



DeSoto ISD

Board Agenda Item Overview

Meeting Type	Regular - Business	Meeting Date	4/27/26
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Policy Reference: CV (Legal) and CV (Local)
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Related Board Goal: <small>Select a Goal(s) or type in specific Goals</small>	Goals 1 - 5
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Recommendation:	Approve as Submitted
Justification:	Consideration and Possible Approval to Enter into a Contract with a Construction Manager at Risk for Pre-Construction Services for Bid Package #03 through CMAR 26-011 for the DeSoto ISD 2025 Bond Program.

Funding	Cost: N/A <input type="checkbox"/>	Not to Exceed \$40,000
	Funding Source:	Fund 698 - 2025 Bond Program Fund
	Currently Budgeted	YES

Vendor	TBD
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Does this item require a Competitive Bid?	N/A <input type="checkbox"/>
Purchasing Mechanism	CMAR #26-011
Contract Term	2025 Bond Program
Finance Department Review By:	N/A <input type="checkbox"/>
Purchasing Manager: Michael G. Smith	<small>Digitally signed by Michael G. Smith Date: 2026.03.31 09:45:08 -05'00'</small>
Comptroller Signature: Bessye Adams	<small>Digitally signed by Bessye Adams Date: 2026.03.31 15:21:11 -05'00'</small>

Name	Jason Colley	Title	Program Manager
Department	Procedo	Phone#	972-223-6666

Legal Review	N/A	Date	
Department Review			
District Approval			

Board of Trustees,

As a result of the 2025 Bond Election and pursuant to the provisions of Texas Government Code Chapter 2269, Subchapter F, the District issued a Request for Qualifications (RFQ) to select, via the two-step process, a Construction Manager-at-Risk (“CMAR”) firm for the Bid Package #03 Projects with the following schedule of events. *Bid Package #03 includes the following projects: Amber Terrace Early Childhood Renovation, Frank Moates Elementary School Replacement, Cockrell Hill Elementary School Renovation, West Middle School Renovation, Woodridge Elementary School Renovation, and The Meadows Elementary School Renovation in conjunction with the 2025 Bond Program.*

EVENT	DATE
First Advertisement	February 5, 2026
Second Advertisement	February 12, 2026
Pre-Proposal Conference	February 12, 2026
Deadline for Questions	February 17, 2026
Deadline to Receive Proposals	March 4, 2026
Issue Step 2 to Short List	March 13, 2026
Receive Step 2	March 25, 2026

On March 4, 2026, the District received eleven (11) Statements of Qualifications from the following Firms:

- BOWA Construction/EJ Smith Construction JV
- Fransen Pittman
- Imperial Construction
- McCownGordon Construction, LLC
- Phillips May Corporation
- Post L-Waltz JV LLC
- Satterfield & Pontikes Construction, Inc.
- SCI Construction, Ltd.
- SEDALCO, Inc.
- Steele & Freeman, Inc.
- Tegrity Contractors, Inc.

Step I– The Evaluation Committee evaluated and ranked each Statement of Qualifications submitted in relation to the selection criteria set forth in the RFQ. The top three (3) firms were selected to move on to the Step II process.

- McCownGordon Construction, LLC
- Satterfield & Pontikes Construction, Inc.
- SEDALCO, Inc.

Step II– The second step consisted of a Request for Competitive Sealed Proposal (“CSP”) process where the top three (3) firms from Step I were invited to a presentation and requested to provide a base fee, general conditions, and pre-construction fee proposal (“Proposals”). As a result of the presentation and specific project evaluation criteria, including but not limited to the project-specific qualifications and total fees as determined to provide the “best value” to the District and ranked as follows:



1. McCownGordon Construction, LLC
2. Satterfield & Pontikes Construction, Inc.
3. SEDALCO, Inc.

In accordance with Texas Government Code §2269.155, should the first ranked contractor fail or otherwise decline to enter into a contract, the District shall formally end negotiations and proceed into negotiations with the next contractor as ranked until an agreement is reached or contract rebid.

Thank you for your consideration.

