

**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):** 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.



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

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.



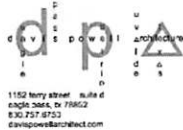
Proposed Parking Lot

Eagle Pass Independent School District

Austin Elementary School

DESIGN TEAM: CODES / ZONING:

ARCHITECT:



2015 IRC and F.C.				
Fire Hydrant Required	No	407	FC Section 503.3	Fire hydrants are 400' from all points of building
Fire Apparatus Drive Required	No	within 150'	FC Section 503.3	new parking lot shall not be located on Fire Lane
City of Eagle Pass Zoning:				
Site Zoned:	RDA	Map	Appendix A, Section 7.1	Site zoned R2 with more than 7000 sq. feet area for RDA.
Front Yard Required	20'		Sec 7.1 C(1)	Front yard is toward Madison Street
Side Yard Required	5'		Sec 7.1 C(2)	
Rear Yard Required	20'		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



1152 ferry street suite d
eagle pass, tx 78852
830.757.8753
davispowellarchitect.com



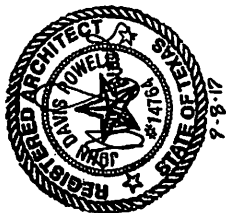
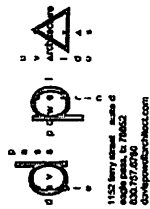
PROPOSED PARKING LOT
AUSTIN ELEMENTARY SCHOOL
EAGLE PASS, TX



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

SHEET:

