



**Waxahachie**  
INDEPENDENT SCHOOL DISTRICT

411 N. Gibson St. Waxahachie, TX 75165 • 972-923-4631 Phone • 972-923-4759 Fax. • wisd.org

**Called Meeting | AGENDA**

**Thursday, December 19, 2024**

**9:00 AM**

**Live Stream:**

**<https://www.youtube.com/waxahachieisd>**

A Called Meeting of the Board of Trustees of Waxahachie Independent School District will be held Thursday, December 19, 2024, beginning at 9:00 AM in the Waxahachie ISD Administration Building, 411 N. Gibson St., Waxahachie, TX 75165.

The subjects to be discussed or considered or acted upon which any formal action may be taken are listed below. Items do not have to be taken in the same order as shown on this meeting notice. Unless removed from the consent agenda, items identified within the consent agenda will be acted on at one time.

- I. CALL TO ORDER.
  - A. Announcement by the presiding officer that a quorum is present, that the meeting has been duly called, and that notice of the meeting has been duly posted for time and manner required by law.
- II. CLOSED SESSION. Section 551.001 et seq. (if necessary)
  - A. Deliberation regarding the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee, including discussing complaints, hiring, resignation, termination, proposal for non renewal, proposal for termination, evaluation, promotion or demotion of personnel. Gov't Code 551.074
  - B. Deliberating the purchase, exchange, lease or value of real property. Gov't Code 551.072
  - C. Deliberation regarding security devices, personnel deployment, or security audits. Gov't Code 551.076.
  - D. Consulting privately with the board's attorney concerning contemplated litigation. Gov't Code 551.071.
- III. RECONVENE TO OPEN SESSION.
- IV. OPEN FORUM: Hearing of individuals or committees.\*\*
- V. ACTION ITEMS.
  - A. Consideration with possible action to approve an agreement with Geotex Engineering to provide material testing services on the Waxahachie Creek High School project at an approximate cost of \$795,352. 3
  - B. Consideration with possible action to approve easement to Oncor at Howard Junior High School as presented. 12
  - C. Consideration with possible action to approve renovations at the Ellis County Appraisal District. 15
  - D. Consideration with possible action to approve the purchase of HVAC units for Waxahachie Creek High School from Texas AirSystems at a price not to exceed \$5,000,000. 19
  - E. Consideration with possible action to approve the second early package for the Waxahachie Creek High School project from Pogue Construction at a price not to exceed \$20,250,000. 22
- VI. ADJOURN.

If, during the course of the meeting, a discussion of any item on the agenda should be held in a closed meeting, the board will conduct a closed meeting in accordance with the Texas Open Meetings Act, Texas Government Code, Chapter 551, Subchapters D and E or Texas Government Code section 418.183(f). Before any closed meeting is convened, the presiding officer will publicly identify the section or sections of the Act authorizing the closed meeting. All final votes, actions, or decisions will be taken in open meeting. [See BEC(LEGAL)]

Regular meetings of the Waxahachie ISD Board of Trustees begin at 5 p.m. To respect the time of those being recognized, recognitions will not begin before 6 p.m., and agenda items may be taken out of order to accommodate recognitions. Those being recognized are asked to arrive by 6 p.m.

\*Audience participation is limited to the time allotted for those individuals who submit a Public Comment Card indicating the agenda or non-agenda topic they wish to address. At all other times during Board Meetings, the audience shall not enter into discussion or debate on matters being considered by the Board, unless requested by the presiding officer. Speaker presentation time will be set by the Board President at the Board dais. No action may be taken regarding the information received by the Board.

\*\*In accordance with state law, public comment may not be used to voice a complaint involving the naming of specific individuals, including but not limited to the names of district employees or students, even if the matter is listed on the agenda. Additionally, no information that may be reasonably linked to an individual person may be spoken about during public comment. All complaints may be directed through the appropriate administrative channels before being presented to the Board:

Students/Parents – Board Policy FNG(LOCAL);  
Employee – Board Policy DGBA(LOCAL); or,  
Community Member – Board Policy GF(LOCAL).

This agenda (one or more pages) is part of a document entitled NOTICE OF MEETING in accordance with the Texas Open Meetings Act, Texas Government Code Chapter 551. The Waxahachie ISD Administration Building, Board Room, 411 North Gibson Street, Waxahachie, Texas, 75165 is wheelchair accessible. A curb slope entry is available at the rear entrance.

**Waxahachie Independent School District  
BOARD OF TRUSTEES**

**Date:** December 19, 2024 **Presented By:** Ryan Kahlden

**Subject:** Contract for Materials Testing – WCHS **Related Page(s)** Geotex Quote



**EXECUTIVE SUMMARY:**

The district is looking to contract with Geotex Engineering for materials testing services on the Waxahachie Creek High School renovation project. The cost of services is expected to not exceed \$795,352. The cost of this service will be paid by bond funds (Proposition B).

