

## 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 181905 ON LOCKER ROOM IMPROVEMENTS FOR EAGLE PASS HIGH SCHOOL AND C.C. WINN CAMPUSES 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

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**To:** Mr. Ismael Mijares, Deputy Superintendent for Business and Finance  
**From:** Luis A. Vélez, Purchasing Director  Luis A. Vélez  
**Date:** Friday, September 28, 2018 2018.09.28 16:19:41  
**Subject:** **Change order number 1 on Sealed Proposal 181905 on Locker Room Improvements for Eagle Pass High School and C.C. Winn Campuses**  
-05'00'

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In accordance with Board Policy CV, attached for your review is the written cost estimate of the proposed change order to sealed proposal 181905 on Locker Room Improvements for Eagle Pass High School and C.C. Winn Campuses 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.

Page 1 of 1

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1420 EIDSON ROAD ● EAGLE PASS, TEXAS 78852 ● TEL (830) 773-5181 ● WWW.EAGLEPASSISD.NET

AN EQUAL OPPORTUNITY EMPLOYER

“Company” means a for-profit sole proprietorship, organization, association, corporation, partnership, joint venture, limited partnership, limited liability partnership, or limited liability company, including a wholly owned subsidiary, majority-owned subsidiary, parent company, or affiliate of those entities or business associations that exists to make a profit. *Gov’t Code 808.001(2)*

**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]

**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.



1152 Terry Street Suite B  
Eagle Pass, TX 78852  
830-757-6750

October 8, 2018

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

Re: Locker Room Remodel  
Eagle Pass High School and CC Winn Campuses  
Change Order #1 Recommendation Revised

Dear Mr. Gonzalez,

We are requesting your consideration of the following Change Order for the Eagle Pass High School and CC Winn Campus Locker Room Remodel.

The proposed change order includes three significant improvements that were requested by the administrators of each campus. First, locker areas are being added for the dance and cheer teams at both campuses. This is reflected in \$25,274.70 Proposal Request #2.

Secondly, the change order will add 6 showers and a new AC and ventilation system in the new girl's locker area of EPHS. Two new showers will also be added in the girl's PE area of CC Winn. This is reflected in the \$69,063.62 Proposal Request #3.

Thirdly, A request has been made for the locker room at Eagle Pass High School to include chain ink divider's separating the locker areas to minimize the potential for crime. This is reflected in the \$16,225.00 for Proposal Request #4.

We have reviewed these proposals and consider them reasonable for the scope of work required.

As a result, we are requesting your consideration of Change Order #1 for \$110,563.32 to include Proposal Request #2, Proposal Request #3, Proposal Request #4 in the scope of work for this project. Each Proposal is attached for your review.

We appreciate your consideration of this Change Order Request.

Thank you,

A handwritten signature in black ink, appearing to read 'Davis Powell', written in a cursive style.

Davis Powell, Architect



# AIA Document G701™ – 2017

## Change Order

<b>PROJECT:</b> <i>(Name and address)</i> Eagle Pass Independent School District EP High School and CC Winn Locker Room Remodel	<b>CONTRACT INFORMATION:</b> Contract For: Construction  Date: May 15, 2018	<b>CHANGE ORDER INFORMATION:</b> Change Order Number: 001 Revised 10/8/18  Date: September 25, 2018
<b>OWNER:</b> <i>(Name and address)</i> Eagle Pass Independent School District 1420 Eidson Road Eagle Pass, TX 78852	<b>ARCHITECT:</b> <i>(Name and address)</i> Davis Powell Architecture 1152 Ferry Street Suite B Eagle Pass, TX 78852	<b>CONTRACTOR:</b> <i>(Name and address)</i> Frontera Construction, LLC 710 E. Gibbs Del Rio, TX 78840

### THE CONTRACT IS CHANGED AS FOLLOWS:

Include Proposal Requests:

PR#2 Add lockers for Cheer @ CC Winn and EP High, Add coiling shutter @ EP High for \$25,274.70

PR#3 Add additional 6 showers and AC system in the Eagle Pass High School girl's locker room area and 2 in CC Winn girl's PE area for \$69,063.62

PR#4 to add chain link fencing at each locker area @ Eagle Pass High for \$16,225.000      Total Change Order: 110,563.32

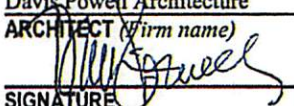
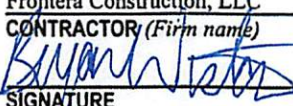
The original Contract Sum was	\$	442,800.00
The net change by previously authorized Change Orders	\$	0.00
The Contract Sum prior to this Change Order was	\$	442,800.00
The Contract Sum will be increased by this Change Order in the amount of	\$	110,563.32
The new Contract Sum including this Change Order will be	\$	553,363.32

The Contract Time will be increased by ~~Twenty-eight (28) days~~. Revised Thirty Five (35) days.

