

Addendum No:	Addendum No. 01	Issue Date:	10/14/2026
Project:	CSP #17-HPESR-1226 – Health Professions Exterior Siding Replacement	To Drawings + Specifications dated	09/29/2026
Prepared By:	PBK Architects, Inc. 601 Northwest Loop 410 Ste. 410 San Antonio, TX 78216	PBK Project No:	26044303

NOTICE TO PROPOSERS

- A.** Receipt of this Addendum shall be acknowledged on the Proposal Form.
- B.** This Addendum forms part of the Contract documents for the above referenced project and shall be incorporated integrally therewith.
- C.** Each proposer shall make necessary adjustments and submit his proposal with full knowledge of all modifications, clarifications, and supplemental data included therein. Where provisions of the following supplemental data differ from those of the original Contract Documents, this Addendum shall govern.



GENERAL ITEMS:

- Item 1. Owner Contingency to be in proposer's base proposal.

SPECIFICATION ITEMS:

- Item 1. 00 11 19 – Request for Proposal
 - a. Revised Sealed Proposal date to October 26, 2026.
 - b. Revised Proposal Opening date to October 26, 2026
- Item 2. 00 21 16 – Instructions to Proposers (CSP)
 - a. Revised Paragraph 1.13.E to the following:
 - i. One (1) printed copy and One (1) PDF file containing the completed Bid Proposal Form along with the Bid Bond. Label the file: "Bid Proposal - Bid Bond - Name of Contractor".

One (1) printed copy and One (1) PDF file containing the proposer's complete submission to be evaluated and ranked. Refer to Section F below for forms required.

One (1) USB drive containing all completed digital version of Bid Proposal Submission in PDF format.

END OF ADDENDUM 01

SECTION 00 11 19 - REQUEST FOR PROPOSAL

GENERAL INFORMATION

GENERAL

IDEA Public Schools and affiliated entities (IDEA) are accepting proposals from qualified and experienced firms for “**CSP#17-HPESR-1226 - Health Professions Exterior Siding Replacement**” project, in accordance with instructions, specifications, terms, and conditions contained in this solicitation. A copy of the solicitation can be found on the IDEA website [Bid Opportunities & RFPs - IDEA Public Schools, Public Purchase](#), or through Tyler Munis Vendor Self Service at <https://selfservicetx.ideapublicschools.org/MSS/Vendors/>, or through PublicPurchase at <https://www.publicpurchase.com/gems/browse/home>

Sealed proposals will be submitted to **IDEA Public Schools Austin Headquarters, Attn: Solicitation Team, 5816 Wilcab Road, Austin, TX 78721 on or before 10:00 AM C.S.T. on October 23 26, 2026**. Proposals will be read aloud immediately after bid due date and time via virtual platform **at 10:15 AM**.

Proposals received after this time will not be accepted and returned Unopened. For questions related to this solicitation, contact the idea Procurement & contract services solicitation team via email at Facprocurement@ideapublicschools.org.

Proposals must be on a lump sum basis including General Contract and Mechanical work. Bid security in the amount of 5% of the largest possible total of proposals submitted must accompany each proposal in accordance with the Instructions to Bidders. Performance and payment bonds for 100% of the contract value will be required upon issuance of contract.

Proposal envelopes shall be plainly marked, “**CSP# 17-HPESR-1226 – Health Professions Exterior Siding Replacement**”. Please submit one (1) hard copy, any Proposal received later than the specified time, whether delivered in person or mailed, will be disqualified. Faxed or emailed Bids are not acceptable. No Proposal may be withdrawn for a period of 30 days after Proposal due date without the consent of the Owner. Bids received after Proposal deadline will be returned unopened to Bidder. Personal delivery of Proposal is recommended. The Owner reserves the right to reject any and/or all Bids or accept any Proposal or portion thereof most advantageous to the Owner after the ranking and evaluation.

PROJECT

Name: CSP #17-HPESR-1226 – Health Professions Exterior Siding Replacement

Address: 5816 Wilcab Road.