**ATTACHMENTS:**

Quote for geotechnical investigation from Geotex Engineering.

		BOARD PRIORITY GOALS
	<b>Priority #1</b>	<b>Student Growth</b>
	<b>Priority #2</b>	<b>Honor and Support Staff</b>
	<b>Priority #3</b>	<b>Community and Stakeholder Relationships</b>
X	<b>Priority #4</b>	<b>Financial Integrity</b>

**RECOMMENDATION:**

Approve agreement with Geotex Engineering to provide material testing services on the Waxahachie Creek High school renovation project at an approximate cost of \$795,352.



December 6, 2024  
Proposal No.: 24-1303

Mr. Stephen Mott, CTSBO  
Waxahachie Independent School District  
smott@wisd.org

**Subject: Construction Materials Testing Services  
Waxahachie Creek High School  
Waxahachie, Texas**

Dear Mr. Mott:

Geotex Engineering is pleased to submit this proposal for construction materials testing for the above-referenced project. We understand that the project entails the construction of a new high school located at Spur 394 Waxahachie, Texas.

This proposal is based on architectural, structural, and civil bid set plans dated November 15, 2024; geotechnical report by Geotex Engineering dated May 24, 2024.

#### **PROJECT INFORMATION**

Based on our review of the project plans and specifications, we understand that the project will consist of the following:

- ◆ Building (approximately 530,463 square feet):
  - ◆ Moisture-conditioned subgrade (1-foot with a 1-foot select fill cap)
  - ◆ Straight-sided drilled shaft foundation system
  - ◆ Slab-on-grade floor system with grade beams
  - ◆ ICF-reinforced concrete wall
  - ◆ CMU walls
  - ◆ Concrete tilt-walls
  - ◆ Upper-level concrete slabs over pan decking
  - ◆ Elevator pit and walls
  - ◆ Structural steel
- ◆ Paving and sidewalks:
  - ◆ Scarified and re-compacted subgrade for sidewalks
  - ◆ 6-inch lime-treated paving subgrade
  - ◆ 8-inch gravel crushed limestone
  - ◆ 4-inch HMA base course
  - ◆ Portland cement concrete paving
- ◆ Miscellaneous:
  - ◆ Utility trench backfill
  - ◆ Dumpster pad and slab

- ◆ Sports fields
- ◆ Fieldhouse
- ◆ Dugouts
- ◆ Monument sign
- ◆ Screen wall
- ◆ Concrete flumes and inlets

## SCOPE OF SERVICES

The following scope of services is based on our review of the project documents and is limited to providing testing and/or observations for the previously mentioned construction. ***We do request that your construction representative provide us with a 24-hour notice for scheduling purposes. Same-day call-ins will be billed at premium rates.*** As such, we agree to provide the appropriate personnel to perform the below construction materials services.

### Earthwork

- Obtain and perform laboratory moisture/density relations (ASTM D698)(ASTM D1557) and soil classification tests (liquid limit, plastic limit, and percent finer than no. 200 sieve analysis) for each soil type
- Perform in-place moisture/density tests at the proposed rate of 1/5,000 square feet, and 1/300 linear feet for trench utility backfill and grade beam backfill per lift, with a minimum of 3 tests per lift
- Perform in-place sieve analysis and depth checks at the rate of 1/5,000 square feet on lime treated paving subgrades

### Asphalt Paving

- Determine roll patterns for placement of the proposed HMAC pavement surface

### Drilled Shaft Installation

- An engineer or geologist will be onsite on the first day of drilled shaft placement to verify the soil design parameters and to provide assistance if any problems arise during placement.
- Excavation observation of the drilled shafts will include:
  - record the diameter of the drilled shaft
  - record top and bottom pier elevations (information obtained from plans or provided by contractor)
  - record depth to the bearing stratum
  - record penetration into the bearing stratum
  - record if a casing was used
  - record if plumbness is within specification tolerance
  - record horizontal and vertical bars quantity and size
  - record the condition of drilled shaft excavation before concrete placement
  - record the time concrete was placed

### Reinforcing Steel

- Perform reinforcing steel observation which will include:
  - verify the number and size of bars
  - verify clearance between bars and spacing
  - verify securing, tying, and chairing of bars

### Cast-In-Place Concrete

- Perform testing during concrete placements, which will include:
  - perform ambient and concrete temperature determinations
  - perform entrained air content determination
  - perform slump determination
- Cast concrete test cylinders at the proposed rate of 5/50 cubic yards of concrete placed, or a fraction thereof placed per day
- Compressive strength determination of concrete test cylinders with one tested at 7 days, three tested at 28 days, and one held in reserve

