

**BOARD OF TRUSTEES
AGENDA**

☐	Workshop	☒	Regular	☐	Special
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- (A) ☐ **Report Only** ☐ **Recognition**

Presenter(s):

Briefly describe the subject of the report or recognition presentation.

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- (B) ☒ **Action Item** **Presenter(s):** GILBERTO GONZALEZ, 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 181610 ON AUSTIN CENTER PARKING LOT 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

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

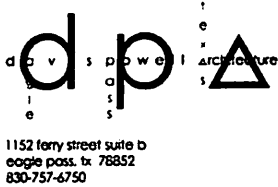
From: Luis A. Vélez, Purchasing Director

Date: Monday, January 8, 2018

Subject: **Change order number 1 on Sealed Proposal 181610 on Austin Center Parking Lot**

In accordance with Board Policy CV, attached for your review is the written cost estimate of the proposed change to sealed proposal 181610 on Austin Center Parking Lot submitted to us 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 Board approval.

Should you have any questions regarding this matter, please do not hesitate to contact me.



January 10, 2018

Mr. Gilbert Gonzalez, Superintendent
Eagle Pass Independent School District
1420 Eidson Road
Eagle Pass, TX 78852

Re: **Austin Center Parking Lot Addition**
Proposed Change Order #1 Recommendation

Dear Mr. Gonzalez,

We would like to provide you with the following information and recommendation regarding the proposed Change Order #1 for the **Austin Center Parking Lot Addition**:

EPISD has requested several significant changes regarding the scope of work for the Austin Parking Lot. These items were documented in Proposal Requests #1 thru #5. They are summarized as follows:

- PR#1: Removal of foundation buried in playground area
- PR#2: Replacement of wood ramps at portables with concrete ramps and steps
 - Provide new concrete sidewalks to replace existing asphalt walks
 - Add landscaping on East side of building where trees were removed
 - Add electrical lines to each gate for future electronic controls
 - Add covered walk from West parking into building
 - Add 30 sign posts and wheel stops for assigned parking
- PR#3: Extend covered walk on W side of building to cover new door
 - Remove grease trap and replace with new concrete pavement
- PR#4: Replace roofing on portables and shed to match main building
- PR#5: Provide credit for reconstituted asphalt aggregate in lieu of crushed stone

The contractor has proposed a total of \$93,706.53 for all of these items.

We have reviewed the proposed costs of each Proposal Request and consider them reasonable for the scope of work required. Therefore, we recommend consideration be given to accepting Proposal Request #1, 2, 3, 4, and 5 as Change Order #1 for this project.



1152 ferry street suite b
eagle pass, tx 78852
830-757-6750

Furthermore, we recommend using \$14,000.00 of the \$18,000 betterment and testing allowances included in the contract to offset the cost of this change order.

As a result, we are requesting consideration of approval for Change Order #1 for \$79,706.53. The change order will add 30 days to the schedule for a completion date of April 6, 2018

We appreciate your consideration of this recommendation. Please call 757-6750 with any questions or comments regarding this information.

Thank you,

A handwritten signature in black ink, appearing to read 'Davis Powell', is written over a horizontal line.

Davis Powell, Architect

CC: Luis Velez



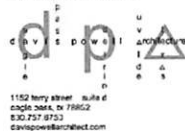
Proposed Parking Lot

Eagle Pass Independent School District

Austin Elementary School

DESIGN TEAM: CODES / ZONING:

ARCHITECT:



2015 IRC and IBC				
Fire Hydrant Required	No	40'	FC Section 563.3	Fire hydrants are 400' from all points of building.
Fire Apparatus Drive Required	No	within 150'	FC Section 563.3	New parking lot drive will be labeled as Fire Lane.
City of Eagle Pass Zoning:				
Site Zoned:	RSA	Map	Appendix A:	Site zoned R3 with more than 7000 sq. ft. lot area for RSA.
Front Yard Required	25'		Sec 7.1 C(1)	Front yard is toward Madison Street.
Side Yard Required	5'		Sec 7.1 C(2)	
Rear Yard Required	25'		Sec 7.1 C(3)	
Parking Required	1 per 400		Sec 12.1. C. 3. b	120 spaces proposed
Landscaping Required	Yes			

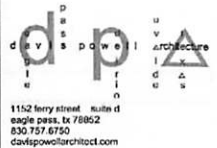
PR#1 REV: DRAWING LIST:

T	TITLE SHEET
C1	LAYOUT SITE PLAN
C2	GRADING SITE PLAN
C3	DRAINAGE CALCS / COVERED PARKING PLAN
C3A	COVERED PARKING DETAILS
C7	SITE DETAILS
C8	SITE DETAILS
LS1	LANDSCAPE PLAN



SITE LOCATION:

587 Madison
Eagle Pass, TX 78852



PROPOSED PARKING LOT
AUSTIN ELEMENTARY SCHOOL
EAGLE PASS, TX

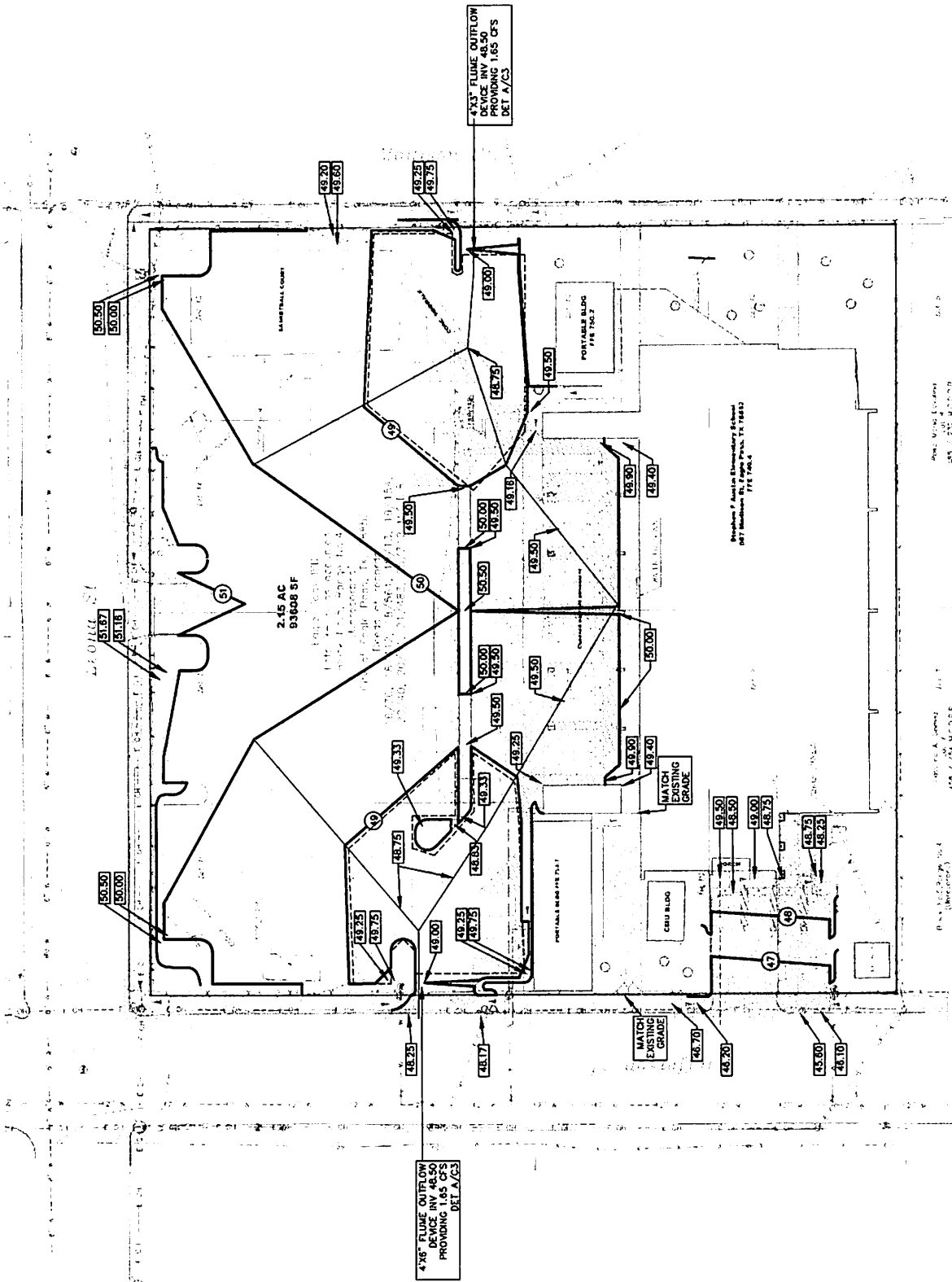


DATE:	9/8/17
REVISED:	
ADD #1	9/28/17
PR#1	11/2/17
PR#1rev	11/14/17

SHEET:

