

CITY COUNCIL AGENDA ITEM

SUBJECT: Gulf Shores High School Building Package – Change Order No. 3

STAFF CONTACT: Noel Hand

COUNCIL MEETING CYCLE: February 9th, 2026 COW

RECOMMENDED COUNCIL ACTION:

Staff recommends accepting changes as presented in an amount not to exceed \$751,288.46 in addition of 18 days to the total duration of the contract. In so doing the total contract cost will increase to the value of \$139,670,710.35 and extend the planned contract completion from February 27, 2026, to March 17, 2026.

BACKGROUND/SUMMARY:

- The proposed enhancements for the new high school include several key improvements aimed at meeting the highest construction standards and elevating overall quality. Courtyard spaces will feature hard-scape fixtures and furnishings to provide additional seating and table areas, creating more functional outdoor environments. The Exceptional Education playground will be expanded to better serve students, while the practice pavilion will receive an upgraded playing surface to enhance training conditions. Long-term preventative maintenance for the storm shelter will be ensured through the installation of an adhered vapor barrier between the roof and insulated material. Additional upgrades include improved access for HVAC system maintenance, enhanced acoustics in the gymnasium and strengthened safety systems throughout the building to promote a secure and efficient learning environment.

RELATED ISSUES:

Work has been performed to meet construction deadlines.

PREVIOUS COUNCIL ACTIONS:

Resolution number 7052-25, change order number 2 was approved November 10th, 2025

FINANCIAL IMPACT:

An amount not to exceed \$751,288.46 with a total contract cost increased to \$139,670,710.35.

Account Number for Expense of funds: **38-879-84900**

KEY DATES:

Bid Date: December 18th, 2023

Notice to Proceed: April 8th, 2024

Contractual Completion: March 17th, 2026

ATTACHMENTS:

- Recommendation Letter from Volkert
- Rabren CCR 03 Request