



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, August 20, 2025, at 6:30 PM** in the **Administration Office Eagles Staff Development Room, 1201 Bryce Dr., 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)

IV. Discussion and Possible Action

1. Discussion and Approval of SB 13 – School Library Materials **3**

2. Substantial Completion for the Mission CISD Facility Enhancement (SAFE) Project Package #2 – CG5 Architect **11**

3. Discussion and Possible Action to Consider a Proposed Change Order Submitted by Carrier Corporation Related to the HVAC Installation Project at Mission CISD Campuses, Including Potential Extension of the Project Timeline

4. Discussion and Possible Action Regarding the District’s Options Concerning the HVAC Installation Project, Including but not Limited to: Contract Termination for Default or Convenience for Carrier Corporation, Re-Procurement of Services, Modification of Project Scope or Delivery Method, and/or Delegation of Authority to the Superintendent to Initiate Appropriate Steps in Alignment with Legal and Procurement Requirements

V. Executive Session

1. Private Consultation with Board Attorney (Texas Gov’t Code §551.071)

a. Legal Update with O’Hanlon, Demerath & Castillo, P.C. and Flores & Pelaez-Prada, Plc dba Stormlex Law Group

VI. Open Session-Possible Action Items

1. Legal Update with O’Hanlon, Demerath & Castillo, P.C. and Flores & Pelaez-Prada, Plc dba Stormlex Law Group

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 August 15, 2025.

A handwritten signature in black ink that reads "Dr. Cris Valdez". The signature is written in a cursive style with a horizontal line underneath the text.

**Dr. Cris Valdez, Superintendent of Schools
Mission Consolidated Independent School District**

PROPOSED REVISIONS

Note: For information related to the selection of instructional materials, see EFA.

Collection Development Policy

The purpose of this policy is to ensure that the District provides a wide range of library materials for students and faculty that support student achievement and present varying levels of difficulty, diversity of appeal, and a variety of points of view. This policy also provides standards for collection development and the selection and evaluation of library materials.

In this policy, "library materials" is defined by law and may include printed and electronic library acquisitions, including online catalogs, and other ancillary or supplementary materials maintained in a campus library. [See EFB(LEGAL)]

The library collection development standards shall apply to all library materials available for use or display, including material contained in school libraries, classroom libraries, online catalogs, library mobile applications used in the District, and any other library catalog a student may access~~and online catalogs.~~

In developing library collections, the District shall consider the age groups, grade levels, and access to library material by all students on a campus.

Responsibility

The District shall ensure librarians, professional library staff, and other designated professional staff are trained or receive information on the proper collection development standards ~~select and acquire library materials in accordance with state law and rules, this collection development policy, and administrative procedures.~~

The Superintendent shall develop administrative procedures to ensure that library collections comply with applicable law, library standards, and the District's collection development purpose and goals.

Collection Development Goals

In addition to the requirements in state law and rules, the District's library collections shall:

1. Present multiple viewpoints related to controversial issues [see EMB regarding instruction about controversial issues].
2. Provide a wide range of background information that will enable students to make intelligent decisions in their daily lives.
3. Include accurate and authentic factual content from authoritative sources.

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4. Have a high degree of potential user appeal and interest.
5. Offer a global perspective that promotes equity of access, including print and nonprint materials such as electronic and multimedia, to meet the needs of individual learners.
6. Represent diverse viewpoints and cultural groups of the state and their contributions~~cultures appropriate~~ to the state, the nation, and the world, ~~each campus~~ to ensure the collection embodies the ~~unique~~ background of all students~~its student population~~.

Recommendation~~S~~
election and
Procurement~~Evalu~~
tion of Materials

Library materials shall be recommended~~selected~~ and procured~~acquired~~ in accordance with guidelines adopted by the Texas State Library and Archives Commission and the District standards and priorities expressed in this policy.

Librarians and other professional staff shall develop recommendations to be presented to the Board. The~~When selecting, acquiring, and evaluating library materials,~~ librarians and other professional staff shall ensure that the materials:

1. Enrich and support the TEKS and the state and local curriculum, taking into consideration students' varied interests, maturity levels, abilities, and learning styles.
2. Foster growth in factual knowledge, literary appreciation, aesthetic values, and societal standards.
3. Encourage the enjoyment of reading, foster high-level thinking skills, support personal learning, and encourage discussion based on rational analysis.
4. Represent ethnic, religious, and cultural groups of the state and their contributions to the state, the nation, and the world.

