



**Mission Consolidated Independent School District**

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## *Notice and Agenda*

The Board of Trustees of the Mission Consolidated Independent School District will hold a **Special Meeting on Wednesday, November 2, 2022, at 8:00 PM** in the **Mission CISD Annex, 925 E. Business HWY. 83, Mission, Tx 78572**. At this meeting, the Board may deliberate or act on any of the subjects listed on the following agenda. The President may change the order of items listed below for the convenience of the Board.

### **A G E N D A**

**I. Call Meeting to Order and Establish Quorum**

**II. Pledge of Allegiance and Moment of Silence**

**1. U. S. Flag and Texas Flag -**

**III. Public Comment(s) on Specific Agenda Item(s)**

The Superintendent may provide information to update the Board of Trustees on the following subjects: Student Extracurricular and Co-Curricular Achievement; District Awards and Recognitions; Recent and Upcoming Professional Staff and Leadership Development; Progress Reports on Student and Staff Initiatives Previously Approved by the Board of Trustees; and Communications Received from Other Governmental Entities Not Requiring Action by the Board of Trustees. This will be for informational purposes only. Board consideration of any subject included in the Superintendent's Report will not take place until the subject is placed on the agenda of a future board meeting for consideration and possible action. The Board's consideration of any subject at the present meeting will be limited to those subjects appearing elsewhere on the meeting agenda.

**IV. Discussion and Possible Action**

- 1. Consideration and Approval to Accept Administrations Rankings and Enter Into Negotiations in the Order of Ranking for the Synthetic Turf for the Tom Landry Stadium and the Veterans Memorial High School Stadium** **3**

**V. Executive Session**

- 1. Private Consultation with Board Attorney if necessary (Texas Gov't Code §551.071)**

**VI. Action, if Necessary, on Matters Discussed in Executive Session**

**VII. Adjournment**

**In accordance with the Texas Open Meetings Act, the Board may enter into a closed meeting to deliberate any item that is listed above that fits within an exception listed in Subchapter D. Any final action, decision, or vote on a subject deliberated in closed meeting will be taken in an open meeting held in compliance with the Texas Open Meetings Act.**

**This Notice was posted by 5:00 p.m., on October 28, 2022.**

  
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**Dr. Carol G. Perez, Superintendent of Schools**  
**Mission Consolidated Independent School District**

# Special Board of Trustees Meeting

**SUBJECT:** Consideration and Approval to Accept Administrations Rankings and Enter Into Negotiations in the Order of Ranking for the Synthetic Turf for the Tom Landry Stadium and the Veterans Memorial High School Stadium

**PRESENTER:** Rick Rivera, Assistant Superintendent for Operations

## **BACKGROUND INFORMATION**

The installation of synthetic turf and resurfacing of existing tracks at Tom Landry Stadium and VMHS Stadium were approved by the Board of Trustees on Wednesday, March 19, 2014. At the meeting, the Board approved the best and final offer (BAFO) with Hellas Construction at a total construction cost of \$2,712,000.00. Notice to Proceed (NTP) was issued on April 11, 2014, and the projects were substantially completed in early August and the final completion was in early September 2014. Javier Hinojosa Civil Engineering was the design firm for this project.

As per initial planning and design meetings with firms, the synthetic field turf longevity is from eight to ten years. Eight years was the consensus discussed due to the extreme heat conditions in our area and the damage caused due to this.

The fields are currently eight years old and the extreme heat conditions have left the synthetic turf fibers to become excessively brittle as was discussed at the initial planning stages in 2014. Conducting preventative maintenance field brushing has shown that the fibers are breaking and thus thinning of the turf. The thinning of the turf and the loss of fibers causes the turf to lose its required cushion and only makes the playing surface hard and solid which may lead to a higher probability of injuries for our students and athletes. G-Max testing is a test method for shock-absorbing properties of playing surface systems and materials and was conducted at both fields in February of this year by Tait-Pitkin Sports Engineers, PLLC. Reports indicate that the playing surfaces have lost much of its cushion properties and are in need of replacement.

In the past eight years, there have been new technology and advancements in synthetic turf concerning the cooling factor and safety padding and there is a huge difference between synthetic turf and products while improving the quality of playing fields. With these new advancements, the safety factor has also improved.

If approved, the preliminary project timeline is to begin the administrative and design process with all approvals and advertise for CSP's in November 2022, after the football season is over. The primary goal is to have this project completed by April of 2023. The additional construction time has to be considered due to the continuing delays and uncertainty of available materials. Coaches at both campuses are in agreement with the proposed schedule and agree to make alternative arrangements for any other sports that use the fields during this time.

At the Regular Board of Trustees meeting held on June 08, 2022, the Board approved Project and Proposed Budget for the Replacement of Synthetic Turf at Tom Landry Stadium and the Veterans Memorial High School Stadium.

Administration will use Competitive Sealed Proposals (CSPs) as the procurement method as approved by the Board of Trustees in the February 2021 Board of Trustees meeting. This method was approved as the primary default method for projects.

Request for Qualifications (RFQs) will be advertised for professional design services and Administration will schedule presentations to the Board for selection.

The Board of Trustees must take the necessary action in accordance with Texas Education Code 44.035 which consisted of the selection/designation of an architect and/or engineer to prepare construction documents for this project. The engineer and/or architect selected or designated will have full responsibility for complying with the Texas Engineering Practice Act (Article 3271a, Vernon's Texas Civil Statutes) or Chapter 478, Acts of the 45th Legislature, Regular Session, 1937 (Article 249a, Vernon's Texas Civil Statutes) as applicable.

