



SANTA MARIA INDEPENDENT SCHOOL DISTRICT
Board Workshop (Construction) of the Board of Trustees
MINUTES
Wednesday, September 21, 2022
6:00 p.m.

Notice is hereby given that a scheduled Board Workshop (Construction) of the Board of Trustees of Santa Maria Independent School District was held on Wednesday, September 21, 2022, at 6:00 p.m., at the Santa Maria ISD Administration Building located at 11119 Military Road, Santa Maria, Texas 78592.

The Santa Maria Independent School District offers reasonable accommodations for persons accessing its school facilities, as required by the Americans with Disabilities Act (ADA). If you require special accommodations, please contact Ida Torres, Administrative Assistant to the Superintendent of Schools/District Receptionist at (956) 565-6308 for assistance.

CALL TO ORDER

The Board President called the Workshop to order at 6:00 p.m.

ESTABLISH QUORUM

Present:

Adolfo Hinojosa, President
Marco Aleman, Member
Rambaldo Rivera, Member

Absent:

Oralia Ortiz, Vice President
Casey Espinoza, Secretary
Miguel Zavala, Member
Andrew "Andy", Member

Present from the District:

Eden Ramirez, Law Offices of O'Hanlon, Demereth & Castillo
Salvador Acosta, Director of District Operations & Special Programs
Ida Torres, Administrative Assistant to the Superintendent of Schools

Joseph Palacios and Alice Rodriguez, Brighton Group

Board President, Adolfo Hinojosa asked Mr. Palacios to start with the restrooms first and give us an overview.

1. Stadium Improvements by Hellas Construction

a. Pending and/or close out invoice

Mr. Palacios stated we have a hold on Invoice #9. Mr. Cuellar asked to hold off on payment due to the scoreboard issue. Invoice #10 would be the final payment \$51,000

Mr. Ramirez stated they met with the owner of the company and they have not heard anything.

Mr. Ramirez stated he does not recommend to hold payment on something that has been completed.

We can negotiate what is owed.

Mr. Rivera stated that he heard the scoreboard was not working properly. Mr. Ramirez said the coach had mentioned that to them and then they came and reset it so it was then working properly.

He stated from a legal stand point, we can try to see what we can get out of them like a sponsorship and around \$10,000 out of it. He stated it was probably a scoreboard that was going to stop working in the near future.

Mr. Palacios stated there was several errors, a connector, we kept making arguments on the existed bleachers. As per Mr. Ramirez he recommends to process payment \$51,000.

Mr. Hinojosa stated he does not like holding payments.

Mr. Ramirez stated there is nothing wrong with holding payments.

b. Drainage

Initial work was done, before the field. Then when the field was built and now we have the water running at a different direction. When it rains the water runs to the south. We turned in two surveys into the district sometime in May. Kane Lindsey was for \$7000 and Ambio-tech \$14,800 but we have not heard anything on it.

Mr. Ramirez stated he recalled the conversation come up in a committee meeting and thought it had been done already.

Mr. Hinojosa asked why it wasn't done.

Mr. Rivera stated right now would not be the time to do it due to the games.

Mr. Palacios stated they can do a quick fix by putting a covert pipe to have the water drain. And for it to roll out. Stated the contractor working on the sidewalks was very knowledgeable and feels he could do the job. Mr. Rivera stated he knows him, done work for him and is very considerable and very humble. Should move on it as soon as possible. Need to schedule an appointment before the weekend. He has done several sidewalks for the district.

Mr. Hinojosa stated we need to move on it now and have it done as soon as possible.

Mr. Acosta stated we will be calling him to schedule a meeting.

2. Completion status of renovation of restrooms by TIPS/CO-OP

Mr. Joseph Palacios stated 8A Builders was the contractor that was hired for the restrooms facilities through the TIPS program. He stated the contractor made some initial misrepresentations right from the get go. About his commitment to the district to deliver within three weeks and it did not happen. A lot of misrepresentation. TIPS contract went through the district, business office did the paperwork for the TIPS process, not a traditional bond fund. There was some additions and deletions made that 8A whether he was going to provide the urinals or the district would, and the request for him to install hand dryers. He was not the best of contractors. Lack of response, lack of communication and representation. Last pending items that he had, were the door partitions, he stated he was not going to order until payment was made. Some concerns I have were some of the payments were held due to lack of response from him all the way till the end. Did a punch list, three walk throughs and each one lacking touchups on the exterior walls and clean ups. Systems were tested from HVAC, Urinals, toilets, LED lighting, insulation and the roofing materials. Was given up onto Friday, September 16, 2022 to finish up. Was upset because he was expecting to get a check on Friday, September 16, 2022. As per Mr. Acosta a final payment was made. Punch list is out. All systems were tested. Some of the warranties have come in. He was asked to leave any paint that was left to the maintenance. There is a panel, to service the plumbing. Mr. Hinojosa was asking for the original bid as to what the contractor, (8A Builders) was going to provide. As per Mr. Acosta there was not a specified cost provided and when he was asked to provide it he said it was going to be extra. It was requested but he kept saying it was going to cost extra. There was a deduction because the district provided the urinals. Warranties have been coming in manufacture have come in, contractors warranties are for a year, and there is other warranties like the roof panels and other warranties that vary. Mr. Rivera asked about warranties to mini-splits. Mr. Palacios asked contractor about warranties from manufacturer. And will do a walk through inspection and have the contractor sign off on the final inspection. Mr. Aleman asked about one year warranties.

