



# Brownsville Independent School District

Agenda Category: General Function Board of Education Meeting: 04/01/2025

Change Order #002 to Amend the Owner/Contractor

X Action

Agreement with Scoggins Construction Co., Inc.

Information

CSP #22-147 Food and Nutrition Services-New

Discussion

Freezer/Cooler Facility

## **BACKGROUND:**

Administration recommends approval of Change Order #002, increase to the Owner/Contractor Agreement with Scoggins Construction Co., Inc.- CSP #22-147, Food and Nutrition Services-New Freezer/Cooler Facility. The Change Order indicating the amount of \$122,483.00, an understanding of the purpose and content described in this deliverable. Approval of the Change Order increase constitutes approval and hereby certifies the overall accuracy, viability, and defensibility of the content and estimates.

Attached for reference, please find the following documents:

- AIA Document G701-2017
- Change Order Increase Proposals

## **FISCAL IMPLICATIONS:**

Contract amount increase by \$122,483.00

Fund 199

## **RECOMMENDATION:**

Recommend approval of Change Order #002, increase to amend the Owner/Contractor Agreement with Scoggins Construction Co., Inc.- CSP #22-147, Food and Nutrition Services-New Freezer/Cooler Facility of \$122,483.00. The amount represents an increase of construction changes under the fund 199.

Approved for Submission to Board of Education:

Manuel Hinojosa, FAIA

Submitted by: Principal/Program Director

Alonso Guerrero

Recommended by: Health Services & Operations

Alejandro Cespedes

Approved by: Chief Financial Officer

Dr. Jesus H. Chavez  
Superintendent

When Necessary, Additional Background May Follow This.



# AIA® Document G701® – 2017

## Change Order

**PROJECT:** (Name and address)  
CSP 22-147 Food and Nutrition Services -  
New Freezer/Cooler Facility  
Brownsville, Texas 78521

**CONTRACT INFORMATION:**  
Contract For: General Construction

**CHANGE ORDER INFORMATION:**  
Change Order Number: 002

Date: November 15, 2024

Date: March 04, 2025

**OWNER:** (Name and address)  
Brownsville Independent School District  
1900 Price Road  
Brownsville, Texas 78521

**ARCHITECT:** (Name and address)  
Manuel Hinojosa, FAIA  
BISD District Architect  
3750 Robinndale Road  
Brownsville, Texas 78521

**CONTRACTOR:** (Name and address)  
Scoggins Construction Co., Inc.  
17862 Graham Road  
Harlingen, Texas 78552

### THE CONTRACT IS CHANGED AS FOLLOWS:

(Insert a detailed description of the change and, if applicable, attach or reference specific exhibits. Also include agreed upon adjustments attributable to executed Construction Change Directives.)

Change Order Proposals -increases of the following items:

1. Cost Proposal No. 3 – New Bike
2. Cost Proposal No. 4 – Concrete Floor in Freezer
3. Cost Proposal No. 9A – Removal of Sewer Tank
4. Cost Proposal No. 10 Excavation for revised Sewer Line
5. Cost Proposal No. 11 Overhead doors & concrete foundation Additional Changes

Total increases of the above items: \$122,903.00  
Contingency Balance: \$-420.00  
Total Change Order Amount: \$122,483.00

The original Contract Sum was	\$ 3,360,000.00
The net change by previously authorized Change Orders	\$ 0.00
The Contract Sum prior to this Change Order was	\$ 3,360,000.00
The Contract Sum will be increased by this Change Order in the amount of	\$ 122,483.00
The new Contract Sum including this Change Order will be	\$ 3,482,483.00

The Contract Time will be increased by 0 (0) days.  
The new date of Substantial Completion will be December 24, 2025

**NOTE:** This Change Order does not include adjustments to the Contract Sum or Guaranteed Maximum Price, or the Contract Time, that have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive. Sum

### NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR AND OWNER.

Manuel Hinojosa, FAIA  
ARCHITECT (Firm name)

Scoggins Construction Co., Inc.  
CONTRACTOR (Firm name)

Brownsville Independent School District  
OWNER (Firm name)

SIGNATURE  
Manuel Hinojosa, FAIA

SIGNATURE  
Jeff Scoggins

SIGNATURE  
Dr. Jesus H. Chavez, BISD  
Superintendent

PRINTED NAME AND TITLE

PRINTED NAME AND TITLE

PRINTED NAME AND TITLE

DATE

DATE 2/19/25

DATE



**SCOGGINS CONSTRUCTION CO., INC.**

17862 Graham Rd, Harlingen , TX 78552

(Phone) 956-421-3558

(Fax) 956-421-3154

**CHANGE ORDER PROPOSAL****NO.****09A****PROJECT: BISD FNS NEW FREEZER FACILITY****COP NO.: 09A****DATE QUOTED: 11/05/24****PROJECT NO.: 0245****ARCH. PROJECT NO.:****DAYS ALLOWED  
FOR APPROVAL: 7****EXPIRATION DATE: 11/12/24****REQUESTED EXTENSION  
OF TIME IN DAYS: 4****TO: Manuel Hinojosa**

Brownsville I.S.D.

