

**ARLINGTON INDEPENDENT SCHOOL DISTRICT  
CALLED MEETING OF THE BOARD OF TRUSTEES  
Thursday, July 1, 2021  
5:00 p.m.**

**NOTICE of Called Meeting of the Board of Trustees at the Administration Building,  
Board Room, 1203 West Pioneer Parkway, Arlington, Texas**

While our school board meetings are open to the public, we want you to remain safe, and therefore recommend and encourage you to participate by watching the school board meeting online at **www.aisd.net**. One or more trustee may participate in this meeting via electronic means consistent with the Texas Open Meetings Act and the Governor's disaster proclamations related to COVID-19 through Proclamations, Executive Orders, and Suspensions of Texas law.

*Members of the public who desire to address the board regarding an item on this agenda must comply with the following registration procedures: Members of the public seeking to provide comments concerning an agenda item shall be required to register to provide comment by sending an email to the Superintendent of Schools Secretary **lbenjami@aisd.net** **NO LATER THAN 3:00 p.m. the day of the board meeting** indicating (1) person's name; (2) subject the member of the public wishes to discuss, and; (3) telephone number at which the member of the public may be reached.*

**CALL TO ORDER: 5:00 p.m., Board Room**

**CLOSED MEETING:**

Adjournment to closed meeting pursuant to Sections 551.071 (consultation with attorney to seek and receive legal advice); 551.072 (discuss the purchase, exchange, lease or value of real property); Section 551.073 – (negotiating contracts for prospective gifts or donations); Section 551.074 - (consider the appointment, employment, evaluation, reassignment, duties, discipline, non-renewal or dismissal of a public officer or employee, or to hear complaints or charges against a public officer or employee); Section 551.076 (consider the deployment, or specific occasions for implementation, of security personnel and devices); Section 551.082 – (discussing or deliberating the discipline of a public school child or children, or a complaint or charge is brought against an employee of the school district by another employee); Section 551.0821 – (deliberating in a matter regarding a public school student if personally identifiable information about the student will necessarily be revealed by the deliberation); Section 551.083 (considering the standards, guidelines, terms or conditions the Board will follow, or instruct its representatives to follow, in consultation with representatives of employee groups in connection with consultation agreements).

**RECONVENE INTO OPEN SESSION: Board Room**  
*(Upon Conclusion of Closed Meeting)*

**OPENING CEREMONY:**

### **OPEN FORUM FOR AGENDA ITEMS:**

Must Pre-Register. Registration via email as stated above must be completed in its entirety and submitted no later than **3:00 p.m.** This first Open Forum is limited to agenda items other than personnel. Any personnel concern should be brought directly to the Superintendent or Board President prior to the meeting, who will guide you to the proper procedure pursuant to Board Policy. Speakers will be limited to three (3) minutes. When more than one individual wishes to address the same agenda item, the President may ask the group to appoint one spokesperson.

**CONSENT ITEMS:** Materials relating to the items to be acted upon in the Consent Agenda are provided to the Board Members for study and review prior to the meeting. The items contained in the bid portion of the Agenda have been endorsed by the Board Members during the budget process.

- A. Consider Bid (pg. 7)  
21-58 CSP for Thornton Elementary School Replacement Project

### **OPEN FORUM FOR NON-AGENDA ITEMS:**

Must Pre-Register. Registration via email as stated above must be completed in its entirety and submitted no later than **3:00 p.m.** Any personnel concern should be brought directly to the Superintendent or Board President prior to the meeting, who will guide you to the proper procedure pursuant to Board Policy. Speakers will be limited to three (3) minutes. When more than one individual wishes to address the same agenda item, the President may ask the group to appoint one spokesperson.

### **SUPERINTENDENT'S REPORT:**

This time is for the Superintendent to acknowledge varying kinds of activities occurring within the district. This includes such items as recognition of outstanding performance by district staff and/or students, the initiating of new programs and special activities.

The Superintendent will report on the following subjects:

- A. Recognition of outstanding performance by district staff and students
- B. Initiation of new programs and special activities

### **SCHOOL BOARD'S REPORTS:**

At this time on the Agenda allows each member to inform other Board Members, the administrative staff and the public of activities which are of interest.