T

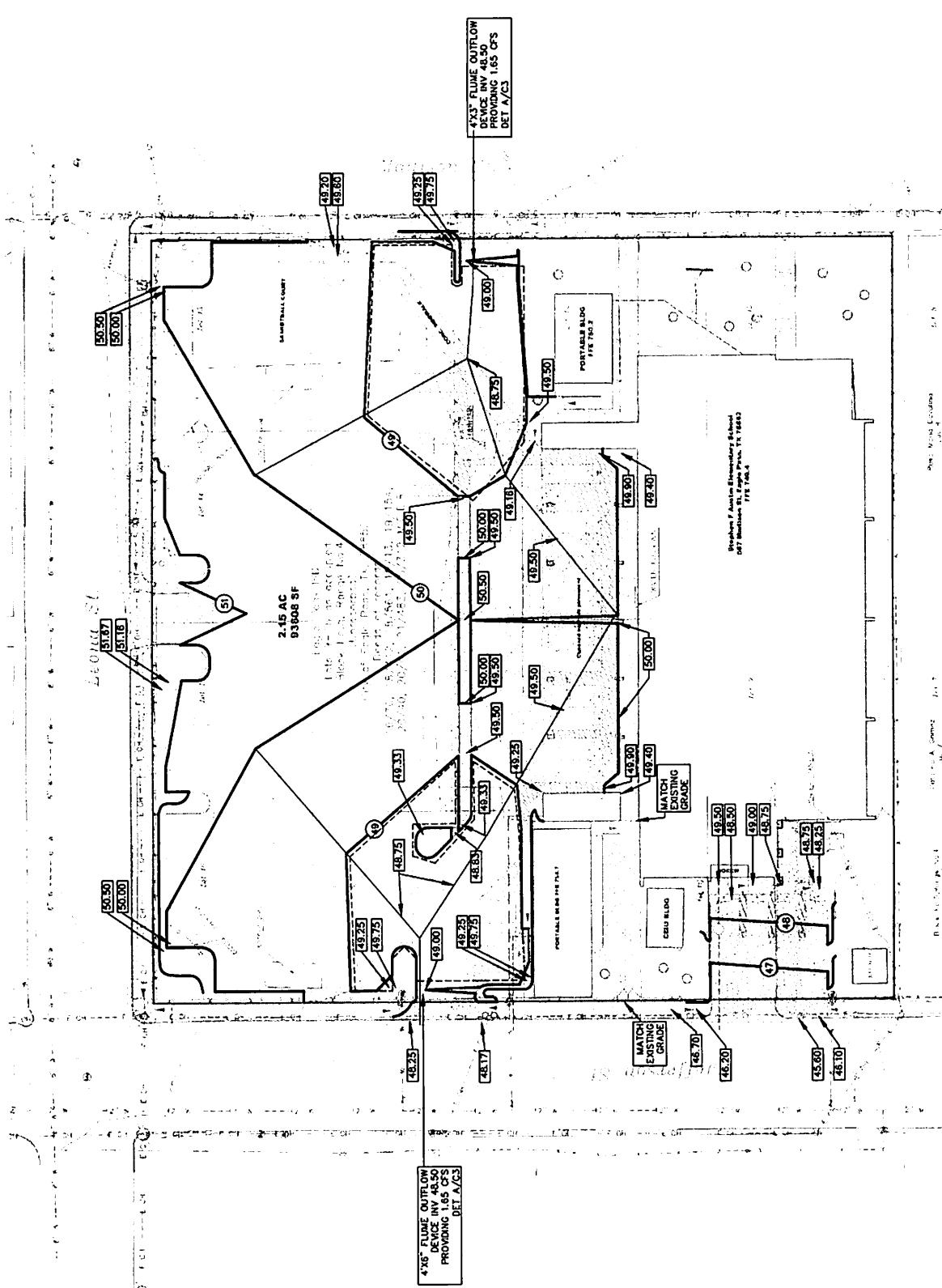


PROPOSED PARKING LOT
AUSTIN ELEMENTARY SCHOOL
EAGLE PASS, TX



DATE	9/26/17
BY	9/26/17
CHKD	11/27/17
APP	11/27/17
PROJECT	11/27/17

SHEET:
C2



GRADING
SITE PLAN
SCALE: 1"=40'