City, State ZIP: Austin, Texas 78721.

Proposal & Project No: CSP#17-HPESR-1226 – Health Professions Exterior Siding Replacement

Estimated Cost: \$600,000 (Inclusive of \$100,000 Owner Contingency)

Scope of Work: Removal and replacement of damaged exterior siding.

OWNER

Owner: IDEA Public Schools.

Address: 2115 W. Pike Blvd..

City, State ZIP: Weslaco, Texas 78596.

Owner's Designated Representative (ODR): Steve Rodriguez.
Phone: 956-377-8000.

ARCHITECT

Name: PBK Architects, Inc.
Address: 601 NW Loop 410, Suite 400.
City, State ZIP: San Antonio, Texas 78216.
Phone: 210-829-0123.

PROPOSAL INFORMATION

PRE-PROPOSAL CONFERENCE

- A. Date and Time: 2026-10-16 at 11 AM.
- B. Location: Project site and virtual
<https://teams.microsoft.com/meet/210376945249571?p=p7notGpsfTt5OwFfOs>
Meeting ID: 210 376 945 249 571
Passcode: SR7Km9zn
- C. Representatives of the Architect and the Owner will be present at this meeting. All Offerors are encouraged to attend.
- D. Each Bidder will be held to have studied the Plans and Specifications, to have visited all sites affecting the proposed work, to have satisfied themselves regarding all existing conditions and measurements, and to have included in their Proposal an amount sufficient to cover all work. To schedule additional site visits, please contact the Owner. All firms submitting Bids for this project are required to meet all qualification requirements as established in these Bid documents. Should any Bidder find discrepancies between the Plans and Specifications, or be in doubt as to their exact meaning, they should notify the Engineer at once. The Engineer may, but is not required to, issue an addendum clarifying same. Neither the Owner nor the Engineer will be responsible for oral instructions or for misinterpretations of Plans and Specifications. Additional information including addenda will be issued to known plan holders including construction plan rooms.

2.1 PROPOSAL SUBMISSION

- A. Date and Time: 2026-10-26 at 10 AM.
- B. Location:
 - 1. IDEA Public Schools Headquarters
Attn: Solicitation Team
5816 Wilcab Road
Austin, TX 78721

2.2 PROPOSAL OPENING

- A. Date and Time: 2026-10-~~23~~ 26 at 10:15 AM.
- B. Location:
 - 1. Microsoft Teams:
<https://teams.microsoft.com/meet/2599751098234?p=6CkGI6MQVHjIWNG5pV>
Meeting ID 259 975 109 823 4
Passcode: qx9L2Mv7

2.3 PROPOSAL REQUIREMENTS

- A. Offerors submitting a proposal are encouraged to visit the site. All Offerors submitting a proposal are encouraged to attend the proposal opening.

2.4 PROPOSAL DOCUMENTS

- A. Digital Proposal Documents are available for review from Architect.
 - 1. Email: Patrick.Spencer@PBK.com.
- B. All communication with potential vendors needs to include IDEA Representative, facprocurement@ideapublicschools.org

2.5 SUBMITTAL OF PROPOSAL

Submit Proposal to the Owner no later than the date and time indicated.

Submit proposals in accordance with Section 00 21 16 - Instructions to Proposers (CSP).

2.6 PAYMENT BOND AND PERFORMANCE BOND

- A. Provide bonds in accordance with Instructions to Proposers.

END OF SECTION 00 11 19

SECTION 00 21 16 - INSTRUCTIONS TO PROPOSERS (CSP)

The IDEA Public Schools Board, in accordance of Texas Education Code Chapter 44, Subchapter B and Chapter 2269 of the Texas Government Code, has delegated to its Construction Committee of the Board, the authority of the selection of procurement method, determining the evaluation/ranking criteria, to rank respondents, and to select the respondent that will provide best value to the District. The Board desires to delegate to the CEO/Superintendent (or her designee) the authority to negotiate a contract with the selected respondent. The Board has also authorized its Project Manager or Architect to open bid submissions to be publicly read aloud at the time of opening. The following Instructions to Bidders outlines the decisions by the Chief Executive Officer.