The new date of Substantial Completion will be ~~November 9, 2018~~ Revised November 16, 2018.

**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.

Davis Powell Architecture ARCHITECT <i>(Firm name)</i>	Frontera Construction, LLC CONTRACTOR <i>(Firm name)</i>	Eagle Pass Independent School District OWNER <i>(Firm name)</i>
 SIGNATURE	 SIGNATURE	 SIGNATURE
Davis Powell, Architect PRINTED NAME AND TITLE	Bryan Weston Manager PRINTED NAME AND TITLE	 PRINTED NAME AND TITLE
10/8/18 DATE	10/8/18 DATE	 DATE



## Proposal Request #2- Revised

08/13/18

**Project:**  
Eagle Pass Independent School District  
Locker Room Remodel  
Proposal Request #2- Revised

**Proposal for the revision to the scope of work for the Eagle Pass Independent School District Locker Room Remodel:**

1. Provide additional demo in EPHS Girl's Gym per Sheet D1.1 attachment- **\$770.00**
2. Relocate existing lockers A to EPHS Girl's Gym per Sheet A1.1 attachment- **\$3,235.00**
3. Note reconfiguration of existing lockers in room 105 per A1.1 attachment- **No Charge**
4. Note additional coiling shutter between 115 and 115A- **\$3,327.00**
- ~~5. Provide and install 71 additional units of storage shelving- N/A (Removed)~~
6. Relocate 9 units of storage shelving from room 204 to CC Winn field house project- **\$795.00**
7. Provide additional demo in CC Winn room 204 per sheet D2.1- **\$660.00**
8. Provide additional lockers and benches @ CC Winn per sheet A2.1- **\$14,190.00**

**Sub Total: \$22,977.00**

**Profit (10%): \$2,297.70**

**Total: \$25,274.70**

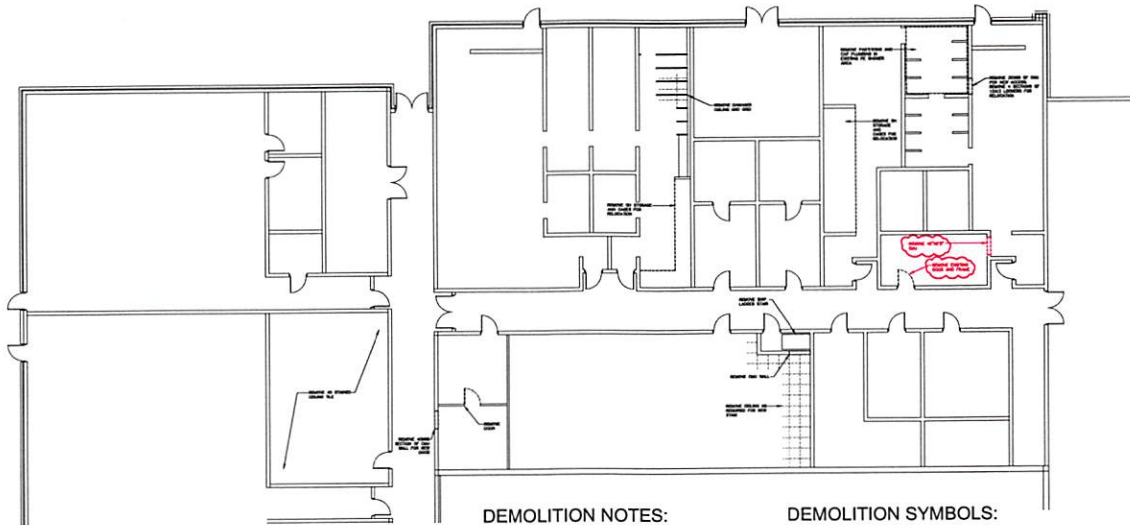
Thank you,

**Len Slaughter, Project Manager  
Frontera Construction**



**EP**

Eagle Pass Independent School District  
Eagle Pass High School  
Locker Room Improvements