The Superintendent shall ensure that administrative procedures regarding the development of recommendations~~selection~~ of library materials consider at least two of the following factors:

1. Recommendations from students, parents or guardians, teachers, and District residents~~community members~~.
2. Consultation with District teachers and library staff.
3. Consultation with library staff from other districts.
4. Extensive review of the library material.
5. Context of the library material, including overall fit within the existing collection and support of District curriculum.

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	<p>6. Reviews of the library material from sources such as professional journals in library science, recognized professional education or content journals with book reviews, national and state award recognition lists, library science field experts, and highly acclaimed author and literacy expert recommendations.</p> <p>7. Coverage of topics, authors, series, or genres that fill gaps in the school library collection.</p>
<p>Donated and Proposed Procurement List</p>	<p>The Board shall consider the list of library materials that have been donated or proposed by the administration for procurement. Each Board member may propose changes before the Board takes action on the list of donated or proposed library materials.</p> <p>The Board shall either approve or reject the library materials that have been donated or proposed for procurement.</p> <p>At least 30 days prior to the Board's vote to accept donated library materials or approve procurement of library materials, the Superintendent shall make accessible to the public the list of library materials in accordance with law.</p>
<p>Access Plan</p>	<p>The District shall allow efficient parental access to the District's library and any available online catalogs.</p> <p>Online catalogs shall be publicly available. The District shall publish information about library material titles, including how and where material can be accessed.</p> <p>Each campus shall communicate the following to parents and guardians:</p> <ul style="list-style-type: none">• Access to policies relating to school libraries and library materials;• Consistent access to library materials and resources; and• Opportunities for students, parents and guardians, educators, and community members to provide feedback on library materials and services.
<p>Parental Involvement</p>	<p>Parents and guardians are the primary decision-makers regarding their child's student's access to library material. In general, a student is afforded the opportunity to self-select library materials as part of literacy development and the library program. District staff may assist a student in selecting library material; however, the ultimate determination of appropriateness remains with the student and parent or guardian. Parents and guardians are encouraged to communicate with the campus librarian and their child's teacher about special considerations regarding library materials self-selected by their child student.</p>

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	<p>In accordance with state law and administrative procedures, parents or guardians may submit to the principal or a staff member designated by the principal a list of library materials that the parent's or guardian's child shall not be allowed to check out or access for use outside of the school library. The Superintendent shall develop procedures that permit a parent or guardian to submit the request in at least one of the methods permitted by law.</p> <p>The parent or guardian may select alternative library materials for their childstudent. [For information on parental rights regarding instructional materials and other instructional resources, see EFA(LEGAL).]</p>
<p>Access Procedures School Library</p>	<p>The District shall focus on maximizing transparency with parents while meeting student needs and providing enrichment opportunities with library materials. Parental involvement in library acquisition, maintenance, and campus activities is encouraged.</p> <p>A parent or guardian who wishes to access a school's library shall first submit a request to the principal. The principal or a staff member designated by the principal shall work with the parent or guardian to determine a time to access the library that will not interfere with the delivery of instruction or disrupt student use of library services.</p>
<p>LibraryOnline Catalog</p>	<p>A parent or guardian who wishes to access the an online catalog of library materials for any school in the District shall submit a written request to the school's principal. The principal or a staff member designated by the principal shall respond to the request in accordance with administrative procedures.</p>
<p>Protection from Inappropriate Material</p>	<p>In accordance with law and guidance from the Texas State Library and Archives Commission, library materials shall not include "harmful material"; as defined by Penal Code 43.24(a)(2); "obscene" material as defined by Penal Code 43.21(a)(1); any library material that is pervasively vulgar or educationally unsuitable; any library material containing indecent or profane content; any library material that refers a person to a website, including by use as referenced in Board of a link or QR code, containing content legally prohibited under lawEducation v. Pico; or any other material legally prohibited from inclusion in a public school library. [See EFB(LEGAL)]</p> <p>Obscene material is not protected by the First Amendment to the United States Constitution.</p> <p>Library materials shall comply with the Children'sChildren's Internet Protection Act (CIPA), including technology protection measures. [See CQ]</p>

Challenge Reconsideration of Library Material

Guiding Principles

A District employee, ~~or~~ a parent or guardian of a District student, ~~or District resident~~ may ~~challenge~~ ~~request the reconsideration of a~~ library material maintained in the District's library program.