The Board Members will report on the following subjects:

- A. Board member attendance at various school and community events.
- B. Board member announcement of various upcoming school and community events.
- C. Board member visits to various campuses

- D. Board member recognition of outstanding performance by district staff and students
- E. Board member recognition of new programs and special activities

### **CLOSED MEETING:**

At any time during the meeting the Board may adjourn into closed meeting for consultation with its attorney (Tex. Gov't Code § 551.071) or for a posted agenda item pursuant to Texas Government Code sections 551.072 – 551.084 (see below).

### **ADJOURNMENT**

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*The agenda order may be adjusted by the Presiding Officer at any time during the meeting.*

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If, during the course of the meeting, discussion of any item on the agenda should be held in a closed meeting, the board will conduct a closed meeting in accordance with the Texas Open Meetings Act, Texas Government Code, chapter 551, subchapters D and E or Texas Government Code section 418.183(f).

If, during the course of the meeting covered by this Notice, the Board should determine that a closed meeting of the Board should be held or is required in relation to any item included in this notice, then such closed meeting is authorized by Texas Government Code Section 551.001, et. seq., for any of the following reasons:

Section 551.071 - For the purpose of a private consultation with the Board's attorney on any or all subjects or matters authorized by law.

Section 551.072 - For the purpose of discussing the purchase, exchange, lease or value of real property.

Section 551.073 - For the purpose of negotiating contracts for prospective gifts or donations.

Section 551.074 - For the purpose of considering the appointment, employment, evaluation, reassignment, duties, discipline or dismissal of a public officer or employee or to hear complaints or charges against a public officer or employee.

Section 551.076 - To consider the deployment, or specific occasions for implementation, of security personnel and devices.

Section 551.082 - For the purpose of deliberating in a case involving discipline of a public school child or children, or in a case in which a complaint or charge is brought against an employee of the school district by another employee and the complaint or charge directly results in a need for a hearing.

Section 551.0821 - For the purpose of deliberating in a matter regarding a public school student if personally identifiable information about the student will necessarily be revealed by the deliberation.

Section 551.083 - For the purpose of considering the standards, guidelines, terms or conditions the Board will follow, or instruct its representatives to follow, in consultation with representatives of employee groups in connection with consultation agreements provided for by Section 13.901

of the Texas Education Code.

Section 551.084 - For the purpose of excluding a witness or witnesses from a hearing during examination of another witness.

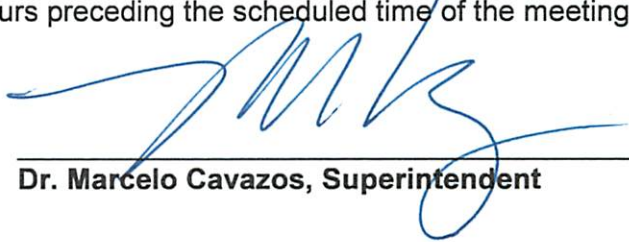
Should any final action, final decision or final vote be required in the opinion of the Board with regard to any matter considered in such closed meeting, then such final action, final decision or final vote shall be at either:

- A. the open meeting covered by this notice upon the reconvening of this public meeting, or
- B. at a subsequent public meeting of the Board upon notice thereof, as the Board shall determine.

Before any closed meeting is convened, the presiding officer will publicly identify the section or sections of the Act authorizing the closed meeting. All final votes, actions, or decisions will be taken in open meeting.

**CERTIFICATE AS TO POSTING OR GIVING OF NOTICE**

On this 28<sup>th</sup> day of June, 2021 at 5:00 p.m., this notice was posted on a bulletin board at a place convenient to the public at the central administrative office of the Arlington Independent School District, 1203 West Pioneer Parkway, Arlington, Texas and readily accessible to the general public at all times beginning at least 72 hours preceding the scheduled time of the meeting.

  
A handwritten signature in blue ink, appearing to read 'MC', is written over a horizontal line.

**Dr. Marcelo Cavazos, Superintendent**

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**Arlington Independent School District  
Board of Trustees Communication**

**Meeting Date:** July 1, 2021

**Consent Item**

**Subject:** Bid

**Purpose:**

To provide the Board of Trustees the opportunity to review the purchase of goods and services prior to Board approval.


**Background:**

Bid presented on the consent agenda:

**21-58** CSP for Thornton Elementary School Replacement Project

**Recommendation:**

The Administration recommends approval of the bid.

