

The Board will select the most highly qualified provider. Price is not considered in making the initial selection (Policy CV Legal and CH Legal). The following criteria are provided to assist the Board. The Board is not limited to these criteria when selecting the most highly qualified provider.

PRESENTING FIRM:
DAVIS POWELL ARCHITECTURE

1 BUSINESS ORGANIZATION/CAPABILITIES/REPUTATION

See attachment.

2 EXPERIENCE

YEAR FIRM ESTABLISHED	1999
NUMBER OF YEARS OF EXPERIENCE	14
NAME OF PARENT COMPANY	N/A
LOCATION	Eagle Pass, TX
EXPERIENCE WITH PROVIDING FACILITIES ASSESSMENTS	Job by job basis
EXPERIENCE WITH EPISD AND/OR SIMILAR DISTRICTS	See attachment

3 PERSONNEL

SENIOR MEMBER ASSIGNED TO EPISD (YEARS OF EXPERIENCE)	Davis Powell (14)
DESIGNATED REPRESENTATIVE ASSIGNED TO EPISD (YEARS OF EXPERIENCE)	Davis Powell (14)

4 SCOPE OF SERVICES TO BE PROVIDED BY FIRM IN CONDUCTING FACILITIES ASSESSMENT

See attachment.

5 PROFESSIONAL LIABILITY INSURANCE

General Liability Insurance: \$2,000,000
Professional Liability Insurance: \$1,000,000 / \$2,000,000

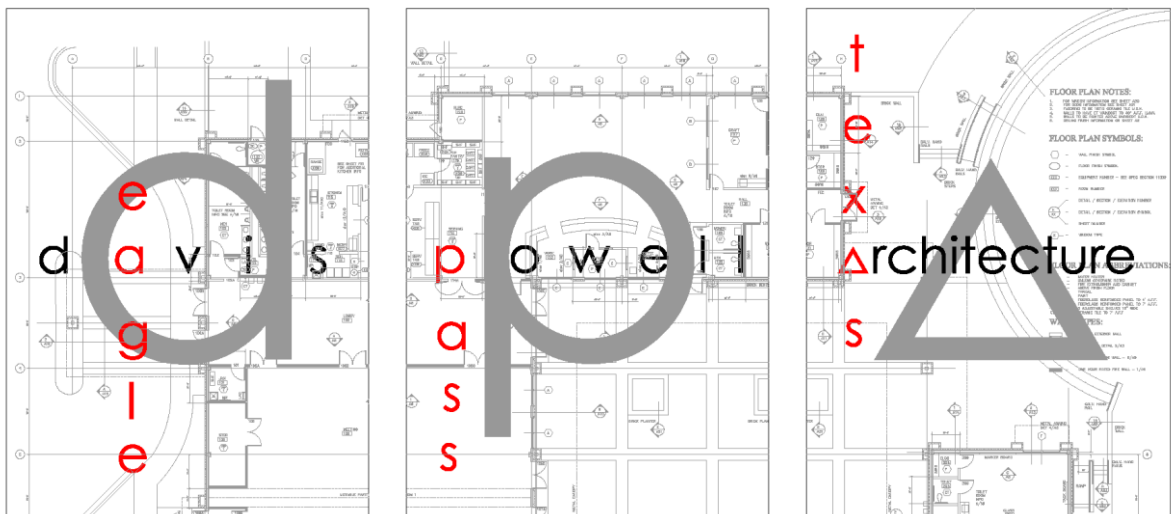
6 SPECIALIZED/SUPPLEMENTAL SERVICES

As required.

7 REFERENCES

See attachment.

November 5, 2013



Request for Qualifications 5 Year Facility Survey

Eagle Pass Independent School District
1654 Veteran's Blvd.
Eagle Pass, TX 78852
Attn: Luis Velez, Purchasing Director



November 6, 2013

Mr. Luis Velez
Eagle Pass Independent School District
1654 Veteran's Blvd.
Eagle Pass, TX 78852

Dear Mr. Velez

We understand that Eagle Pass Independent School District is requesting qualifications from architectural firms for a 5 Year Facility Plan. We believe we are uniquely qualified to serve your needs.

We started a private architectural practice in 1999 to provide exceptional service for a select clientele. In 2000, we began working with the Eagle Pass Independent School District on small addition projects. As confidence in our abilities appreciated, we were awarded larger projects. We are now responsible for the \$27,000,000.00 Student Activity Center and the \$30,000,000.00 '06 Bond Projects. Our office moved from Corpus Christi to Eagle Pass in 2008 to provide the necessary support for these projects.

In addition to our work with EPISD, we have developed long professional relationships with United Medical Centers, and the Kickapoo Traditional Tribe of Texas in Eagle Pass. Our personal service has led to successful architect / client relationships all over South Texas

The following are our credentials for your consideration. Please call us with any questions regarding this information. We are always available at (830)757-6750.

Thank you.

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

Davis Powell, Architect



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

1. Business Organization Capabilities and Reputation:

Organization: Sole Proprietorship
Capabilities: See Following Eagle Pass Area project list
Reputation: Per EPISD personnel and other neighbors on list below

2000

Demolition of San Luis Elementary School, Eagle Pass ISD(830)758-7050, Eagle Pass, TX
Dining Hall for Kennedy School, Eagle Pass, ISD(830)758-7050, Eagle Pass, TX
Dining Hall for Quemado School, Eagle Pass ISD(830)758-7050, Eagle Pass, TX
Cafeteria for Glass Elementary School, Eagle Pass ISD(830)758-7050, Eagle Pass, TX

2001

Renovations of Eagle Pass High School, Eagle Pass ISD(830)758-7050, Eagle Pass, TX
Roof Replacements for Graves Elementary, Eagle Pass ISD(830)758-7050, Eagle Pass, TX
Multi-purpose building for Houston Elementary, Eagle Pass ISD(830)758-7050, Eagle Pass, TX
Multi-purpose building for Gallego Elementary, Eagle Pass ISD(830)758-7050, Eagle Pass, TX
Multi-purpose building for Gonzalez Elementary, Eagle Pass, Eagle Pass ISD(830)758-7050, Eagle Pass, TX