### Post-Tensioning Observation

- Perform post-tensioning observation which will include:
  - record pressure on the tendon during initial stressing and final stressing
  - record tendon elongation after initial stressing and final stressing
  - verify the number, spacing, and placement of tendons prior to concrete placement
  - observe anchor installation prior to concrete placement

### Masonry

- Perform testing during masonry operations which will include:
  - Ambient, mortar, and grout temperature determinations
- Cast grout prisms at the proposed rate of 4 per set shall be made during the first day of masonry work and for every 5,000 SF of wall (or less) thereafter
- Compressive strength determination of grout prisms with one tested at 7 days and three tested at 28 days

### Structural Steel

- Perform visual observation on welded and bolted connections
- Perform ultrasonic observation on moment or “full-penetration” welded connections

### **Notes and Qualifications:**

Preparation of a compliance letter or other tasks and services that will require Professional Engineering (PE) hours will be billed at the PE’s rate of \$250/hour.

## COMPENSATION

While testing is dependent on the construction sequence, contractor performance and efficiency, weather conditions, and the actual testing performed, we suggest an **estimated budget of \$795,352**. The invoicing for this project will use the attached Fee Schedule **and the actual quantity of work performed**. The estimated budget will not be exceeded without prior approval. Services provided by Geotex Engineering will be consistent with the engineering standards prevailing at the time and in the area that the work is performed; no other warranty, express or implied, is intended. Estimates are valid for 60 days. If ICC Special Inspections are requested or required, additional fees will apply. Any additional testing that the client requests will be billed. Fees are subject to increases upon the calendar year or following years of signing the contract. Additional slump, entrained air, and temperature tests requested will be charged to the client. (Slump-\$20), (Entrained Air and Unit Weight-\$25), (Temperature-\$5). If NICET inspector is required, additional fees will apply.

A Letter of Agreement for your execution will be forwarded to your office upon your approval of this proposal.

We appreciate the opportunity to provide you with our services. Please call if you have any questions or wish to discuss any aspect of our proposal.

Sincerely,  
Geotex Engineering, LLC

*Brandon Lowrance*

Brandon Lowrance  
Chief Estimator



**Geotex Engineering, LLC**  
 14805 Trinity Boulevard  
 Fort Worth, Texas 76155  
 Phone: 817.529.8464

**Budget Estimate for Construction Materials**

Testing & Observation Services  
**Waxahachie Creek High School**  
 Waxahachie, Texas  
**24-1303**

Item	Quantity	Unit	Unit Rate	Total
<b>Earthwork Observation &amp; Testing Paving &amp; Utilities</b>				
Moisture Density Relations (ASTM D698 - Method A or B)	12	each	\$185.00	\$2,220.00
Moisture Density Relations Treated (ASTM D698 - Method A or B)	5	each	\$280.00	\$1,400.00
Moisture Density Relations (ASTM D698 - Method C)	2	each	\$200.00	\$400.00
Moisture Density Relations (ASTM D1557- Method A or B)	2	each	\$225.00	\$450.00
Atterberg Limits (ASTM 4318)	14	each	\$95.00	\$1,330.00
Minus 200 Sieve Analysis	14	each	\$50.00	\$700.00
Sieve Analysis	1	each	\$125.00	\$125.00
Sieve Analysis (Tex-110-E)	2	each	\$260.00	\$520.00
Oversized Rock Correction	2	each	\$80.00	\$160.00
Lime Depth Checks	126	each	\$20.00	\$2,520.00
Lime Subgrade Gradations	126	each	\$20.00	\$2,520.00
Sulfate Content in Soils, Colorimetric Method	1	each	\$105.00	\$105.00
Lime Series, Plasticity Index Method	1	each	\$500.00	\$500.00
In-Place Moisture-Density Tests (Grading Fill) Min 3 Per Trip	1310	each	\$20.00	\$26,200.00
In-Place Moisture-Density Tests (Paving) Min 3 Per Trip	325	each	\$20.00	\$6,500.00
In-Place Moisture-Density Tests (Utilities) Min 3 Per Trip	650	each	\$20.00	\$13,000.00
Certified Engineering Soils Technician - Grading Fill (Min. 4 hrs. per trip)	620	hour	\$60.00	\$37,200.00
Certified Engineering Soils Technician - Paving (Min. 4 hrs. per trip)	375	hour	\$60.00	\$22,500.00
Certified Engineering Soils Technician - Utilities (Min. 4 hrs. per trip)	275	hour	\$60.00	\$16,500.00
Certified Engineering Soils Technician (Estimated overtime)	175	hour	\$90.00	\$15,750.00
Trip Charge	200	trip	\$50.00	\$10,000.00
Project Manager	142	hour	\$125.00	\$17,750.00
Project Administration	n/a	%	10	\$17,835.00
<b>Estimated Total for Earthwork Services for Paving &amp; Utilities:</b>				<b>\$196,185.00</b>
<b>Concrete Observation &amp; Testing - Paving</b>				
Concrete Test Cylinders (4 x 8 inch) (Includes: ambient & concrete temperatures, slump, air & unit weight)	1840	each	\$25.00	\$46,000.00
Certified Engineering Concrete Technician (Min. 4 hrs. per trip) (Includes reinforcing observation & cylinder pick up)	890	hour	\$60.00	\$53,400.00
Certified Engineering Concrete Technician (Estimated overtime)	175	hour	\$90.00	\$15,750.00
Trip Charge	145	trip	\$50.00	\$7,250.00
Project Manager	108	hour	\$125.00	\$13,500.00
Project Administration	n/a	%	10	\$13,590.00
<b>Estimated Total for Concrete Services for Paving:</b>				<b>\$149,490.00</b>