3750 Robindale Road

Brownsville , TX 78526

(Phone) 956-548-8081 (Fax) 956-554-2909

**DESCRIPTION:**

We propose to provide material, labor and equipment to demolish/remove and haul-off the existing sewer tank

**SUBCONTRACTORS / VENDORS****SUB / VENDOR WORK DESCRIPTION****AMOUNT:**

REJ Excavation and Site Prep

Remove Existing Sewer Tank

\$3,300.00

**APPROVAL****TOTAL FROM WORK BREAKDOWN PAGES****NAME:** \_\_\_\_\_**DATE:** \_\_\_\_\_**SEND COPIES TO****SCOGGINS CONSTRUCTION CO., INC.****BY:** 

Jeffrey Scoggins, Project Manager

**DATE:** 11/5/24**SUB SUBTOTAL:**

\$3,300.00

**BOND:**

\$0.00

**SAFETY PROGRAM:**

\$0.00

**SMALL TOOLS:**

\$0.00

**GL INSURANCE:**

\$0.00

**SUBTOTAL:**

\$3,300.00

**OVERHEAD:****SUBTOTAL:**

\$3,300.00

**PROFIT:**

\$0.00

**TOTAL COP AMOUNT:**

\$3,300.00

**SCOGGINS CONSTRUCTION CO., INC.**

17862 Graham Rd, Harlingen , TX 78552

(Phone) 956-421-3558

(Fax) 956-421-3154

**CHANGE ORDER PROPOSAL****NO.****010****PROJECT: BISD FNS NEW FREEZER FACILITY****PROJECT NO.: 0245****COP NO.: 010****DATE QUOTED: 02/05/25****ARCH. PROJECT NO.:****TO: Martin Espinosa****DAYS ALLOWED**

Brownsville I.S.D.

**FOR APPROVAL: 7**

3750 Robindale Road1713

**EXPIRATION DATE: 02/12/25**

Brownsville , TX 78526

**REQUESTED EXTENSION**

(Phone) 956-548-8081 (Fax) 956-554-2909

**OF TIME IN DAYS: 75****DESCRIPTION:**


We propose to provide material, labor and equipment to revise the route of the 6" sanitary sewer to existing manhole in lieu of a direct tie in per revised plan dated 2/4/25.

<b>SUBCONTRACTORS / VENDORS</b>	<b>SUB / VENDOR WORK DESCRIPTION</b>	<b>AMOUNT:</b>
REJ Excavation and Site Prep	Revised Sewer Line	\$24,200.00
Scoggins Construction Co., Inc.	Supervision and Time Delay	\$7,000.00

**APPROVAL****TOTAL FROM WORK BREAKDOWN PAGES****NAME:** \_\_\_\_\_**DATE:** \_\_\_\_\_**SEND COPIES TO****SCOGGINS CONSTRUCTION CO., INC.****BY:** \_\_\_\_\_