**DEMOLITION NOTES:**

1. CONTRACTOR SHALL MAKE ALL THE JOB SITE HAZARDOUS MATERIALS SAFETY PROVIDED BY OWNER.
2. ALL DEMOLITION SHALL BE IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS.
3. CONTRACTOR SHALL REMOVE ALL EXISTING STALLS FROM DOORS AND ROOMS AND RETURN TO OWNER.
4. REMOVE ALL EXISTING LOCKERS IN DEMO AREAS FOR RELOCATION.

**DEMOLITION SYMBOLS:**

- EXISTING WALL TO REMAIN
- - - EXISTING WALL TO BE REMOVED

PR#2 CC WINN DEMOLITION  
**FLOOR PLAN:**  
SCALE: 1/8"=1'

DATE	4/27/24
ISSUED	
REVISED	
PROJECT #	252724
ROOM #	100
NO. OF SHEETS	1
SHEET NO.	1

SHEET:  
**D2.1**







## Proposal Request #2

09/17/18

**Project:**  
Eagle Pass Independent School District  
Locker Room Remodel  
Proposal Request #3

**Proposal for the revision to the scope of work for the Eagle Pass Independent School District Locker Room Remodel:**

1. Add six additional shower units at EPHS and two new shower units at CC Winn.
2. Add new lighting, HVAC system and roof core at EPHS.
3. Additional benches added to locker room area at EPHS.
4. Changes in room layout at EPHS.

**Sub Total: \$62,785.11**

**Profit (10%): \$6,278.51**

**Total: \$69,063.62**

**\*An additional 28 calendar days of work added to the finish schedule, moving contracted completion date from 10/12/18 to 11/9/18.**

Thank you,

A handwritten signature in blue ink, appearing to read "Len Slaughter", is written over a horizontal line.

**Len Slaughter, Project Manager  
Frontera Construction**

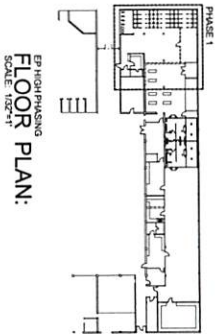




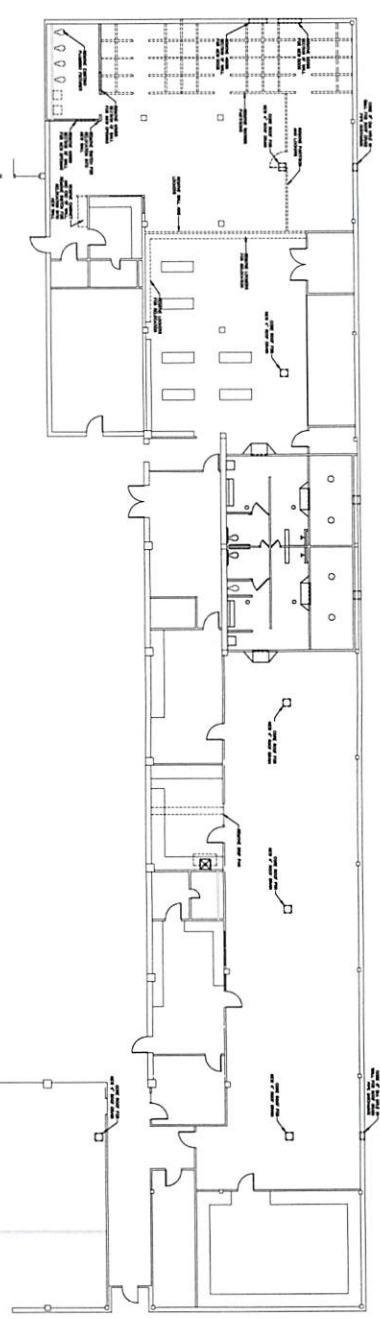
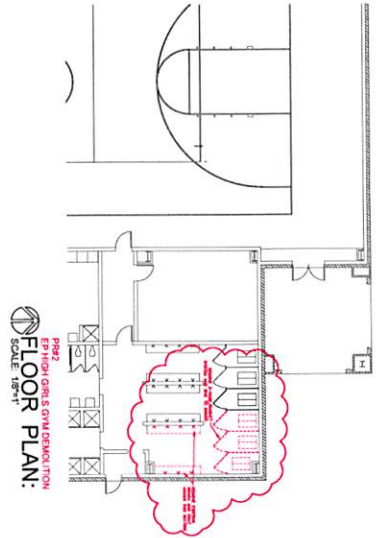
Eagle Pass Independent School District  
 Eagle Pass High School  
 Locker Room Improvements

