



PROMOTING EXCELLENCE • CREATING THE FUTURE

**REQUEST FOR COMPETITIVE SEALED PROPOSALS (RFCSP)
For
MIDDLE SCHOOL & WOOD RIVER ELEMENTARY
PARKING LOT IMPROVEMENTS**

**CALALLEN INDEPENDENT SCHOOL DISTRICT
4205 WILDCAT DR.
CORPUS CHRISTI, TEXAS 78410**

Issue Date: February 26, 2026

**Sealed Proposal Submission to:
Calallen ISD
Attention: Blair McDavid
Director of Operations
4205 Wildcat Dr.
Corpus Christi, TX 78410**

**Technical Assistance & Deadline for Submission: Wednesday,
10:00 am (CST), March 25, 2026**

Pre-Proposal Meeting will be held at the CISD Administrative Office with onsite visits to Calallen Middle School and Wood River Elementary on Wednesday, 10:00 am, March 4, 2026. Attendance is strongly encouraged.

CISD offices will be closed the week of March 9 – 13 for Spring Break. Any Technical Assistance inquiries will be responded to upon return of staff on March 16th.

Sealed Proposal Opening: Wednesday 10:00 am (CST), March 25, 2026 at Calallen ISD Administration Building Board Room located at 4205 Wildcat Dr. Corpus Christi, TX 78410. Attendance is not required.

The District is an Equal Opportunity employer/program. Historically Underutilized Businesses (HUB's) are encouraged to apply.

**REQUEST FOR COMPETITIVE SEALED PROPOSALS (RFCSP)
FOR
MIDDLE SCHOOL & WOOD RIVER ELEMENTARY PARKING LOT IMPROVEMENTS**

NOTICE TO RESPONDENTS

Calallen Independent School District herein referred to as "the District" is a tax-exempt educational organization which is located in northwest Corpus Christi, Texas. The District has approximately 4,000 students and operates two elementary schools, two intermediate schools, a middle school, and a high school. The school's board is composed of seven active members. The District receives funding from local, state, and federal sources, including taxpayer dollars, the Texas Education Agency (TEA), and the U.S. Department of Education (USDE).

Using the Request for Competitive Sealed Proposals (RFCSP) method of procurement under Texas Government Code Chapter 2269, Subchapter D, the District is soliciting proposals from qualified vendors to provide for parking lot and flat work improvements at the Calallen Middle School and Wood River Elementary facilities. Proposals will be based upon the geo-technical reports provided, the scope of work indicated, and specifications provided within this document. Additional plans and prints are provided by the District for proposal consideration in **Exhibit A** including overall site plan, scope of the work to be completed, engineering specifications, geo-technical reports, and any other relevant documents. These reports detail all known deficiencies discovered during the foundation inspection and represent the scope of the work requested.

The RFCSP is to be received at the time and location designated and should include all the information requested hereafter. Failure to comply with the requirements contained in this RFCSP may result in a finding that the respondent and proposal is not qualified. The District reserves the right to exclude from consideration any responses that are incomplete or received after the deadline. All times included in this RFCSP are Central Standard Time (CST).

All solicitations are posted to the District's website, and upon request, will be made available to anyone who wishes to submit a response. However, it is the responsibility of the Respondent to provide the District with appropriate company name, authorized representatives, and contact information for the purposes of receiving notices, changes, addenda, or other critical information. Otherwise, potential respondents are responsible for watching for such notifications.

The District makes no guarantee that an award will be made as a result of this RFCSP or any subsequent RFCSP's and reserves the right to accept or reject any or all submittals, waive any formalities, irregularities, or minor technical inconsistencies, or delete any item/requirement from the RFCSP or contract when deemed to be in the District's best interest.

No contract or award shall be executed until it has been reviewed and approved by the School Board in a duly called and posted meeting of the Board. This RFCSP does not commit the District to pay for any costs incurred prior to the execution of the contract and issuance of the District Purchase Order.

The District reserves the right to accept or reject any and all Respondents, request additional information from Respondents, extend the deadline for submission, and cancel and reissue to RFCSP.

The Proposer SHALL NOT contact in any manner, nor deliver gifts or other items, to any District employee (other than the point of contact listed herein for questions and submissions), School Board member, or District consultant during this proposal solicitation, evaluation, and award process without prior approval of the Director of Operations. This restriction extends to "thank you" letters, phone calls, emails and any contact that results in the direct or indirect discussion of the CSP and/or Proposal submitted by Respondents. Failure to comply will result in disqualification.

RFCSP ACTIVITIES

Issue & Advertise RFCSP: February 26, 2026

This is the date of the first procurement advertisement in the Corpus Christi Caller Times newspaper, posted to the district website, and initial distribution of RFCSP packet to vendor list.

Advertisement #2: March 5, 2026

This is the date of the second procurement advertisement in the Corpus Christi Caller Times newspaper.

Pre-Proposal Walk-Throughs: Wednesday, 10:00am (CST), March 4, 2026

Deadline for Technical

Assistance Questions: Wednesday, 10:00 am (CST), March 25, 2026

This is time and date that any technical questions must be submitted by to the District.

Deadline for Sealed Proposals: Wednesday, 10:00 am (CST), March 25, 2026

This is the time and date that all proposals must be submitted and received by the District following the specifications in this document.

Proposals/Bid Opening: **Wednesday, 10:00 am (CST), March 25, 2026**

This is the time and date that the District's staff will receive, publicly open, and read aloud the names of the Respondents and all fees and prices stated in the Proposals at the District's administration address: 4205 Wildcat Drive Corpus Christi, TX 78410.

PRE-PROPOSAL WALK-THROUGHS

Pre-Proposal meeting of the project will be conducted on Wednesday, March 4th at 10:00 am (CST) at the CISD Administrative office located at 4205 Wildcat Dr., Corpus Christi, Texas 78410. Site walk throughs at both campuses will identify issues with the parking lots which need to be addressed.

Attendance is strongly encouraged.

TECHNICAL ASSISTANCE AND REQUESTS FOR CLARIFICATION/INTERPRETATION:

Proposers must submit questions regarding this procurement in writing via the following point of contact: **Blair McDavid, Director of Operations, bmcdavid@calallen.org**. The deadline for submitting questions is Wednesday, 10:00 am (CST), March 25, 2026. The questions and answers will be made available to all Proposers that will be provided in an email response from the District prior to the submittal deadline. Any clarifications or interpretations of this RFCSP that materially affects or changes its requirements will be issued by the District as an addendum.

It is the responsibility of each Respondent to obtain this information in a timely manner. All such addenda issued by the District before the Proposals are due are part of the RFCSP, and Respondents shall acknowledge receipt of each addendum. The District will consider only those clarifications and

interpretations that Respondents timely submit prior to the submittal deadline. Interpretations or clarifications in any other form, including oral statements, will not be binding on the District and should not be relied on in preparing Proposals.

PROPOSAL REQUIREMENTS

Responses must be **mailed or hand delivered** to:

Calallen Independent School District
Attention: Blair Mc David
4205 Wildcat Dr., Corpus Christi, TX, 78410

Proposal envelopes must be plainly marked on the outside with the Respondent's name and address and the following:

**SEALED PROPOSAL - DO NOT OPEN
CALALLEN ISD – MIDDLE SCHOOL & WOOD RIVER ELEMENTARY PARKING LOT IMPROVEMENTS**

The District will not accept responses by oral communication, telephone, electronic mail, telegraphic transmission, fax transmission, or other electronic means. Respondents who hand deliver or mail their proposals, and also provide an electronic copy to any District contact will be disqualified.

Following the deadline for receipt, the District's staff will receive, publicly open, and read aloud the names of the Respondents and all fees and prices stated in the Proposals at the District's administration address: 4205 Wildcat Drive Corpus Christi, TX 78410. Within forty-five (45) days following the date of the opening, District staff will evaluate and rank each Proposal submitted in relation to the selection criteria set forth herein.

Respondents are solely responsible for the timely delivery of their proposal response based on the instructions in this RFCSP. Responses received after the deadline will be rejected and shall be returned to the Respondent(s) unopened. No provisions or exceptions are made for late delivery due to actions or consequences of third-party carriers. The District is not responsible for notifying Respondents of receipt of proposals delivered by third-party carriers.

A complete response will consist of one (1) clearly marked original containing original signatures, and three (3) clearly marked exact copies using standard letter size paper (8.5" x 11") Your proposal must be delivered in a **sealed envelope plainly marked with the RFCSP Title above**. The 'original' response shall prevail in the event of a discrepancy between the Respondent's submissions.

All Proposers must utilize the provided Procurement Proposal Response Packet (Attachment A) as means of response to be considered. All pages in the provided packet must be completed and all required signatures present to be considered. Proposals and responses shall be direct, concise, and completely prepared in a manner that provides a straightforward description of the respondent's ability to meet the requirements set forth in the RFCSP. Emphasis should be on completeness, clarity of content, responsiveness to the requirements, and an understanding of the District's needs. When submitting a proposal, it is required that Respondent s have the necessary professional experience, prior training and applicable professional judgment to perform the activities proposed to supply the services requested by this RFCSP.

SELECTION PROCESS

In accordance with Education Code 44.031(b) and Government Code 2269.155, in evaluating qualified proposals for contract award, the District will use the Best Value Method to determine the awarded Proposer(s). In determining Best Value, the District will consider the following evaluation criteria, which will be evaluated based on the following scale:

WEIGHT	CRITERIA
15%	Proposer's General Firm Information and Ability to Provide Services (Criteria 1.1 to 1.2)
25%	Proposer's Qualifications, Experience, Reputation and References (Criteria 2.1 to 2.3)
50%	Price Proposal (Criteria 3.1)
10%	Proposer's Construction Schedule (Criteria 4.1)

The district will select the Respondent that submits the proposal that offers the best value for the district based on the selection criteria and weighted values above, and its subsequent ranking evaluation. **Attachment A** contains the Respondent's General Questionnaire with criteria, weights, and methodology.

Following the ranking of the Proposals based on the published selection criteria and board action to approve the ranking, the District will attempt to negotiate an agreement with the Respondent that offers the best value to the District. If the District is unable to negotiate an agreement with the selected Respondent, the District will, formally and in writing, end negotiations with that Respondent and begin the negotiation process with the next ranked Respondent in the order of selection ranking until a contract is reached or negotiations with all ranked Respondents end. Please note that the Board may choose to delegate authority to the District's Administration to negotiate and/or execute a contract depending on the specific Board action taken.

GENERAL TERMS AND CONDITIONS

Respondents are advised to review the Standard Form of Agreement Between Owner and Contractor AIA Document A105-2017 as modified by the Owner, (attached as **Exhibit B**). ***Offeror is directed to pay special attention to the terms and conditions in this proposed form of agreement. The terms and conditions in these AIA documents will govern and to the extent there is any conflict between the terms and conditions below and the terms of the A105-2017, both as modified by Owner, the AIA form of agreement will govern.***

1. Applicability:

- a) All items listed under the general terms and conditions apply unless otherwise stated in the specifications.
- b) These conditions are applicable and form a part of the contract documents in each commodity and/or service contract and a part of the terms of each purchase order for commodity and/or service included in the specifications and Proposal forms issued herewith.

2. Laws, Policies, and Procedures:

- a) This solicitation shall be governed by the following documents unless an exception is otherwise taken within this solicitation. Some documents are incorporated by reference only, and may not

be attached as part of this solicitation, though they will be considered enforced as part of the solicitation.

- Texas Education Code Section 44.031.
- Texas Government Code Sections 2253, 2258, 2269
- CISD Policies, including but not limited to CH(Legal), CH (Local), CV (Legal), CV (Local), CVB (Legal), CVB (Local).

3. Use of District Documents:

- a) Proposal responses must be submitted on forms provided by the District. No alteration to the District forms will be permitted, including substitutions, additions, deletions, or interlineations, without written consent of the District.
- b) Reproduction of District documents is permitted, so long as reproduced copies are exactly the same in size, format, and content as forms prepared by the District. Any response submitted in altered form may result in rejection of such response at the option of the District.