2002

Multi-purpose building for Darr Elementary, Eagle Pass ISD(830)758-7050, Eagle Pass, TX
Multi-purpose building for Rosita Valley Elementary, Eagle Pass ISD(830)758-7050, Eagle Pass, TX
Multi-purpose building for Lee Elementary, Eagle Pass ISD(830)758-7050, Eagle Pass, TX
Multi-purpose building for Glass Elementary, Eagle Pass ISD(830)758-7050, Eagle Pass, TX
Elevator installation for Austin Elementary, Eagle Pass ISD(830)758-7050
Elevator installation for Junior High, Eagle Pass ISD(830)758-7050, Eagle Pass, TX
Roof Replacement for Benavides Elementary, Eagle Pass ISD(830)758-7050, Eagle Pass, TX
Multi-purpose building for Benavides Elementary, Eagle Pass ISD(830)758-7050, Eagle Pass, TX
Multi-purpose building for San Luis Elementary, Eagle Pass ISD(830)758-7050, Eagle Pass, TX
Multi-purpose building for Liberty Elementary, Eagle Pass ISD(830)758-7050, Eagle Pass, TX
Library and Multipurpose building for Graves Elementary, Eagle Pass ISD(830)758-7050, Eagle Pass, TX
Multi-purpose building for Seco Mines Elementary, Eagle Pass ISD(830)758-7050, Eagle Pass, TX
Social Security Administration, Ron Wheaton(361)299-1801, Eagle Pass, TX

2004

Softball Complex, Eagle Pass I.S.D. , Eagle Pass, TX , Paco Farias (830)758-7050
12 Classroom Addition Eagle Pass Junior High, Eagle Pass I.S.D. , Eagle Pass, TX Paco Farias (830)758-7050

2005

8 Classroom Addition CC Winn High School, Eagle Pass I.S.D. , Eagle Pass, TX Paco Farias (830)758-7050
United Medical Centers, Eidson Road Facility, Eagle Pass, TX Mario Pola (830)773-8917
Girls' Gymnasium Addition, Eagle Pass High School, Eagle Pass I.S.D. , Eagle Pass, TX Paco Farias (830)758-7050

2006

Science Lab Addition, Eagle Pass High School, Eagle Pass I.S.D. , Eagle Pass, TX Paco Farias (830)758-7050
Parilla de San Miguel Restaurant, Eagle Pass, TX Monica Valdez (830)773-2100

2007

Eagle Pass Stadium, Accessibility improvements, EPISD, Eagle Pass, TX Paco Farias (830)758-7050
Maverick County Development Corporation, Site Master Plan, Eagle Pass, TX Judith Canales, (830)773-6166
Rosita Valley Language Academy, Eagle Pass I.S.D. , Eagle Pass, TX Paco Farias (830)758-7050
Rosita Valley Elementary School, Eagle Pass I.S.D. , Eagle Pass, TX Paco Farias (830)758-7050
Community Services Agency of South Texas, Head Start, Rosita Valley, TX Larry Jasso (830)876-8233

2008

7 Classroom Addition Liberty Elementary School, EPISD, Eagle Pass, TX Paco Farias (830)758-7050
United Medical Centers, Administration Building, Eagle Pass, TX Mario Pola (830)773-8917
EPISD Student Activity Center, Off Site Utilities, EPISD, Eagle Pass, TX Paco Farias (830)758-7050
Restroom Addition Early Childhood Center, EPISD, Eagle Pass, TX Paco Farias (830)758-7050
Restroom Addition Ray Darr Elementary, EPISD, Eagle Pass, TX Paco Farias (830)758-7050
Restroom Addition Seco Mines Elementary, EPISD, Eagle Pass, TX Paco Farias (830)758-7050
EPISD Student Activity Center, Football Stadium and Sitework, EPISD, Eagle Pass, TX Paco Farias (830)758-7050
Multi-purpose building Kirchner Elementary, EPISD, Eagle Pass, TX Paco Farias (830)758-7050



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

2009

2 Classroom Addition Pete Gallego Elementary, EPISD, Eagle Pass, TX Paco Farias (830)758-7050
2 Classroom Addition Henry B. Gonzalez Elementary, EPISD, Eagle Pass, TX Paco Farias (830)758-7050
3 Classroom Addition Language Development Center, EPISD, Eagle Pass, TX Paco Farias (830)758-7050
6 Classroom Remodel Glass Elementary School, EPISD, Eagle Pass, TX Paco Farias (830)758-7050
Proposed Wing Stop Shopping Center, Eagle Pass, TX, Chad Foster Jr. (830)773- 1313
United Medical Centers, Storage Building, Eagle Pass, TX Mario Pola (830)773-8917
30 Classroom Addition, Eagle Pass High School, Eagle Pass, TX Paco Farias (830)758-7050
EPISD Student Activity Center, Baseball, Softball, Soccer, and Tennis, EPISD, Eagle Pass, TX Paco Farias (830)758-7050
6 Classroom Addition, Sam Houston Elementary School, EPISD, Eagle Pass, TX Paco Farias (830)758-7050
New Lewis Estates Elementary School, EPISD, Eagle Pass, TX Paco Farias (830)758-7050
New North Site Elementary School, EPISD, Eagle Pass, TX Paco Farias (830)758-7050
EPISD Student Activity Center, Arena, EPISD, Eagle Pass, TX Paco Farias (830)758-7050
14 Classroom Addition, CCWinn High School, EPISD, Eagle Pass, TX Paco Farias (830)758-7050

2010

EPISD student Activity Center, Fine Arts Building, EPISD, Eagle Pass, TX Paco Farias (830)758-7050
EPISD 12 Classroom Addition Memorial Junior High, EPISD Eagle Pass, TX Paco Farias (830)758-7050
South Texas Urgent Care Center suite infill, Eagle Pass, TX Clayton Brown, (830)757-8896

2011

United Medical Centers Dental and Pediatric Suite Remodel, Eagle Pass, TX Mario Pola (830)773-8917
Fort Duncan Regional Medical Center, Dialysis Suite Remodel, Eagle Pass, TX George Beattie (830) 776-9622
Kickapoo Traditional Tribe of Texas Housing Authority 7 Home designs, Eagle Pass, TX Jose Martinez (830)776-2624
Kickapoo Traditional Tribe of Texas Vehicle Maintenance Facility, Don Spaulding (830)513-0523

2012

United Medical Centers El Indio Highway Facility, Mario Pola (830)773-8917
Basswood Drive Apartment Complex, Jose Hernandez (830)352-4009
Kickapoo traditional Tribe of Texas Housing Authority Administration Building Jose Martinez (830)776-2624
Fort Duncan Regional Medical Center Storage Building Facility George Beattie (830)776-9622
Foster's Grill, Alan Foster (830)968-3387

2013

Kickapoo Traditional Tribe of Texas, Gaming Commission Warehouse Addition, Don Spaulding (830)513-0523
Kickapoo Traditional Tribe of Texas, Security Office Remodel, Don Spaulding (830)513-0523
Maverick Arms Storage Addition, Ken Dirksen, (830)279-9447



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

2. Experience:

Year Firm Established:	1999
Number of Years Experience:	30 Years
Name of Parent Company:	None
Location:	Eagle Pass, TX
Experience with Providing Facility Assessment:	Job by job basis
Experience with EPISD and or Similar Districts:	See Section 1

3. Personnel:

Senior member assigned to EPISD:	Davis Powell
Designated representative assigned to EPISD	Davis Powell

4. Scope of Services to be provided by firm conducting facilities assessment:

Facility Review:

Visit and document conditions of all existing facilities

Provide Facility Summary: Size, Year built, # of classrooms, etc.