T

DATE	8/24/17
REVISION	
NO.	9/29/17
BY	11/1/17
DATE	11/1/17



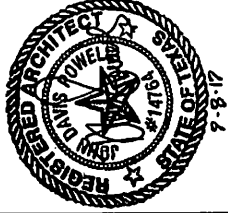
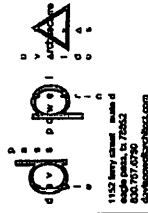
GRADING
SITE PLAN
SCALE: 1"=40'



TRUE NORTH

James Dwayne Jowell
Architect
9-8-17

James Dwayne Jowell
Architect
9-8-17



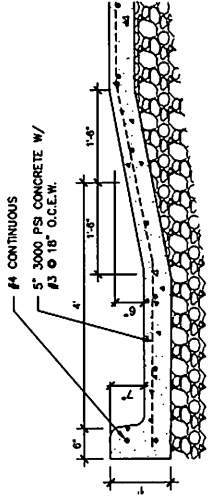
DRAINAGE CALCS:

Austin Elementary Parking Lot
Drainage Calculations

Item:	Unit:	Qty:	Area of development
0.40 Non developed Caliche Hard pan Caliche	0.81 Acres		
0.8 Commercial			
6.4 In/hr			TIDOT Map for rain intensity
9.6 In/hr			TIDOT Map for rain intensity
2.58 CFS			
3.80 CFS			
4.37 CFS			
6.25 CFS			

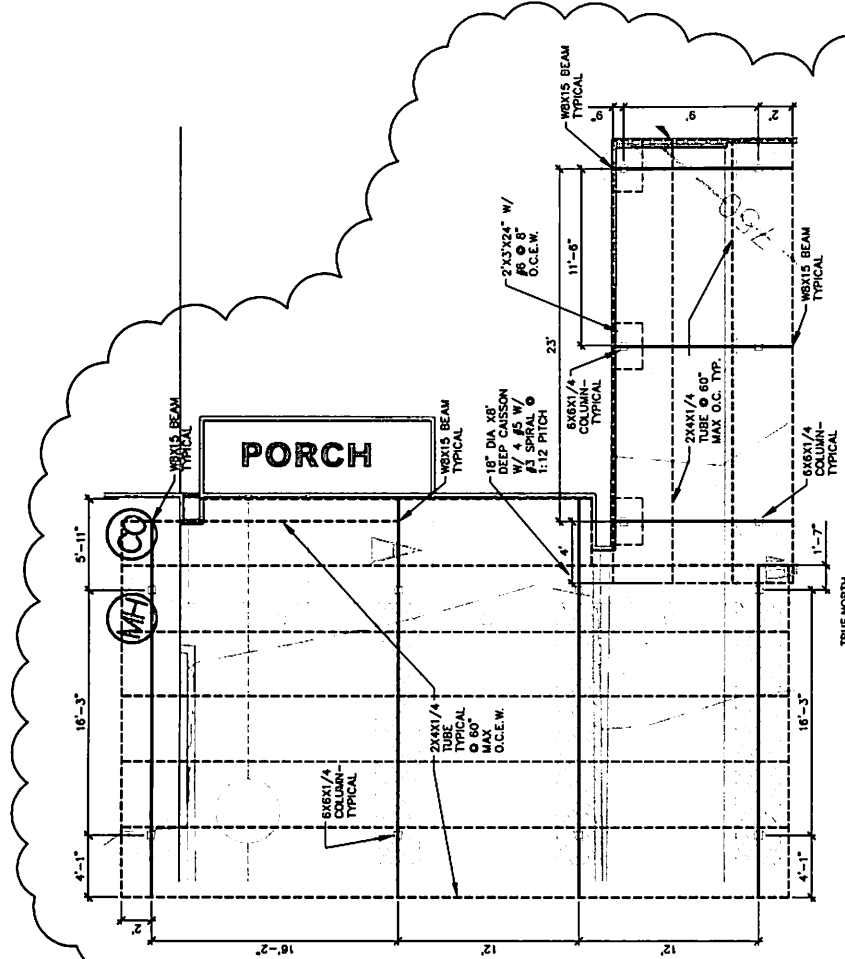
Storage Required:
S = (Qp - Qb) / 60 * 15
2179.3 Cu ft of storage
2493 ± ft. of storage proposed

Proposed Outlet:
2 - 4"x6" flumes into street allowing 3.70 cfs total which is less than 3.80 currently



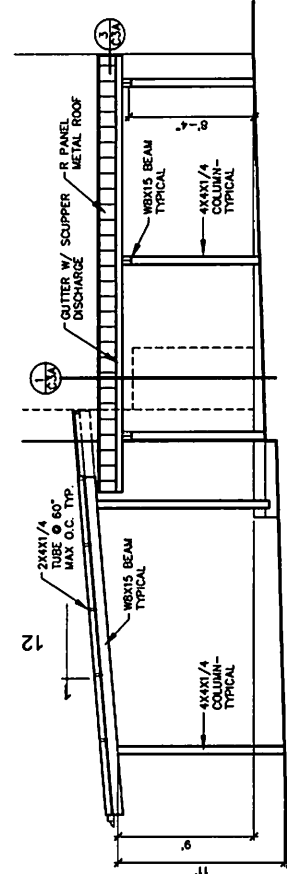
A OUTFLOW STRUCTURE

SCALE: 1/2"=1'-0"



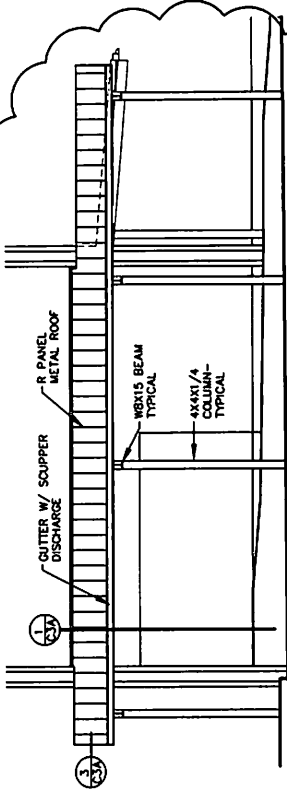
COVERED PARKING

SCALE: 1/8"=1'-0"



SOUTH ELEVATION

SCALE: 1/8"=1'-0"



WEST ELEVATION

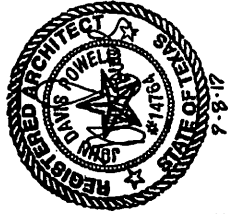
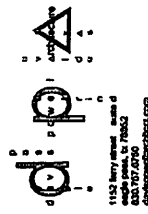
SCALE: 1/8"=1'-0"

PROPOSED PARKING LOT
AUSTIN ELEMENTARY SCHOOL
EAGLE PASS, TX



DATE:	9/26/17
BY:	J.D.
CHECKED BY:	J.D.
APPROVED BY:	J.D.