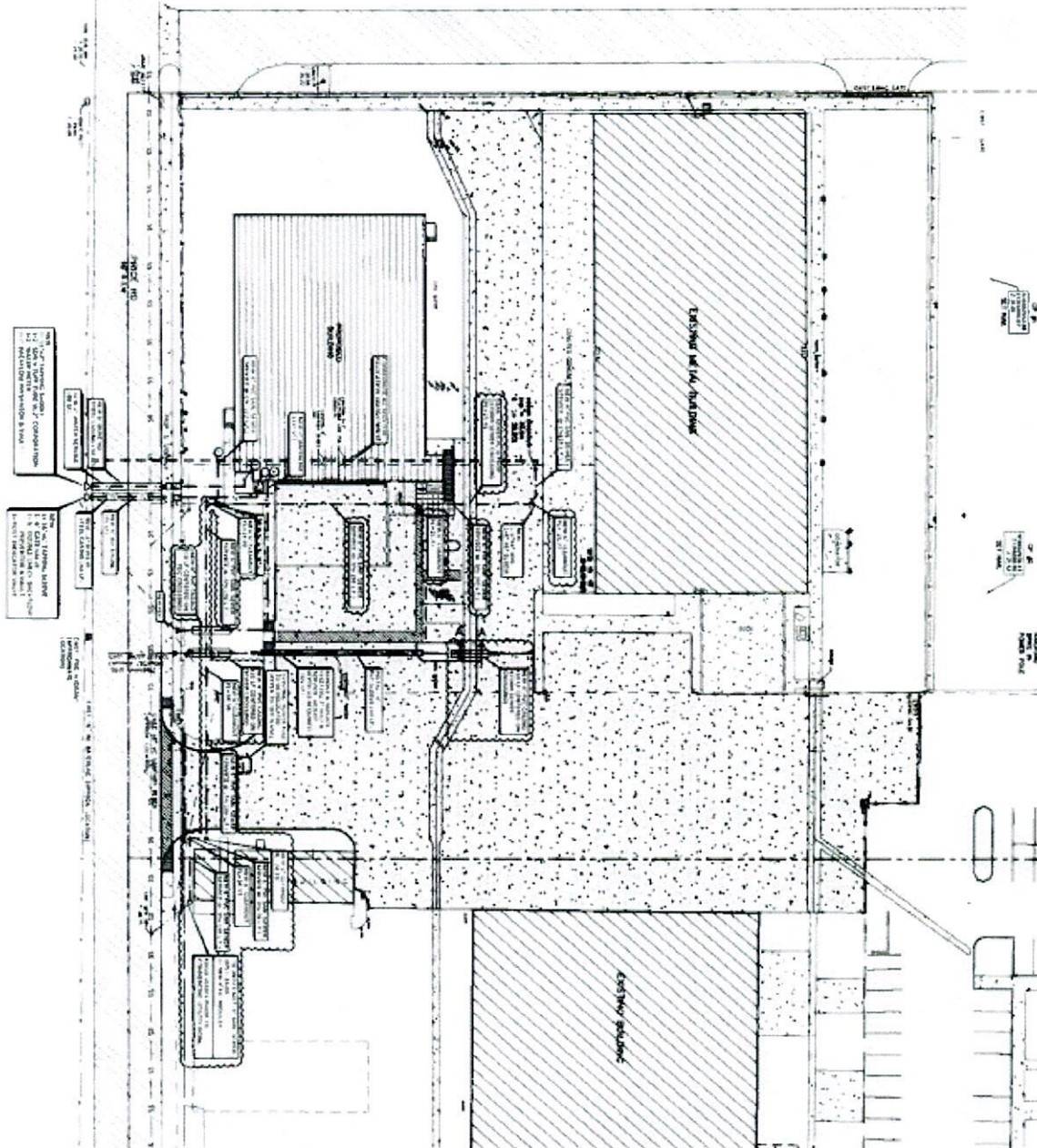
Jeffrey Scoggins, Project Manager

**DATE:** 2/5/25**SUB SUBTOTAL:** \$31,200.00**BOND:** \$0.00**SAFETY PROGRAM:** \$0.00**SMALL TOOLS:** \$0.00**GL INSURANCE:** \$0.00**SUBTOTAL:** \$31,200.00**OVERHEAD: 5%** \$1,560.00**SUBTOTAL:** \$32,760.00**PROFIT: 5%** \$1,638.00**TOTAL COP AMOUNT:** \$34,398.00

PROJECT:	BISD FOOD NUTRITION SERVICES				
LOCATION:	BROWNSVILLE, TEXAS				
GC:	SCOGGINS CONSTRUCTION				
	***CHANGE ORDER ***				
DATE:	FEB 5 - 2025				
DESCRIPTION:	NEW MANHOLE AND SEWER LINE	956-681-5011 - rejexcavationandsite@yahoo.com 5919 E Hwy 107 Edinburg, Tx 78542			
	<b>SCOPE OF WORK</b>	QTY	Unit	Price	Total
1	6" SDR 26 SEWER LINE	190	LF	\$80.00	\$15,200.00
2	8" CASING	20	LS	\$70.00	\$1,400.00
3	CLEAN OUTS	4	EA	\$900.00	\$3,600.00
4	TIE INTO 4" EXISTING LINE	1	EA	\$4,000.00	\$4,000.00
GRAND TOTAL					\$24,200.00