Provide plans of each facility

Provide photos of each facility

Provide aerial site photographs of each facility

Interview campus committee and discuss potential improvements of facilities.

Provide projected growth data into campus plans based on previous years and proposed developments

Provide report of proposed improvements of each facility

5 year Facility plan:

Facilitate committee meetings to establish priorities of 5 year plan based on facility reviews

Provide record of committee discussions

Provide 10 copies of final report with priorities and recommendations from the committee

Provide support graphics and estimates for priority projects

Provide graphic support for bond solicitation

5. Professional Liability Insurance:

General Liability:	\$2,000,000
Professional Liability:	\$1,000,000 /\$2,000,000

6. Specialized / Supplemental Services: As Required

7. References: See Section 1 and following

Case Study: Cost Control

EPISD '06 Bond Issue

Eagle Pass, TX

Contact: Paco Farias(830)758-7050
Budget: \$30,000,000.00
Contractor: Various
Completion: December 2010

In 2006 the citizens of Eagle Pass, TX passed a bond election for the new construction of two elementary schools and additions to 12 campuses across the district. Our firm was awarded the design contract for 14 of these contracts.

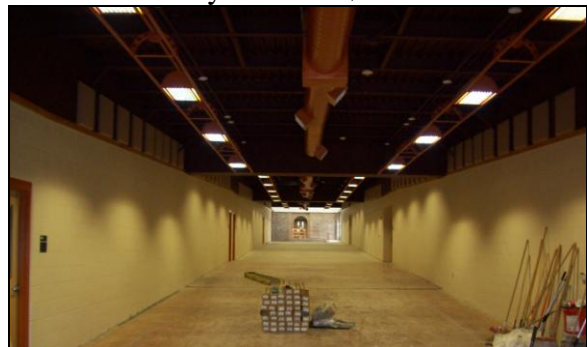
The contracts have recently been completed. The projects originally budgeted at \$30,000,000.00 were \$3,000,000.00 under budget.

We are able to deliver projects within budget consistently for several reasons. First, as a one man operation, we have a unique ability to provide a quality design without lapses in details that lead to change orders. Furthermore, we do not rely on the trend of construction manager's cost plus, but prefer to hard bid the job to ensure the best price possible.

During construction, we are constantly on the job working with the contractors. We help them anticipate problems and minimize the cost of necessary adjustments. We monitor each variation to the construction documents and account for any revisions. Each revisions is provided to the owner with a recommendation for approval.



New Elementary School: \$97.00 s.f.



High School Addition: \$84.00 s.f.



Jr. High Addition: \$90.00 s.f.



Gymnasium Addition: \$94.00 s.f.

At any time during the job, we can tell you exactly how much the project will cost. Our accounting is so thorough, contractors have asked for us to determine their final payment amount.

Of the 14 contracts awarded, we have had one change order to provide utilities to a school site after a developer did not deliver the utilities as promised.

On the design side, our firm reduced the cost of these projects by providing a competitive fee structure. Furthermore, we never charge reimbursable expenses.

As a result of our cost control abilities, EPISD has had the opportunity to expand the scope of work provided with the '06 Bond monies. These monies have gone toward the inclusion of science labs at the CC Winn Campus and a new 4 classroom addition at Lee Elementary.

Job Status Report:	Eagle Pass Independent School District North Site Elementary School	
Date:	10/12/2009	
Owner:	Eagle Pass I.S.D. Paco Farias 830-757-7050	
Original Contract Amount:	\$	5,702,500.00
Contract Start date:	9/4/2009	
Substantial Completion Date:	7/1/2010	
Approved Change Orders:		
1.	\$	-
2.	\$	-
Current Contract Amount:	\$	5,702,500.00
Betterment Allowance:	\$	60,000.00
1. PR#1 Revise sinks and add d.f.	\$	2,942.00
2. PR#2 Add for electrical outlets to serve computers	\$	(2,330.00)
3. PR#3 Panel converts fiber optic to cat5E	\$	(7,000.00)
4. PR#4 Provide radio read water meter per city standard	\$	(1,560.84)
5. PR#5 Relocate Telephone conduits to front of building	\$	(2,828.00)
6. PR#6 Concrete paving in lieu of asphalt \$21125.00	\$	-
7. PR#7 Add for conduit for electrical service to PP @ corner	\$	(7,000.00)
8. PR#8 Add 4 OC lights to gym canopy	\$	(4,680.00)
9. PR#9 Add to paint main frames different color in hall	\$	(3,500.00)
10. PR#10 Add for black lay-in ceiling in Library	\$	(3,800.00)
11. PR#11 Add for Outlet and Data for future projector @ each class	\$	(8,482.00)
12. PR#12 Cost for pavement improvements	\$	(7,500.00)
13. PR#13 Revised Grades and apron for Mondragon Blvd.	\$	(6,800.00)
14. PR#14 Cost for hardship due to generator	\$	(9,200.00)
15. PR#15 Relocate wall panels to dining hall	\$	-
16. PR#16 Credit for deleting walk @ future street	\$	7,120.00
Betterment Allowance Balance:	\$	5,381.16
Testing Allowance:	\$	20,000.00
1. Amount used:	\$	-
Testing allowance balance:	\$	20,000.00
Signage Allowance:	\$	10,000.00
1. Amount used:	\$	-
Signage Allowance Balance:	\$	10,000.00
Landscape Allowance:	\$	50,000.00
1. Amount used:	\$	-

Architect's accounting sheet :
This Contract will return \$23,000 to EPISD

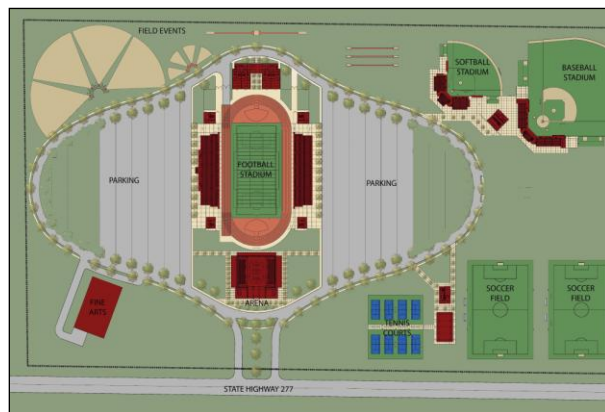


New Elementary school: \$97.00 s.f.