The following principles shall guide the review of a ~~challenge of~~ ~~request to reconsider a~~ library material:

1. An individual may ~~challenge~~ ~~raise an objection to a~~ library material used in the District's library program, despite the fact that the professional staff ~~and selecting the Board materials were qualified to make the selection,~~ followed the proper procedure, and adhered to the objectives and criteria for ~~recommending and procuring~~ library materials set out in this policy.
- ~~2. A parent's or guardian's ability to exercise control over instruction and instructional resources, including library materials, extends only to his or her own child as set forth in Education Code Chapter 26.~~
- ~~3.2.~~ Access to ~~a~~ challenged material shall ~~not~~ be restricted during the ~~challenge~~ ~~reconsideration~~ process, ~~except the District may deny access to a student if requested by the student's parent or guardian.~~

In addition to compliance with state law and this policy, a criterion for the final decision on challenged library materials is the appropriateness of the material for its intended use. No challenged library material shall be removed solely because of the ideas expressed in the library material or the personal background of the library material's author or the personal background of the characters in the material.

Informal Challenge Reconsideration

When the District or a campus receives an objection to the appropriateness of a library material, the appropriate librarian or administrator shall try to resolve the matter informally. The librarian or administrator shall explain the selection process and discuss the intended purpose for the library material.

The librarian or administrator shall offer a concerned parent or guardian an alternative library material to be used by the child in place of the material and, if requested, shall restrict the child's access to the material objected to by the parent or guardian.

If the individual wishes to make a formal challenge, the administrator shall make available to the individual a copy of this policy and ~~the~~ form to request a formal ~~challenge~~ ~~reconsideration~~ of the library material.

Formal
~~Challenge Request
for Reconsideration~~

The District shall make [the Texas Education Agency](#) a form to [challenge request reconsideration](#) of library material available [on the District's website](#). ~~in the District's administrative office.~~

If ~~a District~~an employee, ~~or~~ a parent or guardian of a District student, ~~or a District resident~~ wishes to [challenge request reconsideration](#) of a library material, they shall follow the procedures to complete and submit the [challenge request for reconsideration](#) form.

After a [challenge request for reconsideration](#) form is submitted, the form shall be provided to the Superintendent. Copies of the form shall be provided to the school librarian, the Board, and any other staff designated in administrative procedures.

~~Challenge Recons
ideration
Committee~~

~~For purposes of this policy, "days" shall mean District business days, unless otherwise noted.~~

The Superintendent shall appoint a [challenge reconsideration](#) committee and notify committee members [in accordance with administrative procedures](#) ~~within 10 days of receiving the request for reconsideration form.~~

The [challenge reconsideration](#) committee shall include the librarian and at least one member of the instructional staff who is familiar with the material's content. Other members of the committee may include District-level staff, secondary-level students, parents or guardians, and any other appropriate individuals.

~~The~~ [Within 10 days of appointment of the committee](#) the District shall provide members of the committee the relevant materials to review [in accordance with the deadlines established in administrative procedures and in accordance with law.](#)

[Any meeting of the committee must comply with the meeting requirements under Education Code 33.025\(g\) and \(h\), including, ~~if additional time is~~ required \[notices, meeting minutes, audio or video recordings, and submission of minutes and audio or video recordings\]\(#\) to obtain and distribute the materials for review, all members of the \[meeting to the District\]\(#\) ~~committee shall be informed that a reasonable extension of time is needed.~~](#)

All members of the committee shall review the challenged library material in its entirety and determine whether the material conforms to this policy and whether the material will continue to be available in the library. The committee shall prepare a written report of its findings.

~~Absent extenuating circumstances, the written report shall be provided to the administration within 60 days of the District providing~~

	<p>the material to the committee members. In calculating timelines under this policy, the day the committee is provided the materials is "day zero." The following business day is "day one."</p> <p>Extensions of time due to extenuating circumstances shall take into consideration the time necessary to convene the committee members, the amount of material being reviewed, and any other pending reconsideration requests being handled by the committee.</p> <p>An extension of any deadline shall be promptly communicated to the individual who submitted the request for reconsideration.</p> <p>The Superintendent, the school librarian, the individual submitting the <u>challenge request for reconsideration</u>, and any other appropriate <u>staff administrators</u> shall receive a copy of the committee's report.</p>
Appeal	<p>An individual who submitted a <u>challenge request for reconsideration</u> may appeal the decision to of the <u>Board</u>. <u>The individual must provide the notice of appeal</u> reconsideration committee in accordance with <u>administrative procedures</u>.</p> <p><u>The Board shall hear the appeal</u> appropriate complaint policies, starting at the level immediately preceding Board consideration of a complaint. [See DGBA and <u>render a decision in accordance with the timelines established in law.</u> FNG]</p> <p><u>When considering the appeal, the Board shall consider the factors in Education Code 33.027(f). The Board shall consider appeals in accordance with timelines set out in law.</u></p>
Frequency of Review	<p>After a library material has been <u>challenged and</u> reviewed through the <u>Board determines not to remove the library material from a school library catalog</u> reconsideration process, it may <u>shall</u> not be challenged reviewed again <u>before the second anniversary</u> within two calendar years of the <u>Board's</u> reconsideration committee's final decision <u>not to remove the material</u>.</p>
<u>Removal of Library Materials</u>	<p><u>If a challenge to a library material results in the removal of the library material from the school library catalog, each teacher assigned as the classroom teacher at the grade level for which the library material was removed shall be notified and instructed to remove any copy of the library material from the teacher's classroom library, if applicable.</u></p>
Maintenance of Library Materials	<p>In accordance with state guidelines and District administrative procedures, collections shall be evaluated and updated regularly based on the collections' age, relevance, diversity, and variety. The Superintendent shall ensure administrative procedures are established for regular maintenance of the library collection on each</p>