4. Development of Specifications:

- a) Brands of equal quality or type are acceptable. The District reserves the right to make final decisions as comparable items. Be very certain that items upon which you submit and deliver are equal to items listed. Materials that are determined to be not equal shall be returned to the Respondent transportation charges collect.
- b) Whenever an article or material is defined by describing a proprietary product or by using the name of a manufacturer or brand name, the term "or equal" if not inserted shall be implied. The specified article or material shall be understood as indicating the type, function, minimum standard of design, efficiency, and quality desired and shall not be construed as to exclude other manufactured products of comparable quality, design, and efficiency.
- c) The District reserves the right to purchase additional quantities above that stated at the same unit price unless otherwise specified by the Respondent .
- d) The District reserves the right to modify conditions and specifications by mutual agreement with the selected supplier, both at the time of acceptance of this Proposal offer as so modified and subsequent thereto.

5. Inspection of Documents:

- a) Before submitting a response, each Respondent shall thoroughly examine the Proposal documents and project sites (if applicable) to ensure that the equipment and/or services submitted meet the intent of these specifications.
- b) Each Respondent receiving forms prepared by the District is responsible for inspection of District documents for missing or illegible pages, or other indication of incomplete information provided to the Respondent. The failure or neglect of Respondent to receive or examine any contract document, form, instrument, addendum, or document shall in no way relieve Respondent from obligations with respect to his or her response. The submission of a response shall be taken as prima facie evidence of compliance with this section. Receipt of addenda to the Proposal documents by a Respondent must be acknowledged in the response.
- c) The District is not responsible for incomplete response packets.

6. Withdrawal or Modification or Correction of Submitted Proposal Responses:

- a) Any response, which has been submitted, may be withdrawn prior to the deadline. A request to withdraw a Proposal response must be in writing and be received by the District prior to the receiving deadline.
- b) No amendment, addendum, or modification shall be accepted after the deadline for submitting a Proposal response to the District. If a change to a response that has been submitted is desired, the submitted response must be withdrawn and the replacement response submitted prior to the receiving deadline.

- c) No Respondent may have more than one Proposal response on file with the District.
- d) After the scheduled time for receiving Proposal responses, responses may not be withdrawn for a period of sixty (60) days.
- e) Any contract entered into can be modified or rescinded only by a written document signed by both of the parties or their duly authorized agents.
- f) Any erasures and/or corrections to Proposals, whether executed prior to or subsequent to the original Proposal submittal shall be authenticated by affixing in the margin immediately opposite the correction and the initials of the agent(s) signing the Proposal response.

7. Proposal Cost:

- a) The District shall not be liable for any cost incurred by a Respondent in the preparation or delivery of its response to this request for competitive sealed proposal or for any other cost incurred because of the request for proposal.

8. Proposal Disclosure:

- a) The District is a government body subject to the Texas Public Information Act. Responses submitted to the District as a result of this solicitation are subject to release as public information after contracts are executed or the procurement is terminated. In the event a Respondent desires to claim portions of submitted response are exempt from disclosure, it is incumbent upon the Respondent to identify those portions in a transmittal letter. The transmittal letter must identify the page, the particular exemption(s) from disclosure, and the contended justification for exemption upon which it is making its claim. The District will consider a Respondent's request(s) for exemption from disclosure; however, the District will not be bound by the assertion that a page contains exempt material. An assertion by a Respondent that an entire volume of its response is exempt from disclosure will not be honored.
- b) Until a contract resulting from this request for Proposal is executed, no employee, agent, or representative of any Respondent shall make available or discuss its response with the press, any elected or appointed official or officer of the District, or any employee, agent, or other representative of the District, unless specifically allowed to do so in writing by the District for the purposes of clarification, evaluation, and/or awarding the Proposal.
- c) Respondents shall not issue any news release(s) or make any statement to the news media pertaining to this request for Proposal or any Proposal and/or contract or work resulting therefrom without the prior written approval of the District and then only in cooperation with the District.
- d) By signing this Proposal response, a Respondent affirms he/she has not given, offered to give, nor intends to give at any time hereafter any economic opportunity, future employment, gift, loan, gratuity, special discount, trip, favor, or service to a public servant in connection with the Proposal response submitted.
- e) Respondent shall note any and all relationships which might be a conflict of interest and include such information with their response.
- f) By signing this Proposal response, a Respondent affirms, to the best of his/her knowledge, the response has been arrived at independently, and is submitted without collusion with anyone to obtain information or gain any favoritism that would in any way limit competition or give them an unfair advantage over other Respondents in the award of this Proposal.
- g) If a Respondent's response is accepted by the District, the Respondent shall not advertise or publish, without the District's prior consent, the fact the District has entered into the contract, except to the extent necessary to comply with proper requests for information from an authorized representative of the federal, state, or local government.

9. Delivery and Materials:

- a) The Respondent shall store and protect materials and equipment in accordance with the manufacturer's recommendations.
- b) The Respondent, in the event of damage, shall immediately make all repairs and replacements necessary to the approval of Calallen ISD, with no additional cost to the District.
- c) All deliveries will be made to the address(es) specified on the purchase order during normal working hours of 8:00 a.m. to 4:00 p.m. Monday through Friday, unless authorized by the Purchasing Coordinator or designee.
- d) The District shall not be responsible for any "hidden damage" for a period dating from the date of delivery until statute of limitations as provided by the Uniform Commercial Code.
- e) If applicable, delivery shall provide, at no cost, at least one copy of any applicable Manufacturer's Safety Data Sheets (SDS) with each shipment, and upon request. If OSHA, federal, or state laws provide for additional requirements, those requirements are in addition to the SDS requirement.
- f) The Respondent shall retain all portable and detachable parts or portions of installation until final completion of work. These parts shall be delivered to the District 's Representative or designated District site and acknowledged as itemized receipts to obtain request for final payment.

10. Licenses, Permits, and Taxes:

- a) The price or prices for the services shall include full compensation for all taxes, permits, and licenses that the Respondent is or may be required to pay.

11. Invoice, Payment, and Inspection:

- a) The Respondent shall provide an invoice showing labor hours performed by labor description and the actual invoices for all materials purchased before payment will be issued.
- b) The District will pay the Contractor's actual cost plus the contracted mark up for materials. All items purchased (i.e., tools) and billed to the District will remain the property of the District.
- c) Federal excise taxes, state taxes, or sales taxes shall not be included in the invoiced amount. The District is not liable for these taxes. The District will furnish a tax exemption certificate upon request.
- d) All valid and complete invoices received by the District will be paid within thirty (30) days of the District's receipt of the deliverables or of the invoice, whichever is later.
- e) Payment terms, including the rate of interest that shall accrue on any overdue payments, are subject to Chapter 2251 of the Texas Government Code.
- f) The Respondent shall demonstrate work completed meets the requirements of Galveston ISD.
- g) The District Representative shall give final approval to all work performed.
- h) The Respondent will email all or fax all inspection reports or other applicable documents to the District Representative for processing.

12. Award of Contract:

- a) The District reserves the right to accept or reject, in part or in whole, any and all Proposal responses and to waive any irregularities or informalities in any Proposal or in the Proposal process. The contract will be awarded to a responsible Respondent. Whose responses are most advantageous to the District, considering the relative importance of price and the other evaluation criteria which may be included in the proposal.
- b) Award of the contract shall be made to the bidder who provides goods or services at the best value for the District taking into consideration the relative importance of price and other factors set forth below. Best value evaluation criteria will be grouped into percentage factors.
- c) The District may, by written notice to contractor, cancel the contract if it is found by the District that gratuities, in the form of entertainment, gifts, or otherwise, were offered or given by contractor or any agent or representative of contractor, to any employee or members of the

Board of Trustees with a view toward securing an order or securing favorable treatment with respect to the awarding or amending, or the making of any determinations with respect to the performing of such order.

- d) A Respondent may be disqualified before or after an award is made, upon evidence of collusion with the intent to defraud, or perform other illegal activities for the purpose of obtaining an unfair competitive advantage.
- e) It is expected that all contact by Respondent with any District personnel and/or members of the Board of Trustees begin with the issuer of this Proposal. Failure to follow this procedure is grounds for eliminating the Respondent from any further consideration of awarding the contract. The recommendation to award the Proposal will be made to the District Board of Trustees. No contract shall be executed until it has been reviewed and approved by the Board of Trustees in a duly called and posted meeting of the Board.
- f) In connection with the performance of work under the contract, the Respondent agrees to comply with the Fair Labor Standard Act, Equal Opportunity Employment Act, and all other applicable federal, state, and local laws, regulations, and executive orders to the extent that the same may be applicable.

13. Insurance:

- a) If requested the successful Respondent shall be required to provide the District with copies of certificates of insurance, named as additional insured. Certificates of Insurance, name and address of Respondent, the limits of liability, the effective dates of each policy and policy number shall be delivered to the District prior to commencement of work. The insurance company shall be licensed in the State of Texas, certificate forms shall be approved by the Texas Department of Insurance and shall be acceptable to the District. All policies of insurance shall waive all rights of subrogation against the District, its officers, employees, and agents.
- b) The required insurance coverages and limits are listed in the draft of form agreement provided with this RFCSP.

14. Prevailing Wage Rate:

- a) Respondents are required to comply with Texas Government Code, Chapter 2258 Prevailing Wage Rates, with respect to payment of prevailing wage rates for the construction or improvements, paid for in whole or in part from public funds, without regard to whether the work is done under public supervision or direction. A worker is employed on a public work if the worker is employed by the Respondent or any subcontractor in the execution of the contract for the project.
- b) A worker employed on a public work by or on behalf of the District shall be paid no less than the general prevailing rate of per diem wages for the work of similar character in the locality in which the work is performed, and not less than the general prevailing rate of per diem wages for legal holiday and overtime work.
- c) The District has adopted the federal Davis-Bacon wage rates for the use in Texas pursuant to and in accordance with the Texas Government Code, Section 2258.022. The District's prevailing wage rate is provided in the vendor packet in **Exhibit B**.
- d) The Respondent or subcontractor who violates Texas Government Code Section 2258.023 shall forfeit as a penalty to the District, \$60.00 for each worker employed for each calendar day, or portion thereof, such worker is paid less than the stipulated rates for any work done under the contract by him, or by any subcontractor under him.
- e) Nothing herein contained, however, shall be construed to prohibit the payment of more than the prevailing rate of wages to any worker employed on the work.

15. Service-Related Contracts:

- a) The Respondent warrants it shall have available the necessary personnel, organization, equipment, and facilities to perform all the services and /or provide all the goods required under this solicitation.
- b) The Respondent shall employ orderly and competent employees trained in the required services to be provided under this solicitation.
- c) The Respondent, its employees, subcontractors, and subcontractor's employees may not use or possess any firearms, intoxicating beverages, tobacco, illegal drugs, or controlled substances while on the District's property, nor may such workers be intoxicated, or under the influence of alcohol or drugs.
- d) The District reserves the right to prevent, forbid, and/or temporarily or permanently bar any Respondent, its employees, subcontractors, and subcontractor's employees from any district facility for whatever reason it determines necessary to maintain safety and orderly operations.
- e) If applicable under this solicitation, Respondent, its employees, subcontractors, and subcontractor's employees shall have and maintain any and all required licenses and/or certifications for the duration of the contract. Additionally, the District reserves the right to require proof of any such requirement at any time during the contract term.
- f) The Respondent, its employees, subcontractors, and subcontractor's employees shall fully comply with all applicable federal, state, and local safety and health laws, ordinances, rules and regulations in the performance of the services, including but not limited to those imposed by the District and by the Occupational Safety and Health Administration (OSHA). In case of conflict, the most stringent safety requirements shall govern.

16. Warranties

- a) Warranty conditions for all supplies and/or equipment shall be considered manufacturer's minimum standard warranty or a minimum of one (1) year guarantee, whichever is greater, unless otherwise agreed to in writing. Respondent shall be an authorized dealer, distributor, or manufacturer for the product. All equipment submitted shall be new unless clearly stated in writing.
- b) If a Respondent's response is accepted by the District, the price to be paid by the District shall be that contained in Respondent's response which Respondent warrants to be no higher than Respondent's current prices on orders by others for products of the kind and specification covered by this agreement for similar quantities under similar or like conditions and methods of purchase. In the event Respondent breaches this warranty, the prices of the items shall be reduced to the Respondent's current prices on orders by others, or in the alternative, the District may cancel this contract without liability to Respondent for breach or Respondent actual expense.
- c) If a Respondent's response is accepted by the District, the Respondent warrants that no person or selling agency has been employed or retained to solicit or secure this contract upon an agreement or understanding for commission, percentage, brokerage, or contingent fee excepting bona fide employees of bona fide established commercial or selling agencies maintained by the Respondent for the purpose of securing business. For breach or violation of this warranty, the District shall have the right in addition to any other right or rights to cancel the contract without liability and to deduct from the contract price, or otherwise recover the full amount of such commission percentage, brokerage, or contingent fee.
- d) If a Respondent's response is accepted by the District, the Respondent shall not limit or exclude any implied warranties and attempt to do so shall render the contract voidable at the option of the District. Respondent warrants that the goods furnished will conform to the specifications, drawings, and descriptions listed in this request for Proposal, and to the sample(s) furnished by

the Respondent, if any. In the event of a conflict between the specifications, drawings, and descriptions, the specification shall govern.