EPISD Student Activity Center Fine Arts Building Eagle Pass, TX

Contact: Paco Farias(830)758-7050
Budget: \$6,596,000.00
Contractor: Leyendecker Construction
Completion: June 2012

As the last piece of the Student Activity Center, a fine arts building was designed to crown the site. The size and visibility of the building will welcome visitors to the city from miles away. Inside the facility will provide a state of the art theater for 1000 patrons.

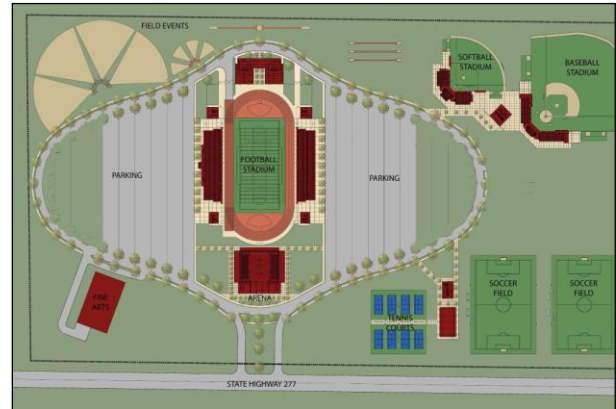


1152 ferry street suite b
eagle pass, tx 78852
830-757-6750

EPISD Student Activity Center Eagle Pass, TX

Contact: Paco Farias(830)758-7050
Budget: \$ 27,000,000.00
Contractor: Leyendecker Construction
Completion: December 2011

In 2007, the voters of Eagle Pass passed a bond issuance for the construction of a new student activity complex. The complex includes a football stadium, baseball stadium, softball stadium, soccer fields, tennis courts, gymnasium, and a fine arts center. This project was designed in association with Kell Munoz Architects in San Antonio.



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

Del Mar College Industrial Addition Corpus Christi, TX

Contact: Willie Keller(361)438-2713
Budget: \$10,000,000.00
Contractor: Marshall Company
Completion: December 2005

This project included the design of four new Industrial Education buildings. The buildings house a diesel engine program, auto body program, an aircraft maintenance program, and a metals technology program. The concept developed these four buildings around a new major pedestrian circulation axis for the campus. The project was performed in association with Kell Munoz Architects in San Antonio.

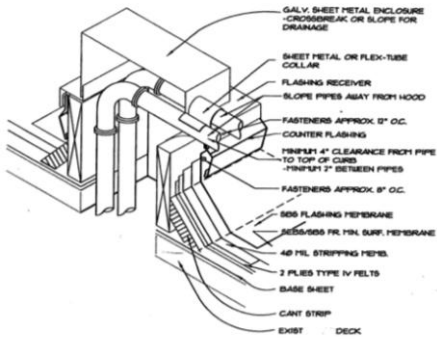


225 w. mesquite 78801
830.278.1335
davispowell@sbcglobal.net

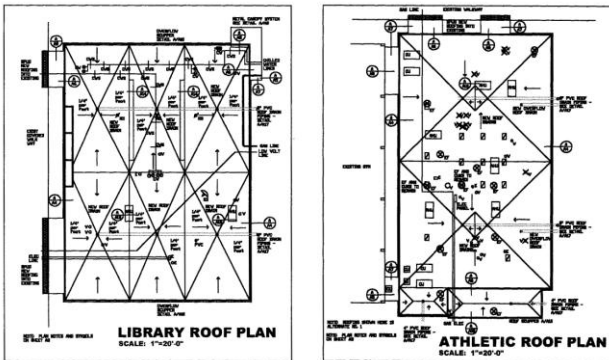
Robstown High Roofing Robstown, TX

Contact: Jesse Alejandro
 Budget: \$180,000.00
 Contractor: Oscar's Roofing
 Completion: June 2002

This project included the design of a new roof for the Weight room and Library at the Robstown High School. This project required many unique details due to the number and types of penetrations that existed through the roof of these buildings.



Pipe penetration detail



roof @ weight room



roof @ library

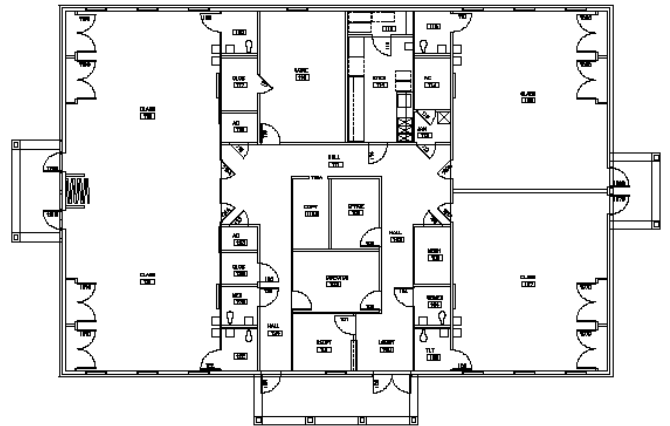


1152 ferry street suite b
 eagle pass, tx 78852
 830-757-6750

Community Services Agency of South Texas Head Start Facility: Rosita Valley Eagle Pass, TX

Contact: Larry Jasso(830)758-7050
Budget: \$ 500,000.00
Contractor: Aguila Construction
Completion: April 2010

In May of 2007, the Rosita Valley neighborhood was devastated by a tornado. The CSAoST Head Start buildings were also severely damaged. This project included the replacement of the damaged buildings with a new wood frame structure. The building features four classrooms, a kitchen, a conference room, and an administration area. A unique feature in two of the classrooms, is that the wall can be removed to form a single large room.

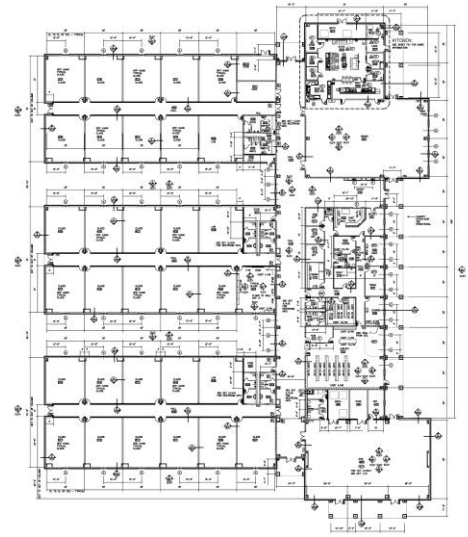


1152 ferry street suite b
eagle pass, tx 78852
830-757-6750

New North Elementary School Eagle Pass, TX

Contact: Paco Farias(830)758-7050
Cost: \$ 5,700,000.00
Contractor: Aguila Construction
Completion: July 2010

This project includes the design of a new 32 classroom elementary school building. The design incorporates many features for the ease of maintenance including ground mounted AC units, minimal roof penetrations, and polished concrete floors. The building is composed of five pre-engineered metal buildings for economy.