<b>Asphalt Observation &amp; Testing</b>				
Certified Roadway Specialist - Set Rolling Patterns	48	hour	\$65.00	\$3,120.00
Nuclear Density Gauge Equipment Rental Fee	8	day	\$100.00	\$800.00
Core Drilling Machine Fee	1	trip	\$375.00	\$375.00
6-inch Diameter asphalt Cores to 3" depth	4	each	\$75.00	\$300.00
Determining density of compacted specimens (ASTM D2726)	6	each	\$45.00	\$270.00
Maximum Theoretical Specific Gravity (ASTM D2041)	6	each	\$100.00	\$600.00
Core Disposal Fee	4	each	\$30.00	\$120.00
Trip Charge	8	trip	\$50.00	\$400.00
Project Manager	6	hour	\$125.00	\$750.00
Project Administration	n/a	%	10	\$674.00
<b>Estimated Total for Asphalt Services:</b>				<b>\$7,409.00</b>
<b>Earthwork Observation &amp; Testing Building Pad</b>				
Moisture Density Relations (ASTM D698 - Method A or B)	2	each	\$185.00	\$370.00
Atterberg Limits	2	each	\$95.00	\$190.00
Minus 200 Sieve Analysis	2	each	\$50.00	\$100.00
In-Place Moisture-Density Tests, Min 3 per trip	928	each	\$20.00	\$18,560.00
Certified Engineering Soils Technician (Min. 4 hrs. per trip)	300	hour	\$60.00	\$18,000.00
Certified Engineering Soils Technician (Estimated overtime)	75	hour	\$90.00	\$6,750.00
Trip Charge	63	trip	\$50.00	\$3,150.00
Project Manager	42	hour	\$125.00	\$5,250.00
Project Administration	n/a	%	10	\$5,237.00
<b>Estimated Total for Earthwork Services:</b>				<b>\$57,607.00</b>
<b>Drilled Shaft Observations</b>				
Concrete Test Cylinders (4 x 8 inch) (Includes: ambient & concrete temperatures, slump, air & unit weight)	280	each	\$25.00	\$7,000.00
Certified Sr. Engineering Technician (Min. 4 hrs. per trip)	480	hour	\$75.00	\$36,000.00
Certified Sr. Engineering Technician (Estimated overtime)	250	hour	\$112.50	\$28,125.00
Senior Engineer (PE)	8	hour	\$250.00	\$2,000.00
Trip Charge	64	trip	\$50.00	\$3,200.00
Project Manager	62	hour	\$125.00	\$7,750.00
Project Administration	n/a	%	10	\$8,408.00
<b>Estimated Total for Drilled Shaft Services:</b>				<b>\$92,483.00</b>
<b>Concrete Observation &amp; Testing Building</b>				
Concrete Test Cylinders (4 x 8 inch) (Includes: ambient & concrete temperatures, slump, air & unit weight)	1350	each	\$25.00	\$33,750.00
Certified Engineering Concrete Technician (Min. 4 hrs. per trip) (Includes reinforcing observation & cylinder pick up)	750	hour	\$60.00	\$45,000.00
Certified Engineering Concrete Technician (Estimated overtime)	175	hour	\$90.00	\$15,750.00
Trip Charge	125	trip	\$50.00	\$6,250.00
Project Manager	89	hour	\$125.00	\$11,125.00
Project Administration	n/a	%	10	\$11,188.00
<b>Estimated Total for Concrete Services:</b>				<b>\$123,063.00</b>
<b>Post-Tensioning Observation</b>				
Certified Sr. Engineering Technician for Pre-Placement Observation	20	hour	\$75.00	\$1,500.00
Certified Sr. Engineering Technician for Stressing Observation	20	hour	\$75.00	\$1,500.00
Trip Charge	8	trip	\$50.00	\$400.00
Project Manager	3	hour	\$125.00	\$375.00
Project Administration	n/a	%	10	\$378.00
<b>Estimated Total for Post-Tensioning Services:</b>				<b>\$4,153.00</b>