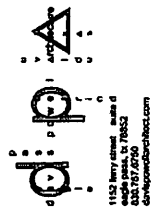
Site Work Grading
9/26/17 11/27/17

Site Work Grading
9/26/17 11/27/17

Site Work Grading
9/26/17 11/27/17

4"x6" FLUME OUTFLOW
BRIDGE 14W 48.50
PROVIDING 1.65 CFS
DET. A/C3

4"x6" FLUME OUTFLOW
BRIDGE 14W 48.50
PROVIDING 1.65 CFS
DET. A/C3

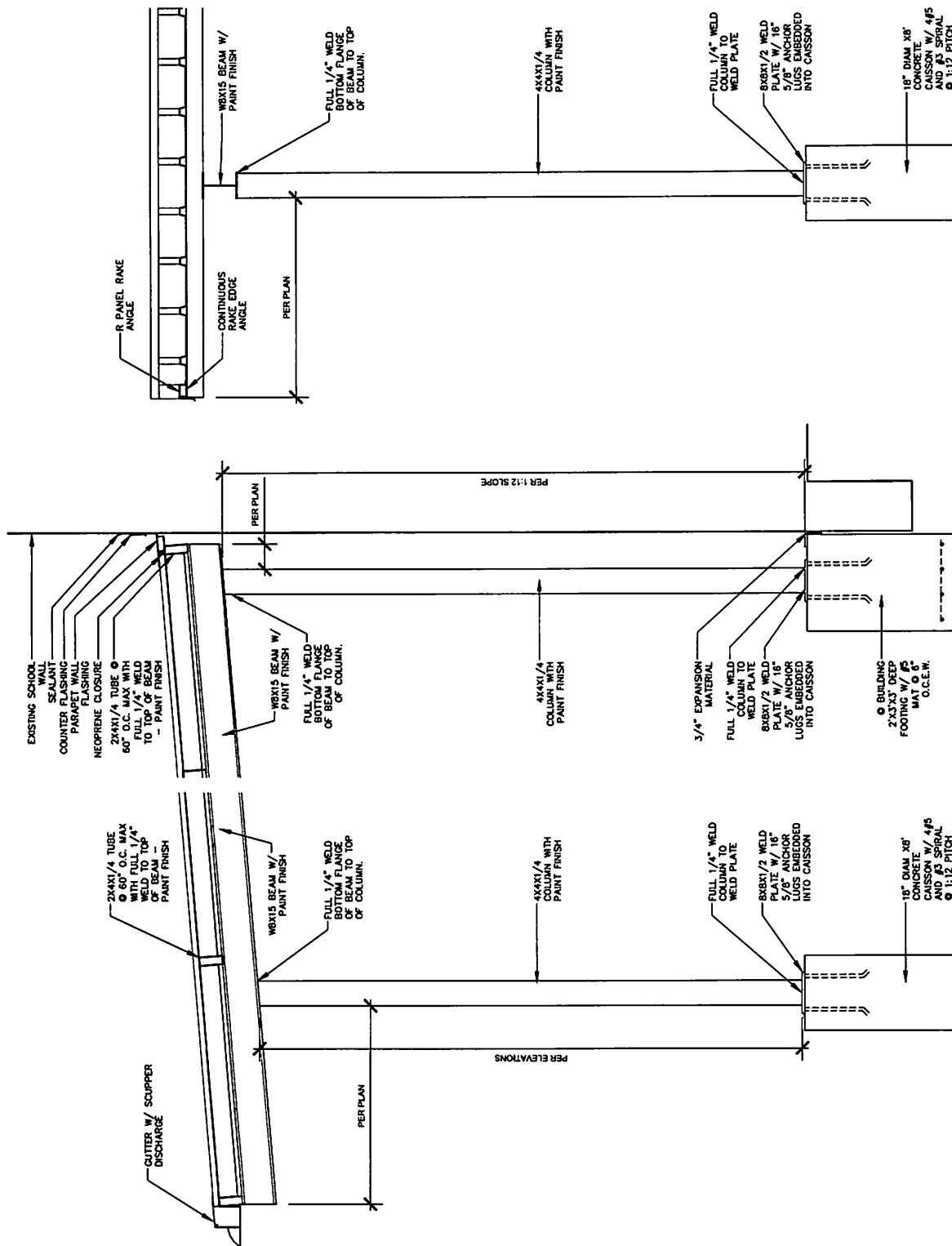


PROPOSED PARKING LOT
 AUSTIN ELEMENTARY SCHOOL
 EAGLE PASS, TX

EP

DATE:	9/20/17
REVISION:	
NO.	1
DATE	9/20/17
BY	TRH
CHECKED	TRH

SHEET:
C3A



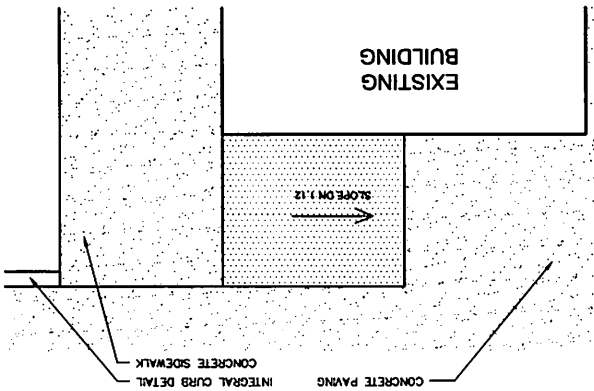
3 SECTION
 SCALE: 1/2"=1'-0"

