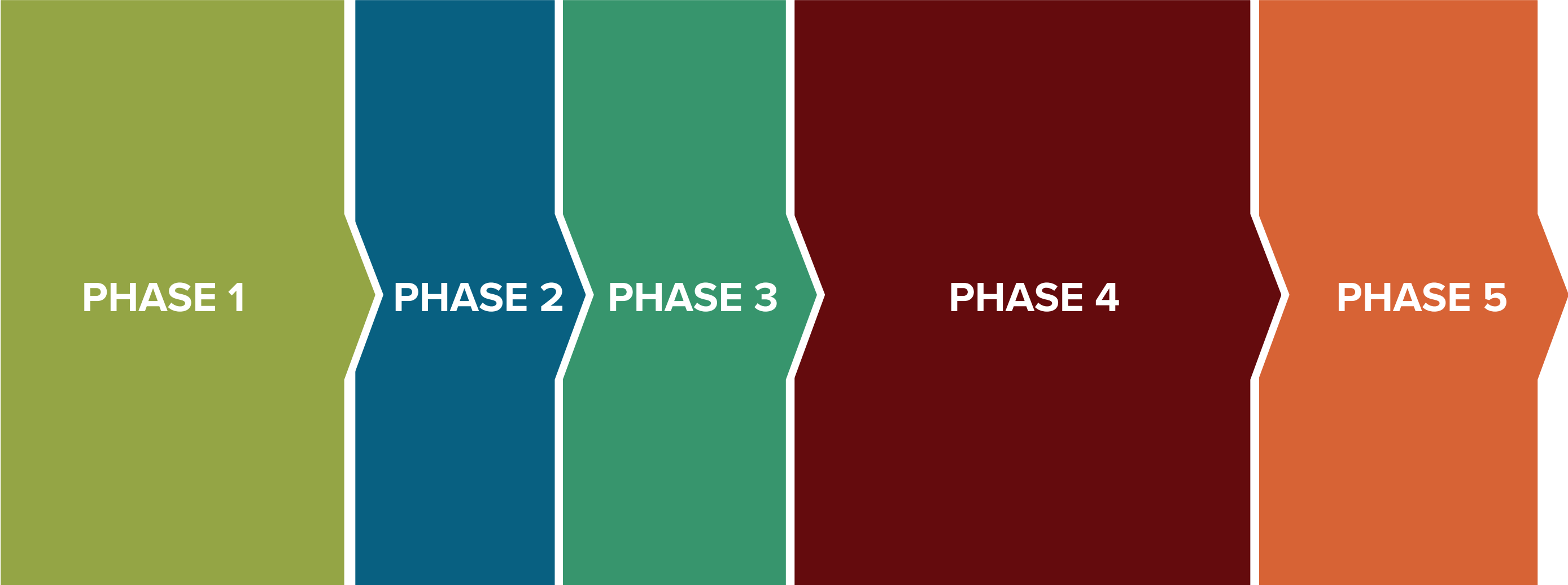
A hand-drawn architectural floor plan is visible in the background, rendered in white lines on a dark blue background. The plan shows various rooms, corridors, and structural elements. A prominent feature is a large rectangular area on the right side, which is outlined with a significantly thicker white line, suggesting it is a primary focus or a specific phase of the project. The drawing style is sketchy and technical, typical of an early-stage architectural or engineering plan.

# PHASING



# ADDITIONS AND RENOVATIONS TO **BOSWELL HIGH SCHOOL**

## PHASING



Notice to proceed - **January 2020**

Substantial Completion - **September 2020**

- CONSTRUCTION OF NEW AGRICULTURE SCIENCE BUILDING - APPROX. 6,580 SF

Notice to proceed - **April 2020**

Substantial Completion - **July 2020**

- HOME SIDE PARKING LOT - APPROX. 250 SPACES ADDED
- UTILITY RELOCATION

**Summer 2020**

- DEMOLITION
- TEMPORARY RELOCATION OF ATHLETIC DRESSING FACILITIES

Notice to proceed - **November 2020**

Substantial Completion - **June 2020**

- ATHLETIC FACILITY ADDITION AND RENOVATION - APPROX. 100,000 SF
- GRANDSTAND AND PRESS BOX IMPROVEMENTS - APPROX. 5,500 SF PRESS BOX, 4,650 SEAT GRANDSTANDS

Notice to proceed - **Varies**

Substantial Completion - **Fall 2021**

- DEMOLISH EXISTING TURF ROOM
- RESTROOM AND CONCESSION BUILDING AT AUXILIARY FIELD
- PRACTICE BASEBALL FIELD



# NEXT STEPS



**ADDITIONS AND RENOVATIONS TO BOSWELL HIGH SCHOOL**  
**NEXT STEPS**

FIRST ADVERTISEMENT	<b>COMPLETED</b>
REQUEST FOR QUALIFICATIONS RELEASED	<b>COMPLETED</b>
SECOND ADVERTISEMENT	<b>COMPLETED</b>
PRE-SUBMITTAL CONFERENCE	<b>TODAY</b>
DEADLINE FOR QUESTIONS	<b>2:00 PM - FRIDAY, OCTOBER 4, 2019</b>
ADDENDUM POSTED	<b>TUESDAY, OCTOBER 8, 2019</b>
RECEIVE STATEMENTS OF QUALIFICATIONS (STEP 1)	<b>2:00 PM - TUESDAY, OCTOBER 15, 2019</b>
ESTABLISH SHORT LIST OF FIRMS AND NOTIFY FOR STEP 2	<b>TUESDAY, OCTOBER 15, 2019</b>
CONDUCT INTERVIEWS (IF ELECTED)	<b>THURSDAY/FRIDAY, OCTOBER 17 &amp; 18, 2019</b>
RECEIVE PROPOSALS (STEP 2)	<b>2:00 PM - TUESDAY, OCTOBER 22, 2019</b>
EVALUATE PROPOSALS AND RANK SELECTIONS	<b>TUESDAY, OCTOBER 22, 2019</b>
CMAR RECOMMENDATION IN BOARD PACKET	<b>9:00 AM - WEDNESDAY, OCTOBER 23, 2019</b>
RECOMMENDATION TO BOARD OF TRUSTEES	<b>MONDAY, OCTOBER 28, 2019</b>



# QUESTIONS?



VLK | ARCHITECTS

**AUSTIN • DALLAS • EL PASO • FORT WORTH • HOUSTON**

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