SHEET:
C3

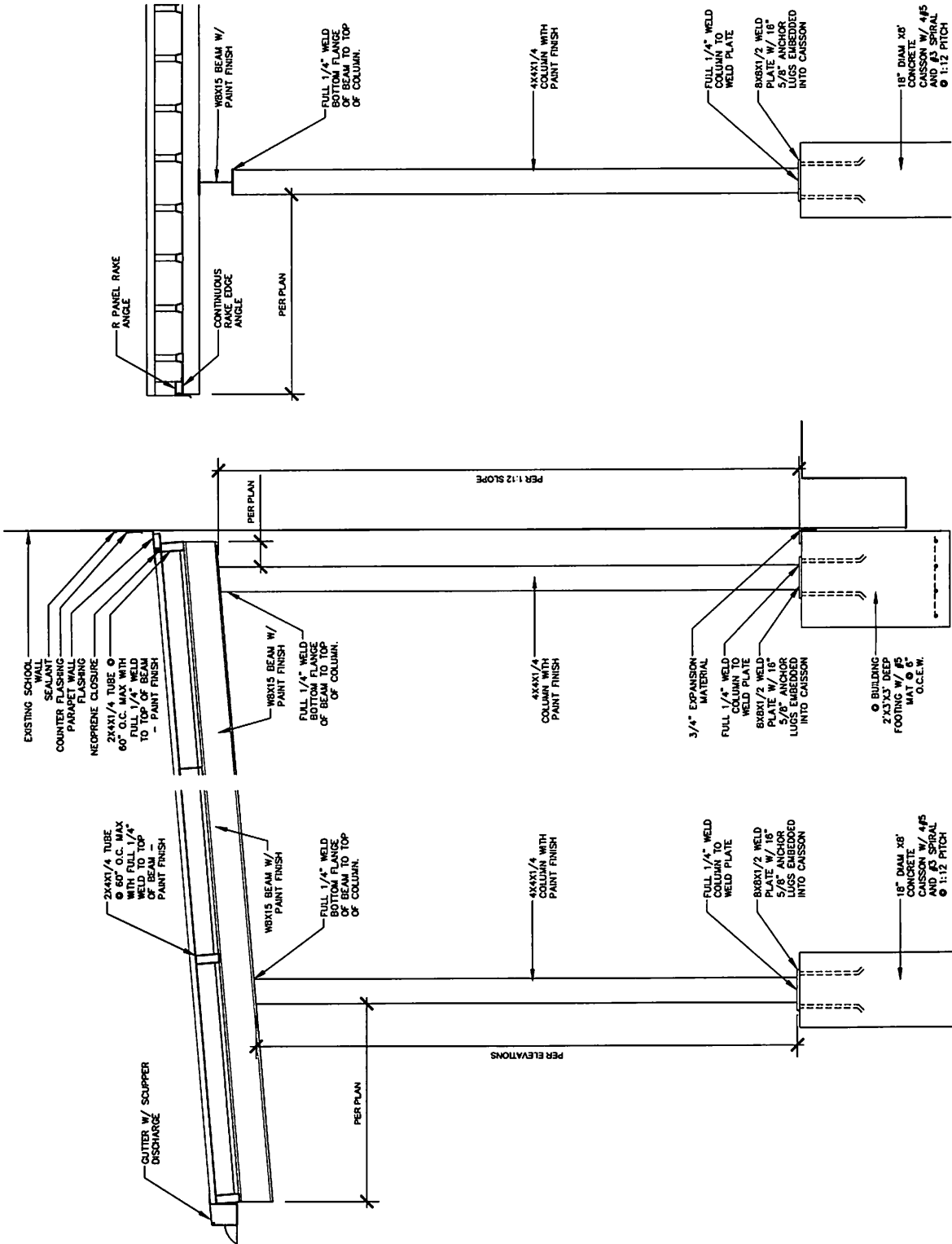


PROPOSED PARKING LOT
AUSTIN ELEMENTARY SCHOOL
EAGLE PASS, TX



DATE	9/28/17
BY	9/28/17
CHKD	9/28/17
APP'D	11/1/17
PROJECT	11/1/17

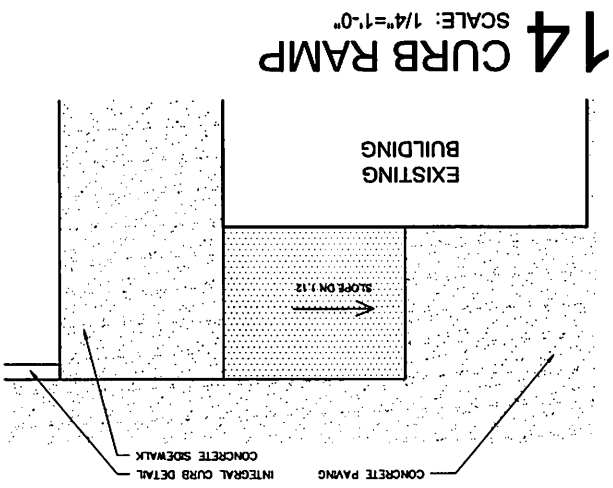
SHEET:
C3A



3 SECTION
SCALE: 1/2"=1'-0"

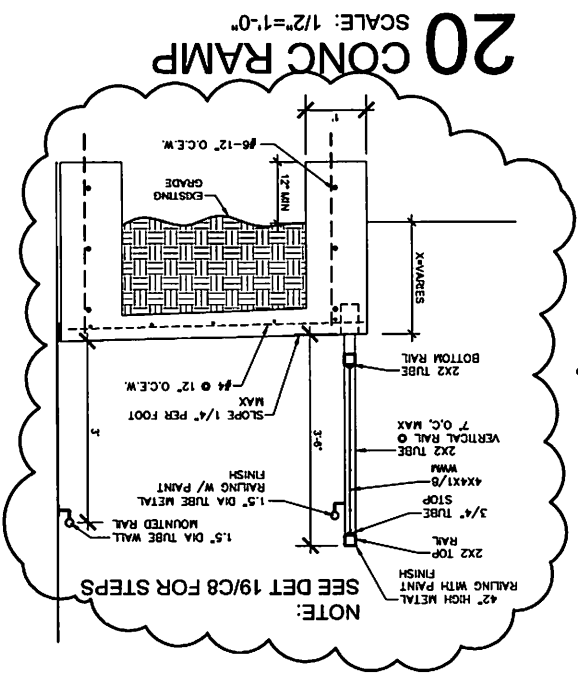
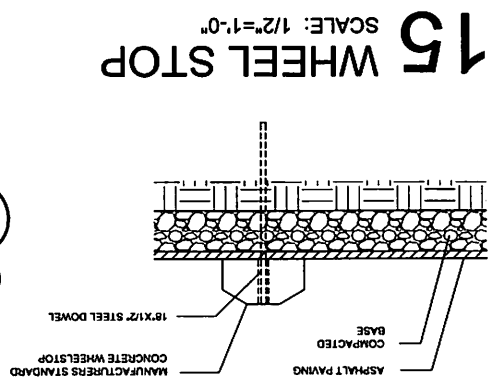
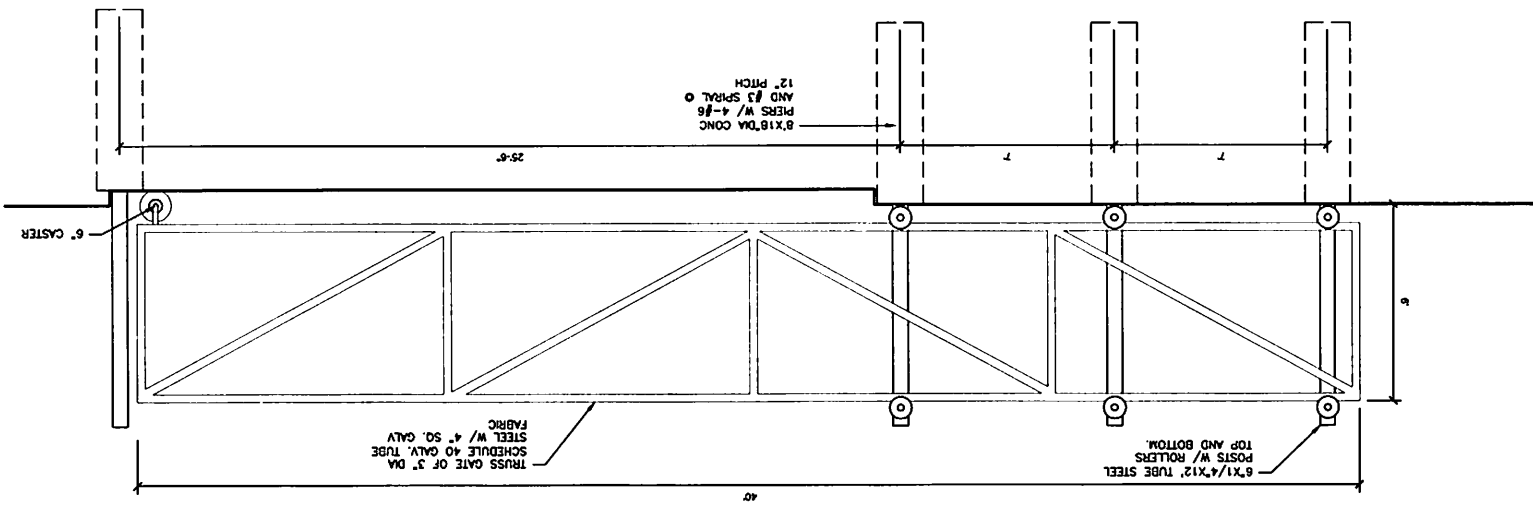
2 SECTION
SCALE: 1/2"=1'-0"

1 SECTION
SCALE: 1/2"=1'-0"



13 HORIZONTAL SLIDING GATE

SCALE: 1/4"=1'-0"