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campus. Standard maintenance procedures for any library collection include repair, replacement, and removal of materials as necessary. Regular maintenance shall also include scheduled inventories of the collection. Disposal of any District-owned library materials shall be in accordance with District policy and procedures. [See CI]

Gifts and Donations

The ~~Board~~District shall accept gifts and donations of library materials with the understanding that the use and disposition of the materials and monies will be in accordance with District policy and the selection criteria noted above. [See CDC]

Policy Review

This policy shall be reviewed at least every three years and revised as necessary.

SUBJECT: Substantial Completion for the Mission CISD Facility Enhancement (SAFE) Project Package #2 – CG5 Architect

PRESENTER: Rick Rivera, Assistant Superintendent for Operations

BACKGROUND INFORMATION

The Texas School Safety Center requires new school safety standards and Mission CISD was awarded a Safety and Facilities Enhancement (SAFE) Grant which allows for additional funding for safety and facilities enhancement. This safety project will address the prevention of school violence and create secure learning environments and other safety enhancements districtwide. This project will support a range of activities and strategic use of funds aimed at fortifying the security infrastructure within Mission CISD schools. Key elements of the SAFE Grant include the purchase of fencing materials, emergency egress gates, anti-scaling devices, fence posts, safety measures for windows and doors, and silent panic alert technology along with other Texas Education Agency (TEA) approved school safety standards. The implementation of these safety measures aligns with the district's commitment to creating a secure and conducive learning environment for students and staff within Mission CISD.

Administration has been gathering information on the school safety grants, thus we present the Project, Proposed Budget, and Request for Qualifications (RFQ's) for Professional Design Services for the Mission CISD Safety & Facilities Enhancement Project.

If approved by the Board of Trustees the Purchasing department will proceed with advertisements for this project. Request for Qualifications (RFQ's) will be advertised for professional design services and Administration will schedule presentations to the Board for the selection. A ranking criterion will also need to be reviewed and approved.

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.

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 on the basis of 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 RFQ's on or about February, with presentations to the Board of Trustees for evaluation and ranking in March with possible selection and approval to enter into a design contract in April. The amount of the design contract for this project will exceed the Board approved On-call threshold, thus request for RFQ's.

At the Regular Board of Trustees meeting held on January 24, 2024, the Board approved the Project, Proposed Budget, Request for Qualifications (RFQ's) for Professional Design Services, and Ranking Criteria for the Mission CISD Safety & Facilities Enhancement Project.

Advertisements in local newspapers were posted from March 6, 2024, through March 21, 2024. No firms submitted any proposals during this initial time period. Administration extended the advertisement for an additional week. 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 RFQ's was due on March 28, 2024, for proposals to be received. The Administration ranking team reviewed and pre-ranked the single RFQ on April 2, 2024, at 2 p.m.. After the review, Administration will then recommend the top firm to be reviewed and ranked in order of selection. The ranking team consisted of Mr. Adrian Hernandez, Maintenance Director, Mr. Leandro Ochoa, Maintenance Coordinator, Mr. Martin Castaneda Director for Safety and Security, and Ms. Anabel Garza, Purchasing Coordinator who will serve as the facilitator.

Administration presented Approval to Enter Into Negotiations in the Order of Ranking for the Request for Qualifications (RFQ's) for the Professional Design Services, and Ranking Criteria for the Mission CISD Safety & Facilities Enhancement Project. Only one firm submitted an RFQ for this SAFE project.