DeSoto ISD 2025 Bond Program
 Construction Manager At Risk
 Committee Total
 Bid #26-011 Bid Package #03

Construction Evaluation Committee		Maximum Available Points per Category	BOWA Construction/EJ Smith Construction Joint Venture	Fransen Pittman	Imperial Construction	McCownGordon Construction, LLC	Phillips May Corporation	Post L -Waltz JV LLC	Satterfield & Pontikes Construction, Inc.	SCI Construction, Ltd.	SEDALCO, INC.	Steele & Freeman, Inc.	Tegrity Contractors, Inc.	
References		5	0.78	3.93	5.00	4.75	1.70	1.00	0.38	4.73	5.00	4.73	3.80	
Average Score for Evaluators A, B, C, D	2	Introduction & Firm Profile (Tab 1 and Tab 2)	5	4.50	4.75	4.25	4.75	4.00	4.75	4.50	3.75	4.75	4.00	4.00
	3	Qualifications for K-12 CMAR Projects (Tab 3)	15	12.00	12.25	12.00	13.50	12.00	12.50	13.50	10.50	13.25	12.75	11.00
	4	Relevant Experience (Tab 4)	10	7.75	7.00	7.25	9.25	8.00	8.00	9.25	7.75	9.00	8.50	7.75
	5	Method of Approach (Tab 5)	15	11.25	11.25	11.25	12.50	11.50	12.00	12.50	10.75	12.50	12.00	11.00
	6	Method of Approach - Schedule (Tab 5)	10	6.75	7.25	7.25	7.50	7.50	6.75	8.75	8.00	7.75	6.25	7.00
	7	Method of Approach - Safety (Tab 5)	5	3.75	4.50	4.00	4.00	3.75	4.00	4.50	4.25	3.75	3.50	3.50
	8	Pre-Construction Services (Tab 6)	15	12.75	12.75	13.00	13.75	11.75	11.75	13.00	11.75	13.00	12.25	11.75
	9	Construction Services (Tab 7)	10	8.25	8.00	8.75	9.00	8.00	7.75	8.75	8.25	8.25	8.25	7.75
	10	QA/QC and Best Practices (Tab 8)	4	2.75	3.25	3.25	3.50	3.25	3.00	3.75	3.50	3.00	3.25	2.75
	11	Budget and Cost Control (Tab 9)	3	2.00	2.50	2.50	2.50	2.75	2.50	2.75	2.50	2.75	2.25	2.25
	12	Responsiveness	3	2.50	2.50	2.50	2.75	2.75	2.50	2.75	2.75	2.75	2.75	2.75
	Total Scores (Out of 100 Possible Points)		100	75.03	79.93	81.00	87.75	76.95	76.50	84.38	78.48	85.75	80.48	75.30
Rank			11	6	4	✓ 1	8	9	3	7	2	5	10	
Difference from Highest Total Score			12.72	7.82	6.75	0.00	10.80	11.25	3.37	9.27	2.00	7.27	12.45	
Difference from next higher score			0.27	0.55	3.38	0.00	1.53	0.45	1.37	1.45	2.00	0.52	1.20	

DeSoto ISD 2025 Bond Program

Construction Manager At Risk
Pricing Worksheet
Bid #26-011 Bid Package #03

Lowest Bid/Evaluated Bid * Pricing Max Points.

Max Points: 20

Responder	Col A	Pre-Construction Points	Col B	CMAR Fee Points	Col C	General Conditions Points	Total Points	Rank
	Pre-Construct Cost		CMAR Fee Percentage		General Conditions Percentage			
McCownGordon Construction, LLC	\$ 40,000.00	0.00	2.00%	8.00	5.10%	8.00	16.00	2
SEDALCO, INC.	\$ 35,000.00	0.00	4.00%	4.00	9.56%	4.27	8.27	3
Satterfield & Pontikes Construction, Inc.	\$ -	4.00	3.50%	4.57	5.32%	7.67	16.24	✓ 1

Maximum Points: 4 8 8 Total: 20

Construction Manager At Risk
 Overall Total
 Bid #26-011 Bid Package #03

Construction Evaluation Committee		Maximum Available Points per Category	McCownGordon Construction, LLC	SEDALCO, INC.	Satterfield & Pontikes Construction, Inc.		
STEP ONE SCORES		100	87.75	85.75	84.38		
STEP ONE RANK			1	2	3		
STEP TWO							
Pricing		20	16.00	8.27	16.24		
Respondant Presentation							
PRESENTATION AVERAGE SCORE		30	26.25	20.00	20.50		
STEP TWO SCORES		50	42.25	28.27	36.74		
STEP TWO RANK			1	3	2		
STEP ONE & TWO CONSOLIDATION							
STEP ONE SCORES		100	87.75	85.75	84.38		
STEP TWO SCORES		50	42.25	28.27	36.74		
GRAND TOTAL SCORES		150	130.00	114.02	121.12		
FINAL RANK			1	3	2		
Difference from Highest Total Score			0.00	15.98	8.88		
Difference from next higher score			0.00	7.10	8.88		