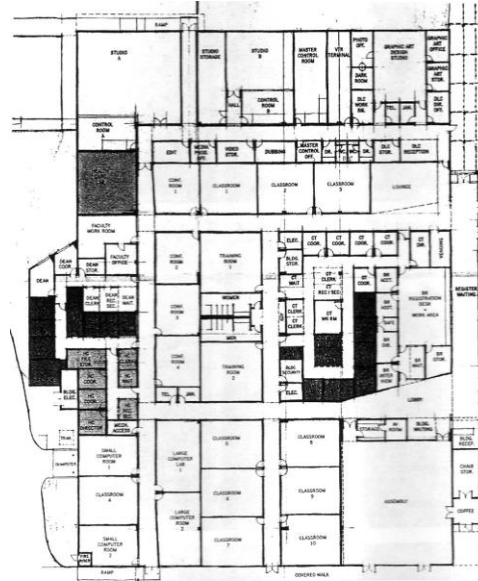


1152 ferry street suite b
eagle pass, tx 78852
830-757-6750

Del Mar College South Campus Corpus Christi, TX

Contact: Willie Keller(361)438-2713
Budget: \$4,500,000.00
Contractor: Marshall Company
Completion: August 2005

This project included the design of a new career technology program building for Del Mar College. The challenge was to convert a former super market building into a state of the art learning facility. The concept included bright colored exterior and interior spaces that were brought to a classroom scale by the use of implied wood ceilings. The project was performed in association with Kell Munoz Architects of San Antonio.



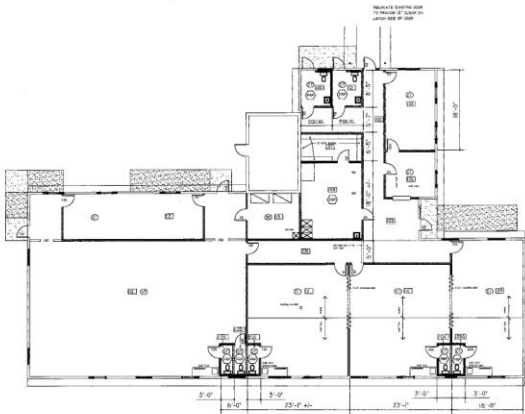
d d v s p o w e l architecture
s i e s s

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

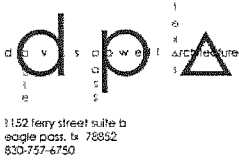
Remodel for Educare Daycare Center Corpus Christi, TX

Contact: Patrick Kotzur (361)815-6371
Budget: \$ 200,000.00
Contractor: Patrick Kotzur
Completion: October 2002

This project included the design for remodeling a church building into a daycare center. The project included asbestos abatement, structural repairs, mechanical, electrical, plumbing replacements, and interior space planning. Colors and finishes were selected for the special needs of a daycare building.



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



March 21, 2013

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

Re: Proposal for Architectural Services
5 Year Facility Plan

Dear Mr. Gonzalez,

Thank you for your consideration of our firm to provide a 5 year facility plan report for the Eagle Pass Independent School District. The following is our proposal and a summary description of the work to be included in the 5 year plan report:

Lump Sum Proposal:

Facility Review: \$22,000.00

Visit and document conditions of all existing facilities
Provide Facility Summary: Size, Year built, # of classrooms, etc.
Provide plans of each facility
Provide photos of each facility
Provide aerial site photographs of each facility
Interview campus committee and discuss potential improvements of facilities.
Provide projected growth data into campus plans based on previous years and proposed developments
Provide report of proposed improvements of each facility

5 year Facility plan: \$15,000.00

Facilitate committee meetings to establish priorities of 5 year plan based on facility reviews
Provide record of committee discussions
Provide 10 copies of final report with priorities and recommendations from the committee
Provide support graphics and estimates for priority projects
Provide graphic support for bond solicitation

Total Lump Sum Proposal: **\$37,000.00**

Thank you for any consideration given this proposal. Please call 830-757-6750 with any questions.

A handwritten signature in black ink, appearing to read 'Davis Powell', is written over a faint, larger version of the signature.

Davis Powell, Architect

The Board will select the most highly qualified provider. Price is not considered in making the initial selection (Policy CV Legal and CH Legal). The following criteria are provided to assist the Board. The Board is not limited to these criteria when selecting the most highly qualified provider.

PRESENTING FIRM:

PBK

1 BUSINESS ORGANIZATION/CAPABILITIES/REPUTATION

See attachment.

2 EXPERIENCE

YEAR FIRM ESTABLISHED	1981
NUMBER OF YEARS OF EXPERIENCE	32
NAME OF PARENT COMPANY	N/A
LOCATION	San Antonio, TX
EXPERIENCE WITH PROVIDING FACILITIES ASSESSMENTS	See attachment.
EXPERIENCE WITH EPISD AND/OR SIMILAR DISTRICTS	See attachment.

3 PERSONNEL

SENIOR MEMBER ASSIGNED TO EPISD (YEARS OF EXPERIENCE)	Michael Martinez, AIA (22)
DESIGNATED REPRESENTATIVE ASSIGNED TO EPISD (YEARS OF EXPERIENCE)	David W. Garza, RA, LEED AP BD+C (16)

4 SCOPE OF SERVICES TO BE PROVIDED BY FIRM IN CONDUCTING FACILITIES ASSESSMENT

See attachment.

5 PROFESSIONAL LIABILITY INSURANCE

See attachment.

6 SPECIALIZED/SUPPLEMENTAL SERVICES

See attachment.

7 REFERENCES

Laredo ISD - Homer Paez, Jr., Construction Program Coordinator
Zapata ISD - Romeo Alvarez, Purchasing Agent

1. Business Organization/Capabilities/Reputation

Since 1981, PBK has provided public school districts in Texas with a full line of integrated services related to programming, architecture, interior design, MEP engineering, civil engineering, structural engineering, technology consulting and facility consulting for educational facilities. The firm consists of a network of eight (8) regional offices located across the Texas Gulf Coast. Each regional office provides dedicated planning and design services for all building types in the K-12 market sector.