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

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

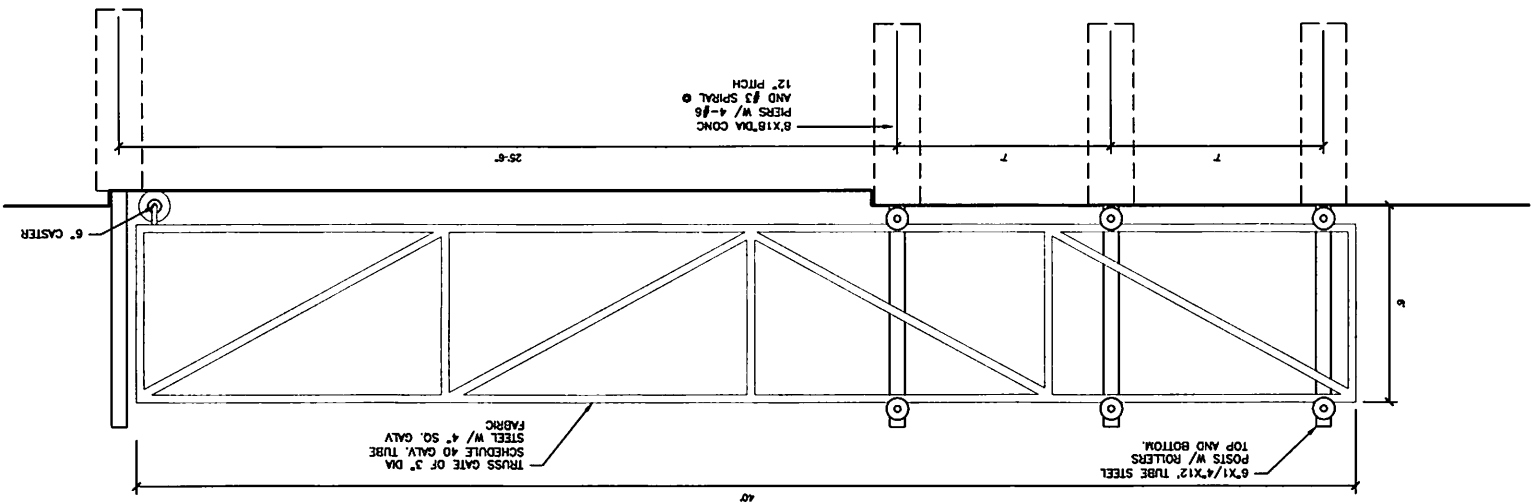
14 CURB RAMP

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



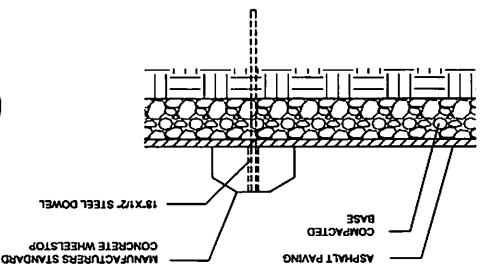
13 HORIZONTAL SLIDING GATE

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



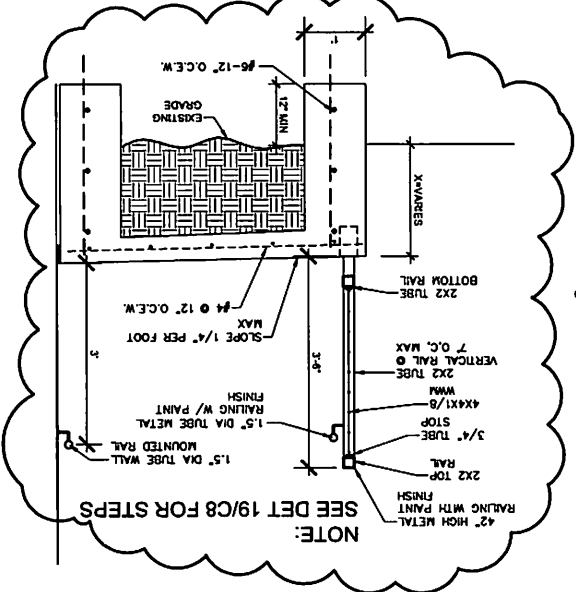
15 WHEEL STOP

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



20 CONC RAMP

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



SHEET: C7

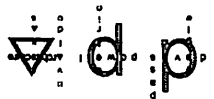
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EXISTS	2/28/17
ADDED	11/2/17
REVISED	11/16/17

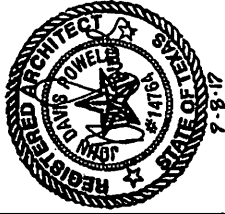
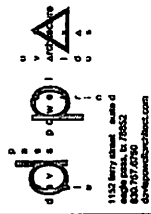