DATE	1/27/24
BY	TRAVIS BROWN
SCALE	AS SHOWN
PROJECT	EPISD

SHEET:  
 D1.1



**PROPOSED PROJECT PHASING:**  
 CONSTRUCTION SHALL PROCEED IN PHASES AS SHOWN ON THIS DRAWING. THE SCHOOL WILL REMAIN OPEN THROUGHOUT THE CONSTRUCTION PERIOD. THE CONSTRUCTION SHALL BE COMPLETED BY THE END OF THE SCHOOL YEAR. THE CONSTRUCTION SHALL BE COMPLETED BY THE END OF THE SCHOOL YEAR. THE CONSTRUCTION SHALL BE COMPLETED BY THE END OF THE SCHOOL YEAR. THE CONSTRUCTION SHALL BE COMPLETED BY THE END OF THE SCHOOL YEAR.

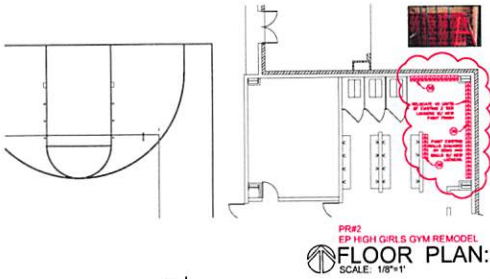


**DEMOLITION NOTES:**

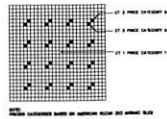
1. DEMOLITION SHALL BE DONE IN ACCORDANCE WITH THE FOLLOWING NOTES.
2. ALL DEMOLITION SHALL BE DONE IN ACCORDANCE WITH THE FOLLOWING NOTES.
3. ALL DEMOLITION SHALL BE DONE IN ACCORDANCE WITH THE FOLLOWING NOTES.
4. ALL DEMOLITION SHALL BE DONE IN ACCORDANCE WITH THE FOLLOWING NOTES.

**DEMOLITION SYMBOLS:**

--- DEMOLITION WALL TO BE REMOVED  
 --- DEMOLITION WALL TO BE REMOVED



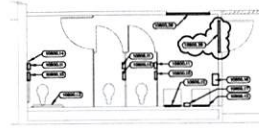
PR#2  
EP HIGH GIRLS GYM REMODEL  
**FLOOR PLAN:**  
SCALE: 1/8"=1'



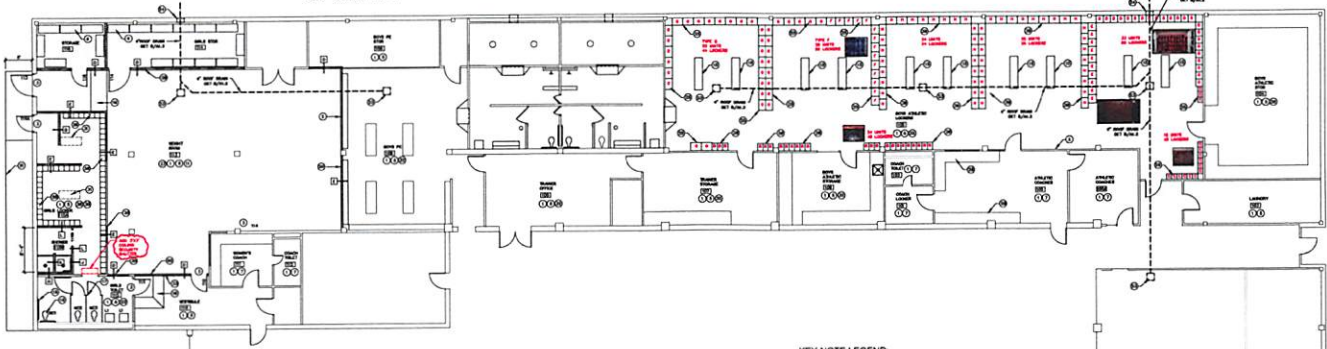
**A FLOOR TILE PATTERN**  
SCALE: 1/2"=1'-0"