- e) If a Respondent's response is accepted by the District, the Respondent warrants the product sold to the District shall conform to the standards promulgated by the U.S. Department of Labor under Occupational Safety and Health Act (OSHA). In the event the product does not conform to OSHA standards, the District may return the product for correction or replacement at the Respondent's expense. In the event the Respondent fails to make the appropriate correction within a reasonable time (15 working days), correction made by the District will be at the Respondent's expense.

17. Indemnification:

- a) The Respondent will defend, indemnify, hold harmless, and exempt the District, its officers, agents, and employees from and against any and all suits, actions, legal proceedings, claims, demands, damages, costs, expenses, and attorneys' fees incident to any work done in the performance of this contract arising out of a willful or negligent act or omission of the Respondent, its officers, agents, or employees.

18. Force Majeure:

- a) Neither party shall be deemed to have breached any provision of this contract as a result of force majeure. The term force majeure as referenced herein, shall mean acts of God, strikes, lockouts, or other industrial disturbances, act of public enemy, orders of any kind of government of the United States or the State of Texas or any civil or military authority; insurrections; riots; pandemics, epidemics; landslides; land sinkage; lightning; earthquake; fires; hurricanes; storms; floods; washouts; droughts; arrests; restraint of government and people; civil disturbances; explosions; breakage or accidents to machinery, pipelines or canals, or other causes not reasonably within the control of the party claiming such inability.

19. Non-Appropriate Clause:

- a) Any/all contracts exceeding one (1) year will require a standard non-appropriation clause. Renewal of contracts will be in accordance with Local Government Code 271.903 concerning non-appropriation of funds for multi-year contracts. The Board of Trustees of District reserves the right to rescind the contract at the end of each fiscal year if it is determined that there are insufficient funds to extend the contract.

20. Uniform Commercial Code:

- a) All contracts and agreements between Respondent and the District shall strictly adhere to the statutes as set forth in the Uniform Commercial Code as last amended by the American Law Institute in the National Conference of Commissioners on Uniform State Laws. Reference: Uniform Commercial Code, Official Text.

21. Non-Performance:

- a) Immediate non-performance of the Respondent in terms of specifications shall be a basis for the termination of the contract.
- b) If, at any time, the Respondent fails to fulfill or abide by the terms, conditions, or specifications of the contract, the District reserves the right to: a) purchase on the open market and charge the Respondent the difference between contract and actual price, or b) deduct charges from existing invoice totals due at the time.
- c) The District shall have the right to cancel for default all or any part of the undelivered portion of this order if Respondent breaches any of the terms hereof including warranties of Respondent or if the Respondent becomes insolvent or commits acts of bankruptcy. Such right of cancellation is in addition to and not in lieu of any other remedies which the District may have in law or equity.

22. Termination of Contract:

- a) The District shall have the right to terminate the contract, in whole or in part, for its own convenience and without cause any time upon thirty (30) days prior written Notice of Termination. Upon receipt of a Notice of Termination, the Respondent shall promptly cease all further work pursuant to the contract award, with such exceptions, if any, specified in the Notice of Termination.
- b) The District will pay the Respondent, to the extent of funds appropriated or otherwise legally available for such purposes, for all goods delivered and services performed, and obligations incurred prior to the date of termination in accordance with the terms hereof.

23. Venue:

- a) This Proposal shall be constructed and enforced in all respects in accordance with the laws of the State of Texas and the laws of the United States applicable to transactions in Texas. Exclusive venue with respect to any legal action relating to or arising under this Proposal shall lie in the District Court(s) of the State of Texas sitting in Galveston County, Texas, Respondent hereby expressly consenting to the jurisdiction of such courts.

SAFETY & SECURITY MEASURES

Student, instructor and all staff safety and campus security are of the upmost importance to the District, and safety and security measures are required by state law or prescribed for in District policy and procedures. Adherence to the District safety & security measures while on District premises is required. Each campus presents security concerns in terms of site access, traffic, classroom and non-classroom related functions. The work performed at each campus is directive in nature and work rules for each project can vary depending on the scope of work. CISD has responsibilities to the students, staff, the State of Texas and others to ensure that safety measures are strictly applied on each project.

1. Requirements:

- a) The Contractor, Subcontractor, their agents, and all others who perform Work on any District campuses are required to observe and abide by the campus security.
- b) The Contractor, Subcontractors, and their agents shall perform employee background checks and shall guarantee and manage construction activities to prevent any person with a felony conviction or convictions for crimes of "moral turpitude" from gaining access to school property or entering any school facility.
- c) Criminal History Checks: Upon request from the District at any time, the Contractor shall provide a list of employees that is updated on a regular basis and provide the following minimum information for each person working on school property:
 - i. Legal Name: First and Last
 - ii. Date of Birth
 - iii. Last 4 digits of their social security number
 - iv. Driver's License State and Number
- d) Contractor Supervisor and Designated Support Personal:
 - i. Supervisor shall be present for all activities. If Owner finds out that the supervisor or their designated staff are not in responsible charge of the worksite, Owner may terminate work activities at the Contractors expense until such time the appropriate personnel are back in responsible charge.
 - ii. Supervisor is responsible for securing the project site each day after work and shall confirm that the site is safe and secure. Check all interior and exterior doors, floor hatches, roof hatches, roof access doors, gates, temporary barricades and the like.

- iii. Supervisor is responsible for verifying that the project and site are clean after work each day. All trash is disposed of in approved containers. Floor surfaces are clean. Campus grounds are clear and all holes are covered up.
- e) RAPTOR Checks:
 - i. All contractor personnel shall obtain a RAPTOR check upon their first day of work on the project. The Contractor is required to obtain a replacement badge if their badge gets damaged or becomes non-legible. All personnel will be issued a paper badge with their name, photo, and date of issue. This badge shall be affixed to a badge clip that shall be affixed to their uniform shirt in the upper torso area and shall be worn at all times.
 - ii. Contractor shall obtain a new Raptor badge every month around the 1st day of the month regardless of the initial badge issued date. Contractor shall contact the Maintenance Office and schedule the quantity of personnel requiring retesting in advance so as to not overload the maintenance office regular school activities.
- f) Owner reserves the right to question all Contractor personnel and to perform additional background checks and safety and security screening as applicable at their discretions for any persons working on school district property.
- g) Campus Check-in Procedures:
 - i. The Supervisor or designated staff shall check in at the main office of each school campus each workday and shall be responsible for facility access and control direct sub-contractor supervision. Contractor personnel and sub-contractors are not required to check-in to a campus that has a Supervisor in responsible charge.
 - ii. All employees must check-in at the Maintenance for the 1st day at work and at the 1st of the month.

2. Code of Conduct:

- a) All Contractor, Subcontractors, and their agents shall be required to wear company uniforms with company name and logo clearly marked, RAPTOR tags that are currently up to date, and all appropriate and applicable safety gear such as hard hats at all times when on District premises. All attire shall be clean and presentable at the start of work each day.
- b) Interaction with students, faculty, and staff is discouraged. The District will not tolerate "cat-calling," "whistling," "profanity," or derogatory remarks.
- c) No smoking or tobacco products, illegal drugs or weapons or firearms are allowed on District premises.

PROCUREMENT SPECIFICATIONS & INSTRUCTIONS TO RESPONDENTS:

ENCLOSURE TABLE OF CONTENTS

- **Exhibit A:** District Provided Plans, Prints, Specifications, and Drawings
- **Exhibit B:** Standard Short Form of Agreement Between Owner and Contractor, AIA Document A105-2017, as Modified by the Owner (Provided for informational purposes only)
- **Attachment A:** Procurement Proposal Response Packet

SCOPE OF WORK SUMMARY

The approved Proposer will provide for parking lot improvements at Calallen Middle School located at 4602 Cornett Dr. Corpus Christi, Texas 78410, and Wood River Elementary location at 15118 Dry Creek Dr. Corpus Christi, TX 78410.

Based upon exterior elevations, and visual inspections, the proposer will remove select sections of the existing parking lots, stabilize the existing soils either by means of lime stabilization, or through the introduction of select fill for subgrade stabilization. Specifications have been provided within this document for review.

At this time, there are no leaks detected in the plumbing system in the area being requested for repair. If any plumbing or other utility infrastructure are damaged during the parking lot project, the contractor will be required to make repairs or replace any plumbing/electrical or fixtures as discovered above or below the parking lot in the area of work.

Site plans and prints are provided by the District for proposal consideration in **Exhibit A** including Exterior Elevations Report, Site Plans of areas to be corrected, Observation Field Notes, and other attachments. These reports detail all known deficiencies discovered during the parking lot inspection and represent the scope of the work requested.

Any proposal submitted in response to this procurement must have product specifications, detailed scope of work, and a detailed timeline as part of their proposal available for review.

Proposers shall:

1. Understand that all work will be deferred for this project until the project start date of June 3, 2026. Please price your proposals accordingly. It is the intent of the District to conduct repairs at CISD Middle School and Wood River Elementary from June 3, 2026 through August 2, 2026. See Project Schedule below for full details.
2. Review and understand the details of the **Exhibit A**: District Provided Plans, Prints, Specifications and Drawings.
3. Provide turnkey services for entire scope of the proposal, including any required permitting, inspections, labor, materials, and subcontractors.
4. Submit product specifications, a detailed scope of work, and a detailed timeline as part of their proposal. Any plumbing repairs must meet the following minimum requirements: 316 stainless steel hangars, schedule 40 PVC, and DWV fittings, and conform to current local and State building codes.
5. Obtain any and all permitting from the applicable local and State authorities, as well as inspections.
6. Produce any and all drawings, prints, plans, for the Owner, or City review as required for permitting.
7. Contact "Call Before You Dig" to mark all known underground utilities before the start of **any work**.
8. Dispose of any and all contaminated soils as per local, State, and federal laws and guidelines require.
9. Any soils removed during the injection process will not be back filled. The facility will be returned to owner in a safe and orderly state.

10. During repairs completely, properly, and safely demolish and dispose of any and all materials and associated debris, structures and items as identified in and required as per federal, State, and local laws and guidelines, remove debris from site on a regular basis.
11. Remove all structures which have been compromised or damaged and legally dispose of all such materials in a first class, workmanlike manner, utilizing only those procedures as are required by or consistent with applicable local, state, and federal law.
12. Repair any and all damaged plumbing or utilities due to parking lot repairs with new materials as discovered;
13. Provide temporary portable toilet facilities and enclosures. Provide at time of project mobilization. Maintain daily in a clean and sanitary condition.
14. Trench & Excavation: If the project requires trench excavation which will exceed a depth of five feet, the Contractor will be required to comply with the provisions of the Trench Safety Requirements of the Contract Documents and to include a separate pay item for trench excavation safety protection based upon (i) the number of linear feet of trench excavated, and (ii) the square feet of any shoring used to satisfy any special shoring requirements. In the absence of enclosures of same in Proposal, Contractor will provide all elements necessary to comply with Trench Safety Requirements at the stipulated lump-sum proposal, without additional compensation.

EXAMINATION OF THE CONTRACT DOCUMENTS AND SITE:

Each Proposer, before submitting their Proposal, shall fully examine and acquaint themselves with the Contract Documents and the sites of the proposed Project. Offeror shall make such investigations as they may deem necessary to fully inform themselves of the existing conditions, facilities, difficulties, restrictions, and requirements incident to completion of the Project under the terms of the Contract.

Failure of the Offeror to acquaint themselves adequately with the site and such conditions, facilities, difficulties, restrictions, and requirements will not relieve them of their obligation to perform the entire Contract at the price set forth in this proposal.

