

BOARD OF TRUSTEES AGENDA

<input type="checkbox"/> Workshop	<input checked="" type="checkbox"/> Regular	<input type="checkbox"/> Special
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- (A) ☐ Report Only ☐ Recognition

Presenter(s):

Briefly describe the subject of the report or recognition presentation.

- (B) ☒ Action Item **Presenter(s):** SAMUEL MIJARES, SUPERINTENDENT OF SCHOOLS
ISMAEL MIJARES, DEPUTY SUPT. FOR BUSINESS AND FINANCE
ROLANDO SALINAS, DEPUTY SUPT. FOR DISTRICT OPERATIONS
LUIS VELEZ, PURCHASING DIRECTOR
PEDRO FELAN, FACILITIES AND MAINTENANCE DIRECTOR
DAVIS POWELL, ARCHITECT OF RECORD

Briefly describe the action required.

CONSIDER AND TAKE APPROPRIATE ACTION ON THE REQUEST TO APPROVE CHANGE ORDER NUMBER ONE (1) ON SEALED PROPOSAL 191906 ON EPHS AND C.C. WINN BAND ADDITION AS PER BOARD POLICY CV, AND STATE GUIDELINES.

- (C) **Funding source: Identify the source of funds if any are required.**

BUDGETED FUNDS

- (D) **Clarification: Explain any question or issues that might be raised regarding this item.**

SEE ATTACHED MEMORANDUM



EAGLE PASS INDEPENDENT SCHOOL DISTRICT

MEMORANDUM

To: Mr. Ismael Mijares, Deputy Superintendent for Business and Finance

From: Mr. Luis A. Vélez, Purchasing Director

Luis A. Vélez
2022.03.04
15:10:33 -06'00'

Date: Friday, March 4, 2022

Subject: Change Order Number 1 on Sealed Proposal 191906 for EPHS and C.C. Winn Band Addition

In accordance with Board Policy CV, attached for your review is the written cost estimate of the proposed change order to Sealed Proposal 191906 for EPHS and C.C. Winn Band Addition submitted to Eagle Pass I.S.D. by Mr. Davis Powell, Architect of record for the district. As required by board policy CV (local), a change order valued at or above \$50,000 requires school board approval.

If you have any questions or need more information regarding this matter, please contact me at the Purchasing Department.

Change Orders

If a change in plans or specifications is necessary after the performance of a contract is begun or if it is necessary to decrease or increase the quantity of work to be performed or of materials, equipment, or supplies to be furnished, the district may approve change orders making the changes. The district may grant general authority to an administrative official to approve the change orders.

The total contract price may not be increased because of the changes unless additional money for increased costs is approved for that purpose from available money or is provided for by the authorization of the issuance of time warrants.

A contract with an original contract price of \$1 million or more may not be increased by more than 25 percent. If a change order for a contract with an original contract price of less than \$1 million increases the contract amount to \$1 million or more, the total of the subsequent change orders may not increase the revised contract amount by more than 25 percent of the original contract price.

Education Code 44.0411

**Inspection,
Verification, and
Testing**

Independently of the contractor, construction manager-at-risk, or design-build firm, a district shall provide or contract for the construction materials engineering, testing, and inspection services and the verification testing services necessary for acceptance of the facility by the district. The district shall select the services for which it contracts in accordance with Government Code 2254.004. *Gov't Code 2269.058*

Impact Fees

A district is not required to pay impact fees imposed under Local Government Code Chapter 395 unless the board consents to the payment of the fees by entering a contract with the political subdivision that imposes the fees. The contract may contain terms the board considers advisable to provide for the payment of the fees. *Local Gov't Code 395.022*

**Professional
Services**

Architects and
Engineers

An architect or engineer required to be selected or designated under Government Code Chapter 2269 has full responsibility for complying with Occupations Code Chapter 1051 or 1001, as applicable.

If the selected or designated architect or engineer is not a full-time employee of the district, the district shall select the architect or engineer on the basis of demonstrated competence and qualifications as provided by Government Code 2254.004 [see Procuring Professional Services, below].

Gov't Code 2269.057

FACILITIES CONSTRUCTION

CV
(LOCAL)

**Compliance with
Law**

The Superintendent shall establish procedures that ensure that all school facilities within the District comply with applicable laws and local building codes.

