



# Brownsville Independent School District

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

|   |                           |
|---|---------------------------|
| <u>Change Order #001 to Amend the Owner/Contractor</u>          | <u>X</u> Action           |
| <u>Agreement with Araiza General Construction, LLC</u>          | <u>      </u> Information |
| <u>CSP #23-176 BISD Transportation New Fuel Station Project</u> | <u>      </u> Discussion  |

**BACKGROUND:**

Administration recommends approval of Change Order #001, increase to the Owner/Contractor Agreement with Araiza General Construction, LLC - CSP #23-176, BISD Transportation New Fuel Station Project. The Change Order indicating the amount of \$28,871.00, 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

**FISCAL IMPLICATIONS:**

Contract amount increase by \$28,871.00  
Fund 199

**RECOMMENDATION:**

Recommend approval of Change Order #001, increase to amend the Owner/Contractor Agreement with Araiza General Construction, LLC -CSP #23-176, BISD Transportation New Fuel Station Project of \$28,871.00. The amount represents an increase of construction changes under the fund 199.

Manuel Hinojosa  
Manuel Hinojosa, FAIA

Alonso Guerrero  
Recommended by: Health Services & Operations

Alejandro Cespedes  
Approved by: Chief Financial Officer

Approved for Submission to Board of Education:

Jesus H. Chavez  
Dr. Jesus H. Chavez  
Superintendent



# AIA® Document G701® – 2017

## Change Order

|  |   |   |
|--|---|---|
| <b>PROJECT:</b> (Name and address)<br>C'SP #23-176 BISD Transportation New Fuel Station  | <b>CONTRACT INFORMATION:</b><br>Contract For: General Construction<br><br>Date: June 20, 2023   | <b>CHANGE ORDER INFORMATION:</b><br>Change Order Number: 001<br><br>Date: March 04, 2025  |
| <b>OWNER:</b> (Name and address)<br>Brownsville Independent School District<br>1900 Price Road<br><br>Brownsville, Texas 78521 | <b>ARCHITECT:</b> (Name and address)<br>Manuel Hinojosa, FAIA<br>BISD District Architect<br>3750 Robindale Road<br>Brownsville, Texas 78521 | <b>CONTRACTOR:</b> (Name and address)<br>Araiza General Construction, LLC<br>480 B Sam Houston Blvd.<br>San Benito, Texas 78586 |

### 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 #1: is to provide an increase due to relocation of concrete pad for the New Transportation Fuel Station Structure

|  |               |
|--|---------------|
| The original Contract Sum was  | \$ 605,882.88 |
| The net change by previously authorized Change Orders                    | \$ 0.00       |
| The Contract Sum prior to this Change Order was                          | \$ 605,882.88 |
| The Contract Sum will be increased by this Change Order in the amount of | \$ 28,871.00  |
| The new Contract Sum including this Change Order will be                 | \$ 634,753.88 |

The Contract Time will be increased by Zero (0) days.  
The new date of Substantial Completion will be

~~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.~~

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

Manuel Hinojosa, FAIA  
BISD District Architect

Araiza General Construction, LLC  
480 B Sam Houston Blvd.  
San Benito, Texas 78586

Brownsville Independent School District

ARCHITECT (Firm name)

CONTRACTOR (Firm name)

OWNER (Firm name)

SIGNATURE

SIGNATURE

SIGNATURE

Manuel Hinojosa, FAIA  
District Architect

Eduardo Araiza, President

Dr. Jesus H. Chavez, BISD  
Superintendent

PRINTED NAME AND TITLE

PRINTED NAME AND TITLE

PRINTED NAME AND TITLE

DATE

DATE

DATE



## CHANGE ORDER FORM

|                         |   |                        |            |
|-------------------------|---|------------------------|------------|
| <b>PROJECT NAME</b>     | BISD Transportation Department, New Fuel Station                          |                        |            |
| <b>LOCATION OF WORK</b> | 2601 Dana Avenue, Brownsville TX 78521                                    |                        |            |
| <b>PROJECT MANAGER</b>  | Miguel Martinez   | <b>CLIENT</b>          | BISD       |
| <b>REQUESTING PARTY</b> | Architect Manuel Hinojosa & BISD<br>Transportation Director Eliud Ornelas | <b>DATE OF REQUEST</b> | 10/26/2023 |

### CHANGE REQUEST OVERVIEW

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|--|---|
| <b>DESCRIPTION OF CHANGES NEEDED</b>     | <p><u>Relocation of Concrete Slab for Gas Station:</u><br/>The concrete slab will be relocated 10 feet west of the current location for alignment purposes to the existing concrete block-outs.<br/>The displacement is carried out after a beginning of demolition and compaction, consequently leaving an affected area of approximately 400 SF which requires restoration and construction to match previous slab</p>  |
| <b>REASON FOR CHANGE / SCOPE OF WORK</b> | <p><u>Scope:</u><br/>Location of new cut-off limits<br/>The removal limits will be relocated 10' northwest of the current location as per plan on Sheet #3</p> <p><u>Concrete Cutting at New Location:</u><br/>Sawcut in a neat straight line will be perform approximately 82 LF as continuation of previous cut.</p> <p><u>Concrete Demolition Work:</u><br/>Concrete was jackhammered to break it into smaller block-debris. Also, bar-wired was needed to be removed from the concrete to get a clean debris without any bar wired tangle on the concrete.</p> <p><u>Debris removal:</u><br/>Debris was removed from job site requiring for more dump truck to haul the extra debris.</p> <p><u>Excavation:</u><br/>Area needed to be excavated to remove any contaminated soil that could have been on site. The soil that was excavated was also been hauled from the job site.</p> <p><u>Backfill and compaction:</u><br/>New soil needed to be applied to backfill the extra excavation, first layer of 8" of soil and lime stabilized subgrade was applied, compaction needed to be conducted to compact at 6" with at least a 95% Standard Proctor Density. This process was conducted three times to have three layers in total.</p> |



|                       |   |
|-----------------------|---|
|                       | <p><u>New Concrete Slab:</u><br/>New concrete slab will be at 7-1/2" depth concrete pavement (4,000 P.S.I MIN Compression Strength) as per plans. It will also have a #4 bar wire at 18" O.C.E.W Spacing. Install 36" dowels at 18" Off Center with an expansion sleeve w/ grease.</p>  |
| <b>TIME AND LABOR</b> | <p><u>Time and Labor:</u><br/>The time frame to have the area jack hammered was two days, plus the additional day and a half more to break the debris in smaller pieces and to remove the bar wire from the concrete. Hauling the debris took another day. Excavated took another two and a half days to remove the dirt and haul it from the job site. To back fill and compact the area took another two days. To frame and pour the new concrete will take an additional two days. There is a total of 9 days of labor that will take to complete the area that need to repair due to the relocation of the concrete slab.</p> |
| <b>TOTAL:</b>         | <p>Change Order Total:<br/>\$28,869.79</p>  |

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| <b>ACCEPTED BY</b><br><i>SIGNATURE</i> |  |
| <b>NAME &amp; TITLE</b>                |  |
| <b>DATE</b>                            |  |

|  |  |
|--|--|
| <b>APPROVED BY</b><br><i>SIGNATURE</i> |  |
| <b>NAME &amp; TITLE</b>                |  |
| <b>DATE</b>                            |  |