ESTIMATED PROJECT BUDGET

\$550,000.00

OWNER’S CONTINGENCY

The respondent shall provide for and include an **owner’s contingency of \$20,000.00**. The respondent shall include the amount in their proposal as contingencies to cover the cost of hidden, concealed, or otherwise for the betterment of the project as deemed by the Owner. The respondent shall be allowed to recover all costs related to the completion of work under this contingency, however, no overhead or profit will be allowed. All remaining contingency balance shall be returned to Owner at 100% without fee or charge.

PROJECT SCHEDULE

The following indicates the anticipated schedule of the project.

Contract Award	April 13, 2026
Notice to Proceed	April 14, 2026
Commence Project Physical Work Start	Wednesday, June 3, 2026
Substantial Completion of All Work	Sunday, August 2, 2026

SUBSTANTIALLY COMPLETE DEFINITIONS & BENCHMARKS

Physical site work is anticipated to begin on June 3, 2026, after the award of the contract and the provision of bonds and insurance, and shall be fully substantially complete with all systems by August 2, 2026, except as extended by legitimate extensions of time due to unavoidable delays to the project.

This Schedule of construction requires the Contractor to provide crews of personnel as required to complete the project on time. Contractor and Subcontractors shall provide sufficient skilled manpower to perform the work.

USE OF SITE AND PREMISES AND OWNERS' OCCUPANCY

Summer 2026 Occupancy (June 3, 2026 – August 2, 2026)

June 3 – July 15, 2026

- The Owner will not occupy the campus building.
- Contractor will have full, unobstructed access to the project site and may work 24 hours per day, 7 days per week.

July 15 – July 31, 2026

- Campus administration will return to work in the office area.
- Administration will be instructed to use only the main campus facilities so as not to impede the Contractor's work.
- Contractor must coordinate activities with the Owner to minimize disruptions to district operations and site activities.

Coordination With Other Work on Campus

- Additional district projects—including foundation repairs to the CMS Addition and intercom repairs—will occur during the Summer 2026 Occupancy timeframes.
- Contractor may be required to coordinate with other district-hired contractors and district personnel.
- Contractor is expected to cooperate fully to ensure all campus projects progress on schedule with minimal disruptions or delays.

PROPOSAL REQUIREMENTS

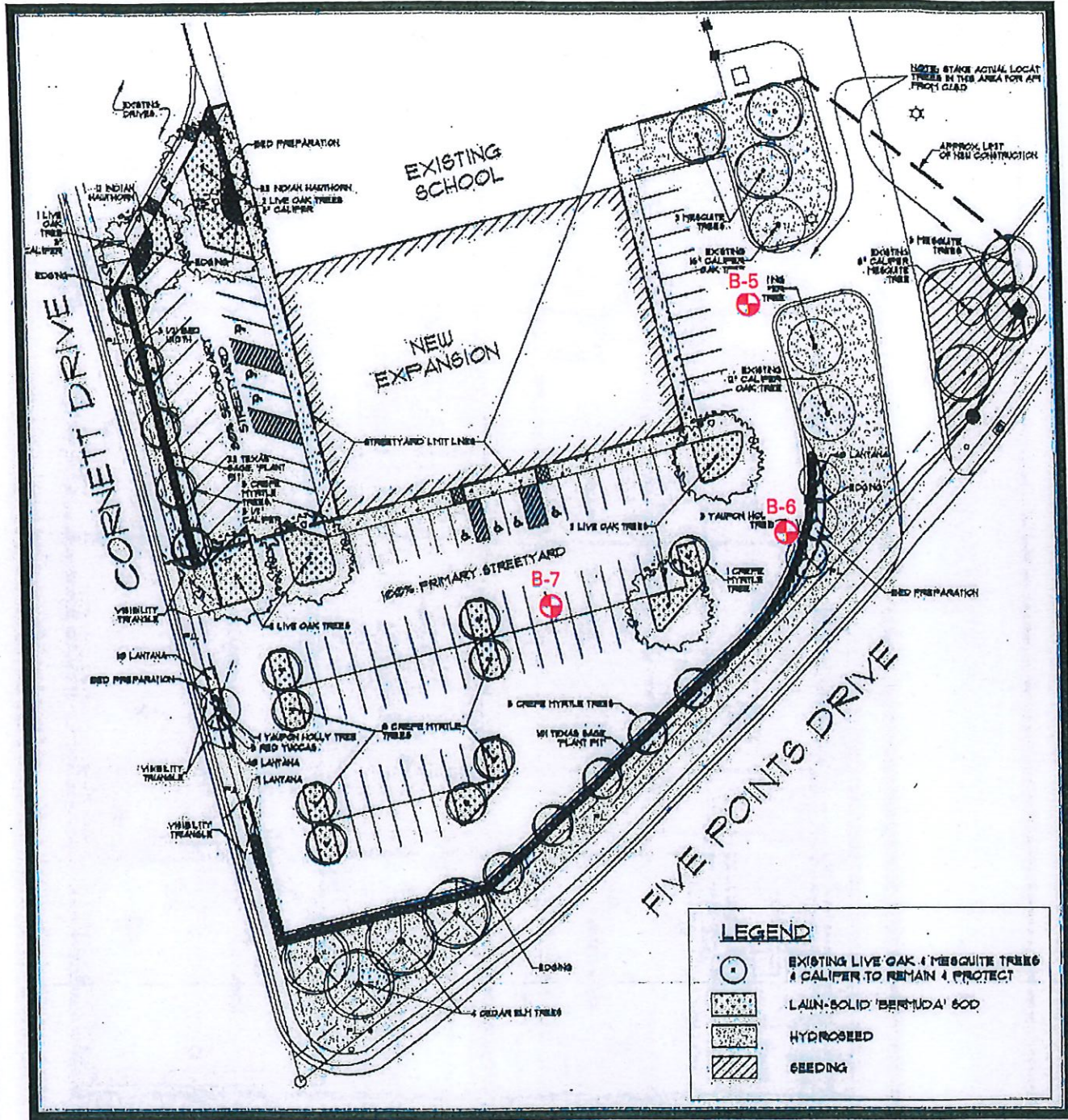
All Proposers must utilize the provided Attachment A Procurement Proposal Response Packet as a means of response to be considered. All pages in the provided packet must be completed and all required signatures present to be considered. Proposals and responses shall be direct, concise, and complete; prepared in a manner that provides a straightforward description of the respondent's ability to meet the requirements set forth in the RFCSP.

Emphasis should be on completeness, clarity of content, responsiveness to the requirements, and an understanding of the Districts needs. When submitting a proposal, it is required that Respondents have the necessary professional experience, prior training and applicable professional judgment to perform the activities proposed to supply the services requested by this RFCSP.

EXHIBIT A

DISTRICT PROVIDED PLANS, PRINTS, SPECIFICATIONS, AND DRAWINGS

PLEASE NOTE – The Drawings, Plans, and Prints enclosed **are not As-Builts**. Each Proposer, before submitting their Proposal, shall fully examine and acquaint themselves with the Contract Documents and the sites of the proposed Project. Offeror shall make such investigations as they may deem necessary to fully inform themselves of the existing conditions, facilities, difficulties, restrictions, and requirements incident to completion of the Project under the terms of the Contract.



Legend

⊕ : Exterior Borings (B-5 through B-7)

PLAN OF EXTERIOR BORINGS (locations are approximate)

PROJECT: Geoforensic Engineering Services, Calallen Middle School Addition, 4602 Cornett Drive
Corpus Christi, Texas 78410

SCALE: NOT TO SCALE

DATE: MARCH 2025

PROJECT NO.: 24-949E

NORTH

LOG OF BORING NO. B-5

Sheet 1 of 1



Geotech Engineering and Testing
 17407 US Highway 59
 Houston, Texas 77396
 Phone: 713-699-4000 Fax: 713-699-9200

PROJECT: Geoforensic Study for Calallen Middle School Addition
 LOCATION: Corpus Christi, Texas 78410
 PROJECT NO.: 24-949E STATION NO.:
 DATE: 1-16-25 COMPLETION DEPTH: 30.0 ft.

DEPTH, ft	SPT N-VALUE blows per foot	OVM, ppm	SYMBOL	SAMPLES	DESCRIPTION	NATURAL MOISTURE CONTENT, %	LIQUID LIMIT, %	PLASTIC LIMIT, %	PLASTICITY INDEX, %	PERCENT PASSING NO. 200 SIEVE	SUCTION (pF)	DRY UNIT WEIGHT, pcf	PERCENT COMPACTION	PASSING/FAILING (P/F)	UNDRAINED SHEAR STRENGTH, tsf				
															0.5	1.0	1.5	2.0	2.5
ELEVATION: Existing Grade																			
0					CONCRETE PAVING (5.75" in thickness)														
					FAT CLAY (CH), very stiff, gray, dark gray, with root fibers to 28', calcareous nodules, ferrous nodules	22	62	21	41	78					▲				
						22									▲				
5						23									▲				
						23									▲				
					- hard 8' to 15', light gray 8' to 10'	24	68	22	46	84		99			▲ ●				
10																			
					- reddish brown 13' to 20'	19						106			▲ ●				
15																			
						25									▲				
20																			
					- light gray 23' to 25'	20									▲				
25																			
					LEAN CLAY (CL), very stiff, light gray, gray, with root fibers to 30', calcareous nodules, ferrous nodules, gravels, sand seams and layers	18	39	17	22	51					▲				
30																			
35																			

OVMZ 24-949E.GPJ OVM.GDT 2/26/25

WATER OBSERVATIONS:
 NO FREE WATER ENCOUNTERED DURING DRILLING

DRY AUGER: 0 TO 30 ft.
 WET ROTARY: TO TO ft.

DRILLED BY: Blake (T)
 LOGGED BY: Max

LOG OF BORING NO. B-7

Sheet 1 of 1



Geotech Engineering and Testing
 17407 US Highway 59
 Houston, Texas 77396
 Phone: 713-699-4000 Fax: 713-699-9200

PROJECT: Geoforensic Study for Calallen Middle School Addition
 LOCATION: Corpus Christi, Texas 78410
 PROJECT NO.: 24-949E STATION NO.:
 DATE: 1-16-25 COMPLETION DEPTH: 30.0 ft.

DEPTH, ft	SPT N-VALUE blows per foot	OVM, ppm	SYMBOL SAMPLES	DESCRIPTION	NATURAL MOISTURE CONTENT, %	LIQUID LIMIT, %	PLASTIC LIMIT, %	PLASTICITY INDEX, %	PERCENT PASSING NO. 200 SIEVE	SUCTION (pF)	DRY UNIT WEIGHT, pcf	PERCENT COMPACTION	PASSING/FAILING (P/F)	UNDRAINED SHEAR STRENGTH, tsf					
														0.5	1.0	1.5	2.0	2.5	
0				ELEVATION: Existing Grade															
				CONCRETE PAVING (5.5" in thickness)															
				FAT CLAY (CH), stiff, gray, dark gray, with root fibers to 6', calcareous nodules, gravels	31														
					27														
5				- light gray 6' to 30'	30	61	21	40	82		91								
					29														
					29						92								
					29														
15																			
					29														
20					29	62	21	41	83		93								
				- reddish brown 23' to 30'	25														
25																			
				- hard 28' to 30'	30						101								
30																			

OVM2 24-949E.GPJ OVM.GDT 2/26/25

WATER OBSERVATIONS:
 NO FREE WATER ENCOUNTERED DURING DRILLING

DRY AUGER: 0 TO 30 ft.
 WET ROTARY: TO TO ft.