**Construction
Contracts**

Except when using the competitive bidding method, prior to advertising, the Board shall determine the project delivery/contract award method to be used for each construction contract valued at or above \$50,000. To assist the Board, the Superintendent shall recommend the project delivery/contract award method that he or she determines provides the best value to the District. [See CV series generally and CBB(LEGAL) for requirements if federal funds are involved.]

For construction contracts valued at or above \$50,000, the Superintendent shall also submit the resulting contract to the Board for approval. Lesser expenditures for construction and construction-related materials or services shall be at the discretion of the Superintendent and consistent with law and policy. [See also CH and CBB(LEGAL)]

Initial Phase

Bidding for District construction projects for which the architect is contracted shall be handled by the architect, who will be responsible for receiving and recording all bonds, deposits, and other documents as required. Performance and pay bonds in the amount of the estimated cost of the project shall be required before contracts for construction are signed.

Note: For provisions regarding delegation of authority for construction contracts in the event of a catastrophe, emergency, or natural disaster affecting the District, see CH(LOCAL).

Change Orders

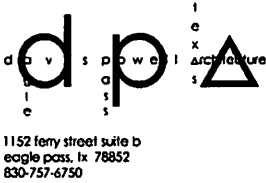
Change orders permitted by law shall be approved prior to any changes being made in the approved plans or the actual construction of the facility.

Change orders valued at or above \$50,000 shall require Board approval. The Superintendent shall be authorized to approve change orders of a lesser amount.

In all change orders, the District's architect shall give a written cost estimate of the proposed change and submit it to the administration. The signature of the Superintendent or designee shall be required before a change order may be executed.

Emergency

When emergencies arise that require an immediate response, the architect may issue a field order when the amount in question is not over \$1,000. However, a cost estimate shall be submitted and



March 4, 2022

Mr. Samuel Mijares, Superintendent
Eagle Pass Independent School District
1420 Eidson Road
Eagle Pass, TX 78852

Re: Band Hall Proposal Requests
Summary and Recommendations

Dear Mr. Mijares,

We are preparing to close out the Band Hall projects for the two high schools. As a part of the process we will need to update the contract value and issue a change order to account for the modifications to the project.

If our recommendations are accepted, the project value will increase by \$79,282.08 for a final contract amount of \$7,299,282.08.

We have currently issued 36 Proposal Requests to address modifications to the project. The Proposal Requests were items wanted by the district or considered for project enhancement. The attached Job Status Report summarizes the requests and their associated value.

The following is a verbal description and recommendation for each Proposal Request. The significant cost Proposal Requests are highlighted in red. Pending proposal requests are indicated in blue.

Proposal Request #1:

EPISD made a request at EPHS to replace 130 l.f. of an existing sewer clay pipe with PVC from the existing arched entry to the main hole. The line originates in the kitchen. The proposed cost was \$1800.00, was considered reasonable, approved and installed.

Proposal Request #2:

EPHS band director made a request at to add a door into the gym from the uniform storage to allow for easier access to band pad through gym. The propose cost was \$1143.00, was considered reasonable, approved, and installed.

Proposal Request #3:

Architect made a request to pump out the sewer system that was broken by pier drilling for the foundation at EPHS. Since the exact location of the line could not be identified, this is considered a "unforeseen condition" and eligible for compensation to repair. The proposed cost was \$2,000.00, was considered reasonable, approved, and performed.

Proposal Request #4:

EPISD made a request to replace the clay sewer line and water line with new PVC lines that run from the locker rooms to the girl's gym at EPHS. The proposed cost was \$6,700.00, was considered reasonable, approved, and installed.

Proposal Request #5:

At CC Winn, architect requested to revise practice rooms to field built due to size. After reviewing options, the modular practice room was provided within the original scope of work. This is a no cost item.

Proposal Request #6:

EPISD requested to revise door hardware from Sargent Line 10 to Falcon T Series. The district adopted Falcon hardware as standard after the project was bid. The proposal request was issued to change to the Falcon hardware. The cost of the new hardware was \$3720.00, was considered high, but approved for compliance.

Proposal Request #7:

A request was made at EPHS to replace clay sewer line between manholes adjacent to Girl's gym. The proposed cost was \$3,600.00, was considered reasonable, approved, and installed.