\* **DESCRIPTION OF WORK**





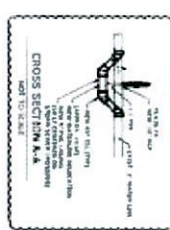
1. 2. 3. 4. 5. 6. 7. 8. 9. 10. 11. 12. 13. 14. 15. 16. 17. 18. 19. 20. 21. 22. 23. 24. 25. 26. 27. 28. 29. 30. 31. 32. 33. 34. 35. 36. 37. 38. 39. 40. 41. 42. 43. 44. 45. 46. 47. 48. 49. 50. 51. 52. 53. 54. 55. 56. 57. 58. 59. 60. 61. 62. 63. 64. 65. 66. 67. 68. 69. 70. 71. 72. 73. 74. 75. 76. 77. 78. 79. 80. 81. 82. 83. 84. 85. 86. 87. 88. 89. 90. 91. 92. 93. 94. 95. 96. 97. 98. 99. 100.



UTILITY LAYOUT

GENERAL NOTE  
1. ALL UTILITIES SHOWN ARE BASED ON FIELD SURVEY AND ARE NOT TO BE CONSIDERED AS A GUARANTEE OF ACCURACY.  
2. THE USER OF THIS PLAN SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION.  
3. THE USER OF THIS PLAN SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES.  
4. THE USER OF THIS PLAN SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY EASEMENTS FROM THE PROPERTY OWNERS.  
5. THE USER OF THIS PLAN SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY RECORDS FROM THE APPROPRIATE AGENCIES.

| Legend            |
|-------------------|
| EXISTING BUILDING |
| NEW BUILDING      |
| PARKING           |
| STREET            |
| EXISTING DRIVE    |
| NEW DRIVE         |
| UTILITY LAYOUT    |



CROSS SECTION A-A  
NOT TO SCALE



CS.0

# BISD FOOD NUTRITION AND SERVICES - NEW FREEZER/COOLER FACILITY

Brownsville, Texas



**SCOGGINS CONSTRUCTION CO., INC.**

17862 Graham Rd, Harlingen , TX 78552

(Phone) 956-421-3558

(Fax) 956-421-3154

**CHANGE ORDER PROPOSAL****NO.****012****PROJECT: BISD FNS NEW FREEZER FACILITY****COP NO.: 012****DATE QUOTED: 02/06/25****PROJECT NO.: 0245****ARCH. PROJECT NO.:****DAYS ALLOWED  
FOR APPROVAL: 7****EXPIRATION DATE: 02/13/25****REQUESTED EXTENSION  
OF TIME IN DAYS: 0**

TO: Manuel Hinojosa  
Brownsville I.S.D.  
3750 Robindale Road  
Brownsville , TX 78526  
(Phone) 956-548-8081 (Fax) 956-554-2909

**DESCRIPTION:**

We propose to provide material, labor and equipment to add to contract items with price increases since our original contract. Due to several and lengthy delays there are items that have had significant price increases that we can not and should not absorb

| <b>SUBCONTRACTORS / VENDORS</b>      | <b>SUB / VENDOR WORK DESCRIPTION</b> | <b>AMOUNT:</b> |
|--------------------------------------|--------------------------------------|----------------|
| Overhead Door Company of South Texas | Overhead Door Price Increase         | \$5,600.00     |
| Central Ready Mix                    | Concrete Price Increase              | \$10,880.00    |

**APPROVAL****TOTAL FROM WORK BREAKDOWN PAGES****NAME:** \_\_\_\_\_**DATE:** \_\_\_\_\_**SEND COPIES TO****SCOGGINS CONSTRUCTION CO., INC.****BY:** 

Jeffrey Scoggins, Project Manager

**DATE:** 2/6/25**SUB SUBTOTAL:** \$16,480.00**BOND:** \$0.00**SAFETY PROGRAM:** \$0.00**SMALL TOOLS:** \$0.00**GL INSURANCE:** \$0.00**SUBTOTAL:** \$16,480.00**OVERHEAD:****SUBTOTAL:** \$16,480.00**PROFIT:** \$0.00**TOTAL COP AMOUNT:** \$16,480.00



## BISD Addition Cost -

- Freezer items - Floor
- Overhead Door 5,600.00
- Concrete -  $133 \times 137$  - 16,880.00
- Dumpster -  $\approx$  10,500.00 ?? estimate

Foundation 530 yd = 570

Freezer Floor - 8056 ft<sup>2</sup> = 176

Ram 1150 yd \$ 150,700.00

Can 750 x \$ 99,750.00

Total 250,452.00

Original (239,570.00)

\$ 10,880.00



**SCOGGINS CONSTRUCTION CO., INC.**

17862 Graham Rd, Harlingen , TX 78552

(Phone) 956-421-3558

(Fax) 956-421-3154

**CHANGE ORDER PROPOSAL****NO.****003****PROJECT: BISD FNS NEW FREEZER FACILITY****PROJECT NO.: 0245****COP NO.: 003****DATE QUOTED: 02/09/24****ARCH. PROJECT NO.:****TO: Manuel Hinojosa****DAYS ALLOWED**

Brownsville I.S.D.