AVAILABILITY OF PROPOSAL DOCUMENTS

- A. Proposal Documents will be available on the date and time indicated in Document 001000 - Request for Competitive Sealed Proposals.
- B. The Proposal Documents, made available by the Owner and Architect, are for the exclusive purpose of obtaining proposals for the Work indicated; availability does not confer a license or grant for any other use. The Proposal Documents remain the property of the Owner and must be returned if not used for construction purposes.
- C. Complete sets of the Proposal Documents shall be used for the preparation of proposals; partial sets will not be issued. Neither the Owner nor the Architect assumes any responsibility for errors or misinterpretations resulting from the use of incomplete sets of Proposal Documents.
- D. Successful Proposers may retain their Proposal Documents for construction use.

1.2 WORK COVERED BY CONTRACT DOCUMENTS

Project Description: The Project consists of the removal and replacement of damaged exterior siding.

Project Location: CSP #17-HPESR-1226 - IDEA Health Professions is located 5816 Wilcab Road, Austin, TX 78721.

Owner: IDEA Public Schools, 2115 W. Pike, Weslaco, Texas 78596.

Architect: The Contract Documents were prepared for this Project by PBK Architects, 601 NW Loop 410, Suite 400, San Antonio, TX 78108.

1.3 EXAMINATION OF PROPOSAL DOCUMENTS, SITE AND LOCAL CONDITIONS

- A. Proposers shall carefully examine the Proposal Documents and shall visit the site to examine the existing conditions under which the Work is to be performed. Extra payments will not be authorized for Work that could have been foreseen by careful examination of the Site.
- B. Proposers shall carefully examine the Proposal Documents to verify that they agree with the Table of Contents in the Project Manual, the Index of Sheets on the Drawings, and the Cover Page of Addenda. Proposers shall be responsible for obtaining any pages or sheets that may have been inadvertently left out during the printing process.

1.4 BIDDERS ACCESS TO PREMISES

- A. A site tour will be conducted immediately after the Pre-Proposal Conference for the purpose of acquainting bidders with the Project.

1.5 INTERPRETATION OF PROPOSAL DOCUMENTS

- A. Proposers shall promptly notify the Architect of any ambiguity, inconsistency or error that they may discover upon examination of the Proposal Documents or of the site and local conditions.
- B. Proposers requiring clarification or interpretation of the Proposal Documents shall submit written questions 48 hours before the specified time of bid.
- C. Replies will be issued to Proposers in the form of an Addendum, which will be available for purchase and on file at each location where the Proposal Documents are on file for examination.

1.6 SUBSTITUTION OF PRODUCTS, MATERIALS AND EQUIPMENT

- A. The products, materials and equipment described, indicated and specified in the Proposal Documents establish a standard of required function, dimension, appearance, and quality and have been selected as the basis of design because of their suitability and/or record of satisfactory performance. It is not the intent to preclude the use of other products, materials and equipment provided that it is determined to be equivalent or better by the Architect and Owner.
- B. Due to limited time available during bidding period, request for substitutions will not be evaluated by Architect until after "Notice to Proceed". For period of fifteen (15) consecutive calendar days after "Notice to Proceed", substitutions will be considered by Architect. Requests for substitution after that time will be considered or rejected at the discretion of the Architect. Refer to Section 012510 - Substitution Procedures for additional information.

1.7 PROPOSER'S REPRESENTATIONS

A. By submitting a Proposal, the Proposer agrees with the following provisions: failure to do so constitutes basis for disqualification from being awarded the contract for the Work:

1. The Proposal Documents have been examined, and the Proposal is being submitted in accordance with the indicated requirements.
2. The site has been examined, and the Proposer is familiar with the conditions under which the Work is to be performed and observations at the site have been correlated with the Proposal Documents.
3. Work will begin immediately upon receipt of an executed contract and a notice to proceed.
4. The Proposer will participate and cooperate with the Architect.
5. The Proposer agrees to complete the Work within the time limits indicated (confirmation required on bid form).
6. A competent, full-time superintendent will be assigned for the duration of the Work, including completion of outstanding work required for issuance of the certificate of substantial completion.
7. If awarded the contract for the Work, the Proposer shall furnish a performance bond, and a payment bond as required.
8. If awarded the contract for the Work, the Proposer shall obtain and carry for the duration of the Work the insurance coverage required.
9. The Proposer has included only products, materials and equipment as specified by the Proposal Documents.