<b>Submitted to:</b>  Board of Trustees Arlington Independent School District	<b>Submitted by:</b> 
	<b>Prepared by:</b> Lisa Phillips <b>Date:</b> June 28, 2021



**TO:** Darla Moss  
Chief Financial Officer

**FROM:** Lisa Phillips  
Director of Purchasing

**DATE:** July 1, 2021

**RE:** **CSP 21-58 – Thornton Elementary School Replacement Project**

Competitive Sealed Proposal (CSP) **21-58** is for the replacement project of Thornton Elementary School with the 2019 bond package. Fourteen proposals were received in response to the CSP. One proposal was marked not as specified. Attached is a recommendation letter from William Kelly Horn, Assistant Superintendent of Facility Services, a letter from Corgan Architects and the evaluation summary.

It is recommended that the contract be awarded per the recommendation.

cc: Alice Hamrick  
Executive Director of Finance

Tammy Craig  
Senior Director of Business Services



## MEMORANDUM

**TO:** Darla Moss, Chief Financial Officer  
**FROM:** Wm. Kelly Horn, Asst. Supt. of Facility Services  
**DATE:** June 25, 2021  
**SUBJECT:** Competitive Sealed Proposal for the 2019 Bond Program, Phase I, Bid Package 7, Project 1 Thornton Replacement Elementary School Project

The District approved the Thornton Replacement Elementary School Project as a part of the 2019 Bond program. Additionally, the Board of Trustees approved Corgan Architects (Corgan) as the design professional and approved Competitive Sealed Proposal (CSP) as the method of construction procurement for the project.

The project architect, Corgan, completed the construction documents and the District requested proposals. Notification of the request for CSP was sent to local contractors, area chambers of commerce and contractors on a list supplied by the DFW Minority Business Council. Notice of the request for CSP was also advertised in accordance with state law.

Proposals were received from fourteen general contractors:

Adolfson & Peterson Construction  
Batson-Cook Construction  
Big Sky Construction Company  
Construction Zone of DFW, LLC  
Imperial Construction, Inc.  
Joeris General Contractors, Ltd.  
Key Construction of Texas, LLC  
Lee Lewis Construction, Inc.  
MDI Inc., General Contractors  
Phillips | May Corporation  
Pogue Construction Co., LP  
RJM Contractors  
Ratcliff Constructors, LP  
Reeder General Contractors, Inc.

Competitive Sealed Proposals received from the proposers were evaluated based on criteria published in the CSP document:

Price	35%
Qualifications	40%
HUB Participation	10%
Interview	15%

An evaluation committee consisting of the Director of Facility Planning and Construction, the Senior Project Manager, the District's Staff Architect, two of the District's Project Managers, and the Design Architect completed evaluations. Pogue Construction, Co., LP (Pogue) ranked highest amongst all proposers at 95.02 points. District staff worked with Pogue to ensure that the intended project scope is being addressed, to identify opportunities to reduce the proposed cost and to verify the final project construction cost.

The total project construction budget for the Thornton Replacement Elementary School Project is \$29,908,500.

Pogue offered a competitive sealed proposal amount of \$29,490,000 for the project. Administration recommends accepting Deductive Alternate #1, in the amount of \$161,000 to provide LVT (luxury vinyl tile) in lieu of rubber tile flooring in common areas throughout the building. Additionally, administration recommends acceptance of Add Allowance #1, in the amount of \$100,000 to address city drainage review comments, and accepting certain value engineering (VE) options to reduce the proposed project cost by \$461,975. The final contract amount including deductive alternate, add allowance, and VE is \$28,967,025.

The proposed construction contract is \$941,475 less than the total project construction budget.

Based on this evaluation, the committee recommends accepting the Competitive Sealed Proposal, Deductive Alternate #1, Add Allowance #1, and the recommended Value Engineering options as submitted by Pogue for a total contract amount of \$28,967,025.

The architect's letter of recommendation for construction contract award for the Thornton Replacement Elementary School Project is attached.

Pending approval of the CSP, work on this project will begin in January, 2022, with final completion expected in the summer of 2023.