<b><u>Fireproofing / Firestopping Observation &amp; Testing</u></b>				
Fireproofing Observation (Min. 5 hrs. per trip)	130	hour	\$95.00	\$12,350.00
Thickness & Density testing	120	each	\$35.00	\$4,200.00
Adhesion testing	120	each	\$45.00	\$5,400.00
Trip Charge	25	trip	\$50.00	\$1,250.00
Project Manager	21	hour	\$125.00	\$2,625.00
Project Administration	n/a	%	10	\$2,583.00
<b>Estimated Total for Fireproofing Services:</b>				<b>\$28,408.00</b>
<b><u>Masonry Observation &amp; Testing</u></b>				
Mortar Cubes (6 per set)		each	\$25.00	\$0.00
Grout Prisms (4 per set)	136	each	\$35.00	\$4,760.00
Certified Engineering Technician (Min. 4 hrs. per trip) (Includes observation and masonry pickup)	272	hour	\$85.00	\$23,120.00
Trip Charge	52	trip	\$50.00	\$2,600.00
Project Manager	27	hour	\$125.00	\$3,375.00
Project Administration	n/a	%	10	\$3,386.00
<b>Estimated Total for Masonry Services:</b>				<b>\$37,241.00</b>
<b><u>Structural Steel Observation</u></b>				
CWI Specialist Visual Observation (Min. 5 hrs. per trip)	450	hour	\$85.00	\$38,250.00
Ultrasonic Inspection (Min. 5 hrs. per trip)	70	hour	\$95.00	\$6,650.00
Material Fee	14	day	\$50.00	\$700.00
Trip Charge	90	trip	\$80.00	\$7,200.00
Project Manager	1	hour	\$125.00	\$125.00
Project Administration	n/a	%	10	\$4,560.00
<b>Estimated Total for Structural Steel Services:</b>				<b>\$57,485.00</b>
<b><u>Storm Shelter Observation</u></b>				
Visual Observation (Min. 4 hrs. per trip)	130	hour	\$125.00	\$16,250.00
Sr. Engineer (submittal research and final walk through)	12	hour	\$250.00	\$3,000.00
Trip Charge	28	trip	\$50.00	\$1,400.00
Project Manager	19	hour	\$125.00	\$2,375.00
Project Administration	n/a	%	10	\$2,303.00
<b>Estimated Total for Storm Shelter Services:</b>				<b>\$25,328.00</b>
<b>Project Setup Fee</b>	1	each	\$250.00	\$250.00
<b>Allowance for Sr. Engineer</b>	65	hour	\$250.00	\$16,250.00
				<b>\$16,500.00</b>
<b>Estimated Total for Above Services:</b>				<b>\$795,352.00</b>

**SCHEDULED ASSUMPTIONS AND NOTES**

Utility backfill completed at a rate of 300 linear feet per day, full depth of trench.  
80,000 cubic feet of earth per day for grading fill  
No testing for coarse gravel.  
No testing for french drain  
No testing for floor flatness  
Earthwork for track and field completed in 10 days.  
No air barrier observation and testing  
No mortar testing  
It is assumed no cement treatment  
24 piers completed per day with 2 drill rigs on site  
Tennis court concrete placed in 4 days.  
Earthwork for tennis courts completed in 4 days.  
Fills, moisture conditioning and select fill placement for the track and field will be completed in 14 days.  
Asphalt surface at the athletic track will be completed in four days.  
Pavement concrete placed at 400 cubic yards per pour, and sidewalk concrete placed at 80 cubic yards per pour.  
Light pole base concrete will be placed at a rate of at least 6 bases per pour.  
Storm Inlets will be placed at a rate of 3 per pour.  
Sanitary sewer manholes are assumed to be pre-cast.  
Top of pipe for water service lines with no profiles are 4 feet below grade (no flow line elevations provided).  
Concrete for grade beams will be completed at a rate of 80 cubic yards per pour.  
Concrete for building slabs on grade will placed at a rate of 400 cubic yards per pour and slabs on deck will be placed at a rate of 250 cubic yards per pour.  
ICF wall concrete placed in 4 days.  
Firestopping / fireproofing testing and observations completed in 25 trips.  
Storm louvers and storm door frames installation will be completed in one trip per 2 openings.  
Special Inspections completion letter with two hours PE review included.