1.8 CERTIFICATION OF CRIMINAL HISTORY BACKGROUND CHECKS FOR CONTRACTORS

- A. The new law is found in Texas Education Code § 22.0834, which can be accessed through www.tlo2.tic.state.tx.us/statutes/statutes.html. This new law was created through the enactment of Senate Bill 9 ("SB 9") by the 80th Legislature, Senate Bill 9 can be accessed through the Texas Legislative website at www.capitol.state.tx.us and typing SB 9 into the search engine. Information regarding the fingerprinting obligations required by Senate Bill 9 can also be found

on the Department of Public Safety (“DPS”) website at www.txdps.state.tx.us. Much of the information can also be found in the DPS publication, Senate Bill 9 Background Check for Education: A Reference Guide.

- B. The contractor shall be responsible for complying with all provisions of the law. Refer to additional information provided in specification section 004150. The contractor shall include an executed “Contractor Criminal Background Certification” in the Competitive Sealed Proposal.

1.9 FELONY CONVICTION NOTIFICATION

- A. Section 44.034 of the Texas Education Code requires a person or business entity that enters into a contract with a school district must give advance notice to the district if the person or an owner or operator of the business entity has been convicted of a felony. The notice must include a general description of the conduct resulting in the conviction of a felony. Subsection (b) states, "... a school district may terminate a contract with a person or business entity if the district determines that the person or business entity failed to give notice as required by Subsection (a) or misrepresented the conduct resulting in the conviction. The district must compensate the person or business entity for the services performed before the termination of the contract." Subsection (c) states, "... this section does not apply to a publicly held corporation."
- B. Proposer shall execute the form contained in Document 004200 - Felony Conviction Notification Form and include in the Competitive Sealed Proposal.

1.10 PROPOSAL EVALUATION WAIVER

- A. By submitting a Proposal, each Proposer, and by extension each subcontractor, supplier and vendor, agrees to waive any claim it has, or may have, against the Owner and its respective employees, the Architect and its respective employees, the Architect’s Consultants and its respective employees, arising out of or in connection with the administration, evaluation, or recommendation of any Proposal; waiver of any requirements under the Proposal Documents, acceptance or rejections of any Proposal; and award of the contract.
- B. Proposer shall execute the form contained in Document 004300 - Proposal Evaluation Waiver Form and include in the Competitive Sealed Proposal.

1.11 NON-DISCRIMINATORY EMPLOYMENT

- A. All Proposers, if awarded the contract for the Work, and subcontractors, suppliers and vendors shall agree to refrain from discrimination in terms and conditions of employment on the basis of race, color, religion, sex, or national origin, and agrees to take affirmative action as required by

Federal Statutes and Rules and Regulations issued to maintain and insure non-discriminatory employment practices.

- B. Proposer shall execute the form contained in Document 004400 - Affidavit of Non-Discriminatory Employment Form and include in the Competitive Sealed Proposal.

1.12 PARTICIPATION OF UNDER-UTILIZED BUSINESSES

- A. As a policy, IDEA Public Schools promotes the inclusion of under-utilized businesses as part of the construction team to provide opportunities for less-advantaged enterprises where possible and appropriate. Proposers are encouraged to submit proposed M/WBE subcontractors who will be actively engaged in the project. In addition, if the firm has a formal program involving mentoring of under-utilized subcontractors and suppliers to provide management and technical assistance, information related to the mentoring program should be provided. If the Proposer is not engaged in a formal mentoring program, then letters from under-utilized firms describing the mentoring efforts provided are encouraged and will be accepted.