As of the Fall 2013, PBK employs approximately 250 planning and design professionals who embody a unique business culture that prioritizes client attention, responsiveness and 21st Century design solutions. Each PBK project is approached individually, without preconceptions, and designed to accommodate the needs and objectives for each K-12 client the firm serves. The diverse talent of PBK's teammates, combined with the firm's highly collaborative design process, enables PBK to provide highly qualified programmers, planners, architects, engineers, and designers, regardless of building type or geographic location.

2. Experience

Year Firm Established: 1981

Number of Years Experience: 32+

Name of Parent Company: N/A

Location: San Antonio

Experience with Providing Facilities Assessments: PBK has over 25 years experience assessing school facilities. Our facility assessment and feasibility studies were developed for school districts in 1985. This eventually led to PBK's Continuing Maintenance Programs, which have been identified to remedy the issues discovered in the facilities assessment report. Since the needs of each district are different, PBK's facility assessment process is tailored to the needs of each district. Eagle Pass Independent School District's specific assessment needs will determine the actual scope of the report. After all inspections and data collection, PBK provides the district with a district-wide Facility Management Report. This document serves as a master maintenance list for each individual campus that includes the corrective measures and routine building component replacements anticipated in a 10-year period. Also included in each report are recommendations for correcting code violations and handicapped accessibility violations. The document then serves as the district's master "road map" for a sensible, ongoing facility upkeep and maintenance program that guarantees a wise and efficient use of district funds.

Experience with EPISD and/or Similar Districts:

PBK has completed the following projects for the Eagle Pass ISD: Graves Elementary School Classroom Addition, Eagle Pass High School Parking Area, Lee Elementary School Classroom Addition, and Ray Darr Elementary School Classroom Addition. For 32 years, PBK has *specialized almost exclusively in architectural planning and design for educational facilities*. In doing so, the firm has successfully completed more than \$5 billion in K-12 and higher educational facility design since its incorporation in 1981. PBK's Education Studio continues to specialize in learning environments and PBK was named the largest K-12 design firm in the nation by Building Design & Construction Magazine in 2009.

3. Personnel

Senior Member Assigned to EPISD (Years of Experience): Michael Martinez, AIA / 22 years

Designated Representative Assigned to EPISD (Years of Experience): David W. Garza, RA, LEED AP BD+C / 16 years

4. Scope of Services to be Provided By Firm in Conducting Facilities Assessment

PBK's Facilities Condition Assessment Services consist of the following:

- Conduct Facilities Assessment Charrette with appropriate staff to determine full scope of facilities assessment detail which will also include determination of final presentation of data.
- PBK will issue Facility Questionnaires to receive feedback from maintenance and campus staff and document all data gathered.
- Visit all sites identified above, with appropriate consultants, to verify work items as identified in assessment charrette noted above.
- Document all findings in a facilities assessment database utilizing Microsoft Access database. Final output will be customized as determined in the Facilities Assessment Charrette.
- PBK will conduct meetings with EPISD staff to determine ranking and priority of all work items.
- PBK will be responsible for all data entry.

5. Professional Liability Insurance

Please refer to page 3 for our certificate of professional liability insurance.

6. Specialized/Supplemental Services

In addition to full-service architectural programming and design, PBK also offers MEP & civil engineering, exterior envelope consulting, technology consulting, and comprehensive construction administration services. We like to think of ourselves as an all-inclusive, one-stop shop that can take our clients from A to Z, and everywhere in between. From pre-bond planning and promotion, to roof consulting, to MEP & civil engineering, to full-service educational facility planning, design and construction services, PBK does it all.

7. References

Laredo ISD

Homer Paez, Jr., Construction Program Coordinator / 956-795-3619

Zapata ISD

Romeo Alvarez, Purchasing Agent / 956-765-6546



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
7/31/2013

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Barmore Insurance Agency Inc. 8511 Sam Houston Parkway E Houston TX 77075	CONTACT NAME: PHONE (A/C No. Ext): 713-209-2800 FAX (A/C No.): 713-209-2899 E-MAIL: ADDRESS:														
INSURED PBKAR-2 PBK Architects, Inc., 11 Greenway Plaza, Suite 2210 Houston TX 77046-1104	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="text-align: center;">INSURER(S) AFFORDING COVERAGE</th> <th style="text-align: center;">NAIC #</th> </tr> <tr> <td>INSURER A :Continental Casualty</td> <td style="text-align: center;">20443</td> </tr> <tr> <td>INSURER B :Valley Forge Insurance Co</td> <td style="text-align: center;">20508</td> </tr> <tr> <td>INSURER C :Zurich-American Insurance Co</td> <td style="text-align: center;">16535</td> </tr> <tr> <td>INSURER D :Transportation Ins. Co.</td> <td style="text-align: center;">20494</td> </tr> <tr> <td>INSURER E :</td> <td></td> </tr> <tr> <td>INSURER F :</td> <td></td> </tr> </table>	INSURER(S) AFFORDING COVERAGE	NAIC #	INSURER A :Continental Casualty	20443	INSURER B :Valley Forge Insurance Co	20508	INSURER C :Zurich-American Insurance Co	16535	INSURER D :Transportation Ins. Co.	20494	INSURER E :		INSURER F :	
INSURER(S) AFFORDING COVERAGE	NAIC #														
INSURER A :Continental Casualty	20443														
INSURER B :Valley Forge Insurance Co	20508														
INSURER C :Zurich-American Insurance Co	16535														
INSURER D :Transportation Ins. Co.	20494														
INSURER E :															
INSURER F :															

COVERAGES CERTIFICATE NUMBER: 1867876863 REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	GENERAL LIABILITY <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PROJECT <input type="checkbox"/> LOC			2098177976	4/25/2013	4/25/2014	EACH OCCURRENCE \$1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$600,000 MED EXP (Any one person) \$10,000 PERSONAL & ADV INJURY \$1,000,000 GENERAL AGGREGATE \$2,000,000 PRODUCTS - COMP/OP AGG \$2,000,000 EBL \$1,000,000
B	AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> NON-OWNED AUTOS			2095412820	10/15/2012	10/15/2013	COMBINED SINGLE LIMIT (Ea accident) \$1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
D	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$			1098695563	4/25/2013	4/25/2014	EACH OCCURRENCE \$5,000,000 AGGREGATE \$5,000,000 \$
D	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y / N	N / A	1069279994	4/25/2013	4/25/2014	<input checked="" type="checkbox"/> WC STATUTORY LIMITS <input type="checkbox"/> OTHER E.L. EACH ACCIDENT \$1,000,000 E.L. DISEASE - EA EMPLOYEE \$1,000,000 E.L. DISEASE - POLICY LIMIT \$1,000,000
C	Professional Liab			EOC 9305568-11	8/1/2013	8/1/2014	Each Claim 4,000,000 Aggregate 4,000,000 Ded Each Claim 100,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)

See Attached...