Mr. Hinojosa asked who chose this contractor (8A Builders) because he heard Mr. Palacios got him and then heard that the district hired him. He wants to know how this contractor was chosen.

Mr. Palacios stated he was chosen because of the timing. He was also in the area and he brought the proposal for the three weeks. He was also the most reasonable bid, the other one was like \$20,000 more.

As per Mr. Acosta the district did chose him with the recommendation of Mr. Palacios. Mr. Rivera asked if there was other bids, and Mr. Palacios stated it was recommended based on price of like \$20,000 difference.

Mr. Palacios stated he had not worked with him but he was working in the Raymondville on a golf course. Had not heard anything about him being good or not. He made excuses like they held payments on invoices. As per Mr. Palacios stated the work should have been done in three weeks and was not supposed to be more than one invoice. But it took about two to three months and several invoices.

Mr. Ramirez asked how many weeks it took. Mr. Hinojosa was concerned as to who recommended this contractor. Mr. Palacios stated the process not the builder.

Mr. Ramirez stated this happens when you go with someone you have never worked with before.

Mr. Hinojosa is recommending a procedure, that an inquiry be done on contractors for future jobs.

Mr. Palacios stated he asked about the contractor. He stated he felt like 8A Builders shorted himself.

Mr. Rivera stated these are the pros and cons when you go with the lowest bidders. When you try to save money and pressure from the community.

Mr. Palacios stated we could of gone to different districts to ask about the contractor. He also stated we could of done like a RFQ on potential contractors for further projects.

He feels the contractor was having trouble getting the material at the price he thought it was going to be. He under quoted the district to where he was using his own guys.

Mr. Hinojosa stated he was reaching out to him. Mr. Ramirez stated he was even reaching out to him but he would just tell him to contact the district.

Mr. Palacios stated he did not pick this guy, it was more the

Mr. Ramirez stated that we could have a process of RFQ on three contractors to have in case another project comes up we can pick one of those.

3. Status completion by TerraFuerte of ESSER Roof Projects

Terra Fuerte had issues with panels, company did make it right. Ceiling tiles were replaced when the weather was bad. They are on their last projects which is the Annex building. Tiles will be replace with no extra cost to the district. We will do an inspection when its done. Payments have been held on a project that was done #2. Still pending #3 which has not been completed due to bad weather. We will do the final walk through and request any warranties.

Mr. Acosta asked about the elementary. Mr. Palacios stated the numbers were off and we can reconcile. They will fix that high area of the ceiling.

4. Discussion and possible direction of remaining scope of Bond Program Projects

Mr. Hinojosa asked to talk about concession stand. Estimated about \$100,000.

Mr. Palacios stated he looked into a company out of Weslaco.

Mr. Rivera had a suggestion, with the numbers

Mr. Acosta has for the funding for the classrooms. We have from ESSER \$600,000 - \$700,000 and bond money about \$800,000. And maybe using some of the fund balance. Easy half a million dollars.

Mr. Rivera asked on the Building for four classes and offices.

Mr. Hinojosa asked if they can modify the prints by adding a rollup door some double doors like to store equipment to the restrooms for a concession stand attached to the restrooms.

Mr. Palacios stated adding a canopy coming out.

Mr. Hinojosa asked what is needed for the classrooms.

Mr. Rivera asked about maybe doing three classrooms.

Mr. Hinojosa asked if we can use the old Jr. High building by bumping some classes over here.

Mr. Palacios is stating a walk through to visit the building and see if it is possible.
Mr. Hinojosa stated he wants to build a field house.
Mr. Rivera asked if it will fit.
Mr. Hinojosa is asking if we can cover the expense for ESSER funds to build the field house? Maybe use ESSER funds to build the classrooms and other funds to build the field house.
Mr. Ramirez stated on how you build it maybe add a classroom, offices and P.E. could be considered with ESSER funds. Build it for both boys and girls.
Mr. Hinojosa asked who the offices being built are for. Asked who has offices at the high school. Asked if any of the people needing offices could be relocated to the old jr. high school.
Mr. Acosta stated the offices are small and yes they could be relocated to the old jr. high school.
Mr. Palacios stated it should be revisited.
Mr. Rivera asked if there is any districts like Santa Maria that have a field house.
Mr. Hinojosa stated Orange Grove and Mr. Aleman stated Shriner has one too.
Numbers of our students playing football is big, and some kids that left our district have come back.
We need to schedule a workshop and/or a facilities tour in about three weeks.

4. Adjournment

Meeting was adjourned at 7:28p.m.

No action was taken by the Board of Trustees during this Board Workshop meeting.



Adolfo Hinojosa
Board President



Casey Espinosa
Board Secretary

Board of Trustees

Adolfo Hinojosa, President
Oralia "Lala" Ortiz, Vice-President
Casey Espinoza, Secretary
Marco Aleman, Member
Andrew "Andy" De La Rosa, Member
Rambaldo "Ram" Rivera, Jr., Member
Miguel Zavala, Member