<u>Firms</u>	<u>Points</u>
CG5 Architects	90.0

At the Regular Board of Trustees meeting held on April 10, 2024, the Board approved to Enter Into Negotiations in the Order of Ranking for the Request for Qualifications (RFQs) for the Professional Design Services and Ranking Criteria for the Mission CISD Safety & Facilities Enhancement Project. Only one firm submitted an RFQ for this SAFE project. CG5 Architects was the firm approved to enter into negotiations.

Project negotiations were held on April 11, 2024, April 18, 2024, and April 22, 2024, with Mr. Charlie Garcia from CG5 Architects, Mr. Ricardo Rivera, Mr. Adrian Hernandez, Mr. Joel Garcia, and Mr. Martin Castaneda from MCISD.

At the Regular Board of Trustees meeting held on May 08, 2024, the Board approved the Best and Final Offer (BAFO) for Professional Design Services for the Mission CISD Safety & Facilities Enhancement Project. CG5 Architects best and final offer (BAFO) of 7.50% of the construction cost and \$3,500.00 per campus visit, evaluation, and report was approved.

The Board of Trustees had the option to accept this BAFO, or to decline the offer and to direct Administration to re-advertise the project using the same specifications.

Administration will work with our legal counsel to write and execute the contract so that the firm can begin as soon as possible.

At the Regular Board of Trustees meeting held on September 11, 2024, the Board tabled the Construction Documents for the Mission CISD Safety & Facilities Enhancement Project (Fencing) for bid package #1. The Board of Trustees directed Administration to have the design team look into different options of fencing other than chainlink fencing for those areas that have a direct visual to streets.

At this meeting, CG5 Architects presented that he continues to work on the remaining fencing projects and anticipates submitting those ¹/₂ for approval at the October meetings.

Administration is working with CG5 Architects on packaging projects in groups of 3 – 5 and

not wait until all are complete so that we can expedite the projects as quickly as designs are ready. By packaging, it will allow for more contractors to submit proposals because it will allow smaller firms to compete. Smaller firms also may not have the bonding capacity to submit for all so by packaging it may allow them that capability to submit proposals.

At the meeting, CG5 Architects, for the first time, presented a Summary of Estimated Costs with Options 1-4 on the fencing for package #1. Options #1 & #2 are designed for chain link fencing.

Option #1 is to continue using the same system as has been done which is of extending the current 6' fencing and adding an additional 2' of fabric material.

Option #2 is to extend the fence posts the additional 2' needed and remove the existing fabric material and install new full 8' material. Mr. Garcia stated that either of these options was well below the grant budget for all the remaining campuses. The remaining campuses being addressed are eighteen (18).

Options #3 & #4 are installing a design fence fabric material with a combination of new 8' chainlink fencing fabric material.

Option #3 is providing new 8' fabric material at street sides and extended 8' fencing with new fabric material at sides and back sides.

Option #4 is providing new 8' aluminum picket fencing at street sides and extended 8' fencing with new fabric material at sides and back sides.

Mr. Garcia presented that options #3 & #4 would not be within the grant budget and exceed by over \$1 million dollars. After discussing the current options and estimated costs Mr. Garcia stated that he will work on an Option #2.5 that may incorporate the others and maybe within budget. We will meet with Mr. Garcia and present this at the Regular Board Meeting.

Currently Administration is presenting to proceed with Bid Package #1 only and should an option be approved we will proceed to advertise for competitive sealed proposals. As per Mr. Garcia, the remaining packages of #2 - #4 are ready and these will be presented in November.

There was a possible concern that by extending the current 6' fence and adding the additional 2' portion that the existing support poles would not handle the additional weight. This is the system that was designed and installed by the previous grant and is being completed currently. Mr. Jose Rios, Project Architect for Sam Garcia Architects, the architect of record for the current fencing was in the audience and addressed this concern. Mr. Rios stated that all the corner support posts were replaced and any others that were deemed as possibly weak were also replaced as part of the project design and scope of work. Mr. Rios stated that there should be no issues with any fencing supports or weight.

If approved we will continue to move forward and work with our Purchasing department to advertise for competitive sealed proposals and continue with the process of selecting a contractor for consideration and approval as per our procurement process for package #1.

At the Regular Board of Trustees meeting held on October 09, 2024, the Board approved

Construction Documents and Fencing Options for the Mission CISD Safety & Facilities Enhancement Project (Fencing) – Bid Package #1 (Leal, Castro, O'Grady, Pearson

Elementary and K.White Jr. High with Option 4A.

At the Regular Board of Trustees meeting held on November 13, 2024, the Board approved Construction Documents and Fencing Options for the Mission CISD Safety & Facilities Enhancement Project (Fencing) – Bid Package #2 - #4.