**TOILET ACCESSORY SYMBOLS:**

- TOILET - 12" SQUARE TOILET, 12" DIA. TOILET
- TOILET - 18" SQUARE TOILET, 18" DIA. TOILET
- TOILET - 24" SQUARE TOILET, 24" DIA. TOILET
- TOILET - 30" SQUARE TOILET, 30" DIA. TOILET
- TOILET - 36" SQUARE TOILET, 36" DIA. TOILET
- TOILET - 42" SQUARE TOILET, 42" DIA. TOILET
- TOILET - 48" SQUARE TOILET, 48" DIA. TOILET
- TOILET - 54" SQUARE TOILET, 54" DIA. TOILET
- TOILET - 60" SQUARE TOILET, 60" DIA. TOILET
- TOILET - 66" SQUARE TOILET, 66" DIA. TOILET
- TOILET - 72" SQUARE TOILET, 72" DIA. TOILET
- TOILET - 78" SQUARE TOILET, 78" DIA. TOILET
- TOILET - 84" SQUARE TOILET, 84" DIA. TOILET
- TOILET - 90" SQUARE TOILET, 90" DIA. TOILET
- TOILET - 96" SQUARE TOILET, 96" DIA. TOILET
- TOILET - 102" SQUARE TOILET, 102" DIA. TOILET
- TOILET - 108" SQUARE TOILET, 108" DIA. TOILET
- TOILET - 114" SQUARE TOILET, 114" DIA. TOILET
- TOILET - 120" SQUARE TOILET, 120" DIA. TOILET



EP HIGH TOILET ACCESSORY  
**FLOOR PLAN:**  
SCALE: 1/4"=1'



PR#2 EP HIGH  
**FLOOR PLAN:**  
SCALE: 1/8"=1'

**FINISH SCHEDULE**

NO.	DESCRIPTION	QTY	UNIT	PRICE	TOTAL
1	CONCRETE FLOOR	1000	SQ. YD.	10.00	10000.00
2	WOOD FLOOR	500	SQ. YD.	20.00	10000.00
3	PAINT	100	GAL.	50.00	5000.00
4	CEILING	200	SQ. YD.	10.00	2000.00
5	WALL	100	SQ. YD.	10.00	1000.00
6	DOOR	50	EA.	20.00	1000.00
7	WINDOW	50	EA.	20.00	1000.00
8	ROOF	100	SQ. YD.	10.00	1000.00
9	MECHANICAL	100	SQ. YD.	10.00	1000.00
10	ELECTRICAL	100	SQ. YD.	10.00	1000.00

**DOOR SCHEDULE**

NO.	DESCRIPTION	QTY	UNIT	PRICE	TOTAL
1	WOOD DOOR	50	EA.	20.00	1000.00
2	METAL DOOR	50	EA.	20.00	1000.00
3	GLASS DOOR	50	EA.	20.00	1000.00
4	SLIDING DOOR	50	EA.	20.00	1000.00
5	REVOLVING DOOR	50	EA.	20.00	1000.00
6	SCREEN DOOR	50	EA.	20.00	1000.00
7	STORM DOOR	50	EA.	20.00	1000.00
8	GLASS BLOCK DOOR	50	EA.	20.00	1000.00
9	GLASS DOOR	50	EA.	20.00	1000.00
10	GLASS DOOR	50	EA.	20.00	1000.00

**PLAN NOTES**

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES (IBC) AND THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) CODES.
2. ALL MATERIALS SHALL BE APPROVED BY THE ARCHITECT AND THE LOCAL BUILDING DEPARTMENT.
3. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
4. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LOCAL PERMITS AND REGULATIONS.
5. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LOCAL INSURANCE REQUIREMENTS.
6. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LOCAL SAFETY REQUIREMENTS.
7. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LOCAL ENVIRONMENTAL REQUIREMENTS.
8. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LOCAL HISTORIC PRESERVATION REQUIREMENTS.
9. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LOCAL ARCHITECTURAL REQUIREMENTS.
10. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LOCAL LANDMARK REQUIREMENTS.