PROPOSED PARKING LOT
AUSTIN ELEMENTARY SCHOOL
EAGLE PASS, TX



1112 Berry Street, Suite 100
Austin, TX 78702
512.757.8500
j.davis@johndavisarchitect.com



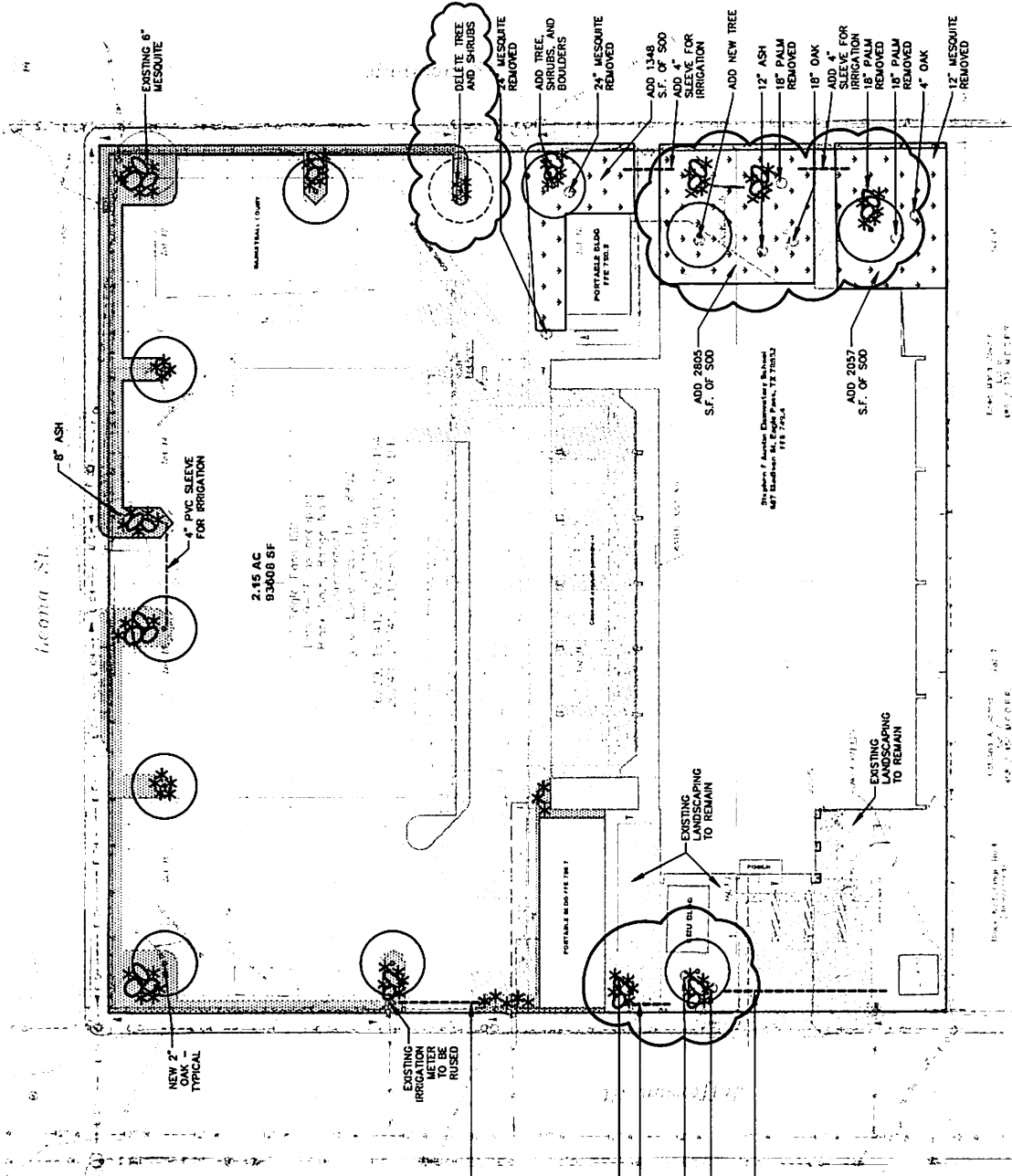


PROPOSED PARKING LOT
AUSTIN ELEMENTARY SCHOOL
EAGLE PASS, TX



DATE:	9/26/17
REVISION:	
DATE:	9/26/17
REVISION:	
DATE:	11/1/17
REVISION:	
DATE:	11/1/17
REVISION:	

SHEET:
LS1



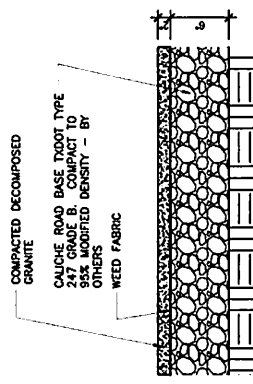
LANDSCAPE SYMBOLS:

- OAK TREE 7" MIN TRUNK THICKNESS
- 1 GALLON ROSEMARY
- CRUSHED GRANITE DETAIL 14.51
- BOULDER GROUP

LANDSCAPE NOTES:

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

- ADD. 4" SLEEVE FOR IRRIGATION
- 18" PALM REMOVED
- ADD. 4" SLEEVE FOR IRRIGATION
- 18" PALM REMOVED
- 18" PALM REMOVED
- ADD. 4" SLEEVE FOR IRRIGATION



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

ADDENDUM #1
ATTACHMENT 2

TRUE NORTH

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', written in a cursive style.

Davis Powell, Architect

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



Proposed Parking Lot

Eagle Pass Independent School District

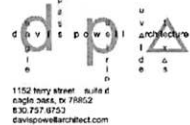
Austin Elementary School

davis powell architecture
 1152 Terry Street, Suite D
 Eagle Pass, TX 78852
 830.757.6750
 davispowellarchitect.com



DESIGN TEAM: CODES / ZONING:

ARCHITECT:



2015 IRC and FFC				
Fire Hydrant Required:	No	437	FFC Section 563.3	Fire Hydrants are 400' from all points of building.
Fire Apparatus Drive Required:	No	within 150'	FFC Section 563.3	New parking lot shall not be located on Fire Lane.
City of Eagle Pass Zoning:				
Site Zoned:	RJA	Map	Section 7.1	Site zoned R3 with more than 7000 sq. feet for RJA.
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