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.

For Bid Package # 1 advertisements were posted from October 23, 2024, through October 30, 2024. 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. A pre-proposal meeting was held on October 23, 2024 with only one vendor in attendance. The submission of CSP's were due on November 7, 2024, at 2:00 p.m. with no proposals being submitted.

For Bid Package #1 – #4 advertisements were posted from November 20, 2024, through November 27, 2024. 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. A pre-proposal meeting was held on December 2, 2024 with two vendors attending. The submission of CSP's were due on December 4, 2024, at 2:00 p.m.. The Administration ranking team will review and pre-rank the CSP's. After the review, Administration will then recommend the top firms to be reviewed and ranked in order of selection. Due to the unavailability of Maintenance Staff for the ranking, the ranking team consisted of Mr. Martin Castaneda, Ms. Dora Garcia, Mr. Ricardo Rivera, with Mr. Daniel Carmona and Ms. Anabel Garza who served as the facilitators.

A & A Avilla Construction, LLC

Base Bid Contingency

- SAFE Bid Package #1: \$2,154,495.46 + \$172,320.00 = \$2,326,815.46 120 days 31 points
 - Alternate: \$271,077.00 - 35 additional days
- SAFE Bid Package #2: \$2,345,650.85 + \$187,655.58 = \$2,533,306.46 120 days 38 points
 - Alternate: part of the base bid
- SAFE Bid Package #3: \$1,768,058.52 + \$141,444.68 = \$1,909,503.20 120 days 29 points
 - Alternate: part of the base bid
- SAFE Bid Package #4: \$1,284,638.45 + \$102,771.08 = \$1,387,409.53 120 days 31 points
 - Alternate: part of the base bid
 -

SLR Building Contractors

Base Bid Contingency

- SAFE Bid Package #1: \$1,199,421.46 + \$50,000.00 = \$1,249,421.00 145 days 68 points
 - Alternate: \$308,351.00
- SAFE Bid Package #2: \$1,255,178.00 + \$50,000.00 = \$1,305,178.00 145 days 81 points
 - Alternate: \$444,535.00
- SAFE Bid Package #3: \$778,523.00 + \$50,000.00 = \$828,523.00 145 days 68 points
 - Alternate: \$377,392.00

- SAFE Bid Package #4: \$749,069.00 + \$50,000.00 = \$799,069.00 145 days 66 points
 - Alternate: \$228,900.00

Veronica DeAnda LLC dba Excellent Fence

- | | Base Bid | Contingency | |
|------------------------|--------------|-------------|--------------------|
| • SAFE Bid Package #1: | \$758,419.00 | None | 150 days 94 points |
| ○ Alternate: | \$201,000.00 | | |
| • SAFE Bid Package #2: | no bid | | |
| • SAFE Bid Package #3: | \$495,734.00 | None | 150 days 94 points |
| ○ Alternate: | \$231,915.00 | | |
| • SAFE Bid Package #4: | \$431,809.00 | None | 150 days 94 points |
| ○ Alternate: | \$156,950.00 | | |

At the Regular Board of Trustees meeting held on December 18, 2024, the Board approved to Enter Into Negotiations in the Order of Ranking for the Mission CISD Safety & Facilities Enhancement Project Bid Package #1 - #4 (Fencing).

Bid Package #1, #3 and #4 – Excellent Fence

Bid Package #2 – SLR Building Contractors

The Board also approved amending the contract for CG5 Architects due to the TEA Intruder Detection Auditors (IDA's) Safety Regulations. CG5 Architects will be asked to provide additional design work to include the installation of 8' high gates at every overhead door at any of the districts outside gyms that require it. As per legal suggestion, this amendment can be done as a change order for CG5.

Initial negotiations were held on December 20, 2024, for Bid Packages #1, #3, and #4 with Ms. Veronica DeAnda from Excellent Fence, Mr. Adan Rivera, Mr. Leandro Ochoa, Mr. Ricardo Rivera and Mr. Daniel Carmona from MCISD. The firms have presented their best and final offer (BAFO).

