



Administrative Regulations

South San Antonio Independent School District

C – Business and Support Services	CVA
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Facilities Construction: Competitive Bidding - 2023	

Use of Architect or Engineer

Note: Chapter 22.69.102 states *“The governmental entity shall select or designate an architect or engineer in accordance with Chapter [1051](#) or [1001](#), Occupations Code, as applicable, to prepare the construction documents required for a project to be awarded by competitive bidding.”*

The school district must hire a design professional (i.e., an architect or engineer) for construction projects using these methods:

- Competitive Bidding
- Competitive Sealed Proposals
- Construction Manager-Agent
- Construction Manager-at-Risk
- Design-Build

The Texas Occupations Code contains the general requirements governing the necessity of a design professional on a project. These requirements, which are independent of Chapter 2269, are focused on the nature of the work to be performed.

Architect Requirements

The architect is required to prepare an architectural plan or specification for the following school districts projects:

- A new building having construction costs exceeding \$100,000 that is to be:
 - Constructed and owned by a state agency, a political subdivision of the state of Texas or any other public entity in Texas; and
 - Used for education, assembly, or office occupancy; or
- An alteration or addition having construction costs exceeding \$50,000 that:
 - Is to be made to an existing building that is made to an existing building;
 - Owned by a state agency, a political subdivision of the state of Texas or any other public entity in Texas; and



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- Will be used for education, assembly, or office occupancy; any requires the removal, relocation, or addition of a wall or partition or the alteration or addition of an exit.

Engineer Requirements

The Engineering Practice Act (Chapter 1001 Texas Occupations Code Subchapter A.) states that a school district may not construct a public work involving engineering in which the public health, welfare, or safety is involved, unless:

1. The engineering plans, specifications, and estimates have been prepared by an engineer; and
2. The engineering construction is to be performed under the direct supervision of an engineer.

Unless a statutory exclusion applies, an engineer may be required even if the construction does not involve a facility or is not governed by Chapter 44, Subchapter B of the Texas Education Code.

Two exclusions are established in the Engineering Practices Act:

1. A public work that involves electrical or mechanical engineering, if the contemplated expense for the completed project is \$8,000 or less;
2. A public work that does not involve electrical or mechanical engineering, if contemplated expense for the completed project is \$20,000.
3. If the project will cost no more than \$20,000 an engineer is not required.

The following aspects of structural or mechanical modifications to building roofs are engineering and require the services of a Texas licensed professional engineer:

1. Evaluation of structural framing or members prior to the addition of roof mounted equipment or heavier roof covering.
2. The change of roof pitch by the addition of structural framing members.
3. The evaluation and repair of roof structural framing found to be damaged during a roof repair project.
4. The modification of an internal roof drainage system.

If the roofing project is in excess of \$20,000 for public works and involves the addition of roof-mounted equipment or the installation of roofing material heavier than the original roofing material, the building structural framing elements will be evaluated by a Texas licensed professional engineer to verify that the roof modification will not exceed the allowable structural loads on the building.



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If a roofing project is in excess of \$20,000 for public works and involves the modification of room pitch by the addition of rafters, trusses or other structural framing elements, the structural elements of the modified roof will be designed, and the construction supervised by a Texas licensed professional engineer for public works and the design of the structural elements will be performed by a Texas licensed professional engineer.

If a roofing project is in excess of \$20,000 for public works and during the execution of the project, damage to the buildings structural framing elements is discovered, a Texas licensed engineer will evaluate the damaged structure. If the structural repairs are indicated, a Texas licensed professional engineer will design and supervise the required repairs for public works and the design and supervise the required repairs for public works and the design of the structural repairs will be performed by a Texas licensed professional engineer. If a roofing project is in excess of \$8,000 for public works and involves modification of the roof internal drainage system, then a Texas licensed professional engineer is required to evaluate the modified drainage system and perform required design and construction supervision for public works and the design modified drainage system will be performed by a Texas licensed professional engineer.