DRILLED BY: Blake (T)
 LOGGED BY: Max

KEY TO LOG TERMS AND SYMBOLS

UNIFIED SOIL CLASSIFICATIONS		TERMS CHARACTERIZING SOIL STRUCTURE	
Symbol	Material Descriptions		
GW	WELL GRADED-GRAVELS, GRAVEL-SAND MIXTURES LITTLE OR NO FINES	Slickensided	- Having incline planes of weakness that are slick and glossy in appearance.
GP	POORLY GRADED GRAVELS, GRAVEL-SAND MIXTURES, LITTLE OR NO FINES	Fissured	- Containing shrinkage cracks frequently filled with fine sand or silt: usually vertical.
GM	SILTY GRAVELS, GRAVEL-SAND SILT MIXTURES	Laminated	- Composed of thin layers of varying colors and soil sample texture.
GC	CLAY GRAVELS, GRAVEL-SAND CLAY MIXTURES	Interbedded	- Composed of alternate layers of different soil types.
SW	WELL GRADED SANDS, GRAVELLY SANDS, LITTLE OR NO FINES	Calcareous	- Containing appreciable quantities of calcium carbonate.
SP	POORLY GRADED SANDS, OR GRAVELLY SANDS, LITTLE OR NO FINES	Well Graded	- Having wide range in grain sizes and substantial amounts of all intermediate particle sizes.
SM	SILTY SANDS, SAND-SILT MIXTURES a	Poorly Graded	- Predominantly of one grain size, or having a range of sizes with some intermediate sizes missing.
SC	CLAYEY SANDS, SAND-SILT MIXTURES b	Pocket	- Inclusion of material of different texture that is smaller than the diameter of the sample.
ML	INORGANIC SILTS AND VERY FINE SANDS, ROCK FLOUR, SILTY OR CLAYEY FINE SANDS OR CLAYEY SILTS WITH SLIGHT PLASTICITY	Parting	- Inclusion less than 1/8-inch thick extending through the sample.
CL	INORGANIC CLAYS OF LOW TO MEDIUM PLASTICITY, GRAVELLY CLAYS, SANDY CLAYS, LEAN CLAYS	Seam	- Inclusion 1/8- to 3-inch thick extending through the sample.
OL	ORGANIC SILTS AND ORGANIC SILTY CLAYS OF LOW PLASTICITY	Layer	- Inclusion greater than 3-inch thick extending through the sample.
MH	INORGANIC SILTS, MICACEOUS OR DIATOMACEOUS FINE SANDY OR SILTY SOILS, ELASTIC SILTS	Interlayered	- Soils sample composed of alternating layers of different soil types.
CH	INORGANIC CLAYS OF HIGH PLASTICITY, FAT CLAYS	Intermixed	- Soil samples composed of pockets of different soil type and layered or laminated structure is not evident.
OH	ORGANIC CLAYS OF MEDIUM TO HIGH PLASTICITY, ORGANIC SILTS		
PT	PEAT, HUMUS, SWAMP SOILS WITH HIGH ORGANIC CONTENT		
	FILL SOILS		

COARSE GRAINED SOILS (major portion retained on No. 200 Sieve): Includes (1) clean gravels and sands, and (2) silty or clayey gravels and sands. Conditions rated according to standard penetration test (SPT)* as performed in the field.

FINE GRAINED SOILS (major portion passing No. 200 Sieve): Include (1) inorganic or organic silts and clays, (2) gravelly, sandy, or silty clays, and (3) clayey silts. Consistency is rated according to shearing strength as indicated by hand penetrometer readings or by unconfined compression tests.

Descriptive Terms	Blows Per Foot*
Very Loose	0 – 4
Loose	5 – 10
Medium Dense	11 – 30
Dense	31 – 50
Very Dense	over 50

* 140 pound weight having a free fall of 30-inch

Descriptive Term	Undrained Shear Strength Ton/Sq. Ft.	Descriptive Term	Blows Per Foot*
Very Soft	Less than 0.13	Very Soft	< 2
Soft	0.13 to 0.25	Firm	2 – 8
Firm	0.25 to 0.50	Stiff	8 – 15
Stiff	0.50 to 1.00	Very Stiff	15 – 30
Very Stiff	1.00 to 2.00	Hard	> 30
Hard	2.00 or higher		

NOTE: Slickensided and fissured clays may have lower unconfined compressive strengths than shown above because of weakness or cracks in the soil. The consistency ratings of such soils are based on hand penetrometer readings.

* 140 pound weight having a free fall of 30-inch

SOIL SAMPLERS

- SHELBY TUBE SAMPLER
- STANDARD PENETRATION TEST
- AUGER SAMPLING

TERMS CHARACTERIZING ROCK PROPERTIES

VERY SOFT OR PLASTIC	Can be remolded in hand; corresponds in consistency up to very stiff in soils.
SOFT	Can be scratched with fingernail.
MODERATELY HARD	Can be scratched easily with knife; cannot be scratched with fingernail.
	Difficult to scratch with knife.
VERY HARD	Cannot be scratched with knife.
POORLY CEMENTED OR FRIABLE	Easily crumbled.
CEMENTED	Bounded Together by chemically precipitated materials.
UNWEATHERED	Rock in its natural state before being exposed to atmospheric agents.
SLIGHTLY WEATHERED	Noted predominantly by color change with no disintegrated zones.
WEATHERED	Complete color change with zones of slightly decomposed rock.
EXTREMELY WEATHERED	Complete color change with consistency, texture, and general appearance or soil.

GEOTECHNICAL ENGINEERING REPORT

**Wood River Elementary Parking Lot
Improvements
15118 Dry Creek Drive
Corpus Christi, Texas
PSI Project No. 0312-3790**

PREPARED FOR:

**Calallen ISD
4205 Wildcat Drive
Corpus Christi, Texas 78410**

February 12, 2026

BY:

**PROFESSIONAL SERVICE INDUSTRIES, INC.
810 South Padre Island Drive
Corpus Christi, Texas 78416
Phone: (361) 854-4801**





Professional Service Industries, Inc.
810 South Padre Island Drive,
Corpus Christi, Texas 78416
Office – (361) 854-4801

February 12, 2026

Calallen ISD
4205 Wildcat Drive
Corpus Christi, Texas 78410-5108

Attn: Mr. Blair McDavid

RE: **Geotechnical Engineering Recommendations**
Wood River Elementary Parking Lot Improvements
15118 Dry Creek Drive
Corpus Christi, TX 78410
PSI Project No. 0312-3790

Dear Mr. McDavid:

Professional Service Industries, Inc. (PSI), an Intertek company, is pleased to submit this Geotechnical Engineering Report for the above-referenced project in Corpus Christi, Texas. This report includes the results from the field and laboratory investigation along with recommendations for use in preparation of the appropriate design and construction documents for this project.

PSI appreciates the opportunity to provide this Geotechnical Engineering Report and looks forward to continuing participation during the design and construction phases of this project. PSI also has great interest in providing materials testing and inspection services during the construction of this project and will be glad to meet with you to further discuss how we can be of assistance as the project advances.

If there are questions pertaining to this report, or if PSI may be of further service, please contact us at your convenience.

Respectfully submitted,

PROFESSIONAL SERVICE INDUSTRIES, INC.

Texas Board of Professional Engineers Certificate of Registration # F003307

Christopher Saucedo, E.I.T.
Staff Engineer
christopher.saucedo@intertek.com



Philip L. Johnson, P.E.
Senior Geotechnical Engineer/
Principal Consultant
philip.johnson@intertek.com

February 12, 2026



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1.0 PROJECT INFORMATION

1.1 PROJECT AUTHORIZATION

Professional Service Industries, Inc. (PSI), an Intertek company, has completed a field exploration and geotechnical evaluation for the proposed Wood River Elementary Parking Lot Improvements in Corpus Christi, Texas. Ms. Kelsey Ramos, Assistant Superintendent, representing Calallen ISD, authorized PSI's services on February 2, 2026, by approving PSI Proposal No. 470257 and by Issuing Purchase Order No.8882600143. PSI's proposal contained a proposed scope of work, lump sum fee, PSI's General Conditions.

1.2 PROJECT DESCRIPTION

Based on information provided by Mr. Blair McDavid and PSI's review of the provided site location plan, a summary of our understanding of the proposed project is provided on the following Project Description table.

TABLE 1.1: GENERAL PROJECT DESCRIPTION

Project Items	Active Elementary School parking and access drives
Building Construction Types	Asphaltic pavement or Rigid Concrete Pavement
Existing Grade Change within Project Site	± 1 Foot Estimated (Google Earth Pro)
Pavement for Parking and Drives	Flexible Asphalt (HMAC) and/or Rigid Concrete Pavement
Design Traffic Load	Light Duty: 15,000 ESALs for 20-Year Pavement Design Life Heavy Duty: 150,000 ESALs for 20-Year Pavement Design Life

The geotechnical recommendations presented in this report are based on the available project information, structure location, and the subsurface materials encountered during the field investigation. If the noted information presented above is incorrect, please inform PSI so that the recommendations presented in this report can be amended, as necessary. PSI will not be responsible for the implementation of provided recommendations if not notified of changes in the project.

1.3 PURPOSE AND SCOPE OF SERVICES

The purpose of this study is to evaluate the subsurface conditions at the site and develop geotechnical engineering recommendations and guidelines for use in preparing the design and other related construction documents for the proposed project. The scope of services included drilling a soil boring, performing laboratory testing, and preparing this geotechnical engineering report.

This report briefly outlines the available project information, describes the site and subsurface conditions, and presents the following:

- General site development and subgrade preparation recommendations.
- Recommendations for site excavation, fill compaction, and the use of on-site and imported fill material under pavements.



- Recommendations for the design of flexible asphaltic and rigid concrete pavement systems for the proposed parking and drive areas.

The scope of services for this geotechnical exploration did not include an environmental, mold nor detailed seismic/fault assessment for determining the presence or absence of wetlands, or hazardous or toxic materials in the soil, bedrock, surface water, groundwater, or air on or below, or around this site. Statements in this report or on the boring log regarding odors, colors, and unusual or suspicious items or conditions are strictly for informational purposes.



2.0 SITE AND SUBSURFACE CONDITIONS

2.1 SITE DESCRIPTION

The following table provides a generalized description of the existing site conditions based on visual observations during the field activities, as well as other available information.

TABLE 2.1: SITE DESCRIPTION

Site Location	15118 Dry Creek Drive, Corpus Christi, TX 78410 GPS Coordinates: Latitude: 26.8620°; Longitude: -97.6618°
Site History	Existing Elementary School
Existing Site Ground Cover	Asphalt Pavement and Exposed Soil & Grass
Existing Site Features	Generally Flat
Site Geology (Geological Atlas of Texas)	Beaumont Formation (Qbc)
Site Soils (USDA)	Victoria clay, 0 to 1 percent slopes (VcA)
Description of Adjacent Property	North: Residential East: Residential South: Residential West: East Riverview Street
Ground Surface Soil Support Capability	Firm

2.2 FIELD EXPLORATION

Field exploration for the project consisted of drilling one (1) boring. The boring design element, boring label, approximate depth and drilling footage are provided in the following table.

TABLE 2.2: FIELD EXPLORATION SUMMARY

Design Element	Boring Labels	Boring Depth (ft)	Drilling Footage (feet)
Parking and Access Drives (B-1)	1	10	10
TOTAL:	1	---	10

The boring location was selected by PSI personnel and located in the field using a recreational-grade GPS system. The elevation of the ground surface at the boring location was not provided and should be surveyed by others prior to construction, if required. We have estimated ground surface elevation at the boring location from Google Earth. The reference to elevations of various subsurface strata are based on depths below existing grade at the time of drilling. The approximate boring location is depicted on the Boring Location Plan provided in the Appendix.



TABLE 2.3: FIELD EXPLORATION DESCRIPTION

Drilling Equipment	Truck-Mounted Drilling Equipment
Drilling Method	Continuous-Flight Augers
Field Testing	Hand Penetrometer Standard Penetration Test (ASTM D1586)
Sampling Procedure	ASTM D1587/1586
Sampling Frequency	Continuously to a Depth of 10 feet
Frequency of Groundwater Level Measurements	During and After Drilling
Boring Backfill Procedures	Soil Cuttings, Concrete Patch
Sample Preservation and Transportation Procedure	General Accordance with ASTM D4220

During field activities, the encountered subsurface conditions were observed, logged, and visually classified (in general accordance with ASTM D2487). Field notes were maintained to summarize soil types and descriptions, water levels, changes in subsurface conditions, and drilling conditions.

2.3 LABORATORY TESTING PROGRAM

PSI supplemented the field exploration with a laboratory testing program to determine additional engineering characteristics of the subsurface soils encountered. The laboratory testing program included:

TABLE 2.4: LABORATORY TESTING PROGRAM

Laboratory Test	Procedure Specification
Visual Classification	ASTM D2488
Moisture Content	ASTM D2216
Atterberg Limits	ASTM D4318
Material Finer than No. 200 Sieve	ASTM D1140

The laboratory testing program was conducted in general accordance with applicable ASTM/TxDOT Test Methods. The results of the laboratory tests are provided on the Boring Log in the Appendix. Portions of samples not altered or consumed by laboratory testing will be discarded 60 days from the date shown on this report.