Bid Package No 1 – Excellent Fence

1. BAFO Bid Package No 1 RE-BID Base Bid: \$758,419.00
2. BAFO Bid Package No 1 RE-BID Alternate Bid: \$201,000.00
3. BAFO Bid Package No 1 Contingency Allowance: \$50,000.00
4. BAFO Bid Package No 1 Grand Total: \$1,009,419.00
5. BAFO Bid Package No 1 Days of Completion: 150 days

Bid Package No 3 – Excellent Fence

1. BAFO Bid Package No 3 Base Bid: \$495,734.00
2. BAFO Bid Package No 3 Alternate Bid: \$231,915.00
3. BAFO Bid Package No 3 Contingency Allowance: \$50,000.00
4. BAFO Bid Package No 3 Grand Total: \$777,649.00
5. BAFO Bid Package No 3 Days of Completion: 150 days

Bid Package No 4 – Excellent Fence

1. BAFO Bid Package No 4 Base Bid: \$431,809.00
2. BAFO Bid Package No 4 Alternate Bid: \$156,950.00
3. BAFO Bid Package No 4 Contingency Allowance: \$50,000.00
4. BAFO Bid Package No 4 Grand Total: \$638,759.00
- BAFO Bid Package No 4 Days of Completion: 150 days

Initial negotiations were held on December 20, 2024, for Bid Package #2 with Mr. Gilberto Renteria III from SLR Building Contractors, Mr. Adan Rivera, Mr. Leandro Ochoa, Mr. Ricardo Rivera, and Mr. Daniel Carmona from MCISD. The firm has presented its best and final offer (BAFO).

Bid Package No 2 – SLR Building Contractors

1. BAFO Bid Package No 2 Base Bid: \$1,300,000.00 (Contingency Allowance of \$50,000 included)
2. BAFO Bid Package No 2 Alternate No 1: \$444,535.00
3. BAFO Bid Package No 2 Grand Total: \$1,744,535.00
4. BAFO Bid Package No 2 Days of Completion: 145 days

The Board of Trustees has the option to accept each separate BAFO, to decline the offer(s), and direct Administration to enter into negotiations with the next firm(s), or to reject all offer(s) and re-advertise the project using the same specifications.

Administration will work with our legal counsel to write and execute the contracts so that the contractors can begin as soon as possible.

At the Board Workshop Meeting, Administration presented a comprehensive grant worksheet with the Cycle 1 & 2 safety grants received, project and amounts expended, proposed projects, deadlines, and estimated balances.

Options for fencing projects were presented on a Safety Grant Work Sheet with costs and remaining balances. Option 4 was recommended, which would construct mandated 8' tall chain link campus perimeter fencing and 8' tall decorative fencing in front and sides of campuses that face a street. This option allowed for an estimated grant balance that would allow the district to purchase a new phone system with an emergency push button away from all other phone buttons, thus limiting the accidental calling for emergency services/false alarms. This option would also allow for any balance left to be applied to cover safety and security payroll costs that are currently being paid by district general funds.

Option 4 also reduced each project bid package contingency fund from \$50,000.00 each to \$10,000.00 each.

Administration will work with CG5 Architects on the design for the elementary gym gates and Mission Collegiate High School pavilion fencing. This will be advertised as a separate fencing project and will use competitive sealed proposals as the procurement method, as in the previous approved fencing projects.

At the Regular Board of Trustees meeting held on January 22, 2025, the Board approved the Best and Final Offer (BAFO) for the Mission CISD Safety & Facilities Enhancement Project Bid Package #1 - 4 (Fencing) (Option 4).

Bid Package No. 1,3 & 4 - Excellent Fence

BAFO Bid Package No 1 RE-BID Base Bid: \$758,419.00 with Contingency \$10,000.00

BAFO Bid Package No 3 Base Bid: \$495,734.00 with Contingency \$10,000.00

BAFO Bid Package No 4 Base Bid: \$431,809.00 with Contingency \$10,000.00

With 150 days of construction days. A Notice to Proceed was set forth on March 5, 2025, with substantial completion on August 1, 2025.

Bid Package No. 2 – SLR Building Contractors
BAFO Bid Package No 2 Base Bid: \$1,260,000.00 with Contingency \$10,000
With 145 days of construction days. A Notice to Proceed was set forth on February 24, 2025,
with substantial completion on July 18, 2025.

Pending:

Construction Change Directive (CCD)#1 for Delay Days and Proposed Pole Extensions for the Mission CISD Facility Enhancement (SAFE) Project Package #2.

ADMINISTRATIVE CONSIDERATIONS

As per CG5 Architects and SLR Building, Mission CISD Facility Enhancement (SAFE) Project Package #2 was reviewed, inspected, and determined to be substantially completed as per contract documents and specifications, thus, they are presenting Substantial Completion for the Mission CISD Facility Enhancement (SAFE) Project Package #2 this project was completed on time.

Note: MCISD continues to review Package #2 projects to ensure the project is substantially complete.

