

Sierra Blanca ISD
Board of Trustees – Special Meeting

Date: May 3, 2021

Location: Sierra Blanca ISD WOLS Building

Time: 6:00 P.M.

THIS REGULAR MEETING OF THE BOARD OF TRUSTEES, BEING HELD FOR THE REASONS LISTED BELOW, IS AUTHORIZED IN ACCORDANCE WITH THE TEXAS GOVERNMENT CODE, SECTION 551.146. VERIFICATION OF NOTICE OF MEETING AND AGENDA ARE ON FILE IN THE OFFICE OF THE SUPERINTENDENT. CLOSED MEETING, IF REQUIRED, IS AUTHORIZED BY THE STATUTE AND WILL BE CONDUCTED PRIOR TO THE CONCLUSION OF THE MEETING. IF, DURING THE COURSE OF THE MEETING, ANY DISCUSSION OF ANY ITEM LISTED ON THE AGENDA SHOULD BE HELD IN CLOSED MEETING, THE BOARD WILL CONVEENE IN SUCH CLOSED MEETING IN ACCORDANCE WITH TEXAS GOVERNMENT CODE, CHAPTER 551, SUBCHAPTERS D AND E, SECTIONS 551.071-551.084.

TEXAS GOVERNMENT CODE SECTION

551 SUBCHAPTERS D & E

551.071 Private consultation with the Board's Attorney

551.072 Discussing purchase, exchange, lease, or value of property

551.073 Discussing negotiated contracts for prospective gift or donations

551.074 Discussing personnel or to hear complaints against personnel

551.076 Considering the deployment, specific occasions for, or implementation of security Personnel or devices

551.082 Considering the discipline of a public school child, or complaint or charge against personnel

551.083 Considering the standards, guidelines, terms, or conditions the board will follow or will instruct its representatives to follow, in consultation with representatives to follow, in consultation with representatives of employee groups

551.084 Exclusion of witness from hearing

AT ANY TIME, THE BOARD MAY GO INTO CLOSED MEETING TO RECEIVE LEGAL COUNSEL OR ADVICE WHICH THE SCHOOL DISTRICT'S LEGAL COUNSEL DETERMINES SHOULD BE CONFIDENTIAL IN ACCORDANCE WITH COUNSEL'S DUTY TO THE DISTRICT PURSUANT TO THE CODE OF PROFESSIONAL RESPONSIBILITY OF THE STATE BAR OF TEXAS. THE BOARD OF TRUSTEES MAY TAKE ACTION IN THE OPEN PORTION OF THE MEETING ON ITEMS DISCUSSED IN THE CLOSED MEETING.

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). 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. [SEE TASB POLICY BEC(LEGAL)]

AGENDA

*THE BOARD WILL CONSIDER, DISCUSS, AND TAKE APPROPRIATE ACTION REGARDING THE FOLLOWING ITEMS:

- I. **CALL MEETING TO ORDER (OTHER)**
- II. **Opening Activities (Other)**
- III. **Verification of Compliance with the Open Meetings Law. This is to verify that the provisions of Texas Government Code, Chapter 551.041 in connection with public posting of meeting. (Other)**
- IV. **OPEN FORUM – PUBLIC COMMENT (OTHER)**
- V. **PARENT PRESENTATION**
 - a. Alicia Walker
- VI. **SBISD LAND ACQUISITION**
 - a. Resolution for Purchase of Land adjacent to current property.
- VII. **SBISD ROAD CLOSURE RESOLUTION AND LAND CONTRACT**
 - a. Resolution for closure of roads
 - b. Contract for annexation and acquisition of closed roads
- VIII. **Asset/Inventory Disposal**
 - a. Sale, Auction, Disposal of inventory that is no longer in use, has fully depreciated, or is not in working condition.
- IX. **PROPOSAL FOR CONSTRUCTION MANAGER AT RISK**
 - a. Review Notice of Intent and Scope of Work
 - b. Timeline Approval
- X. **EXECUTIVE SESSION**

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). 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. [See TASB Policy BEC(LEGAL)]
- XI. **ADJOURN**

This notice was posted in compliance with the Texas Open Meetings Act on March 26, 2021.