PROPOSED PARKING LOT
AUSTIN ELEMENTARY SCHOOL
EAGLE PASS, TX

EP

SHEET: C7

DATE:	8/20/17
DESIGNER:	8/22/17
APPROVED:	11/01/17
REVISION:	11/01/17

11322 Berry Street Suite 400
Austin, Texas 78705
512.757.8790
davisarchitect.com

7-8-17

Architect

DATE:	9/8/17
REMOVED:	
ADDN:	9/28/17
PRG:	11/1/17
PRJREV:	11/14/17

FR

PROPOSED PARKING LOT
AUSTIN ELEMENTARY SCHOOL
EAGLE PASS, TX



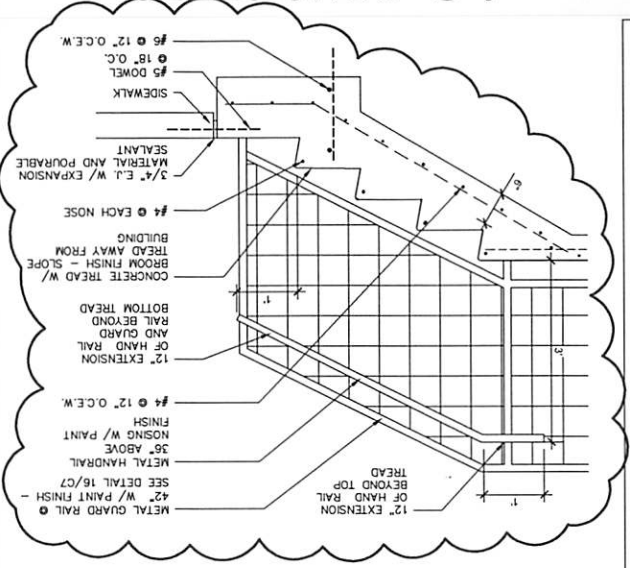
1152 Perry Street Austin, TX 78752
830.757.6750
davis@owdarchitect.com

17 SILT FENCE
NO SCALE:

NO SCALE:

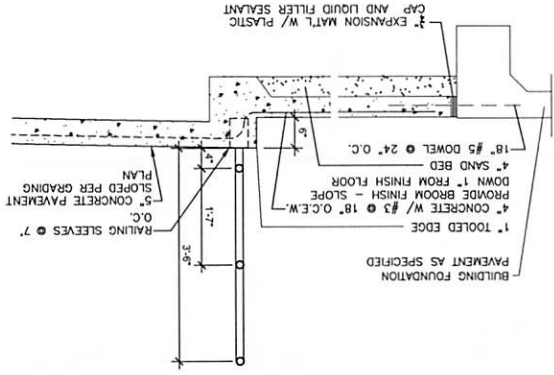
19 CONC STEPS SCALE: 1/2"=1'-0"

SCALE: 1/2"=1'-0"



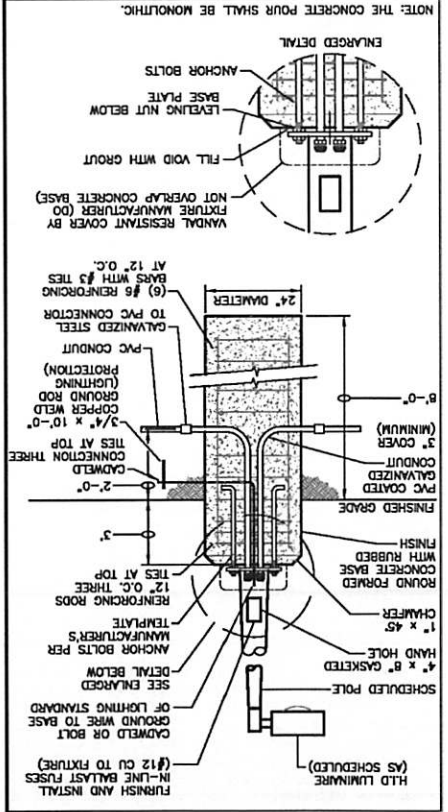
16 SECTION @ COVERED PARKING
SCALE: 1/2"=1'-0"

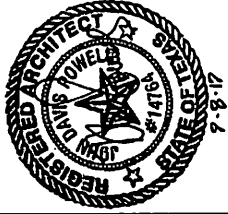
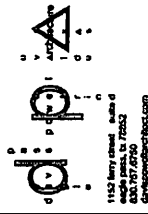
SCALE: 1/2"=1'-0"



18 LIGHT POLE BASE:
NO SCALE:

NO SCALE:



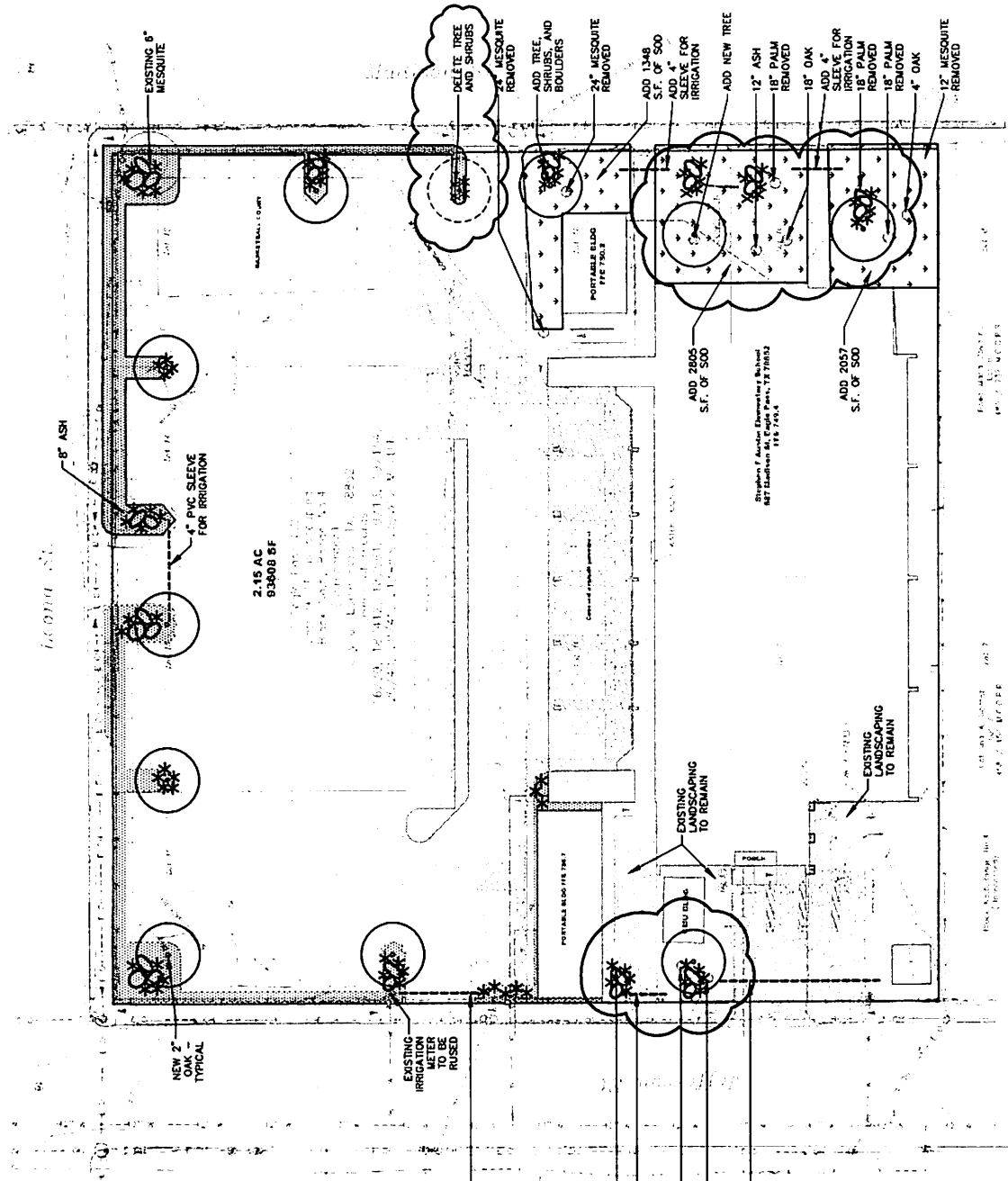


PROPOSED PARKING LOT
AUSTIN ELEMENTARY SCHOOL
EAGLE PASS, TX



DATE	8/26/17
REVISION	
ADD	9/26/17
REV	11/1/17
DATE	11/1/17

SHEET:
LS1



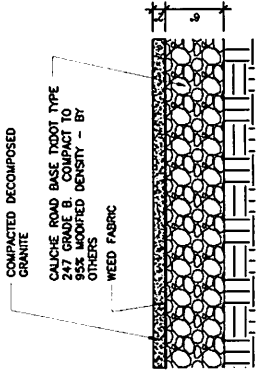
LANDSCAPE SYMBOLS:

- OAK TREE 2" MIN TRUNK THICKNESS
- 1 GALLON ROSEMARY
- CRUSHED GRANITE DETAIL 1/LS1
- BOULDER GROUP

LANDSCAPE NOTES:

- IRRIGATION SHALL BE DRIP SYSTEM AT EACH PLANTING AREA
- SUBMIT IRRIGATION PLANS TO CITY AS REQUIRED FOR PERMITTING

1 CRUSH GRANITE
SCALE: 1/2"=1'-0"



ADDENDUM #1
ATTACHMENT 2

LANDSCAPE
SITE PLAN
SCALE: 1"=40'





1152 ferry street suite b
eagle pass, tx 78852
830-757-6750

November 20, 2017

AE Hiller and Sons, Inc.
Mr. Chris Hiller
3550 Darrel Drive
Eagle Pass, TX 78852

Re: Eagle Pass Independent School District
Austin Center Parking Lot Addition
Proposal Request #2

Dear Mr. Hiller,

Please provide a proposal for the following change of scope to the Austin Parking Lot Project:

1. Add new metal roofing to existing storage building on Madison Street.
2. Install roofing per details on attachment of this PR.

Thank you,

A handwritten signature in black ink, appearing to read 'Davis Powell', is written over a faint, larger signature that appears to read 'Chris Hiller'.

Davis Powell, Architect

CC: Gilbert Gonzalez, Superintendent EPISD
CC: Luis Velez, Director of Purchasing EPISD



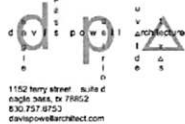
Proposed Parking Lot

Eagle Pass Independent School District

Austin Elementary School

DESIGN TEAM: CODES / ZONING:

ARCHITECT:



1152 Terry Street, Suite D
Eagle Pass, TX 78852
830.757.6750
davispowerarchitect.com

2015 IRC and F.C.				
Fire Hydrant Required:	No	437	IFC Section 503.3	Fire Hydrants are 400' from all points of building
Fire Apparatus Drive Required:	No	within 150'	IFC Section 503.3	New parking lot site will be located on Fire Lane
City of Eagle Pass Zoning:				
Site Zoned:	RSA	Map	Appendix A, Section 7.1	Site zoned R3 with more than 7000 sq ft area for RSA
Front Yard Required:	25'		Sec 7.1 C(1)	Front yard is toward Madison Street
Side Yard Required:	5'		Sec 7.1 C(2)	
Rear Yard Required:	25'		Sec 7.1 C(3)	
Parking Required:	1 per 400		Sec 12.1, C, 3, b	120 spaces proposed
Landscaping Required:	Yes			

PR#3 DRAWING LIST:

- T TITLE SHEET
- D1 DEMOLITION PLAN
- C1 LAYOUT SITE PLAN
- C2 GRADING SITE PLAN COVERED PARKING PLAN
- C3 DRAINAGE CALCS /
- C3A COVERED PARKING DETAILS



SITE LOCATION:

587 Madison
Eagle Pass, TX 78852



davis power architecture
1152 Terry Street, Suite D
Eagle Pass, TX 78852
830.757.6750
davispowerarchitect.com



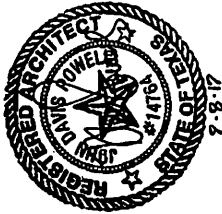
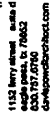
PROPOSED PARKING LOT
AUSTIN ELEMENTARY SCHOOL
EAGLE PASS, TX



DATE:	9/8/17
REVISED:	
ADD #1:	9/28/17
PR#1:	11/1/17
PR#2:	11/14/17
PR#3:	12/6/17

SHEET:

T

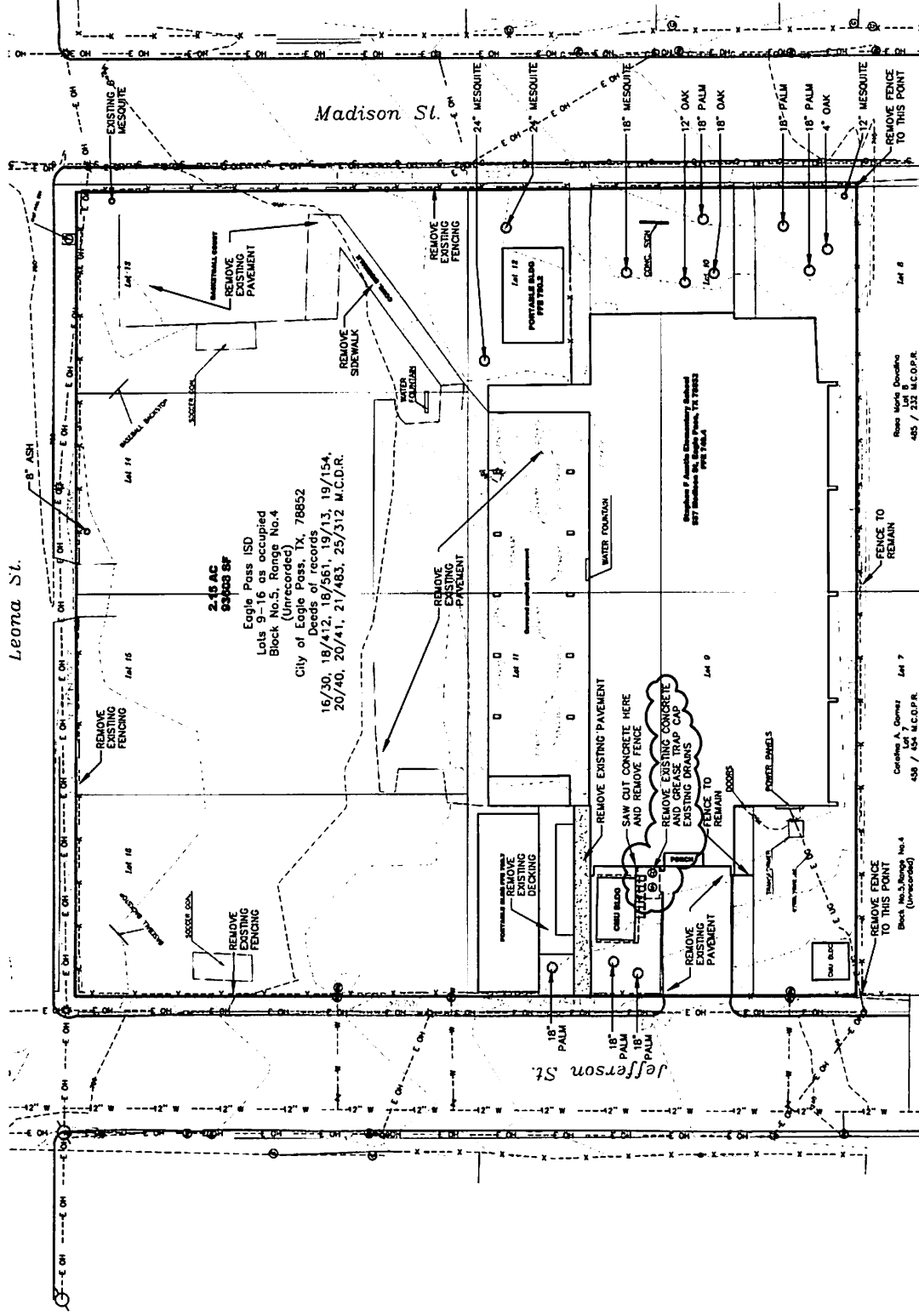


PROPOSED PARKING LOT
AUSTIN ELEMENTARY SCHOOL
EAGLE PASS, TX



DANE	9/26/07
REVISED:	
AUDIT	9/28/07
PAGE	11/01/07
PERIOD	11/01/07
PAGE	12/01/07

SHEET:
D1



ALTA SURVEY



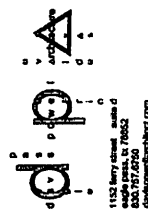
DEMOLITION

SITE / ROOF PLAN

SCALE: 1"=30'

DEMOLITION NOTES:

