

# Agenda of Special Meeting

## The Board of Trustees Abilene Independent School District

---

A Special Meeting of the Board of Trustees of Abilene Independent School District will be held Monday, March 28, 2022, beginning at 8:00 AM in the Boardroom, One AISD Center 241 Pine Street, Abilene, Texas 79601.

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

- I. Call to Order.
  - A. Announcement by the chairman whether a quorum is present and that the meeting had been duly called, and that notice of the meeting had been posted in the time and manner required by law.
  - B. Oral Communication from the Public.
- II. Regular Agenda.
  - A. The Board will consider and take possible action on approval of Construction Manager at Risk firm rankings for the New Shotwell Stadium Pressbox Project.  
Scott McLean, Associate Superintendent for Operations
  - B. The Board will consider and take possible action to authorize Superintendent to negotiate and execute contracts with a Construction Manager at Risk for the New Shotwell Stadium Pressbox Project.  
Scott McLean, Associate Superintendent for Operations
- III. Adjournment.

## AGENDA ITEM

SUPPORTING DATA AND INFORMATION: The proposals for the Construction Manager at Risk (CMAR) Services for the New Pressbox for Shotwell Stadium (Proposal #022, 21-22) were received and evaluated. The proposals received were evaluated by the AISD administration committee based on the AISD's "Weight Criteria" as set forth in the Request for Proposal. The Committee recommends approving the ranking as presented.

EXHIBITS: 4

RECOMMENDATION: The administration asks that the AISD Board of Trustees approve the ranking of the proposers as presented on the Evaluation of Proposers form for the Construction Manager at Risk (CMAR) Services for the New Pressbox for Shotwell Stadium (Proposal #022, 21-22) which authorizes the Superintendent or his designee to negotiate a contract with the first ranked proposer in accordance with its proposal and proceed in accordance with the provisions of Texas Government Code, Section 2269.254 until a satisfactory contract approved by the District is reached, or all ranked proposers have been exhausted.

APPROVE/REJECTION/POSTPONEMENT:



Lisa Metcalf  
Director of Purchasing  
325-677-1444, ext. 8600  
325-794-1329, fax  
[Lisa.Metcalf@Abileneisd.org](mailto:Lisa.Metcalf@Abileneisd.org)

## Abilene Independent School District

3757 Amarillo Street • Abilene, Texas 79602

Date: March 25, 2022  
To: Scott McLean  
From: Lisa Metcalf  
RE: Construction Manager at Risk (CMAR) Services for A New Pressbox for Shotwell Stadium (Proposal #022, 21-22)

Sealed proposals for Construction Manager at Risk (CMAR) Services for the New Pressbox for Shotwell Stadium (Proposal #022, 21-22) were received by the District until 2:00 PM, Tuesday, March 22, 2022. Five (5) proposals were received by the deadline.

This Request for Proposal (RFP) was advertised in the Abilene Reporter News. In addition, the proposal was available electronically by the architectural firm, Huckabee and Associates.

The proposal was evaluated by an administration evaluation committee, ("Committee") including administrative staff of various expertise using the following criteria which was published in the Request for Proposal document.

Fees and Pricing	20%
Offeror's Experience	25%
Proposed Personnel	20%
Methodology as a Construction Manager at Risk	25%
Other Appropriate Factors that Demonstrate Capacity	10%

If awarded, this project will be funded by the general fund.

The Committee recommends approving the ranking as presented in the Evaluation of Proposer's form for the Construction Manager at Risk (CMAR) Services for the New Pressbox for Shotwell Stadium (Proposal #022, 21-22).

The administration asks that the AISD Board of Trustees approve the ranking of the proposers as presented on the Evaluation of Proposers form for the Construction Manager at Risk (CMAR) Services for the New Pressbox for Shotwell Stadium (Proposal #022, 21-22) which documents the recommendation of the Committee, and authorizes the Superintendent or his designee to negotiate a contract with the first ranked proposer in accordance with its proposal and proceed in accordance with the provisions of Texas Government Code, Section 2269.254 until a contract approved by the District is reached, or all ranked proposers have been exhausted.

Texas Government Code, Section 2269.254 provides that if an agreement as to the final terms cannot be reached with the first ranked proposer, the negotiator may cut off negotiations with that proposer, in writing, and proceed to negotiate with the next ranked proposer until a contract is reached or all ranked proposers are exhausted.

Attachments include a memorandum from Huckabee and Associates, proposal tabulation, and the evaluation of proposers document.



## MORE THAN ARCHITECTS

March 25, 2022

Mr. Scott McLean  
Abilene Independent School District  
241 Pine St  
Abilene, Texas 79601

Re: Request for Proposals - Construction Manager at Risk Services  
Project Name: A New Press Box for Shotwell Stadium  
Project Number: 1807-07-01

Dear Mr. McLean,

After participating in the evaluations of all proposals and the interviews following with the District, it is the opinion of Huckabee that all four firms interviewed for the above referenced project are qualified to perform Construction Manager at Risk services for this project. Huckabee would expect any of the firms to have the experience in educational and sports construction to deliver AISD a quality project.

If you have any questions, please feel free to contact me to discuss.

Sincerely,

Brian Green, AIA  
Principal

**Huckabee**

AUSTIN • DALLAS • FORT WORTH • HOUSTON • SAN ANTONIO • WACO  
[www.huckabee-inc.com](http://www.huckabee-inc.com)

**Proposal Tabulation**



**Abilene Independent School District  
Construction Manager at Risk Services for A New Pressbox for Shotwell Stadium  
Proposal #022, 21-22**

<b>Contracting Firm</b>	<b>Pre-Construction Fee</b>	<b>Construction Services Fee</b>
Collier Construction	\$0.00	2.25%
Lee Lewis Construction, Inc.	\$10,000.00	2.75%
Reeder General Contractors, Inc.	\$15,000.00	2.50%
Sedalco Inc.	\$5,000.00	4.50%
Teinert Construction	\$0.00	1.95%

**Evaluation of Proposers**

**Abilene Independent School District  
Construction Manager at Risk Services for A New Pressbox for Shotwell Stadium  
Proposal #022, 21-22**



Evaluation Criteria Used for Ranking Proposers	Points	Collier Construction	Lee Lewis Construction, Inc.	Reeder General Contractors, Inc.	Sedalco Inc.	Teinert Construction
Pre-Construction Fee		\$0.00	\$10,000.00	\$15,000.00	\$5,000.00	\$0.00
Construction Services Fee		2.25%	2.75%	2.50%	4.50%	1.95%
Fees and Pricing	<b>20</b>	17.333	13.580	14.536	8.551	20.000
Offeror's Experience	<b>25</b>	19.550	21.250	19.125	25.000	19.000
Proposed Personnel	<b>20</b>	17.000	20.000	20.000	20.000	18.660
Methodology as a Construction Manager at Risk	<b>25</b>	17.500	22.750	24.250	25.000	19.750
Other Appropriate Factors that Demonstrate Capability	<b>10</b>	8.660	9.330	10.000	10.000	10.000
<b>Total</b>	<b>100</b>	<b>80.043</b>	<b>86.910</b>	<b>87.911</b>	<b>88.551</b>	<b>87.410</b>
<b>Ranking of Bidders (Ranking Value)</b>		<b>5</b>	<b>4</b>	<b>2</b>	<b>1</b>	<b>3</b>

*First Ranked Construction Manager - Sedalco, Inc.*

**NOTES:**

The points for "fees and pricing" were calculated using the estimated budget of \$8,200,000 as the construction cost.