PROPOSED PARKING LOT
 AUSTIN ELEMENTARY SCHOOL
 EAGLE PASS, TX

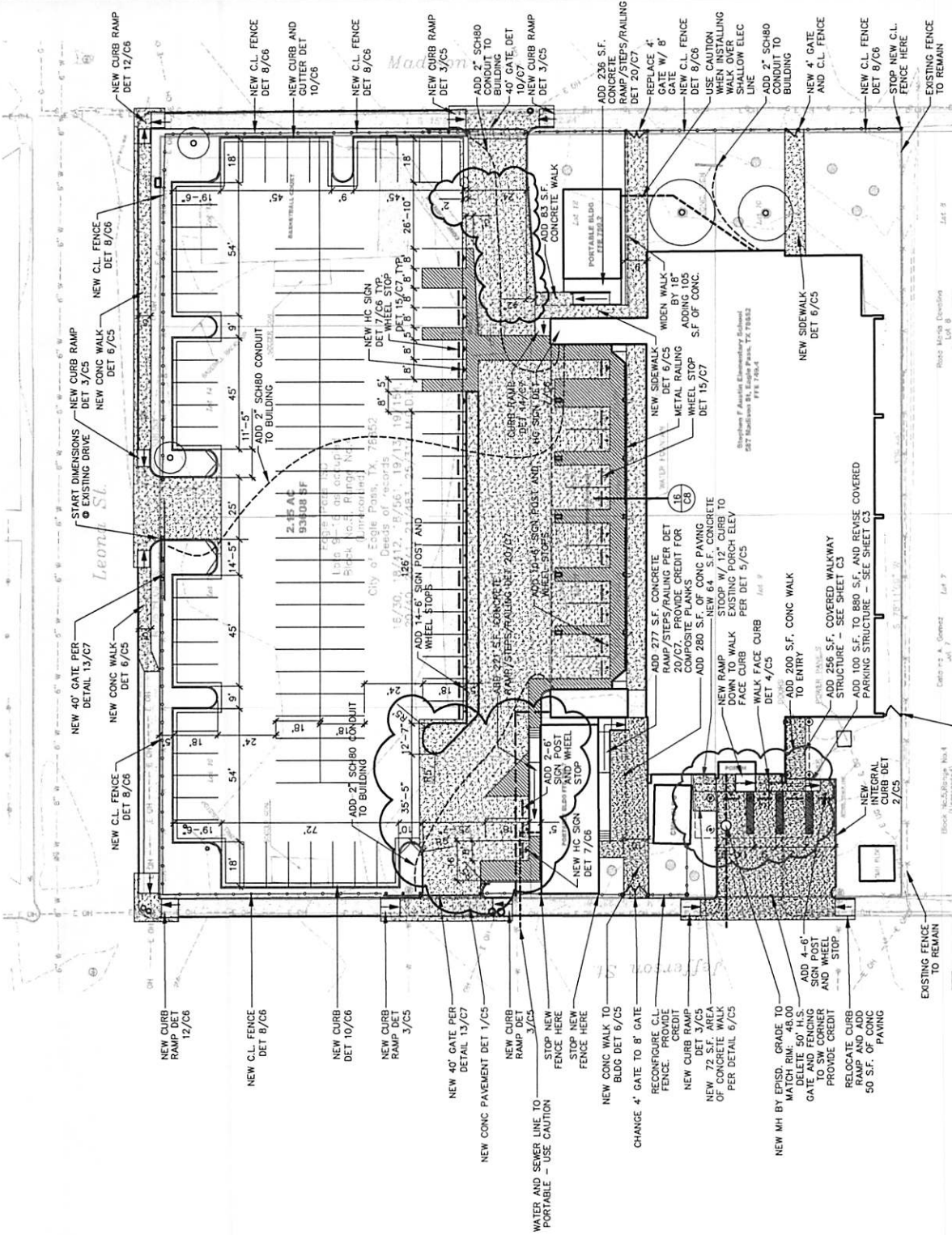


DATE:	9/8/17
REVISED:	
ADDN:	3/28/17
PR#1:	11/1/17
PR#1REV:	11/14/17
PR#3:	12/6/17

SHEET:

T

DATE	9/28/17
DESIGN	9/28/17
PRG	11/17/17
CHK	12/12/17
PRJ	12/12/17

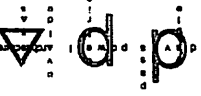


LAYOUT
SITE PLAN
SCALE: 1"=40'



