

# Board of Trustees

## Executive Summary of Board Agenda Item

Meeting Date: 8/19/2025

Subject/Title for Agenda Posting: Approval of Guaranteed Maximum Price #1 (GMP) for Construction Manager-At-Risk (CMAR) Services for Asbestos Abatement and Demolition at the new Canutillo Middle School (CMS) RFQ 2025-02B, from Banes General Contractors in the amount of \$675,129.57.

Justification Statement: To Authorize the Guaranteed Maximum Price #1 for Asbestos Abatement and Demolition at the new Canutillo Middle School.

Purpose of Agenda Item: ☐ Information ☐ Discussion ☒ Action  
Item Type: ☐ Curriculum & Instruction ☐ Human Resources ☐ Business Services

Staff Responsible: \_\_\_\_\_  
*Signature of Requester(s)*

\_\_\_\_\_  
*Signature of Presenter(s)*

\_\_\_\_\_  
*Business Services Approval (Initials)* *Date*

Agenda Summary:  
On September 10, 2024, the Board of Trustees approved the General Construction Agreement for the Construction Manager-At-Risk Services for the Renovations at the new Canutillo Middle School, RFQ 2025-02B, on condition that administration would present the Guaranteed Maximum Price Amendment for approval at a later date.

The asbestos abatement and demolition at the new Canutillo Middle School site will be performed in accordance with all applicable federal, state, and local regulations, including Texas Department of State Health Services (DSHS) requirements. The work will be completed by a licensed asbestos abatement contractor and overseen by a licensed asbestos consultant.

The work areas will be isolated using critical barriers, negative air pressure systems, and appropriate signage to ensure containment and prevent fiber migration. Only authorized, properly trained, and equipped personnel will be allowed to enter the abatement zones.

Independent third-party air monitoring will be conducted to measure airborne fiber concentrations both inside and outside the containment areas, ensuring compliance with OSHA permissible exposure limits and project clearance criteria. Materials containing asbestos will be removed, handled, and packaged in leak-tight containers for transport. All asbestos waste will be disposed of at a licensed landfill in accordance with Texas Commission on Environmental Quality (TCEQ) regulations.

Following completion of removal, a thorough visual inspection will be performed, and final clearance air sampling will confirm that airborne fiber levels are below the acceptable threshold. Once clearance is achieved, containment will be dismantled, and the area will be released back for general construction activities to include the demolition of all existing structures.

RECOMMENDATION: Administration Recommends that the Board approve the Guaranteed Maximum Price #1 Amendment for the Construction Manager-At-Risk Services for the Canutillo ISD 2024 Referendum Projects for the Asbestos Abatement and Demolition at the new Canutillo Middle School, RFQ 2025-02B, from Banes General Contractors, in the amount of \$675,129.57

PRIOR BOARD ACTION: Yes      AWARDED: 09/10/2024      AWARDED AMOUNT: N/A

AMOUNT(S): \$675,129.57

ACCOUNT NO(S): 694.81.6629.09.041.99

REQUESTING DEPARTMENT:

Operations

CONSEQUENCES OF NON-APPROVAL:

- Non-approval will impact on the timeline of the project, delay material delivery and potentially escalating pricing.

IMPLEMENTATION TIMELINE:

Upon Board Approval

ATTACHMENT(S): ✓

Amendment GMP #1