**PLAN SYMBOLS**

- - 1/2" DIA. HOLE
- - 1/4" DIA. HOLE
- - 3/8" DIA. HOLE
- - 1/2" DIA. HOLE
- - 3/4" DIA. HOLE
- - 1" DIA. HOLE
- - 1 1/2" DIA. HOLE
- - 2" DIA. HOLE
- - 3" DIA. HOLE
- - 4" DIA. HOLE
- - 6" DIA. HOLE
- - 8" DIA. HOLE
- - 10" DIA. HOLE
- - 12" DIA. HOLE
- - 14" DIA. HOLE
- - 16" DIA. HOLE
- - 18" DIA. HOLE
- - 20" DIA. HOLE
- - 24" DIA. HOLE
- - 30" DIA. HOLE
- - 36" DIA. HOLE
- - 42" DIA. HOLE
- - 48" DIA. HOLE
- - 54" DIA. HOLE
- - 60" DIA. HOLE
- - 66" DIA. HOLE
- - 72" DIA. HOLE
- - 78" DIA. HOLE
- - 84" DIA. HOLE
- - 90" DIA. HOLE
- - 96" DIA. HOLE
- - 102" DIA. HOLE
- - 108" DIA. HOLE
- - 114" DIA. HOLE
- - 120" DIA. HOLE

**KEY NOTE LEGEND:**

- - 1/2" DIA. HOLE
- - 1/4" DIA. HOLE
- - 3/8" DIA. HOLE
- - 1/2" DIA. HOLE
- - 3/4" DIA. HOLE
- - 1" DIA. HOLE
- - 1 1/2" DIA. HOLE
- - 2" DIA. HOLE
- - 3" DIA. HOLE
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- - 78" DIA. HOLE
- - 84" DIA. HOLE
- - 90" DIA. HOLE
- - 96" DIA. HOLE
- - 102" DIA. HOLE
- - 108" DIA. HOLE
- - 114" DIA. HOLE
- - 120" DIA. HOLE

**PLUMBING FIXTURE SCHEDULE:**

NO.	DESCRIPTION	QTY	UNIT	PRICE	TOTAL
1	TOILET	100	EA.	20.00	2000.00
2	SINK	50	EA.	20.00	1000.00
3	SHOWER	50	EA.	20.00	1000.00
4	WATER CLOSET	50	EA.	20.00	1000.00
5	WATER CLOSET	50	EA.	20.00	1000.00
6	WATER CLOSET	50	EA.	20.00	1000.00
7	WATER CLOSET	50	EA.	20.00	1000.00
8	WATER CLOSET	50	EA.	20.00	1000.00
9	WATER CLOSET	50	EA.	20.00	1000.00
10	WATER CLOSET	50	EA.	20.00	1000.00



**EP**  
Eagle Pass Independent School District  
Eagle Pass High School  
Locker Room Improvements

NO.	DESCRIPTION	QTY	UNIT	PRICE	TOTAL
1	TOILET	100	EA.	20.00	2000.00
2	SINK	50	EA.	20.00	1000.00
3	SHOWER	50	EA.	20.00	1000.00
4	WATER CLOSET	50	EA.	20.00	1000.00
5	WATER CLOSET	50	EA.	20.00	1000.00
6	WATER CLOSET	50	EA.	20.00	1000.00
7	WATER CLOSET	50	EA.	20.00	1000.00
8	WATER CLOSET	50	EA.	20.00	1000.00
9	WATER CLOSET	50	EA.	20.00	1000.00
10	WATER CLOSET	50	EA.	20.00	1000.00

SHEET:  
**A1.1**



## Proposal Request #4

10/7/18

**Project:**

Eagle Pass Independent School District  
Locker Room Remodel  
Proposal Request #4

**Proposal for the revision to the scope of work for the Eagle Pass Independent School District Locker Room Remodel:**

1. Provide 175 l.f. of 15' high chain link fencing in the locker room dividing each locker area.
2. Provide 5-4'x7' chain link gates with lockable latches.

**Sub Total: \$14,750.00**

**Profit (10%): \$1,475.00**

**Total: \$16,225.00**

**\*An additional 5 calendar days of work added to the finish schedule, moving contracted completion date from 11/9/18 to 11/16/18.**

Thank you,

A handwritten signature in blue ink, appearing to read "Len Slaughter", is written over a blue horizontal line.

**Len Slaughter, Project Manager  
Frontera Construction**