2.4 SITE GEOLOGY

We reviewed the **Corpus Christi Sheet of the Geologic Atlas of Texas** in an effort to determine the geologic setting of the project site and surrounding areas. The Geologic Atlas of Texas was developed by the Bureau of Economic Geology at The University of Texas using aerial photography, data from various oil and gas exploration companies, and very limited ground reconnaissance. Our review indicates that the project site is located at the **Beaumont Formation (Qb)** of Quaternary geologic Age. The Corpus Christi Sheet generally describes the *Beaumont Formation* as being mostly clay, silt, sand.



2.5 SUBSURFACE CONDITIONS

The results of the field exploration and laboratory testing have been used to develop a generalized subsurface profile of the project site. The following subsurface descriptions highlight the major subsurface stratification features and material characteristics.

TABLE 2.5: GENERALIZED SUBSURFACE PROFILE TABLE

Top (ft)	Bot. (ft)	Soil Type	ω (%)	LL (%)	PI	-200 Sieve (%)	N	PP
0	10	Sandy Fat Clay	15 – 17	56 – 62	41 – 45	54 – 61	12 – 13	4.5

- Where:
1. ω = Moisture content
 2. LL= Liquid limit (%)
 3. PI = Plasticity Index
 4. -#200 Sieve = % Passing the #200 Sieve
 5. N = Standard Penetration Test blow count (blows/foot)
 6. PP = Pocket Penetrometer

The existing pavement section at the boring location consisted of approximately 5 inches of concrete underlain by an approximately 4-inch base course.

The boring log included in the Appendix should be reviewed for specific information at the boring location. The boring log includes soil descriptions, stratifications, location of the samples, and field and laboratory test data. The descriptions provided on the log only represent the conditions at the boring location; the stratifications represent the approximate boundaries between subsurface materials. The actual transitions between strata may be more gradual and less distinct. Variations will occur and should be expected across the site.

2.5.1 GROUNDWATER INFORMATION

Water level measurements were performed during drilling and after completion of drilling. Specific information concerning groundwater is noted on the boring log presented in the Appendix of this report. Groundwater **was not** encountered during the field investigation of this site.

Groundwater levels fluctuate seasonally as a function of rainfall, proximity to creeks, rivers and lakes, the infiltration rate of the soil, seasonal and climatic variations and land usage. In relatively pervious soils, such as sandy soils, the indicated depths are a relatively reliable indicator of groundwater levels. In relatively impervious soils, water levels observed in the boring may not provide a reliable indication of groundwater elevations, even after several days. If a detailed water level evaluation is required, observation wells or piezometers should be installed at the site to monitor water levels.

The groundwater levels presented in this report were measured at the time of PSI field activities. The contractor should be prepared to control groundwater, if encountered, during construction.



3.0 GEOTECHNICAL EVALUATION AND RECOMMENDATIONS

3.1 GEOTECHNICAL DISCUSSION

The geotechnical recommendations presented in this report have been developed based on the subsurface conditions encountered and PSI's understanding of the project. Should changes in the project criteria occur, a review should be made by PSI to determine if modifications to the recommendations will be required.

The following design recommendations have been developed based on the previously described project characteristics and subsurface conditions encountered. If there are changes in the project criteria, PSI should be retained to determine if modifications in the recommendations will be required. The findings of such a review would be presented in a supplemental report. Once final design plans and specifications are available, a general review by PSI is recommended to observe that the conditions assumed in the project description are correct and to verify that the earthwork and foundation recommendations are properly interpreted and implemented within the construction documents.

3.1.1 SHRINK/SWELL MOVEMENT (PVM) ESTIMATE

Based on laboratory testing results and our analyses, the potential vertical movement was estimated to be approximately 2 ½ inches.

It is not possible to accurately quantify actual soil moisture changes and resulting shrink/swell movements. The PVM (*often referred to as PVR*) and referenced structural movements values provided should not be considered absolute values that could occur in the field, but approximate values based on industry standard practice and experience. Extreme soil moisture variations could occur due to unusual drought severity, leaking water or sewer lines, perched groundwater infiltration, or seasonal springs. Also, soil desiccation from trees located adjacent to or previously underneath the building, downspouts directing roof discharge under the foundation, poor drainage or irrigation line breaks could lead to moisture content changes greater than accounted for from normal climate variations and result in excessive foundation movements.

The unknown factors previously mentioned cannot be determined at the time of the geotechnical study. Therefore, estimated shrink/swell movements are calculated only in consideration of historical climate data related to soil moisture variations. Movements in excess of these assumed variations should be anticipated and regular maintenance should be provided to address these issues throughout the life of the structure.



4.0 PAVEMENT DESIGN RECOMMENDATIONS

PSI understands that flexible and rigid pavements will be considered for this project. PSI utilized the “City of Corpus Christi Infrastructure Design Manual” and the “AASHTO Guide for Design of Pavement Structures” published by the American Association of State Highway and Transportation Officials to evaluate the pavement thickness recommendations in this report. This method of design considers pavement performance, traffic, roadbed soil, pavement materials, environment, drainage and reliability. Each of these items is incorporated into the design methodology.

Specific design traffic types and volumes for this project were not available to PSI at the issuance of this report. This traffic information is typically used to determine the number of 18-kip Equivalent Single Axle Loads (ESAL) that is applied to the pavement over its design life. Furthermore, the scope of services for this project did not include California Bearing Ratio (CBR) testing. In lieu of project specific design parameters, general traffic and subgrade parameter assumptions were used for this design. Based on this information, PSI has provided recommended pavement sections for “light-duty” and “heavy-duty” pavements constructed on stable and properly prepared/compacted subgrades. Flexible pavement options with and without geogrid options are also provided for consideration. Details regarding the basis for this design are presented in the table below.

Based on this information, PSI is providing recommended pavement sections for both flexible HMAC and rigid concrete pavement options. Details regarding the basis for this design are presented in the table below

TABLE 4.1: PAVEMENT DESIGN PARAMETERS AND ASSUMPTIONS (RIGID AND FLEXIBLE)

Reliability, percent	75
Initial Serviceability Index, Flexible Pavement	4.2
Initial Serviceability Index, Rigid Pavement	4.5
Terminal Serviceability Index	2.0
Traffic Load for Light-Duty Pavement	15,000 equivalent single axle loads (ESALs)
Traffic Load for Heavy-Duty Pavement	150,000 equivalent single axle loads (ESALs)
Standard Deviation, Flexible Pavement	0.45
Standard Deviation, Rigid Pavement	0.35
Concrete Compressive Strength	4,000 psi
Subgrade California Bearing Ratio (CBR)	2.0 for high plasticity clay subgrade
Subgrade Modulus of Subgrade Reaction, k in pci	75 for high plasticity clay subgrade

Asphaltic concrete pavements founded on top of expansive soils will be subjected to PVM soil movements estimated and presented in this report (*i.e.* 2 ½ inches). These potential soil movements are typically activated to some degree during the life of the pavement. Consequently, pavements can be expected to crack and require periodic maintenance to reduce damage to the pavement structure.

During the paving life, maintenance to seal surface cracks within concrete or asphalt paving and to reseal joints within concrete pavement should be undertaken to achieve the desired paving life. Perimeter drainage should be controlled to prevent or retard influx of surface water from areas surrounding the paving. Water



penetration leads to paving degradation. Water penetration into base or subgrade materials, sometimes due to irrigation or surface water infiltration leads to pre-mature paving degradation.

The City of Corpus Christi requires the base and subgrade to be extended beneath the curb and gutter and to 2 feet behind the Curb. In accordance with City Standard Spec 025612 (Concrete Curb and Gutter) there is a requirement for compaction behind the Curb within 48 hours of removing forms.

Material specifications, construction considerations, and section requirements are presented in the following sections.

The presented recommended pavement sections are based on the field and laboratory test results for the project, local pavement design practice, design assumptions presented herein and previous experience with similar projects. The project Civil Engineer should verify that the ESAL and other design values are appropriate for the expected traffic and design life of the project. PSI should be notified in writing if the assumptions or design parameters are incorrect or require modification.

4.1 PAVEMENT SECTION RECOMMENDATIONS

PSI anticipated that the roadways and parking areas will be used primarily by passenger vehicles and delivery vehicles. PSI is providing parking and drive area sections based on experience with similar facilities constructed on similar soil conditions for the design traffic loading anticipated.

4.1.1 FLEXIBLE PAVEMENT

Recommendations for flexible asphaltic concrete pavement for roadways and parking areas are provided below.

FIGURE 4.1: OPTION 1 FLEXIBLE PAVEMENT TYPICAL SECTION

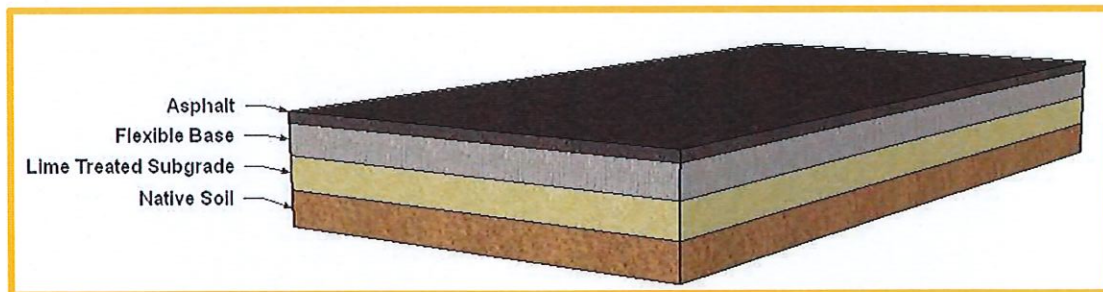


FIGURE 4.2: OPTION 2 FLEXIBLE PAVEMENT TYPICAL SECTION



TABLE 4.2: FLEXIBLE PAVEMENT SECTION OPTIONS

Material	Option 1		Option 2	
	Light	Heavy	Light	Heavy
Hot Mix Asphaltic Concrete	2"	3"	2"	3"
Flexible Base	7"	10"	7"	10"
Lime Stabilized Subgrade	8"		No	
Geogrid	No		Yes	
Compacted Subgrade	—		8"	

4.1.2 RIGID PAVEMENT

Recommendations for rigid concrete pavement for roadways and parking areas are provided below.

FIGURE 4.3: OPTION 1 RIGID PAVEMENT TYPICAL SECTION

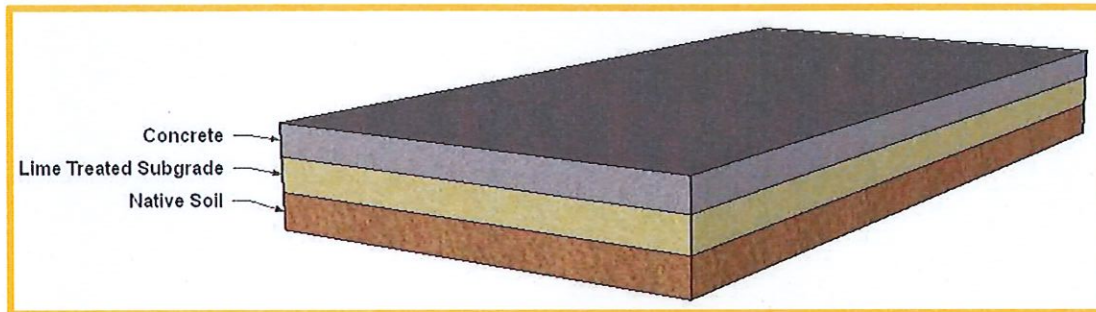


FIGURE 4.4: OPTION 2 RIGID PAVEMENT TYPICAL SECTION

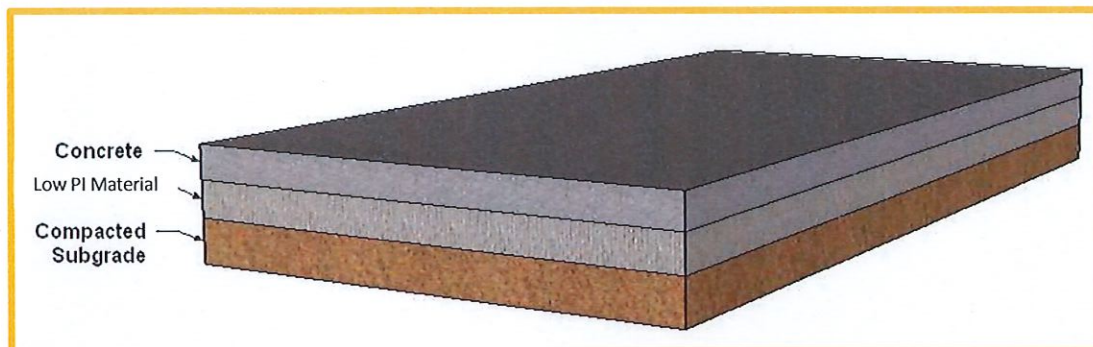


TABLE 4.3: RIGID PAVEMENT SECTION OPTIONS

Material	Option 1		Option 2	
	Light	Heavy	Light	Heavy
Portland Cement Concrete	5"	7"	5"	7"
Low PI Material (PI 10-25)	–	–	6"	6"
Lime Stabilized Subgrade	6"		–	
Compacted Subgrade	–		8"	