CERTIFICATE HOLDER SAMPLE 11 Greenway Plaza, Suite 2210 Houston TX 77046	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE
--	--



Memo

To: Eduardo Trevino, Asst. Superintendent of District Operations
From: Jose F. Farias, Maintenance & Facilities Director
Date: February 26, 2013
Re: PBK Five Year Plan

Jose F. Farias 2/26/13

Enclosed you will find proposals for a five year plan from PBK.

If additional information is required please communicate with me at your convenience.

601 N.W. Loop 410, Suite 400
San Antonio, Texas 78216
Toll Free: 1-877-829-1110
Fax: 210-829-0578
PBK.com

February 18, 2013

VIA: U.S. MAIL / E-MAIL



Attn: Mr. Jose F. Farias
Eagle Pass Independent School District
Loop 3443
Eagle Pass, Texas 78852

Re: Proposal for 2013 Facilities Assessment, Long Range Planning

Dear Mr. Farias,

Thank you so much for allowing PBK the opportunity of submitting this proposal for 2013 Facilities Assessment, Long Range Facilities Planning and Bond Planning for the Eagle Pass Independent School District (EPISD). With the acceptance of this proposal, PBK will perform the following scope of services.

Item I – SCOPE

Facilities Assessments for all Campuses and Support Facilities.

- Conduct Facilities Assessment Charrette with appropriate staff to determine full scope of facilities assessment detail which will also include determination of final presentation of data.
- PBK will issue Facility Questionnaires to receive feedback from maintenance and campus staff and document all data gathered.
- Visit all sites identified above, with appropriate consultants, to verify work items as identified in assessment charrette noted above.
- Document all findings in a facilities assessment database utilizing Microsoft Access database. Final output will be customized as determined in the Facilities Assessment Charrette.
- PBK will conduct meetings with EPISD staff to determine ranking and priority of all work items.
- PBK will be responsible for all data entry.

Item I – FEE

Facilities Assessments for all Campuses, and Support Facilities is proposed at a fixed FEE of \$118,500.00 (excluding reimbursable printing cost for all deliverables and presentation material).

- \$3,500.00 (est. avg.) per Elementary x twenty one (21) campuses, including data entry
- \$5,000.00 (est. avg.) per Junior High x two (2) campuses, including data entry
- \$10,000.00 (est. avg.) per High School x two (2) campuses, including data entry
- \$1,500.00 (est. avg.) per Support Facility x ten (10) facilities, including data entry

Item I – BILLING SCHEDULE

PBK proposes to submit one (1) invoice at 50% of Facilities Assessment phase which would be at completion of all facility walk throughs and a final invoice at the conclusion of the Facilities Assessment documentation.

The Board will select the most highly qualified provider. Price is not considered in making the initial selection (Policy CV Legal and CH Legal). The following criteria are provided to assist the Board. The Board is not limited to these criteria when selecting the most highly qualified provider.

PRESENTING FIRM:
TEXAS ASSOCIATION OF SCHOOL BOARDS

1 BUSINESS ORGANIZATION/CAPABILITIES/REPUTATION

2 EXPERIENCE

YEAR FIRM ESTABLISHED

NUMBER OF YEARS OF EXPERIENCE

NAME OF PARENT COMPANY

LOCATION

EXPERIENCE WITH PROVIDING FACILITIES ASSESSMENTS

EXPERIENCE WITH EPISD AND/OR SIMILAR DISTRICTS

3 PERSONNEL

SENIOR MEMBER ASSIGNED TO EPISD (YEARS OF EXPERIENCE)

DESIGNATED REPRESENTATIVE ASSIGNED TO EPISD (YEARS OF EXPERIENCE)

4 SCOPE OF SERVICES TO BE PROVIDED BY FIRM IN CONDUCTING FACILITIES ASSESSMENT

5 PROFESSIONAL LIABILITY INSURANCE

6 SPECIALIZED/SUPPLEMENTAL SERVICES

7 REFERENCES

RE: EPISD - Additional information for facilities assessment presentation

Mike Brooks <Mike.Brooks@tasb.org>

Tue 11/5/2013 6:13 PM

To:Luis A. Velez <lvelez@eaglepassisd.net>;

Luis,

I regret to inform you that due to unforeseen circumstances, we will not be able to have someone present our Facility Assessment Services to the Board on November 12th.

School ISD Facilities Assessment



PRESENTED BY:



A SERVICE OF THE TEXAS ASSOCIATION OF SCHOOL BOARDS



Texas Association of School Boards
P.O. Box 400 • Austin, Texas 78767-0400 • 512.467.0222
12007 Research Blvd. • Austin, Texas 78759-2439 • www.tasb.org

Serving Texas Schools Since 1949

April 1, 2013

Gilberto Gonzalez – Superintendent
Eagle Pass ISD
1420 Eidson Rd
Eagle Pass, Texas 78852-5410

Re: Facilities Assessment Statement of Work (SOW)

Mr. Gonzalez,

OnSite Facilities Services is pleased to propose Facilities Assessment Services to Eagle Pass ISD. The purpose of a facilities assessment is to measure the quality and educational effectiveness of school facilities. Understanding the existing condition and the operational links of the systems and building components is a critical aspect in developing a long-range facility plan for future needs. The comprehensive appraisal method used is tailored for the elementary, middle, and high school educational levels as well as support areas. Appraisal criteria are categorized into four areas:

- 1) **School Site** – Educational and community needs.
- 2) **Structural, Mechanical, and Finishes** – Design and specifications
- 3) **Building Safety and Security** – Well-being of students, staff, and visitors
- 4) **Educational Adequacy** – Relationship between educational programs and physical structures

* See attached sample for details.

Each campus and all support areas will be visually inspected and evaluated based on the inspection as well as information obtained from District staff.

Facilities Assessment SOW

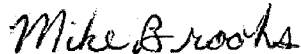
Eagle Pass ISD

The Facilities Assessment will be provided to Eagle Pass ISD for a total of \$65,000.00. This fee includes all expenses incurred during the project.

We appreciate the opportunity to submit this proposal and look forward to being of further assistance to your District. The District may accept this proposal by having a person duly authorized to sign on behalf of and bind the District in the space provided below and returning a copy to TASB. If accepted, this proposal constitutes a Statement of Work that is subject to the terms and conditions of the OnSite Master Services Agreement entered into by and between the Texas Association of School Boards, Eagle Pass ISD dated March 5, 2012.