**NOT INCLUDED IN REQUIREMENTS OR THE BUDGET**

Tests in excess of above stated quantities or additional tests not listed  
Retesting of any failed tests / observation  
Temporary site curing facility  
Project compliance letter

The fees listed above for field and laboratory tests, include the equipment necessary to accomplish the task. Fees not listed above are available upon request. Estimates are valid for 60 days. Any additional testing that the client requests will be billed. There will be a 50% surcharge to the standard testing fees on all testing performed on rush orders. All services and personnel fees are subject to a minimum fee of four hours per trip for all scheduled inspections, site visits and for cancellations (on-site or in route) unless noted otherwise. Hourly rates quoted are portal to portal and apply to standard work days, Monday through Friday 7:00 am to 6:00 pm. Overtime rate of 1.5 times the quoted rate will be applied outside of the standard work hours, over 8 hours a day and on Saturday. Sundays and Holidays will be billed at 2 times the quoted rates. Fees listed above are per unit/hour, unless otherwise noted. Same-day call-ins to be billed at 1.5 times the hourly rate of the available personnel, up to and including the project manager's rate. Fees listed are for informational use only and are subject to change. If ICC Special Inspections are required, additional fees will apply. Fees are subject to increases upon the calendar year or following years of signing the contract. Additional slump, entrained air and temperature tests requested will be charged to client. (Slump-\$20), (Entrained Air and Unit Weight-\$25), (Temperature-\$5). If NICET inspector is required, additional fees will apply.

**Waxahachie Independent School District  
BOARD OF TRUSTEES**

**Date:** December 19, 2024      **Presented By:** Ryan Kahlden

**Subject:** Easement to Oncor – Howard JH      **Related Page(s)** Easement



**EXECUTIVE SUMMARY:**

Oncor is requesting a utility easement for the relocated main power line at Howard Junior High.

**ATTACHMENTS:**

Draft easement from Oncor for Howard JH power line.

		<b>BOARD PRIORITY GOALS</b>
	<b>Priority #1</b>	<b>Student Growth</b>
	<b>Priority #2</b>	<b>Honor and Support Staff</b>
	<b>Priority #3</b>	<b>Community and Stakeholder Relationships</b>
X	<b>Priority #4</b>	<b>Financial Integrity</b>

**RECOMMENDATION:**

Approve easement to Oncor at Howard Junior High as presented.





**Waxahachie Independent School District  
BOARD OF TRUSTEES**

**Date:** December 19, 2024      **Presented By:** Ryan Kahlden

**Subject:** Ellis Co Appraisal Renovations      **Related Page(s)** 2



**EXECUTIVE SUMMARY:**

The Ellis County Appraisal District recently notified Waxahachie ISD of their intent to make minor renovations to their building as required by Texas Property Tax Code §6.051(a). In order to make these renovations, they need approval of three-fourths of the taxing entities in the county. This renovation will not require any additional funding from the governmental entities in the county and will better serve the taxpayers.

**ATTACHMENTS:**

Proposal of renovations and Resolution from Appraisal District Board of Directors

		<b>BOARD PRIORITY GOALS</b>
	<b>Priority #1</b>	<b>Student Growth</b>
	<b>Priority #2</b>	<b>Honor and Support Staff</b>
	<b>Priority #3</b>	<b>Community and Stakeholder Relationships</b>
X	<b>Priority #4</b>	<b>Financial Integrity</b>

**RECOMMENDATION:**

Approve the renovations at the Ellis County Appraisal District through the execution of an affirmative resolution.



**ELLIS APPRAISAL DISTRICT**  
400 Ferris Ave \* PO Box 878  
Waxahachie, Texas 75168  
972-937-3552 \* Toll Free 1-866-348-3552  
ecad@elliscad.com

**Board of Directors**  
T. Walter Erwin, Chairman  
Richard Keeler, Vice-Chairman  
Diana B. Muckleroy, Secretary  
Members  
Rusty Ballard            Paula Baucum  
David Hurst             George Ricks  
Richard Rozier         Jennifer Zarate  
  
Kathy Rodrigue, Chief Appraiser

Date: December 12, 2024  
To: Ellis Appraisal District County, School District and City Taxing Units  
Re: Proposed Minor Renovation of the Ellis Appraisal District Office

Dear Presiding Officer and Governing Body:

With the population increase in Ellis County, Ellis Appraisal District has seen an escalation in property owner protests. This challenge presents a need for more Appraisal Review Board (ARB) panel meeting rooms.