Note: Substantial Completion is the stage in the progress of the Work when the Work or designated portion thereof is sufficiently complete in accordance with the Contract Documents so that the Owner can occupy or utilize the Work for its intended use.

FUNDING SOURCE

General Funds

Safety & Facilities Enhancement (SAFE) Grant Cycle 1 - \$4,768,797.00

Safety & Facilities Enhancement (SAFE) Grant Cycle 2 - \$524,062.00

Note: The SAFE Grant incorporates different safety initiatives that have been approved including and not limited to fencing, window film, cameras, safety technology, etc. This particular project CG5 Architects will incorporate those safety initiatives that would pertain to his professional design services and his project total amount would reflect that.

The Business Office will submit a SAFE Grant Project amendment to transfer as much money as needed to complete the district-wide fencing project, as some money was initially allocated to other projects.

Any safety fencing and window film project amount not covered by the first grant would be transferred to the SAFE Grant for completion.

RECOMMENDATION

Administration presents Substantial Completion for the Mission CISD Facility Enhancement (SAFE) Project Package #2. (Pending final review from MCISD)

EXHIBIT

Substantial Completion Form

CONTACT PERSONS

Ricardo Rivera, Assistant Superintendent for Operations

Epigmenio "TJ" Gonzalez, Director for Maintenance



AIA®

Document G704® – 2017

Certificate of Substantial Completion

PROJECT: <i>(name and address)</i> Mission CISD Facility Enhancement (SAFE) Project (Package #2)	CONTRACT INFORMATION: Contract For: General Construction Date: 2/24/2025	CERTIFICATE INFORMATION: Certificate Number: 01 Date: 7/17/2025
OWNER: <i>(name and address)</i> Mission CISD 1201 Bryce Dr. Mission, TX. 78572	ARCHITECT: <i>(name and address)</i> CG5 Architect LLC 1314 E 22 nd St. Mission, TX. 78572	CONTRACTOR: <i>(name and address)</i> SLR Building Contractors 1803 S Cesar Chavez Edinburg, TX 78542

The Work identified below has been reviewed and found, to the Architect’s best knowledge, information, and belief, to be substantially complete. Substantial Completion is the stage in the progress of the Work when the Work or designated portion is sufficiently complete in accordance with the Contract Documents so that the Owner can occupy or utilize the Work for its intended use. The date of Substantial Completion of the Project or portion designated below is the date established by this Certificate.

(Identify the Work, or portion thereof, that is substantially complete.)

All Scope of Work as identified and specified per the Contract Documents

<u>CG5 Architect LLC</u>		Jose C Garcia III	<u>July 15, 2025</u>
ARCHITECT <i>(Firm Name)</i>	SIGNATURE	PRINTED NAME AND TITLE	DATE OF SUBSTANTIAL COMPLETION

WARRANTIES

The date of Substantial Completion of the Project or portion designated above is also the date of commencement of applicable warranties required by the Contract Documents, except as stated below:

(Identify warranties that do not commence on the date of Substantial Completion, if any, and indicate their date of commencement.)

No exceptions, all warranties shall be applicable

WORK TO BE COMPLETED OR CORRECTED

A list of items to be completed or corrected is attached hereto, or transmitted as agreed upon by the parties, and identified as follows:

(Identify the list of Work to be completed or corrected.)

See Attached Punch List items and letter of compliance and completeness.

The failure to include any items on such list does not alter the responsibility of the Contractor to complete all Work in accordance with the Contract Documents. Unless otherwise agreed to in writing, the date of commencement of warranties for items on the attached list will be the date of issuance of the final Certificate of Payment or the date of final payment, whichever occurs first. The Contractor will complete or correct the Work on the list of items attached hereto within Thirty (Days) days from the above date of Substantial Completion.

Cost estimate of Work to be completed or corrected: \$2,500.00

The responsibilities of the Owner and Contractor for security, maintenance, heat, utilities, damage to the Work, insurance, and other items identified below shall be as follows:

(Note: Owner’s and Contractor’s legal and insurance counsel should review insurance requirements and coverage.)

Owner accepts responsibility for all operational items as of date of Substantial Completion or Certificate of Occupancy issued by the City or the Authority having jurisdiction.

The Owner and Contractor hereby accept the responsibilities assigned to them in this Certificate of Substantial Completion:

<u>SLR Building Contractors</u>	_____	_____	_____
CONTRACTOR <i>(Firm Name)</i>	SIGNATURE	PRINTED NAME AND TITLE	DATE
<u>Mission CISD</u>	_____	_____	_____
OWNER <i>(Firm Name)</i>	SIGNATURE	PRINTED NAME AND TITLE	DATE