ADDENDUM #1
ATTACHMENT 5

ADD 6' C.L. FENCE W/ 4' GATE HERE



1132 Berry Street, Suite 100
 Dallas, Texas 75202
 214.767.8700
 davisarchitects.com

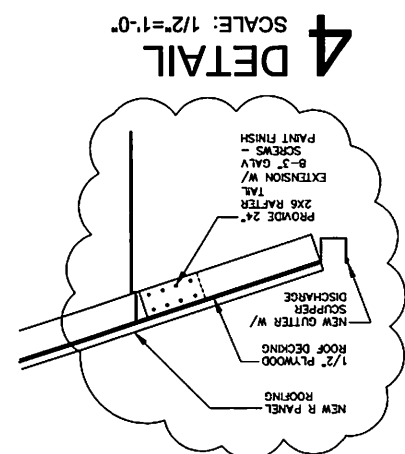
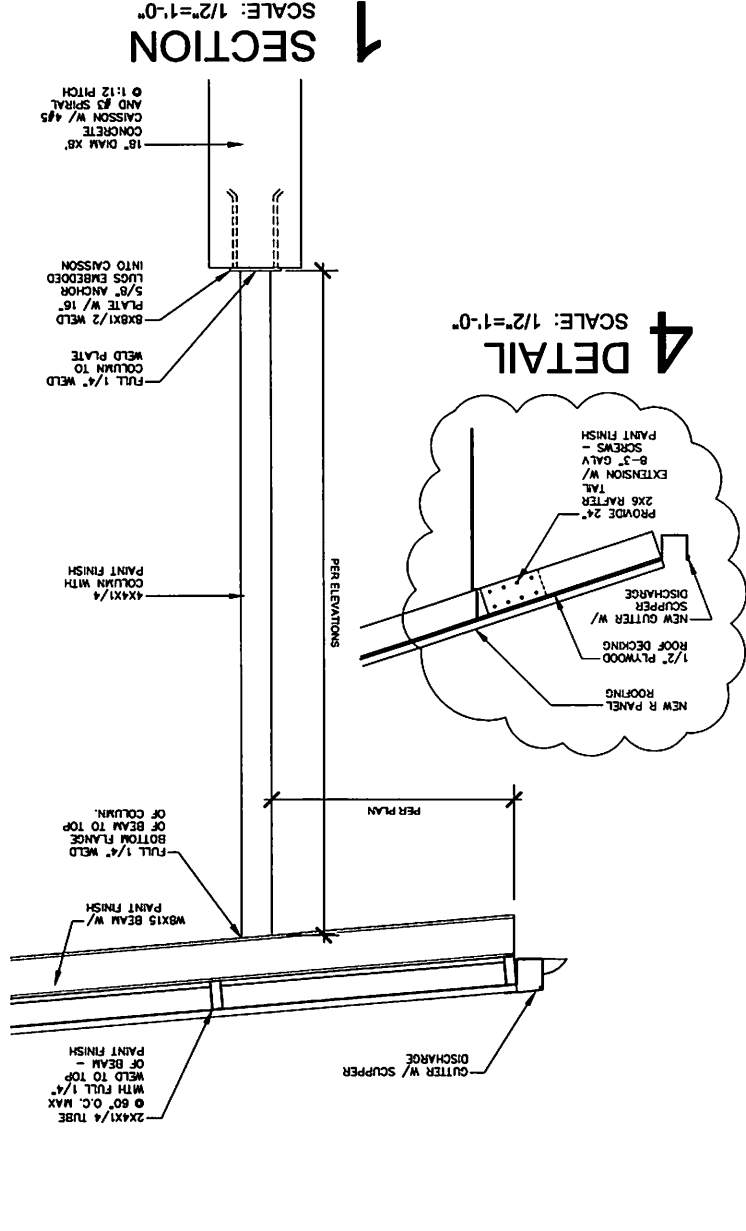
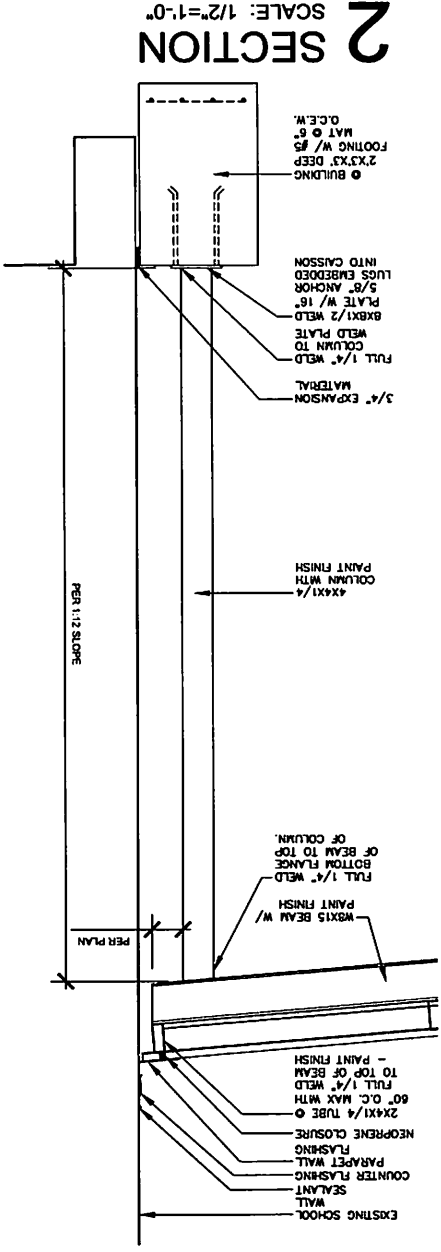
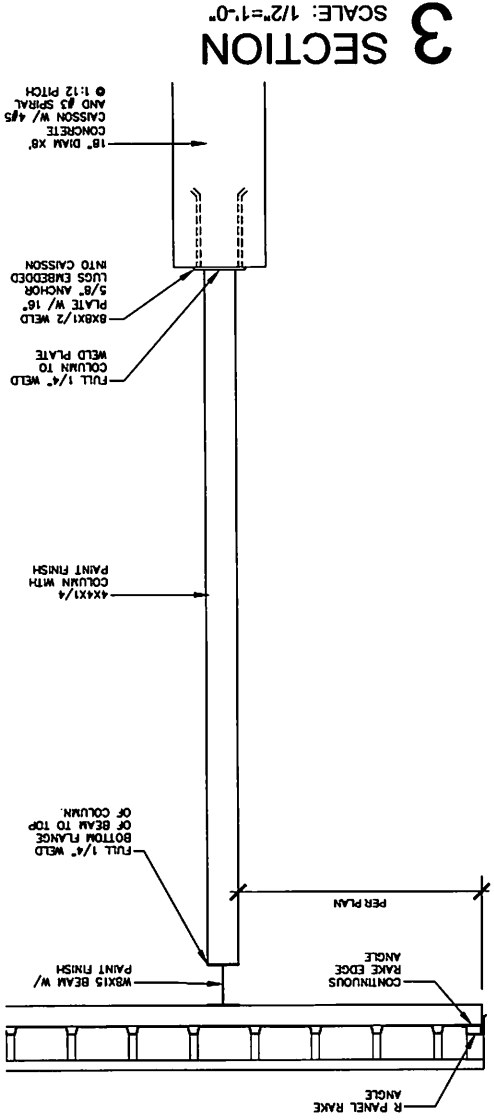