If the engineer or architect is not a full-time employee of the District, the Board must select the engineer or architect based on demonstrated competence and qualifications as provided by Section 2254.004, Government Code. The selected architect/engineer along with preparing construction documents will be required to provide MCISD with an estimated project budget.

The preliminary timeline is to advertise for RFQs on or about June 14, 2022, with presentations to the Board of Trustees for evaluation and ranking at the next scheduled meeting. Possible selection and approval to enter into a design contract in August. All designs and approvals are tentatively scheduled for November.

Advertisements in the local newspapers were posted on June 14, 2022, and June 21, 2022. The process is for the submittals to be reviewed by the Purchasing Department Staff and the Administration Ranking Team to assure that firms meet the criteria based on demonstrated expertise, competence, and qualifications. The submission of RFQs was on June 30, 2022, and six (6) proposals were received. The Administration ranking team reviewed and pre-ranked the RFQs on July 13, 2022.

Both Millennium Engineers Group (MEG) and Terracon Consultants, Inc. are geotechnical testing firms and are not design professionals for this project, their submission was a possible miscommunication.

At the Special Board Meeting held on Wednesday, August 03, 2022, Administration presented the Administrations's pre-ranking evaluation, and the top three firms presented to the Board of Trustees their expertise, competence, and qualifications. The firms had time for presentations and time for questions and answers. Once the presentations had concluded the Board of Trustees officially ranked the firms with Javier Hinojosa Engineering being ranked first, PBK Architects second, and ADM Group third.

#### FIRMS

ADM Group INC.

Javier Hinojosa Engineering

Sam Garcia Architect LLC

PBK,

Millennium Engineers Group (MEG)

Terracon Consultants INC

At the same meeting, the Board approved entering into negotiations in the order of ranking for the professional design services for the Synthetic Turf for the Tom Landry Stadium and the Veterans Memorial High School Stadium with Javier Hinojosa Engineering.

Initial project negotiations were held on August 08, 2022, with Mr. Javier Hinojosa Engineering, Mr. Adrian Hernandez, and Mr. Adan Rivera. During the negotiations, Mr. Javier Hinojosa Engineering presented as their Best and Final Offer (BAFO) of \$70,000.00.

At the Regular Board Meeting held on Wednesday, August 10, 2022, the Board approved the Best and Final Offer (BAFO) from Mr. Javier Hinojosa Engineering of \$70,000.00

At the Regular Board Meeting held on Wednesday, September 21, 2022, the Board approved Schematic/Final Designs for the Replacement of the Synthetic Turf for the Tom Landry Stadium and the Veterans Memorial High School Stadium. Designs have been reviewed and approved by staff. If approved Administration will begin the advertisement for competitive sealed proposals.

As presented at the Board Workshop a decision will need to be made on the center logo to be used at Tom Landry Stadium before the final design can be completed and advertisements can be made. At the Board meeting Administration presented that Mission CISD has permission from the Hall of Fame to continue using the current midfield logo.

Schematic Design:

Rough sketches that develop a feasible conceptual design of the project.

Construction Documents:

Communicating the design intent through further refinement of the written and graphic representation of all building materials, components, and equipment that can be quantified and useful to contractors.

**ADMINISTRATIVE CONSIDERATIONS**

Advertisements in the local newspapers were posted on October 12, 2022, and October 24, 2022. The process is for the submittals to be reviewed by the Purchasing Department Staff and the Administration Ranking Team to assure that firms meet the criteria based on demonstrated expertise, competence, and qualifications. Proposal(s) Bid Opening was Thursday, October 27, 2022.

The Administration Ranking Team will review and rank the lone proposal. After the review Administration will then recommend those firm(s) in order of selection. The recommendation(s) will be presented for review at the Wednesday, November 02, 2022 Board Work Shop.

<b><u>Company Name</u></b>	<b><u>Base Bid for MHS</u></b>	<b><u>Base Bid for VMHS</u></b>	<b><u>Days</u></b>
Hellas Construction	\$761,520.00	\$856,968.00	40 total

Note: Each project has a \$50,000.00 betterment fund allowance included in the base proposal.

Note: Administration requested the Special Board of Trustees meeting for consideration and approval to enter into negotiations with the goal of bringing forward a best and final offer (BAFO) at the Regular Board of Trustees meeting to be held on Wednesday, November 09, 2022. If approved Administration would work on signing a contract and issue a notice to proceed (NTP) in order to expedite the project as much as possible.

**FUNDING SOURCE**

General Funds

Estimated Project Cost:

Tom Landry Field w/logos: \$590,000.00

VMHS Field w/logos: \$690,000.00 (larger sq. ft.)

Project Contingency 15%: \$192,000.00

**RECOMMENDATION**

This agenda item was presented at the Board of Trustees Workshop on Wednesday, November 02, 2022.

Administration presents Consideration and Approval to Accept Administrations Rankings and Enter Into Negotiations in the Order of Ranking for the Synthetic Turf for the Tom Landry Stadium and the Veterans Memorial High School Stadium

**EXHIBIT**

Tabulation Form & Bid Ranking Sheet (to be presented at the meeting)

**CONTACT PERSONS**

Ricardo Rivera, Assistant Superintendent for Operations

Anabel Garza, Coordinator for Purchasing

Adrian Hernandez, Coordinator for Project & Energy Management