4.1.3 GENERAL PAVEMENT DESIGN AND CONSTRUCTION RECOMMENDATIONS

TABLE 4.4: PAVEMENT DESIGN AND CONSTRUCTION RECOMMENDATIONS

Minimum Undercut Depth	6 inches or as needed to remove roots
Reuse Excavated Soils	Free of roots and debris and meet material requirements of intended use
Undercut Extent	2 feet beyond the paving limits
Exposed Subgrade Treatment	Proof-roll subgrade with rubber-tired 20-ton (loaded) construction equipment Alternate Equipment can be used with Geotechnical Engineer Approval
Proof-Rolled Pumping and Rutting Areas	Excavate to firmer materials and replace with compacted general or select fill under direction of a representative of the Geotechnical Engineer
General Fill	Materials free of roots, debris, and other deleterious materials with a maximum rock size of 4 inches with a CBR greater than 3
Minimum General Fill Thickness	As required to achieve grade
Maximum General Fill Loose Lift Thickness	9 Inches
Lime Stabilization	Performed in general accordance with TxDOT Item 260. Subgrade soils stabilized with lime should achieve a pH of 12.4 or greater. Sulfate testing should be conducted before placement of lime.
Low PI Material (Other low plasticity materials may be used pending review and approval from PSI)	On-Site or Imported Free of organics, trash, or other deleterious material Plasticity Index 10 to 25 Max Particle Size < 3"
Geogrid	Geogrid should meet TxDOT Item DMS – 6240 and be pulled and punched. The subgrade should be leveled and smoothed prior to geogrid placement on compacted subgrade.
Flexible Base	TxDOT Item 247, Type A, Grade 1-2 or Type E Grade 4
Maximum Flexible Base Loose Lift Thickness	9 Inches
Hot Mix Asphaltic Concrete	TxDOT Item 340, Type C or D
Concrete Minimum Recommended Strength	4,000 psi (avg. 28-day comp. strength)



Concrete Min. Reinforcement	No. 3 bars, 18 inches on-center, each way Located in top half of concrete section Minimum 2 inches cover
Concrete Construction Joint Min. Reinforcement	¾-inch diameter dowels 14 inches long Spaced 12 inches on-center along the joint
Contraction Joint Spacing (In General Accordance with ACI 330)	Maximum joint spacing should be less than 30 times the thickness of the concrete pavement or 15 feet, whichever is smaller.

TABLE 4.5: COMPACTION AND TESTING RECOMMENDATIONS FOR PAVEMENT AREAS

Location	Material	Density Test Method	Soil Type	Percent Compaction	Optimum Moisture Content	Testing Frequency
Pavement Areas	Subgrade, General Fill Soil, Low PI Material Lime Treated Subgrade	ASTM D698	PI ≥ 25	94% to 98%	0 to +4%	1 per 10,000 SF; min. 3 tests
			PI < 25	≥ 95%	0 to +4%	
	Flexible Base Material	ASTM D1557	Item 247	≥ 95%	±3%	1 per 5,000 SF; min. 3 per lift



5.0 CONSTRUCTION CONSIDERATIONS

Having a Geotechnical Engineer retained to review the earthwork recommendations in the Contract Documents and be an active participant in team meetings near the time of construction can often result in project cost savings. Therefore, PSI recommends that an AASHTO accredited 3rd party laboratory with qualified professional engineers who specialize in geotechnical engineering be retained to provide observation and testing of construction activities involved in the foundations, earthwork, pavements and related activities of this project. As the Geotechnical Engineer of Record (GER), PSI's services can be retained as the 3rd party laboratory. PSI's participation would be advantageous to the project flow and value engineering during construction since we are most familiar with the existing soil conditions at the site.

The geotechnical engineer often does not have available all design information at the time of writing the original report since the report is done very early in the design process. The GER can be of great benefit immediately prior to construction since definitive information regarding the location of the building, surrounding flatwork, pavements, planned landscaping, and drainage features is available at that time. The GER can then write Supplement letters to the original geotechnical report often resulting in less risk and significant project cost savings.

PSI cannot accept responsibility for conditions which deviate from those described in this report, nor for the performance of the foundations or pavements if not engaged to also provide construction observation and materials testing for this project. The PSI geotechnical engineer of record should also be engaged by the Design Team during construction, even if periodic on-call testing is contracted with PSI Construction Services.

5.1 INITIAL SITE PREPARATION CONSIDERATIONS

5.1.1 SUBGRADE PREPARATION FOR SITE WORK OUTSIDE BUILDING PAD AND PAVEMENT AREAS

Grade adjustments outside of the building pad and pavement areas can be made using select or general fill materials. The clean excavated onsite soils may also be reused in areas not sensitive to movement.

TABLE 5.1: SUBGRADE PREPARATION FOR NON-STRUCTURAL - GENERAL FILL

Minimum Undercut Depth	6 inches or as needed to remove roots, organic and/or deleterious materials
Exposed Subgrade Treatment	Proof-roll subgrade with rubber-tired 20-ton (loaded) construction equipment Alternate Equipment can be used with Geotechnical Engineer Approval
Proof-Rolled Pumping and Rutting Areas	Excavate to firmer materials and replace with compacted general or select fill under direction of a representative of the Geotechnical Engineer
General Fill Type	Clean material free of roots, debris and other deleterious material with a maximum particle size of 4 inches
Maximum General Fill Loose Lift Thickness	8 inches



TABLE 5.2: FILL COMPACTION RECOMMENDATIONS OUTSIDE OF BUILDING AND PAVEMENT AREAS

Location	Material	Test Method for Density Determination	Plasticity Index	Percent Compaction	Optimum Moisture Content	Testing Frequency
Outside of Structure / Pavement Areas	General Fill	ASTM D698	PI ≥ 25	94% to 98%	0 to +4%	1 per 10,000 SF; min. 3 per lift
			PI < 25	≥ 95%	0 to +4%	

5.1.2 EXISTING SITE CONDITIONS

The following table outlines construction considerations in consideration of procedures for abandoning old utility lines and removing trees.

TABLE 5.3: CONSIDERATIONS FOR DEMOLITION, ABANDONING UTILITIES AND TREE REMOVAL

Existing Pavement	
Former paving located within footing of proposed structures	Remove concrete and/or HMAC surface course and base entirely or review impact on case by case basis
Former paving located within footprint of proposed new paving	Remove concrete and/or HMAC surface course and evaluate if base can be reused
Abandoned Utilities	
Utilities of former structures located within new footprint of proposed structure	Remove pipe, bedding and backfill and then replace with select fill placed using controlled compaction
Utilities of former structures located outside of footprint of proposed structure	Abandon in place using a grout plug
Tree Removal	
Trees located within proposed building footprint; roadways, parking, and sidewalk areas; and within 15 feet of building area	Remove root system for full vertical and lateral extent and extend removal for at least 3 feet beyond presence of root fragments and replace void with compacted general fill or flowable fill

5.2 MOISTURE SENSITIVE SOILS/WEATHER RELATED CONCERNS

Soils are sensitive to disturbances caused by construction traffic and changes in moisture content. During wet weather periods, increases in the moisture content of the soil can cause significant reduction in the soil strength and support capabilities. In addition, soils which become wet may be slow to dry and thus significantly retard the progress of grading and compaction activities. It will, therefore, be advantageous to perform earthwork, foundation, and construction activities during dry weather.

5.3 EXCAVATION OBSERVATIONS

Excavations should be observed by a representative of PSI prior to continuing construction activities in those areas. PSI needs to assess the encountered materials and confirm that site conditions are consistent with those discussed in this report. This is especially important to identify the condition and acceptability of the exposed subgrades under foundations and other structures that are sensitive to movement. Soft or loose soil zones encountered at the bottom of the excavations should be removed to the level of competent soils as



directed by the Geotechnical Engineer or their representative. Cavities formed as a result of excavation of soft or loose soil zones should be backfilled with compacted select fill or lean concrete.

After opening, excavations should be observed, and concrete should be placed as quickly as possible to avoid exposure to wetting and drying. Surface run-off water should be drained away from the excavations and not be allowed to pond. Excavations left open for more than 48 hours should be protected to reduce evaporation or entry of moisture.

5.4 DRAINAGE CONSIDERATIONS

Water should not be allowed to collect in or adjacent to foundation excavations, on foundation surfaces, or on prepared subgrades within the construction area during or after construction. Proper drainage around grade-supported sidewalks and flatwork is important to reduce potential movements. Excavated areas should be sloped toward one corner to facilitate removal of collected rainwater, groundwater, or surface runoff. Providing rapid, positive drainage away from the building reduces moisture variations within the underlying soils and will aid in reducing the magnitude of potential movements.

5.5 EXCAVATIONS AND TRENCHES

Excavation equipment capabilities and field conditions may vary. Geologic processes are erratic and large variations can occur in small vertical and/or lateral distances. Details regarding "means and methods" to accomplish the work (such as excavation equipment and technique selection) are the sole responsibility of the project contractor. The comments contained in this report are based on small diameter borehole observations. The performance of large excavations may differ as a result of the differences in excavation sizes.

The Occupational Safety and Health Administration (OSHA) Safety and Health Standards (29 CFR Part 1926, Revised October 1989), require that excavations be constructed in accordance with the current OSHA guidelines. Furthermore, the State of Texas requires that detailed plans and specifications meeting OSHA standards be prepared for trench and excavation retention systems used during construction. PSI understands that these regulations are being strictly enforced, and if they are not closely followed, the owner and the contractor could be liable for substantial penalties.

The contractor is solely responsible for designing and constructing stable, temporary excavations and should shore, slope, or bench the sides of the excavations as required to maintain stability of both the excavation sides and bottom. The contractor's "responsible person", as defined in 29 CFR Part 1926, should evaluate the soil exposed in the excavations as part of the contractor's safety procedures. In no case should slope height, slope inclination, or excavation depth, including utility trench excavation depth, exceed those specified in local, State, and Federal safety regulations.

PSI is providing this information as a service to the client. PSI does not assume responsibility for construction site safety or the contractor's or other parties' compliance with local, State, and Federal safety or other regulations. A trench safety plan was beyond the scope of our services for this project.



6.0 REPORT LIMITATIONS

The recommendations submitted in this report are based on the available subsurface information obtained by PSI and design details furnished by the client for the proposed project. If there are revisions to the plans for this project, or if deviations from the subsurface conditions noted in this report are encountered during construction, PSI should be notified immediately to determine if changes in the foundation recommendations are required. If PSI is not notified of such changes, PSI will not be responsible for the impact of those changes on the project.

The Geotechnical Engineer warrants that the findings, recommendations, specifications, or professional advice contained herein have been made in accordance with generally accepted professional Geotechnical Engineering practices in the local area. No other warranties are implied or expressed. This report may not be copied without the expressed written permission of PSI.

After the plans and specifications are more complete, the Geotechnical Engineer should be retained and provided the opportunity to review the final design plans and specifications to check that the engineering recommendations have been properly incorporated in the design documents. At this time, it may be necessary to submit supplementary recommendations. If PSI is not retained to perform these functions, PSI will not be responsible for the impact of those conditions on the project.