1.13 SUBMISSION PROCEDURES FOR PROPOSALS

- A. A Proposal will be considered invalid if it has not been received, regardless of how sent, at the designated location prior to the designated time fixed for the Proposal Opening, or prior to any extension issued by Addenda. Proposals received in this manner will be returned to the Proposer unopened.
- B. If a Proposal Form is sent by U.S. Mail, it must be sent as Registered Mail. Proposals received by facsimile machines will be rejected.
- C. Proposals shall be made on unaltered forms furnished within the Proposal Documents. All blank spaces shall be properly filled in by typewriter or manually in black or blue ink. The signer of the Proposal must initial any alteration or erasure to information entered in the blank spaces. Oral, telephone or personal proposals will not be considered.
- D. Proposal Forms submitted in paper copy shall be placed in an opaque envelope with the following information on the outside front and sealed:

(Name of General Contractor Proposer)
CSP #17-HPESR-1226 – Health Professions
Exterior Siding Replacement
5816 Wilcab Road
Austin, Texas 78721
Attention: Solicitation Team

E. Proposers are requested to submit the following documents to:

**IDEA Public Schools
Attn. Solicitation Team
5816 Wilcab Road, Austin, TX 78721**

- **One (1) printed copy and One (1) PDF file containing the completed Bid Proposal Form along with the Bid Bond. Label the file: "Bid Proposal - Bid Bond - Name of Contractor".**
- **One (1) printed copy and One (1) PDF file containing the proposer's complete submission to be evaluated and ranked. Refer to Section F below for forms required.**
- **One (1) USB drive containing all completed digital version of Bid Proposal Submission in PDF format.**

F. The Competitive Sealed Proposal shall contain the following fully executed documents:

1. Proposal:

- a. Document 004100 - Proposal Form, signed in longhand below the typed name of the person authorized to bind the Proposer to a contract. Where the Proposer is a corporation, the Proposal must be signed with the legal name of the corporation followed by the name of the State of Incorporation and the legal signature of a person authorized to bind the corporation to a contract.
- b. Document 004200 - Felony Conviction Notification Form
- c. Document 004300 - Proposal Evaluation Waiver Form
- d. Document 004400 - Affidavit of Non-Discriminatory Employment Form
- e. Document 004500 - Conflict of Interest Questionnaire
- f. Document 006100 - Bid Bond
- g. Information required in Section 1.15 below.
- h. Proposed subcontractor list (within 24 hours after bid time and date).
- i. AIA 305 Qualifications Statement

G. The Owner reserves the right to reject any Proposal if the evidence submitted by, or investigations of, such Proposer fails to satisfy the Owner that such Proposer is properly qualified to carry out the obligations of the contract and to complete the Work therein.

H. Failure to submit a Proposal in the form requested, or the inclusion of stipulations, conditions, qualifications, limitations, or provisions distorting the intent of the Proposal Documents, will render the Proposal irregular and subject to rejection.

1. A Proposal may be withdrawn only upon written request by the Proposer provided it is received by the Owner at the place fixed for the Proposal Opening at least 48 hours prior to the time fixed for the Proposal Opening. The withdrawal of a Proposal does not prejudice the right of the Proposer to submit a new Proposal at the time and place fixed for the Proposal Opening. Proposals may not be withdrawn for a period of five (5) calendar days after the time fixed for the Proposal Opening.

J. Proposals shall be valid for sixty (60) calendar days from the date and time of opening. By signing this proposal, the Proposer certifies and represents to the Owner that the Proposer has not offered, conferred, or agreed to confer any pecuniary benefit or other thing of value for the receipt of special treatment, advantage, information, recipient's decision, opinion, recommendation, vote or any other exercise of discretion concerning this proposal. The Proposer further certifies that the Proposer is not prohibited from doing business with any Federal or State Department or Agency and that to the best of their knowledge no company employee, either full or part time, owner, official, stockholder, subcontractor, or member of their immediate family, are related to a member of the Board of Trustees in violation of the Nepotism Prohibition of the State of Texas Government Code (Chapter 573 Gov. Code). Venue for any litigation arising from this contract shall lie in the County where the project is located.