Proposal Request #8:

IT, Data, and PA drawings were delivered to contractor for pricing. An allowance of \$50,000 was included in the project for this purpose. The proposed cost for IT/Data/PA exceeded the allowance by \$27,522.56. The original requirements for the system were upgraded by EPISD. The proposals were accepted and installed.

Proposal Request #9:

Architect made request to add a closure wall at hallway of CC Winn. The demolition revealed the need for a parapet wall to make a closure for roofing with adjacent walls. The proposed cost was \$850.00, was considered reasonable, approved, and installed.

Proposal Request #10:

EPHS band director made request to add wall and door between office and restroom vestibule. The proposed cost was \$1,820.00, was considered reasonable, approved, and installed.

Proposal Request #11:

Architect requested proposals for abatement of flooring in the existing band halls at EPHS. A \$50,000 allowance was included for the work. The actual cost was \$30,531.00.

Proposal Request #12:

Architect requested revised transformer pad configuration based on AEP directive. The cost was to include the larger pad requirements. The proposed cost was \$1,600.00, was considered reasonable, approved, and installed.

Proposal Request #13:

EPISD requested to revise door hardware from Sargent Line 10 to Falcon T Series. The district also requested 7 pin keying. The cost to provide 7 pin keying was \$1,348.00, was considered reasonable, approved, and installed.

Proposal Request #14:

EPHS band director requested quad outlet in lieu of duplex at office. The cost was \$250.00, was considered reasonable, approved, and installed.

Proposal Request #15:

Architect requested guttering on canopies to keep new water away from existing roofs. The cost was \$4,500.00, considered a good value, approved, and installed.

Proposal Request #16:

Credit to relocate sink in conference room at CC Winn. GC did not rough in drain for sink in conference room. As a result, options were given to relocate to an adjacent drain area. The directors preferred this solution which required some additional millwork. The additional millwork offset the credit value so this became a \$0.00 item.

Proposal Request #17:

The EPHS band director requested the relocation of sound panels and storage cabinets. The item was not pursued beyond original discussion and issuance of PR. Therefore, this is a \$0.00 item.

Proposal Request #18:

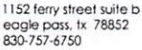
The EPHS principal requested 3 windows for security in directors offices. The cost was \$1,600.00, considered a good value, approved, and installed.

Proposal Request #19:

The CC Winn band director requested a sliding window between offices instead of the specified fixed window. The window was traded at no cost. This is a \$0.00 item.

Proposal Request #20:

Some exterior doors were recently replaced at CC Winn with FRP finished doors. This came up in a walk thru. The item was not pursued beyond original discussion and issuance of PR. Therefore, this is currently a \$0.00 item.



CC Winn janitor noted the water heater was difficult to access above the ceiling and should be relocated. The item was not pursued beyond original discussion and issuance of PR. Therefore, this is currently a \$0.00 item.

EPISD made a request to modify the new bus access drives to accommodate the new band 18 wheel tractor trailers. As a result, an additional 1400 s.f of concrete paving was needed at CC Winn as well as additional dirt work. EPHS added 240 s.f. of concrete paving. The work included additional demolition of curb, concrete, and tree removal. Modification to the retaining wall at EPHS was also necessary. The proposed cost was \$25,600.00, considered reasonable, approved, and installed.

Architect issued a proposal request to adjust grading at the existing EPHS restroom building for accessibility compliance. Scope of work did not change, therefore, this is a \$0.00 item.

Architect issued a proposal request for plaques commemorating the development of the band hall. The cost was \$3780.00 to be paid for with the \$4000.00 plaque allowance.

Architect issued a proposal request to extend the divider wall between the two existing band halls. The original drawings showed a continuous wall to deck, but was built 4' short of the deck creating a sound transfer problem. The PR asked to provide a new metal stud wall from top of the existing wall to the bottom of the deck. The cost was \$2,100.00, considered a good value, approved, and installed.

Architect issued a proposal request to cover existing sound doors at CC Winn with new plastic laminate to match the new doors. The proposed cost was \$3,500.00, considered a good value, approved, and installed.

As part of the reconfiguration of the bus drives a proposal request was issued to provide security fencing at the new drives of EPHS. The fencing additions included larger gates to allow the big rigs through. The proposed cost is \$16,700.00 and considered reasonable, approved, awaiting installation.