## Summary

**PROJECT NAME:** Thornton Replacement Elementary School Project  
**PHASE - BID PACKAGE:** PHI-BP07  
**PROJECT #:** CSP#21-58

PROPOSAL SELECTION CRITERIA	
Price	35%
HUB Commitment	10%
Qualifications	40%
Interview	15%
Total	100%

PRE INTERVIEW PROPOSAL EVALUATION								
Proposer	Price	Price Score	HUB Commitment %	HUB Score	Qualifications	Qualifications Score	Total Score	Ranking
Adolfson & Peterson Construction	\$29,800,000	33.32	20.00	10.00	79.98	31.99	75.32	5
Batson-Cook Construction	\$31,568,721	29.30	21.10	10.00	78.55	31.42	70.72	10
Big Sky Construction Company	\$31,800,000	28.79	30.00	10.00	66.42	26.57	65.36	12
Construction Zone of DFW LLC	\$29,095,000	35.00	20.00	10.00	78.22	31.29	76.29	3
Imperial Construction, Inc.	\$30,275,000	32.22	22.00	10.00	81.85	32.74	74.96	7
Joeris General Contractors, Ltd.	\$29,897,000	33.10	20.00	10.00	87.50	35.00	78.10	2
Key Construction Texas, LLC	\$30,450,000	31.82	20.00	10.00	82.88	33.15	74.97	6
Lee Lewis Construction, Inc.	\$29,290,000	34.53	21.50	10.00	78.30	31.32	75.85	4
MDI General Contractors	\$33,653,000	24.89	20.00	10.00	67.88	27.15	62.05	13
Phillips/May Corporation	\$30,063,333	32.71	22.00	10.00	63.63	25.45	68.16	11
Pogue Construction Co., LP	\$29,490,000	34.06	22.00	10.00	92.42	36.97	81.02	1
RJM Contractors	\$32,388,000	27.53	27.00	10.00	0.00	0.00	37.53	*DQ'd
Ratcliff Constructors, LP	\$29,992,000	32.88	20.00	10.00	77.82	31.13	74.00	8
Reeder General Contractors	\$31,200,000	30.12	30.00	10.00	82.45	32.98	73.10	9

\* Disqualified - Incomplete Bid (Did not provide required documents)

POST INTERVIEW PROPOSAL EVALUATION									
Proposer	Price	Price Score	HUB Commitment %	HUB Score	Qualifications	Qualifications Score	Interview Score	Total Score	Ranking
Pogue Construction Co., LP	\$29,490,000	34.06	22.00	10.00	92.42	36.97	14.00	95.02	1
Joeris General Contractors, Ltd.	\$29,897,000	33.10	20.00	10.00	87.50	35.00	14.00	92.10	2
Lee Lewis Construction, Inc.	\$29,290,000	34.53	21.50	10.00	78.30	31.32	13.58	89.44	3
Construction Zone of DFW LLC	\$29,095,000	35.00	20.00	10.00	78.22	31.29	12.92	89.20	4
Adolfson & Peterson Construction	\$29,800,000	33.32	20.00	10.00	79.98	31.99	12.42	87.73	5

June 28, 2021

Mr. Kelly Horn  
Assistant Superintendent of Facility Services  
Arlington Independent School District  
1202 Colorado Lane  
Arlington, Texas 76015

Re: Proposer Recommendation Letter for AISD's Thornton Elementary Replacement Project

Dear Mr. Horn:

On Thursday, June 3, 2021 the Arlington Independent School District received fourteen competitive sealed proposals for the Thornton Elementary Replacement Project located at 2301 East Park Row Drive in Arlington, Texas.

The proposals consisted of a base proposal and one alternate. All proposals received were from qualified general contractors and included staff qualifications and references as required by the proposal documents. All proposals were reviewed with the contractor's references being contacted and ranked based on the published evaluation criteria as specified in the request for proposals. The top five ranked proposers were invited to participate in an interview to conclude the evaluation phase.

After complete and careful review of the criteria including total submitted contract price, Corgan and the Arlington ISD evaluation committee has ranked Pogue Construction as the top ranked proposer. We recommend award of contract for the construction of the Thornton Elementary School Replacement for the total construction contract amount of \$28,967,025.00.

The contract construction cost includes the acceptance of Alternate #1 and Value Management options VM 14, VM 25, VM 26, VM 27, VM 38, VM 39, VM 46, VM 49, VM 50, VM 54, VM 56, VM 62, VM 66, VM 71, and VM 74. Also included within the total construction contract amount are allowances that include \$850,000.00 Owner Project Contingency Allowance, \$50,000.00 Structural Allowance, and \$100,000.00 City Review Allowance.

We trust this recommendation meets with your approval and look forward to the successful completion of this project.

Sincerely,



Susan Smith  
Principal  
Corgan