K. The drawings and specifications set forth for this proposal are not intended to be restrictive. The intent of this proposal is to obtain the best construction project at the most economical price available. The specifications are established to ensure that the Owner remains within the bounds of the rules and regulations that govern its operation and to protect the taxpayer's investment in this entity.

1.14 BID BOND

- A. A Proposal will only be considered if accompanied by an executed Bid Bond per Document 006100, in the amount of not less than 5 percent of the greatest amount proposed (considering alternates, if any).
- B. Proposer shall execute the Bid Bond form referenced in Document 006100 - Bond Forms and include in the Competitive Sealed Proposal.
- C. The Bid Bond shall ensure the execution of the contract and the furnishing of an acceptable performance bond and payment bond by the Successful Proposer within five (5) calendar days after Notification of Award. The Proposal of the Successful Proposer may not be withdrawn within 5 calendar days after the time fixed for the Proposal Opening without the written consent of the Owner.

- D. Should the successful Proposer refuse to enter into such contract or fail to furnish the required bonds, the amount of the Bid Bond shall be forfeited to the Owner as liquidated damages, not as a penalty.
- E. The attorney-in-fact who executes the bond on behalf of the surety shall affix to the bond a certified and current copy of the power of attorney.
- F. The Owner reserves the right to retain the Bid Bond of Proposers to which an award is being considered until either the contract has been executed, and bonds have been furnished, or the specified time has elapsed so that Proposals may be withdrawn, or all Proposals have been rejected.

1.15 DETERMINATION OF SUCCESSFUL PROPOSER

The Owner reserves the right to apply all criteria as deemed appropriate and allowed in the Texas Education Code 44.031 (b). Including but not limited to, as provided by section 44.031 (b), Part (8), other relevant factors specifically denoted in the bid package. The district specifically requests offerors to answer or provide the information to the following selection criteria. Questions left unanswered or omitted requested information may result in a partial or total reduction of allocated points.

- A. The Owner will make such investigations, as it deems necessary to determine the ability of the Proposer to perform the Work, and the Proposer shall furnish all such information and data as may be requested. The Owner reserves the right to reject any Proposal if the evidence submitted by, or investigation of, such Proposer fails to satisfy the Owner that such Proposer is properly qualified to carry out the obligations of the contract and to complete the Work contemplated therein.

B. Pass/Fail Criteria

- 1. Ability to provide required bonding and insurance
- 2. Ability to meet the project schedule
- 3. Financial Stability as demonstrated by financial statements
- 4. History of excessive litigation
- 5. Conflicts of interest
- 6. Criminal conviction history
- 7. Substantive objections to the form of contract
- 8. Other legal status barring award of contract
- 9. Record of Safe Operation

C. Proposed Questions & Information for Each Pass/Fail Category:

1. Provide a bid bond with a penal sum of 5% of the proposal amount, valid for two weeks after the proposal deadline. List your insurance carrier(s) and confirm ability to meet the insurance requirements published in the Request for Proposals.
2. Confirm ability to meet the project schedule published in the Request for Proposals.
3. The Owner is interested in understanding the stability of your firm in terms of managed growth. Provide information showing measured corporate work trends in the form of total projects relative to firm resources or a workload analysis based on gross billings for the prior 3 years and projecting through 2025 assuming that your firm is awarded this Project. The intent is to understand your firm's growth and trajectory and the company's ability to successfully manage projects based on historical and future trends. Explain any anomalies or major deviations on the charts provided. Provide certified financial statements for the past 3 years (the Owner reserves the right to disqualify firms that cannot show financial stability in a satisfactory manner to the Owner. Financial information provided will not be shared with anyone outside of the Owner and the selection team.).
4. Provide a history of litigation your firm has been involved in during the past five years and the disposition of such litigation.
5. Provide the completed conflicts of interest form provided in the Request for Proposals.
6. Provide the completed criminal conviction form provided in the Request for Proposals.
7. Review and acknowledge the contract in Exhibit E and list any objections or modifications to the contract form.
8. Confirm that your firm is legally able to conduct business in the State of Texas and enter into construction contracts involving public funds.
9. Please provide your firm's Experience Modification Rate (EMR). If your EMR is above 1.0, please provide a copy of your firm's OSHA Form 300 from the past three years and an explanation of any reported incidents.