1. GC SHALL KEEP HAZARDOUS MATERIAL SURVEY REPORT ON SITE DURING DEMOLITION

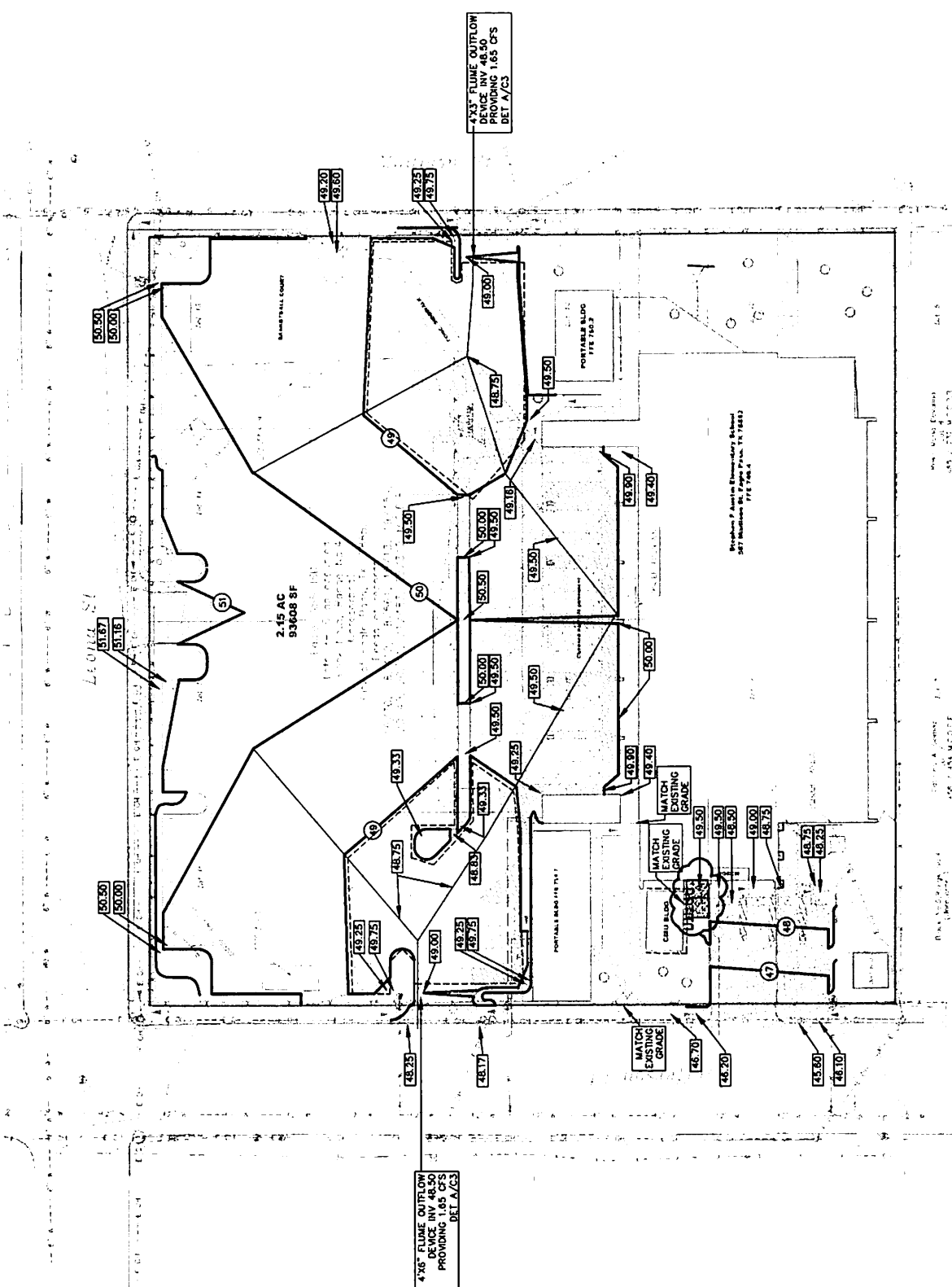


PROPOSED PARKING LOT
AUSTIN ELEMENTARY SCHOOL
EAGLE PASS, TX



DATE	9/26/17
REVISED	
ADD'D	9/26/17
PREP'D	11/1/17
CHK'D	11/1/17
PRG'D	12/6/17

SHEET:
C2

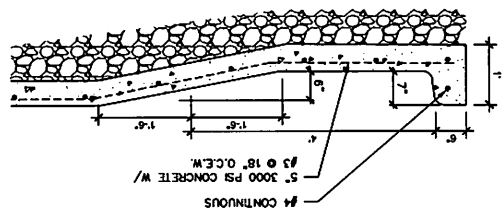


TRUE NORTH
GRADING
SITE PLAN
SCALE: 1"=40'

DRAINAGE CALCS:

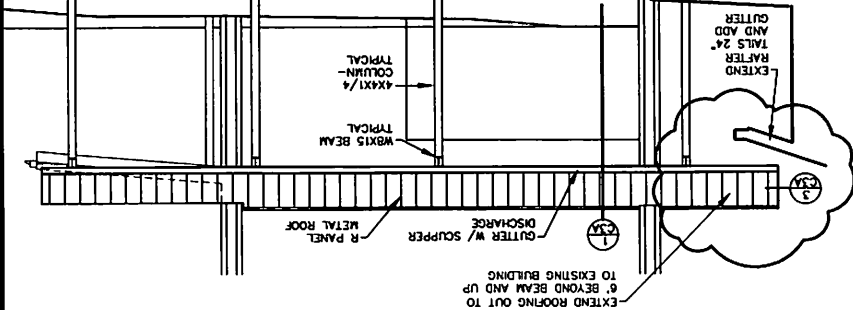
Item:	Area of site to be developed (Ac)	Unit:	0.81 Acres
Drainage Calculations:	Austin Elementary Parking Lot		
City:			
Area of development	0.81 Acres		
0.85 Non developed catchment	Hard pan catchment		
0.88 Commercial			
6.4 in/hr	TXDOT Map for rain intensity		
9.6 in/hr	TXDOT Map for rain intensity		
2.55 cfs			
3.83 cfs			
4.17 cfs			
6.23 cfs			
Storage Required:	2179.3 Cu ft of storage		
5 - (Qp - Qp) / 60 - 15	2852 ± l. of storage proposed		
Proposed Outlet:	2 - 48" Runes into street allowing 3.70 cfs total which is less than 3.83 cfs currently		

A OUTFLOW STRUCTURE



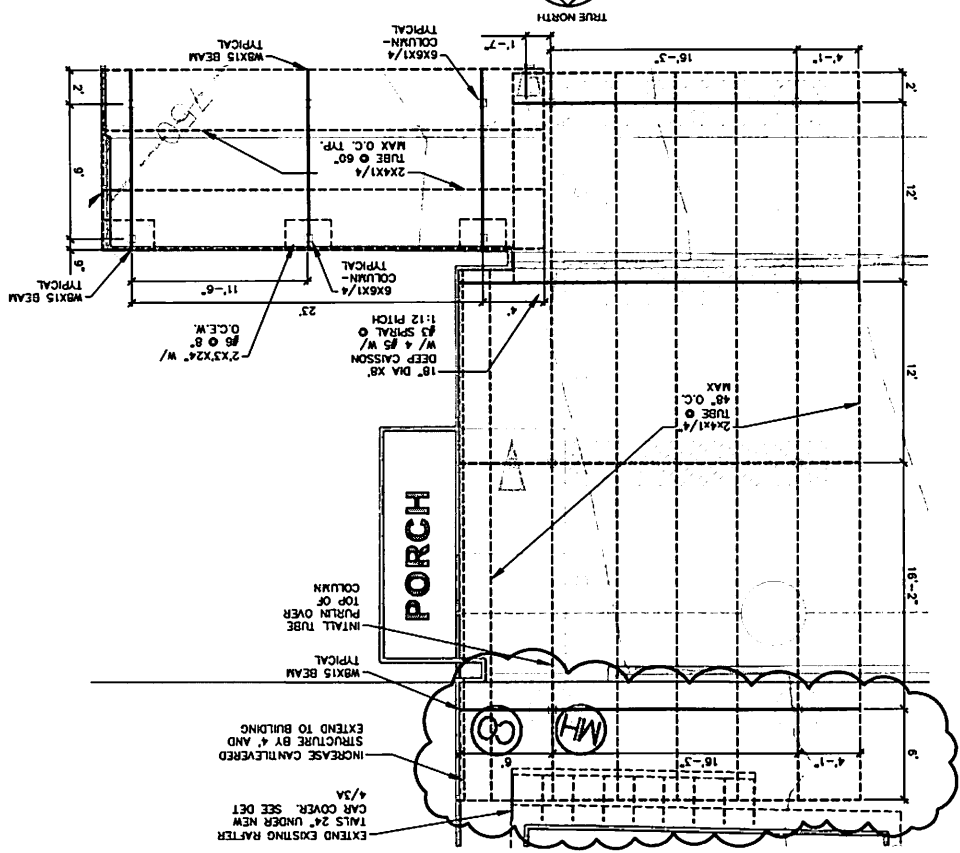
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WEST ELEVATION