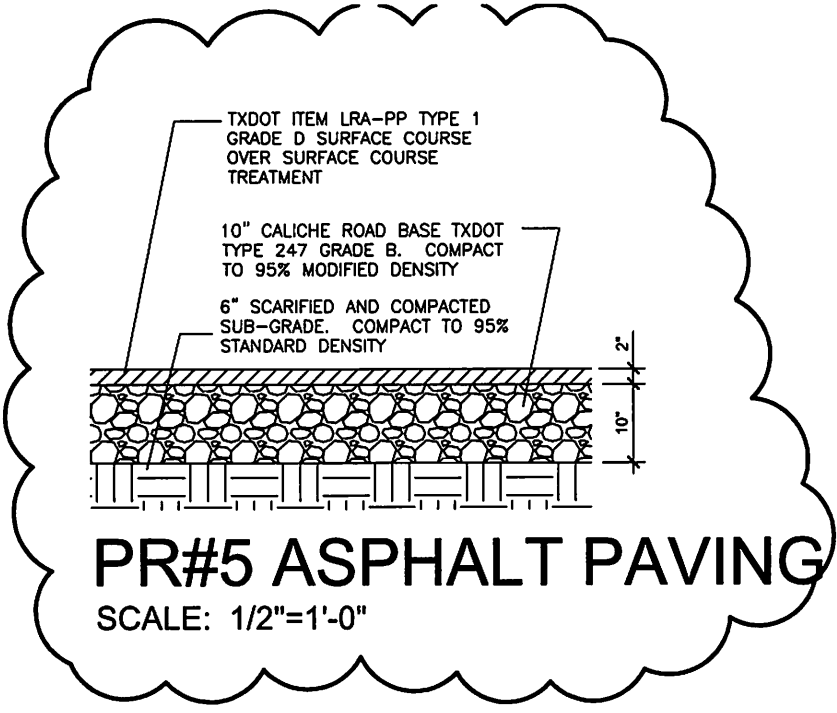
PROPOSED PARKING LOT
 AUSTIN ELEMENTARY SCHOOL
 EAGLE PASS, TX

ERP

DATE	REVISED	BY	APP'D
9/28/17			
11/29/17			
12/8/17			

SHEET: **C3A**







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>
				<u><i>\$65,985.00</i></u>
			<i>Bond</i>	<u><i>\$1,650.00</i></u>
<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>
				<u><i>-\$14,402.00</i></u>
			<i>Bond</i>	<u><i>-\$256.25</i></u>
				<u><i>-\$14,658.25</i></u>
			<i>Total</i>	<u><i>\$51,326.75</i></u>

FACILITIES CONSTRUCTION

CV
(LEGAL)

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

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

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

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.