D. Weighted Scoring Criteria

1. Firm Experience/Key Personnel and Firm Stability/Management (30 Points)
2. Proposed subcontractor team (submitted 48 hours after bid opening) (10 Points)
3. Cost (50 Points)
4. K-12 Construction Experience (5 Points)
5. Prior Experience with the Project Team including the IDEA Public Schools and affiliated personnel, and/or the design team. (5 Points)

E. Relevant Firm Experience, Key Personnel, and Ability to Complete the Work (30 Points)

1. Include an organizational chart for your proposed management team. The proposed team will be evaluated based on their relevant experience and qualifications. Include, at a minimum, the name of the principal-in-charge for the firm as well as the following staff: project manager (primary decision maker), superintendent(s), project engineer, and safety manager. The safety manager may have other roles, such as project superintendent or project manager, but must be on-site full-time. Staffing strength is significant to the Owner and changes to proposed staff (or staff options) without the prior approval of the Owner may be grounds for termination prior to construction phase services. 10 points
2. Provide information on a minimum of five projects of comparable type, size, and quality that your firm has completed in the last five years. Identify similar challenges and describe your approach. Regarding these projects, identify which staff members were on the featured projects, along with names and contact information for the related Owner and Architect. 5 points
3. Provide the number of Surety companies that your company has engaged over the last 2 years, the name(s) of the Surety company, and the number of years that your firm has consistently engaged the Surety company(ies). 5 points
4. Describe how your firm's quality control team will measure the quality of construction and commissioning and how you will address non-conforming work. 5 points
5. Describe your firm's warranty service support philosophy and your approach to warranty service implementation. 5 points

F. Proposed Subcontractor Team (10 Points)

Within 48 hours of the proposal deadline, submit a list of proposed subcontractors for major trades of work (scope over \$50,000). Subcontractor strength will be evaluated

based on the subcontractors' reputation, experience with the project team, strength in the market where the project is located, and other relevant factors. 10 points

G. Cost (50 Points)

Points will be awarded based on Offerors' ratio to the lowest price received. Points will be awarded based on the following formula: $\text{Lowest Bid} / \text{Proposer's Bid} \times 50 = \text{Points Received}$. As an example, the following sample scoring matrix is provided:

Proposer	Offeror's Proposed Cost	Calculation	Assigned Point Value
Contractor 1	\$2,500,000	$\$2,500,000 / \$2,500,000 \times 50 =$	50
Contractor 2	\$2,700,000	$\$2,500,000 / \$2,700,000 \times 50 =$	46
Contractor 3	\$2,800,000	$\$2,500,000 / \$2,800,000 \times 50 =$	45
Contractor 4	\$2,900,000	$\$2,500,000 / \$2,900,000 \times 50 =$	43
Contractor 5	\$3,000,000	$\$2,500,000 / \$3,000,000 \times 50 =$	42

H. K-12 Construction Experience (5 Points)

Provide details of all K-12 school construction projects completed or underway over the past ten years. Provide contact information for the owner's representative for all projects completed in the last five years. Recent experience and experience of the proposed project team will receive highest consideration. 5 points

1. Prior Experience with the Project Team (5 Points)

Provide details of all projects completed with the Owner and affiliated personnel, and/or design team. 5 points

J. The Owner may interview the top ranked firms. The following information shall be presented during the interview:

1. A schedule and work plan indicating how they will approach the project. Including their supervision, sub-contractors, use of double shifts, timeliness of punch list completion, and other information that will show their commitment to the project and schedule.