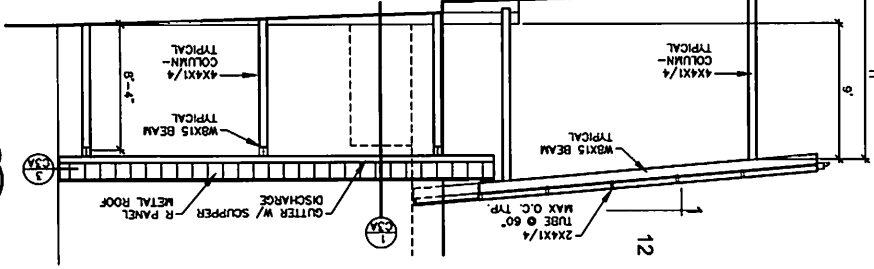
SCALE: 1/8"=1'-0"

COVERED PARKING

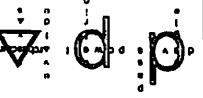


SCALE: 1/8"=1'-0"

SOUTH ELEVATION



SCALE: 1/8"=1'-0"

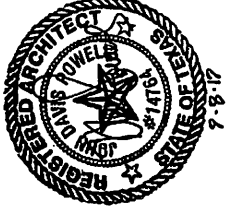
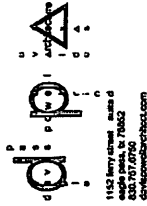