**FOR APPROVAL: 7**

3750 Robindale Road

**EXPIRATION DATE: 02/16/24**

Brownsville , TX 78526

**REQUESTED EXTENSION**

(Phone) 956-548-8081 (Fax) 956-554-2909

**OF TIME IN DAYS: 0****DESCRIPTION:**

We propose to provide material, labor and equipment to provide a single bike rack per the City of Brownsville requirements and as shown on revised plans

**SUBCONTRACTORS / VENDORS****SUB / VENDOR WORK DESCRIPTION****AMOUNT:**

Scoggins Construction Co., Inc.

Single Bike Rack

\$775.00

Installation

\$150.00

**APPROVAL****TOTAL FROM WORK BREAKDOWN PAGES****NAME:****SUB SUBTOTAL:**

\$925.00

**DATE:****BOND:**

\$0.00

**SEND COPIES TO****SAFETY PROGRAM:**

\$0.00

**SMALL TOOLS:**

\$0.00

**GL INSURANCE:**

\$0.00

**SUBTOTAL:**

\$925.00

**SCOGGINS CONSTRUCTION CO., INC.****OVERHEAD:****SUBTOTAL:**

\$925.00

**BY:****PROFIT:**

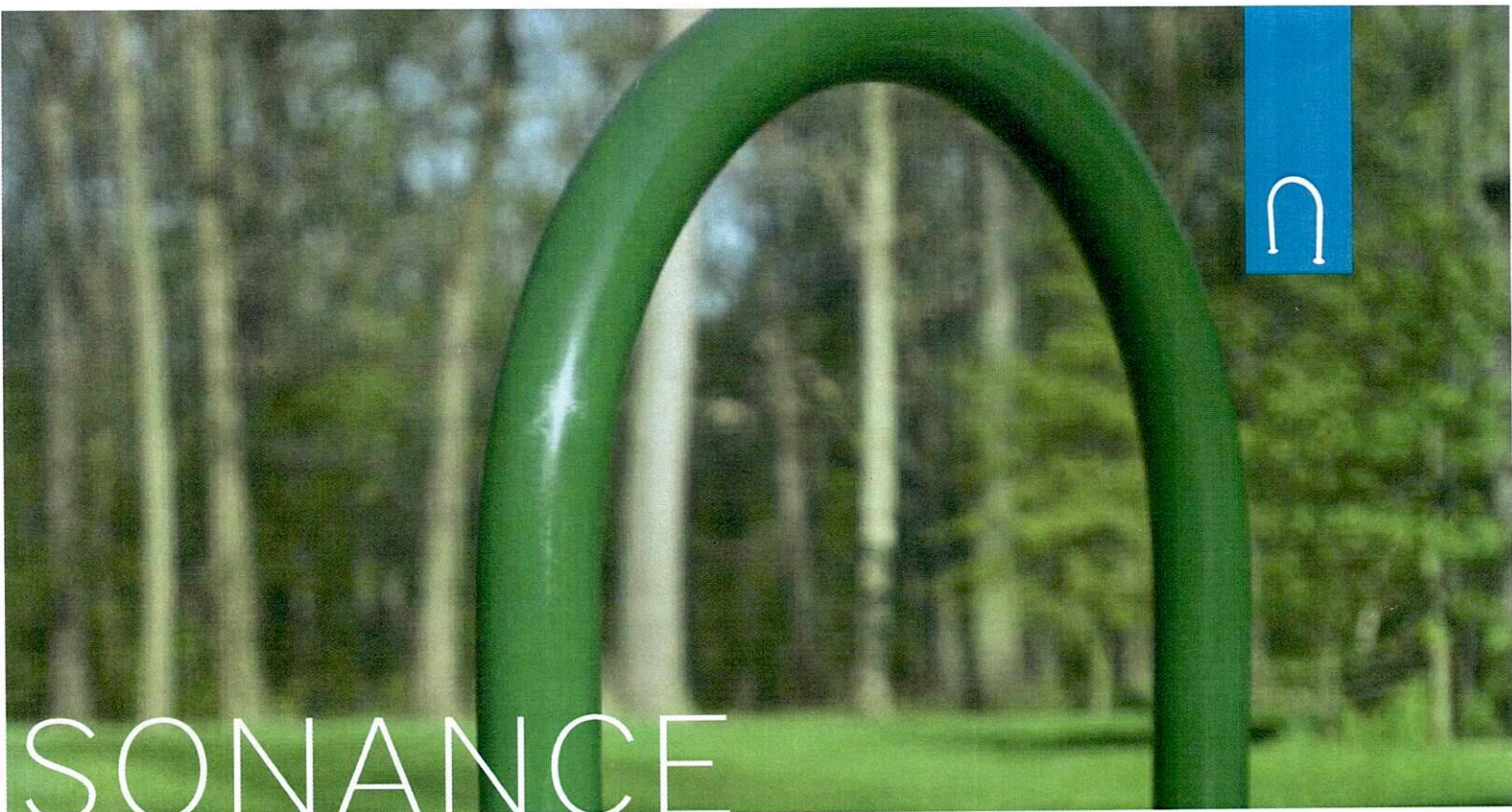
\$0.00

Jeffrey Scoggins, Project Manager

**DATE: 2/9/24****TOTAL COP AMOUNT:**

\$925.00





The **SONANCE BIKE RACK** comes in a variety of lengths to fulfill your bicycle storage needs.



SN01-3



#### STANDARD FEATURES

- Color: exclusive KEYSHIELD® polyester powder coating finish
- Support: bury or bolt down
- Fully assembled unit
- Available as 3, 5, 7, or 9 bike capacity
- Bike rack must be accessible from both sides to accommodate capacity listing
- Continuous weld seams
- Three-year warranty
- Made in the USA



#### CUSTOM OPTIONS

- Color: custom KEYSHIELD® powder coat
- Custom bike capacity



#### ENHANCEMENTS

- Inquire about coordinating benches, litter receptacles, ash urns, planters, tables, and other furnishings