K. The Owner reserves the right to reject any or all Proposals and to waive any formalities or irregularities and to make the award of the contract in the best interests of the Owner.

L. The Owner will decide regarding the determination of the successful Proposer based on Texas Education Code §§44.035, 44.039.

1.16 SUBCONTRACTOR INFORMATION

- A. Upon request from the Owner, within two (2) working days the Successful Proposer shall furnish the completed list of subcontractors with a statement of costs for each major portion of the Work included in the Proposal. Each section of the specifications shall be considered a major portion of the Work and shall be shown as a separate cost item.

1.17 AWARD OF CONTRACT

- A. After the time fixed for the Proposal Opening at the discretion of the Owner, the Proposer determined to be the Successful Proposer will be promptly notified that the Owner intends to enter into a contract for the Work.
- B. If any of the following occurs related to the Successful Proposer, the Owner has the right to award the contract for the Work to another Proposer, or Proposer's, or may call for the submission of new Proposals:
1. The Proposer withdraws the Proposer's Proposal within five (5) calendar days after the time fixed for the Proposal Opening.
 2. The Proposer fails or refuses to execute the contract, or other required forms within 5 calendar days after they have been presented for execution.
 3. The Proposer fails or refuses to furnish a properly executed performance bond, a properly executed payment bond, and a certificate of insurance within five (5) calendar days of the request.

1.18 NOTICE TO PROCEED

- A. The Successful Proposer / General Contractor shall not commence the Work under this contract until the contract has been duly executed by both parties, and a written Notice to Proceed has been issued by the Owner.
- B. FUNDING/NOTICE TO PROCEED TO COMMENCE WORK
1. Notice regarding construction project financing: This project is a "public project" for purposes of Tx. Bus. Comm. Code chapter 56. Unlike a traditional school district where a bond election must be held and approved before major construction projects are undertaken charter schools such as IDEA are authorized to use interim financing,

traditional bank financing and to issue tax exempt bonds that do not require an election. IDEA typically uses a combination of the above and proceeds with construction using an available line of credit before issuing bonds to finance the completed project. Responding bidders and the selected contractor acknowledge the financing plan of the Owner and agree that they will comply with IDEA'S notice to proceed and commence construction when and as directed, to meet IDEA'S construction timelines. The following information is provided to the selected contractor and shall be provided by each contractor in writing to each subcontractor in accordance with Bus. Comm. Code 56.054(e): Owner/Obligor: IDEA Public Schools, 2115 W. Pike, Weslaco, Texas 78596 Surety: [INSERT NAME ADDRESS OF SURETY ON PAYMENT BOND] Statement: IDEA is the primary obligor and provides the following statement: "funds are available and have been authorized for the full contract amount for the construction of the improvements"

1.19 WORK UNDER OTHER CONTRACTS

- A. Simultaneous Separate Contracts: Owner will award separate contracts for performance of certain construction operations at Project site. Those operations may be conducted simultaneously with work under this Contract. The separate contracts excluded from this contract will include the following: N/A

1.20 WORK SCHEDULE AND COMPLETION TIME

- A. A Notice to Proceed (NTP) is anticipated to be issued on or about March 1, 2027, upon contract execution.
- B. The project shall have a Substantial Completion Date no later than July 31, 2027. Completion shall be 60 days after Substantial Completion.
- C. Contractor's Work schedule shall include the weather days listed in Section 15 of the Supplementary General Conditions

1.21 WORK RESTRICTIONS

- A. Reference section 011400 for work restrictions.

1.22 PERFORMANCE BOND AND PAYMENT BOND AND RETAINAGE AMOUNT

- A. Each Proposer shall include in the Proposal the cost for a performance bond and a payment bond, each in the amount of 100 percent of greatest amount proposed (considering alternates, if any). The retainage amount will be 5% of the Contract amount.
- B. These bonds shall cover the faithful performance of the contract and payment of all obligations arising thereunder in such form as the Owner may prescribe. The bonding companies must be acceptable to the Owner.

END OF SECTION 00 21 16