PROPOSED PARKING LOT
AUSTIN ELEMENTARY SCHOOL
EAGLE PASS, TX



SHEET: C3

DATE	9/8/17
DESIGNED	
CHECKED	
APPROVED	
DATE	9/8/17
DESIGNED	
CHECKED	
APPROVED	

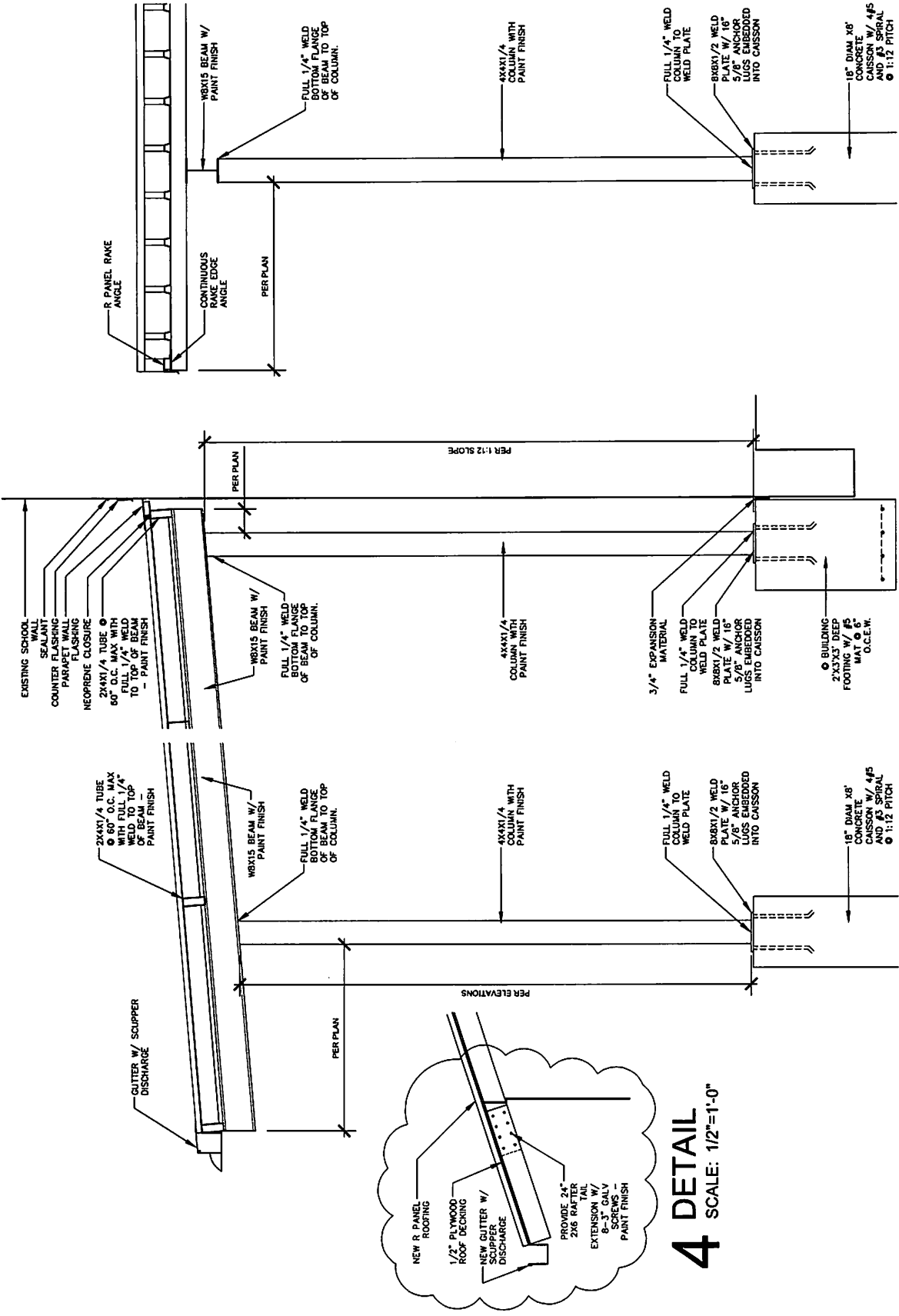


PROPOSED PARKING LOT
AUSTIN ELEMENTARY SCHOOL
EAGLE PASS, TX



DATE:	8/2/07
REVISED:	
ADD:	8/28/07
DELETE:	11/14/07
PREPARED BY:	12/8/07

SHEET:
C3A

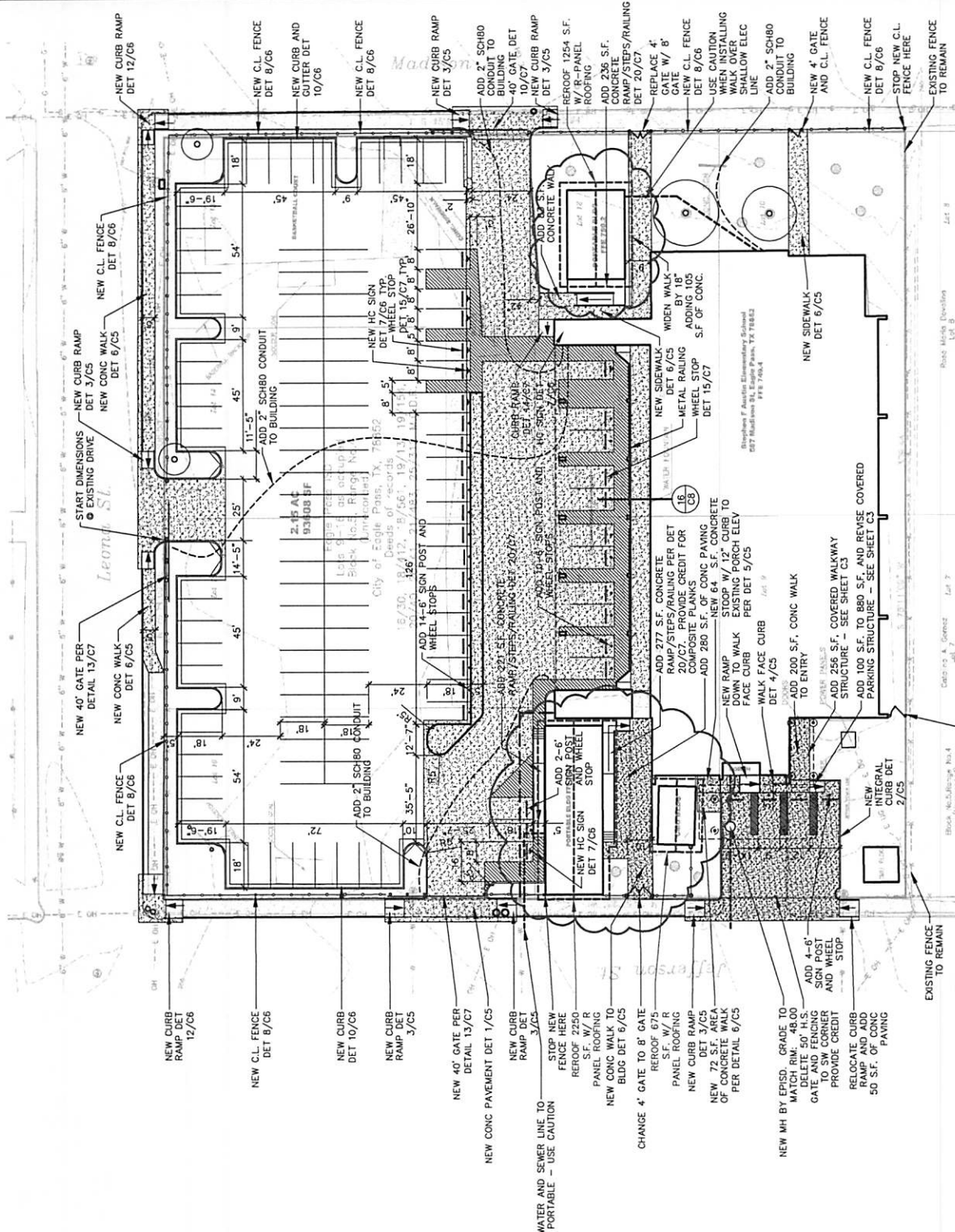


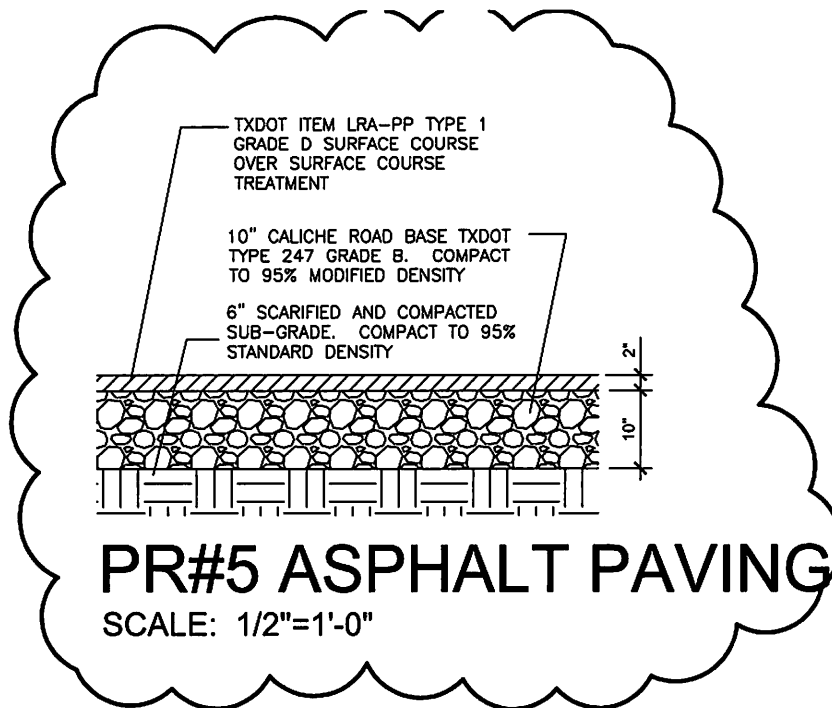
3 SECTION
SCALE: 1/2"=1'-0"

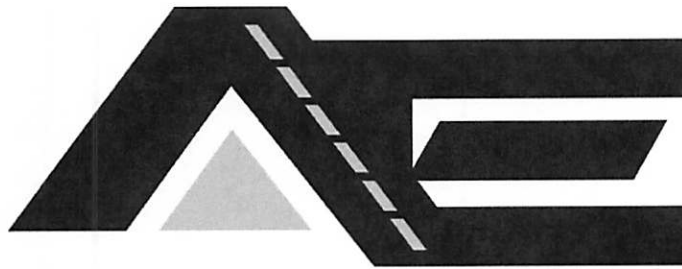
2 SECTION
SCALE: 1/2"=1'-0"

1 SECTION
SCALE: 1/2"=1'-0"

4 DETAIL
SCALE: 1/2"=1'-0"







HILLER & SONS, INC

Phone: 830-773-9156

Fax: 830.773.9180

12/20/2017

Austin School Parking RFC 1

	<i>Units</i>		<i>Unit Costs</i>	
<i>Concrete Demo/Haul off</i>	<i>1.00</i>	<i>LS</i>	<i>\$16,245.00</i>	<i>\$16,245.00</i>
<i>Signs & Concrete Wheel stops</i>	<i>1.00</i>	<i>LS</i>	<i>\$3,200.00</i>	<i>\$3,200.00</i>
<i>Landscape</i>	<i>1.00</i>	<i>LS</i>	<i>\$4,900.00</i>	<i>\$4,900.00</i>
<i>Conduit add</i>	<i>1.00</i>	<i>LS</i>	<i>\$2,820.00</i>	<i>\$2,820.00</i>
<i>Concrete Add</i>	<i>1.00</i>	<i>LS</i>	<i>\$4,775.00</i>	<i>\$4,775.00</i>
<i>3 Handicap Ramps</i>	<i>1.00</i>	<i>LS</i>	<i>\$5,400.00</i>	<i>\$5,400.00</i>
<i>Ramp Handrails</i>	<i>1.00</i>	<i>LS</i>	<i>\$7,195.00</i>	<i>\$7,195.00</i>
<i>Covered Walkways</i>	<i>1.00</i>	<i>LS</i>	<i>\$21,450.00</i>	<i>\$21,450.00</i>
				<i>\$65,985.00</i>
			<i>Bond</i>	<i>\$1,650.00</i>
<i>Deduct 50 ft Gate</i>	<i>1.00</i>	<i>LS</i>	<i>-\$2,900.00</i>	<i>-\$2,900.00</i>
<i>Deduct Composit Ramp</i>	<i>1.00</i>	<i>LS</i>	<i>-\$7,350.00</i>	<i>-\$7,350.00</i>
<i>Hot Mix to LRA Plus</i>	<i>1.00</i>	<i>LS</i>	<i>-\$4,152.00</i>	<i>-\$4,152.00</i>
				<i>-\$14,402.00</i>
			<i>Bond</i>	<i>-\$256.25</i>
				<i>-\$14,658.25</i>
			<i>Total</i>	<i>\$51,326.75</i>

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4. The impact on the ability of the district to comply with rules relating to historically underutilized businesses.
5. The offeror's safety record.
6. The offeror's proposed personnel.
7. Whether the offeror's financial capability is appropriate to the size and scope of the project.
8. Any other relevant factor specifically listed in the request for bids, proposals, or qualifications.

Gov't Code 2269.055

OUT-OF-STATE
BIDDERS

A board shall not award a contract for general construction, improvements, services, or public works projects or for purchase of supplies, materials, or equipment to a bidder whose principal place of business is not in this state, unless the nonresident underbids the lowest bid submitted by a responsible resident bidder by an amount that is not less than the greater of the amount by which a resident bidder would be required to underbid a nonresident bidder to obtain a comparable contract in the state in which the nonresident's principal place of business is located or a state in which a majority of the manufacturing relating to the contract will be performed. *Gov't Code 2252.001-.002*

This requirement shall not apply to a contract involving federal funds. A district shall rely on information published by the comptroller in evaluating the bids of a nonresident bidder. *Gov't Code 2252.003-.004*

PUBLISHING
CRITERIA

A district shall publish in the request for proposals or qualifications the criteria that will be used to evaluate the offerors and the applicable weighted value for each criterion. *Gov't Code 2269.056(b)*

SUBMISSION

A person who submits a bid, proposal, or qualification to a governmental entity shall seal it before delivery. *Gov't Code 2269.059*

SELECTION

A district shall base its selection among offerors on applicable criteria listed for the particular method used. *Gov't Code 2269.056(b)*

MAKING EVALUATIONS
PUBLIC

A district shall document the basis of its selection and shall make the evaluations public not later than the seventh day after the date the contract is awarded. *Gov't Code 2269.056(c), .105*

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

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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*

ENERGY SAVINGS
PERFORMANCE
CONTRACTS

The contracting and delivery procedures for construction projects described at Government Code Chapter 2269 do not apply to energy savings performance contracts described at Education Code 44.901. *Education Code 44.901(j)* [See CL]

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

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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	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] 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]
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.
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 verbal approval given by the Superintendent or designee before proceeding. The field order shall then be followed by a written change order as indicated above.
Project Administration	All construction projects shall be administered by the Superintendent or designee. The Superintendent shall keep the Board informed concerning construction projects and also shall provide information to the general public.