The twenty-two member ARB meets in panels of three members. Each panel can usually accommodate an average of 28 hearings per day. There are two to three large ARB panel rooms at the front of the District office, that with minor alterations can be divided into four to six panel rooms. This additional space would make room for 56 to 84 additional hearings per day. The District has the funds in reserve to cover the cost of this renovation, so no additional funding from the taxing unit or financing will be necessary to accomplish this solution.

The alternative to making this change would be to lease offsite space that would require annual rent. The Appraisal Review Board and appraisal staff would be split between multiple locations. This alternative would present challenges in managing the ARB hearings process and likely have an annual cost equal to the one-time cost of the proposed alterations.

Attached is the Ellis Appraisal District Board of Directors **Resolution Proposing the Minor Renovation of the District Office** for your review. Also attached is a sample resolution for your taxing units considered action.

Section 6.051(b) of the Property Tax Code requires that three-fourths of the taxing units entitled to vote on the appointment of board members must approve this action within 30 days of receiving this letter. **Please list this action item on your next agenda and notify the chief appraiser of the meeting date and time.**

We look forward to continuing to serve all property owners and taxing units in Ellis County with excellent service as our County and your Taxing Unit continue to grow. Please contact me at [kathy@elliscad.com](mailto:kathy@elliscad.com) or 972-937-3218 if you have any questions.

Sincerely,

Kathy Rodrigue, RPA  
Chief Appraiser of the Ellis Appraisal District

**RESOLUTION OF THE BOARD OF DIRECTORS  
FOR THE ELLIS APPRAISAL DISTRICT  
PROPOSING THE MINOR RENOVATION TO THE DISTRICT OFFICE**

**DECEMBER 12, 2024**

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**WHEREAS**, the Board of Directors:

Recognizes the need to make minor alterations to the appraisal district office to accommodate the current needs and effective management of the Appraisal Review Board process; and

Assures, the District has adequate reserve funds to cover the cost of the proposed minor renovation; and

Is seeking to provide adequate facilities to accommodate property owner needs, provide for additional Appraisal Review Board hearings, and further secure and accomplish the responsibilities of the appraisal office.

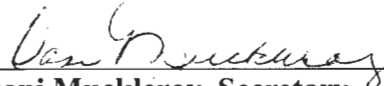
**WHEREAS**, TEXAS PROPERTY TAX CODE, SECTION 6.051(a) allows for the purchase, lease and construction of improvements as necessary to establish and operate the appraisal office and SECTION 6.051(b) states that this action must be approved by the governing bodies of three-fourths of the taxing units entitled to vote on the appointment of board members;

**NOW THEREFORE BE IT RESOLVED** by the Ellis Appraisal District Board of Directors that the renovation of the appraisal office be proposed to the taxing units for approval.


**ADOPTED** this the 12<sup>th</sup> day of December, 2024.

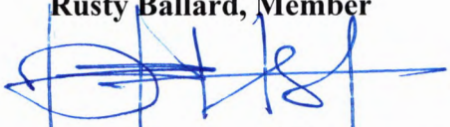
  
\_\_\_\_\_  
**Walter Erwin, Chairman**

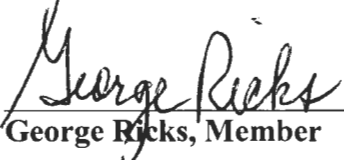
  
\_\_\_\_\_  
**Rick Keeler, Vice-Chairman**

  
\_\_\_\_\_  
**Dani Muckleroy, Secretary**

**Rusty Ballard, Member**

  
\_\_\_\_\_  
**Paula Baucum, Member**

  
\_\_\_\_\_  
**David Hurst, Member**

  
\_\_\_\_\_  
**George Ricks, Member**

\_\_\_\_\_  
**Jennifer Zarate, Member**

\_\_\_\_\_  
**Richard Rozier, Ex Officio Member**

Taxing Unit: \_\_\_\_\_  
Resolution #: \_\_\_\_\_

RESOLUTION  
FOR THE  
ELLIS APPRAISAL DISTRICT  
FACILITIES RENOVATION

WHEREAS, Section 6.051(b) of the Texas Property Tax Code, requires that each taxing unit entitled to vote on the appointment of board members has receive the Ellis Appraisal District Board's resolution, together with information showing alternatives to the proposal and on or before the 30<sup>th</sup> day after receiving the notice of proposal, the governing body may approve or disapprove the proposal.