This report has been prepared for the exclusive use of Calallen ISD for specific application to the proposed Wood River Elementary Parking Lot Improvements to be constructed at 15118 Dry Creek Drive in Corpus Christi, Texas.



APPENDIX





le Earth
1805



810 South Padre Island Drive,
Corpus Christi, Texas 78416
Office – (361) 854-4801

Site Vicinity Map

Wood River Elementary School
15118 Dry Creek Drive, Corpus Christi, TX 78410
PSI Project No.: 0312-3790

NOT TO SCALE





 - Approximate Boring Location

B-1

intertek
psi
810 South Padre Island Drive,
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Office – (361) 854-4801

Boring Location Plan
Wood River Elementary School
15118 Dry Creek Drive, Corpus Christi, TX 78410
PSI Project No.: 0312-3790

NOT TO SCALE



BORING LOG

Wood River Elementary Parking Lot Improvements
 15118 Dry Creek Drive, Corpus Christi, TX
 Project No. 0312-3790

BORING B-1

LOCATION: See Boring Location Plan

DEPTH, FT.	SYMBOL	SAMPLES	WATER	SOIL DESCRIPTION	MOISTURE CONTENT	% RETAINED #4	% PASSING #200	SPT (N) & TCP (T) VALUES	% REC	%RQD	LIQUID LIMIT	PLASTIC LIMIT	PLASTICITY INDEX	UNCONF. COMP. (TSF)			UNIT DRY WT. (LB/CU FT)
														○ HAND PEN (TSF)	● UNC CMP (TSF)	● UNC CMP (TSF)	
				Elevation:													
				Concrete: 5 inches Base: 4 inches													
				SANDY FAT CLAY (CH), brown, stiff to hard	16			12									
					16	54		13			56	15	41				
5					15												
					17		61				62	17	45				
					17												
10				Boring terminated at approximately 10 feet													

COMPLETION DEPTH: 10.0 Feet

DATE: 2/9/26



DEPTH TO GROUND WATER

SEEPAGE (ft.): NONE ENCOUNTERED

END OF DRILLING (ft.): NONE ENCOUNTERED

DELAYED WATER LEVEL (FT):

KEY TO TERMS AND SYMBOLS USED ON LOGS

ROCK CLASSIFICATION

RECOVERY

DESCRIPTION OF RECOVERY	% CORE RECOVERY
Incompetent	< 40
Competent	40 TO 70
Fairly Continuous	70 TO 90
Continuous	90 TO 100

ROCK QUALITY DESIGNATION (RQD)

DESCRIPTION OF ROCK QUALITY	RQD
Very Poor (VPo)	0 TO 25
Poor (Po)	25 TO 50
Fair (F)	50 TO 75
Good (Gd)	75 TO 90
Excellent (ExInt)	90 TO 100

CONSISTENCY OF COHESIVE SOILS

CONSISTENCY	N-VALUE (Blows/Foot)	SHEAR STRENGTH (tsf)	HAND PEN VALUE (tsf)
Very Soft	0 TO 2	0 TO 0.125	0 TO 0.25
Soft	2 TO 4	0.125 TO 0.25	0.25 TO 0.5
Firm	4 TO 8	0.25 TO 0.5	0.5 TO 1.0
Stiff	8 TO 15	0.5 TO 1.0	1.0 TO 2.0
Very Stiff	15 TO 30	1.0 TO 2.0	2.0 TO 4.0
Hard	>30	>2.0 OR 2.0+	>4.0 OR 4.0+

SOIL DENSITY OR CONSISTENCY

DENSITY (GRANULAR)	CONSISTENCY (COHESIVE)	THD (BLOWS/FT)	FIELD IDENTIFICATION
Very Loose (VLo)	Very Soft (VSo)	0 TO 8	Core (height twice diameter) sags under own weight
Loose (Lo)	Soft (So)	8 TO 20	Core can be pinched or imprinted easily with finger
Slightly Compact (SlCmpt)	Stiff (St)	20 TO 40	Core can be imprinted with considerable pressure
Compact (Cmpt)	Very Stiff (VSt)	40 TO 80	Core can only be imprinted slightly with fingers
Dense (De)	Hard (H)	80 TO 5*/100	Core cannot be imprinted with fingers but can be penetrated with pencil
Very Dense (VDe)	Very Hard (VH)	5*/100 to 0*/100	Core cannot be penetrated with pencil

DEGREE OF PLASTICITY OF COHESIVE SOILS

DEGREE OF PLASTICITY	PLASTICITY INDEX (PI)	SWELL POTENTIAL
None or Slight	0 to 4	None
Low	4 to 20	Low
Medium	20 to 30	Medium
High	30 to 40	High
Very High	>40	Very High

BEDROCK HARDNESS

MORHS' SCALE	CHARACTERISTICS	EXAMPLES	APPROXIMATE THD PEN TEST	
5.5 to 10	Rock will scratch knife	Sandstone, Chert, Schist, Granite, Gneiss, some Limestone	Very Hard (VH)	0' to 2*/100
3 to 5.5	Rock can be scratched with knife blade	Siltstone, Shale, Iron Deposits, most Limestone	Hard (H)	1' to 5*/100
1 to 3	Rock can be scratched with fingernail	Gypsum, Calcite, Evaporites, Chalk, some Shale	Soft (So)	4' to 6*/100

MOISTURE CONDITION OF COHESIVE SOILS

DESCRIPTION	CONDITION
Absence of moisture, dusty, dry to touch	DRY
Damp but no visible water	MOIST
Visible free water	WET

RELATIVE DENSITY FOR GRANULAR SOILS

APPARENT DENSITY	SPT (BLOWS/FT)	CALIFORNIA SAMPLER (BLOWS/FT)	MODIFIED CA. SAMPLER (BLOWS/FT)	RELATIVE DENSITY (%)
Very Loose	0 to 4	0 to 5	0 to 4	0 to 15
Loose	4 to 10	5 to 15	5 to 12	15 to 35
Medium Dense	10 to 30	15 to 40	12 to 35	35 to 65
Dense	30 to 50	40 to 70	35 to 60	65 to 85
Very Dense	>50	>70	>60	85 to 100

SAMPLER TYPES

SOIL TYPES

NO SAMPLE	TXDOT CONE	SHELBY TUBE	CLAY (CL)	CLAY (CH)	SILT
NO RECOVERY	ROCK CORE	SPLIT SPOON	LIMESTONE	SHALE	SANDSTONE
AUGER SAMPLE	SAND	GRAVEL	FILL	ASPHALT	CONCRETE
					CHALK

ABBREVIATIONS

PL – Plastic Limit Q_P – Hand Penetrometer
 LL – Liquid Limit Q_U – Unconfined Compression Test
 WC – Percent Moisture UU – Unconsolidated Undrained Triaxial

Note: Plot Indicates Shear Strength as Obtained By Above Tests

WATER SEEPAGE

WATER LEVEL AT END OF DRILLING

CLASSIFICATION OF GRANULAR SOILS

		6"	3"	3/4"	4	10	40	200		
BOULDERS	COBBLES	GRAVEL			SAND			SILT OR CLAY	CLAY	
		COARSE	FINE	COARSE	MEDIUM	FINE				

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Assessing a building or facility for a variety of sources (air, asbestos, lead, mold) to minimize the risk of factors adverse to human health.

Building Enclosure Commissioning

Design and construction professionals provide solutions to reduce the potential for premature building failure, increase a building's energy efficiency, and expected life cycle.

Mock-Up & Field Testing

On-site (air infiltration, water leakage, and structural performance for fenestration) or in lab validation of a curtain wall's design, workmanship, and material selection to ensure its performance.

Property Management Support Services

Providing a variety of building systems testing, inspection, and consulting services to optimize the value and life of the property asset.

Decommissioning & Due Diligence

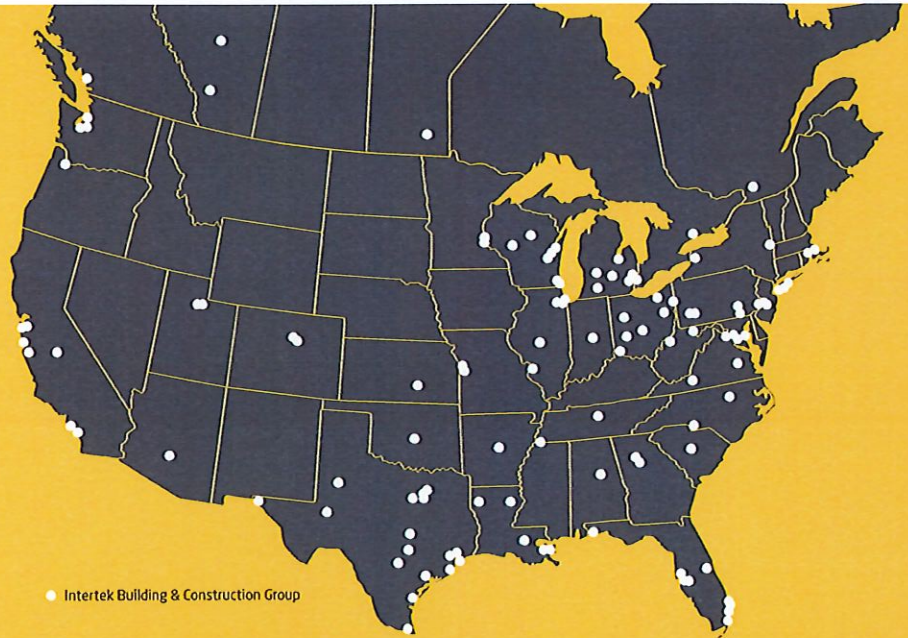
Supporting the redevelopment and transfer of property assets via environmental and property assessments and engineering services.





The ever increasing challenges of designing, constructing, and maintaining a building can be difficult for any organization to navigate. From compliance to local and national codes, to ensuring an efficient design, to property management, Intertek-PSI's team of architects, engineers, scientists, and technicians understand firsthand the complexities of successfully constructing a commercial building. Our full suite of services give us unique insight into all phases of a project. Regardless of the project size or complexity, Intertek-PSI delivers engineering, consulting, and testing services to support site selection, design, construction, and property management.

As a leader in providing comprehensive solutions to industries around the globe, Intertek-PSI prides itself on bringing the expertise and services necessary for our clients to meet all of their needs across their entire operation. **Our Assurance, Testing, Inspection, and Certification (A.T.I.C.)** suite of services ensures that whatever your needs may be – assurance, testing, inspection, certification, or all of the above, that those needs will be met by Intertek-PSI.



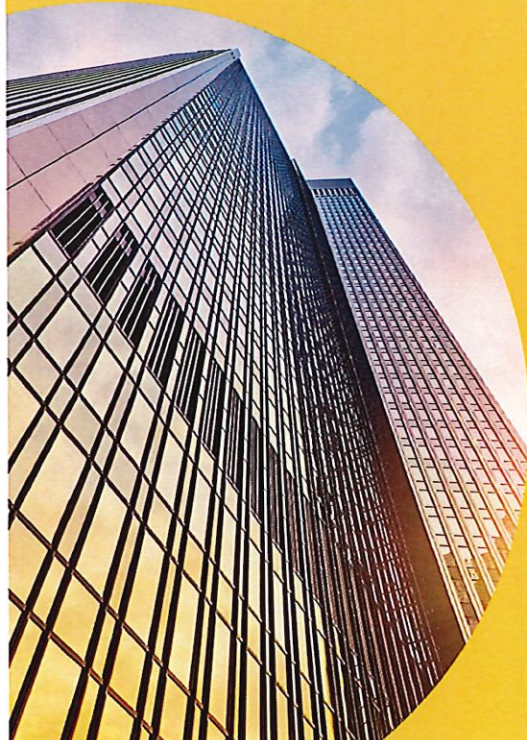
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Site Selection

A diverse range of services from geotechnical investigations, due diligence, industrial hygiene, and site surveys, for your building environment.



Design Phase

Our expertise offers engineering, consulting, evaluation, and peer review to ensure a well designed project.



Building Product & Construction Materials

The most comprehensive suite of testing and certification services for construction materials and building products.



Construction Project

Vital services throughout the construction process including inspection, testing, monitoring, mock-ups, and consulting.



Building Maintenance

Evaluation of a building's condition through inspection and testing, investigation, and remediation plan development.



Decommissioning & Transfer

Services that expedite and ensure compliance of the transfer or decommissioning of property or building.