Please email the signed copy to mike.brooks@tasb.org or fax to TASB at 512-483-7179. If you have any questions or need additional information please call me at 800-580-8272 ext. 3205.

Regards,



Mike Brooks
Manager, Facilities and Operations Services

SOW Acceptance

Signature
Eagle Pass ISD

Date

Name (Printed)

Title

Please fax to 512-483-7179 or email to mike.brooks@tasb.org

Table of Contents

Maps

Building Information

Executive Summary

Facilities Assessment Detail 4

1.0 School Site 4

 1.1 Site size 4

 1.2 Site location and accessibility 4

 1.2 Playgrounds, athletic and intramural areas 4

 1.4 Topography and drainage 4

 1.5 Parking and drives 4

2.0 Structural, Mechanical and Finishes: 5

 2.1 ADA accessibility 5

 2.2 Roofs 5

 2.3 Foundations 5

 2.4 Building envelope 5

 2.5 Heating, ventilating, and air conditioning 5

 2.6 Lighting 5

 2.7 Electrical, communications, and data infrastructure 5

 2.8 Drinking fountains 5

 2.9 Restrooms 5

 2.10 Plumbing infrastructure 5

 2.11 Exterior windows, doors and walls 5

 2.11 Flooring 5

 2.11 Interior windows, doors, ceilings and walls 5

3.0 Building Safety and Security: 6

 3.1 Student loading areas 6

 3.2 Pedestrian services and on-site walkways 6

 3.3 Access streets and vehicular traffic 6

 3.4 Playgrounds, PE, intramural and athletic fields 6

 3.5 Campus security systems 6

 3.6 Life safety systems 6

4.0 Educational Adequacy:..... 7

4.1 Size of academic learning..... 7

4.2 Specialized learning areas 7

4.3 Library/Resource/Media Center 7

4.4 Gymnasium, athletic facilities, P.E. areas and ROTC..... 7

4.5 Science 7

4.6 Band, choir and music program 7

4.7 Art 7

4.8 Computer Labs 7

4.9 Teachers' lounge and work rooms..... 7

4.10 Cafeteria and kitchen 7

4.11 Nurse's clinic 7

4.12 Reception space 7

4.13 Administrative office space..... 7

Facilities Assessment Detail

Many of the criteria are evaluated objectively using recommendations, requirements and standards based on the following.

- TEA Texas Education Agency
- CEFPI Council for Educational Facility Planners International
- ASHRAE Association of Heating, Refrigerating, and Air Conditioning Engineers
- IES Illumination Engineering Society
- NFPA National Fire Protection Association
- ADAAG Americans with Disabilities Act Accessibility Guidelines.
- TAS Texas Accessibility Standards.
- BOMA Building Owners and Managers Association.
- IBC International Building Code

1.0 School Site

1.1 Site size

- Square acreage of all district properties
- Current and future student enrollment and programs
- Future expansion

1.2 Site location and accessibility

- Serves current and future student population

1.2 Playgrounds, athletic and intramural areas

- Dedicated space

1.4 Topography and drainage

- Slopes, contours and elevations of all district properties

1.5 Parking and drives

- Parking and drive surface conditions
- Number of parking spaces including ADA compliance

2.0 Structural, Mechanical and Finishes:

Structural

- 2.1 **ADA accessibility**
 - Doors, ramps and handrails, thresholds, signage, and accessible routes
- 2.2 **Roofs**
 - System, composition, condition and remaining life expectancy
- 2.3 **Foundations**
 - Erosion and condition
- 2.4 **Building envelope**
 - Condition and energy efficiency

Mechanical/Electrical

- 2.5 Heating, ventilating, and air conditioning
 - Capacity, age, design, efficiency, condition and remaining life expectancy
- 2.6 **Lighting**
 - Light levels and efficiency
- 2.7 **Electrical, communications, and data infrastructure**
 - Capacity, age, efficiency, condition and remaining life expectancy
- 2.8 **Drinking fountains**
 - Quantity, ADA and condition
- 2.9 **Restrooms**
 - Quantity, ADA, condition and remaining life expectancy of fixtures
- 2.10 **Plumbing infrastructure**
 - Capacity, age, condition and remaining life expectancy

Finishes

- 2.11 Exterior windows, doors and walls
 - Condition and remaining life expectancy
- 2.11 **Flooring**
 - Condition and remaining life expectancy
- 2.11 **Interior doors, cabinets, ceilings and walls**
 - Condition and remaining life expectancy

3.0 Building Safety and Security:

Site Safety

- 3.1 **Student loading areas**
 - Pedestrian safety and vehicular congestion

- 3.2 **Pedestrian services and on-site walkways**
 - Pedestrian safety and protection from building to building

- 3.3 **Access streets and vehicular traffic**
 - Traffic flow on public thoroughfares

- 3.4 **Playgrounds, PE, intramural and athletic fields**
 - Student safety, playground equipment and surfaces

Building Safety

- 3.5 **Campus security systems**
 - Exterior building security lights and cameras, fencing, burglar alarms, interior security cameras, secure vestibules and exterior doors, secure classroom doors, and communication systems

Emergency Safety

- 3.6 **Life safety systems**
 - Audible and visual fire alarms, sprinklers, pull stations, exit signs, emergency lights, heat and smoke sensors, fire extinguishers and emergency egresses

4.0 Educational Adequacy:

Academic Learning Space

4.1 Size of academic learning

- Size, functionality and capacity of general instructional classrooms based on current and projected student enrollment

Specialized Learning Space

4.2 Specialized learning areas

- Size, functionality and quantity of dedicated specialized learning areas including special education, ESL, content mastery, speech, math, reading, dyslexia, vocational shops, health science and home making.

4.3 Library/Resource/Media Center

- Size and functionality

4.4 Gymnasium, athletic facilities, P.E. areas and ROTC

- Gyms, dressing rooms, field houses, weight rooms, tracks, fields, tennis courts, trainers, wash rooms, storage, and coaches offices

4.5 Science

- Size, work stations, student safety, storage, ventilation and plumbing

4.6 Band, choir and music program

- Size, functionality, storage, practice rooms and acoustics

4.7 Art

- Size, storage and functionality

4.8 Computer Labs

- Size and functionality

Support Space

4.9 Teachers' lounge and work rooms

- Size, functionality and access

4.10 Cafeteria and kitchen

- Cafeteria size
- Kitchen size, storage and condition

4.11 Nurse's clinic

- Size, storage, functionality and location

4.12 Reception space

- Size, functionality and location

4.13 Administrative office space

- Size, functionality and location