THEREFORE, the \_\_\_\_\_ submits their  
(Name of Taxing Unit)

\_\_\_\_\_ of the Ellis Appraisal District facilities renovation proposal.  
(approval/disapproval)

Governing Body Presiding Officer Signature: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Date: \_\_\_\_\_

Attested By: \_\_\_\_\_

**Waxahachie Independent School District  
BOARD OF TRUSTEES**

**Date:** December 19, 2024      **Presented By:** Ryan Kahlden

**Subject:** HVAC Equipment - WCHS      **Related Page(s)** Bid Tabulation



**EXECUTIVE SUMMARY:**

The district has performed a request for proposal (RFP) to secure pricing on the required HVAC units for Waxahachie Creek High School. While we do not need the units on site at this time, there is a change in code requirements effective January 1, 2025 that will likely produce a 15-25% increase in pricing and also require the use of more flammable refrigerant in the units. This solicitation was performed to allow for the purchase of these HVAC units at current pricing and utilizing the current freon that is less flammable at our campus.

We received two responses to our RFP – one from Texas AirSystems and the second from Carrier Enterprises. The review committee identified several deviations from the published scope in the Carrier response and is recommending that we award the procurement contract to Texas AirSystems. The pricing offered by both respondents is within our budget on the project.

**ATTACHMENTS:**

Bid Tabulation report

		BOARD PRIORITY GOALS
	Priority #1	Student Growth
	Priority #2	Honor and Support Staff
	Priority #3	Community and Stakeholder Relationships
X	Priority #4	Financial Integrity

**RECOMMENDATION:**

Approve the purchase of HVAC equipment for Waxahachie Creek High School from Texas AirSystems at a price not to exceed \$5,000,000.

	40	30	20	10	Total
	Cost	Scope	Prior Work	References	
Texas AirSystems	35	30	20	10	95
Carrier Enterprise	36	15	18	5	74

Texas AirSystems - great work experiences across multiple campuses

Carrier - concerns about work at another district not listed in references

Carrier - warranty does not match scope (heat exchanger)

Carrier - does not meet double wall insulated box

Carrier - scope includes one set of filters; instead of two

Carrier - modulating reheat not included in scope

Carrier - bid different model of units (lower model)

Carrier - does not offer terminal strips for units

Carrier - does not include storage and delivery

Evaluators Present:

Dawn Hilburn 

Andy Reeves 

Stephen Mott 

Wendy Ross 

Ryan Kahlden 

Mark Klis 



**Waxahachie Independent School District  
BOARD OF TRUSTEES**

**Date:** December 19, 2024      **Presented By:** Ryan Kahlden

**Subject:** WCHS early construction package #2      **Related Page(s)** 2



**EXECUTIVE SUMMARY:**

The next early award packages on the Waxahachie Creek High School project are structural steel and switchgear. We are looking to award these contracts at this time due to the lead times involving both items and these items are integral parts of the total project.

After review of proposals submitted, Pogue has a price not to exceed for the second package of \$20,250,000.

**ATTACHMENTS:**

GMP letter from Pogue Construction

		BOARD PRIORITY GOALS
	Priority #1	Student Growth
	Priority #2	Honor and Support Staff
	Priority #3	Community and Stakeholder Relationships
X	Priority #4	Financial Integrity

**RECOMMENDATION:**

Approve second construction package for Waxahachie Creek High School from Pogue Construction with a price not to exceed \$20,250,000.

**Waxahachie Creek HS - Early Package  
Structural Steel and Electrical Gear GMP 02**

Size: 521,052 SF

Due Date: 12/05/2024

Estimate Status: Active - GMP

Estimator: Alfredo Rivera



**Summary Report by Bid Package**

Description		Total Indirect Cost
01A General Conditions		157,494
01B Staff		870,727
01C General Requirements		403,208
02B Phasing & Site Logistics		276,240
03E Structural Maintenance & Protection		304,139
05A Metals		12,621,041
26A Electrical		678,892
<b>Totals</b>		<b>\$15,311,741</b>

**Waxahachie Creek HS - Early Package  
Structural Steel and Electrical Gear GMP 02**

Size: 521,052 SF

Due Date: 12/05/2024

Estimate Status: Active - GMP

Estimator: Alfredo Rivera



**Summary Report by Bid Package**

**Estimate Summary**

Description	Markup Type	Percentage	Amount	Totals
<b>Total Estimate</b>				
Preconstruction	Lump Sum		5,892.55	\$5,892.55
Steel Allowance	Lump Sum		900,000.00	\$900,000.00
Owner Contingency	Markup	2.00%		\$306,234.90
CM Contingency	Markup	3.00%		\$459,352.34
Insurance - Builders Risk (0.3% of \$271,781,732)	Lump Sum		815,345.20	\$815,345.20
Pogue P&P Bond	Markup	0.91%		\$165,874.45
Fee	Lump Sum		294,627.32	\$294,627.32
<b>Total Estimate Total</b>				<b>\$18,259,071.56</b>