- Cast bronze plaques
- Laser cuts
- Decals



670 Mercer Road | Butler, PA 16001-1840  
Toll-free: 1-800-284-8208 | Phone: 724-284-1213 | Fax: 724-284-1253  
[www.keystoneridgedesigns.com](http://www.keystoneridgedesigns.com)



**SCOGGINS CONSTRUCTION CO., INC.**

17862 Graham Rd, Harlingen , TX 78552

(Phone) 956-421-3558

(Fax) 956-421-3154

**CHANGE ORDER PROPOSAL****NO.****004****PROJECT: BISD FNS NEW FREEZER FACILITY****COP NO.: 004****DATE QUOTED: 08/29/24****PROJECT NO.: 0245****ARCH. PROJECT NO.:****TO: Manuel Hinojosa**

Brownsville I.S.D.

3750 Robindale Road

Brownsville , TX 78526

(Phone) 956-548-8081 (Fax) 956-554-2909

**DAYS ALLOWED****FOR APPROVAL: 7****EXPIRATION DATE: 09/05/24****REQUESTED EXTENSION****OF TIME IN DAYS: 14****DESCRIPTION:**

We propose to provide material, labor and equipment to provide 6" concrete floor within the cooler/freezer on top of insulation by others. Per detail provided by BISD 4/4/24 and ARI on 8/29/24.

**SUBCONTRACTORS / VENDORS**

Scoggins Construction Co., Inc.

**SUB / VENDOR WORK DESCRIPTION**

Concrete

Reinforcing

Concrete Pump

Concrete Labor

**AMOUNT:**

\$24,500.00

\$15,000.00

\$3,300.00

\$25,000.00

**APPROVAL****TOTAL FROM WORK BREAKDOWN PAGES****NAME:****DATE:****SEND COPIES TO****SCOGGINS CONSTRUCTION CO., INC.****BY:**

Jeffrey Scoggins, Project Manager

**DATE: 8/29/24****SUB SUBTOTAL:**

\$67,800.00

**BOND:**

\$0.00

**SAFETY PROGRAM:**

\$0.00

**SMALL TOOLS:**

\$0.00

**GL INSURANCE:**

\$0.00

**SUBTOTAL:**

\$67,800.00

**OVERHEAD:****SUBTOTAL:**

\$67,800.00

**PROFIT:**

\$0.00

**TOTAL COP AMOUNT:**

\$67,800.00