Approved by:  (For the Board of Trustees)

Date: April 30, 2021 Posted Time: 2:08 PM

SBISD BOARD MEETING NOTICE

NOTE: Due to COVID-19 Hudspeth County is taking precautionary measures and will host Commissioners Court via Telephone Conference as authorized by the Texas Open Meetings Act, Texas Government Code, including but not limited to: Provisions of TOMA (Section 418.016): Suspension of a required quorum of the governing body and the general public to gather in a single location. Requirements of Telephone Conference (Section 551.125(b)): Suspension of social gatherings of more than 10 people, Sierra Blanca ISD will follow the same precautionary measures. You are invited to participate in the zoom meeting.

Glenn Nathan is inviting you to a scheduled Zoom meeting.

Topic: Special Board Meeting

Time: May 3, 2021 06:00 PM Mountain Time (US and Canada)

Join Zoom Meeting

<https://esc19.zoom.us/j/87140850299?pwd=ZzJYRWU0ay93Y1NIUnhiZHZKeGRiUT09>

Meeting ID: 871 4085 0299

Passcode: 698878

**HUDSPETH COUNTY
COMMISSIONER'S COURT**

**RESOLUTION TO
CLOSE ROAD TO THE PUBLIC AND CONVEY REAL PROPERTY**

WHEREAS, the Commissioner's Court of Hudspeth County ("Court") is authorized to close public right of ways;

WHEREAS, at the Regular Meeting of the Commissioner's Court on March 30, 2021, Glenn Nathan, Superintendent of Sierra Blanca Independent School District ("School District") presented a Petition Requesting the Commissioner Court to Close Road to the Public, requesting that the Court abandon certain roadways and alleys around the School District's property.

WHEREAS, following a Motion by Commissioner _____ and a second by Commissioner _____, the following roadways and alleyways, which were determined not to be necessary for the County's needs, were closed, abandoned and vacated, to wit:

- N. Cammack Ave. – lying from South at Brown St. to West at Millican St., adjacent to School District property and boundaries described by the Hudspeth County Appraisal District as 12 Love/Lots 1-12 (Property ID No. 14132) and 11 Love/Brown Lots 7-12 (Property ID No. 14131)
- Millican Street – lying from East at N. Cammack Ave. to West at an unnamed alley adjacent to School District property and boundaries described by the Hudspeth County Appraisal District as 11 Love/Brown Lots 7-12 (Property ID No. 14131) and 17 Love/Lots 1-16 (Property ID No. 14141)
- Unnamed alley - lying southeast to the School District property to Hudspeth Street – adjacent to School District property and boundaries, described by the Hudspeth County Appraisal District as 17 Love/Lots 1-16 (Property ID No. 14141) and 18 Love/Brown Lots 1-4 (Property ID No. 14142)
- Hudspeth St. – lying from southwest of the unnamed alley described above to east of N. Archie Ave – adjacent to School District property and boundaries described by the Hudspeth County Appraisal District as 17 Love/Lots 1-16 (Property ID No. 14141).

All being more particularly shown in a Survey Plat attached hereto as **Exhibit A** and **Exhibit B** made a part hereof for all purposes ("Closed Rights of Way").

WHEREAS,

NOW THEREFORE, BE IT RESOLVED, THAT:

1. The findings and recitals in the preamble of this Resolution are hereby found to be true and correct and are hereby approved and adopted.
2. The Commissioner's Court approves the closure of:
 - N. Cammack Ave. – lying from South at Brown St. to West at Millican St., adjacent to School District property and boundaries described by the Hudspeth County Appraisal District as 12 Love/Lots 1-12 (Property ID No. 14132) and 11 Love/Brown Lots 7-12 (Property ID No. 14131)
 - Millican Street – lying from East at N. Cammack Ave. to West at an unnamed alley adjacent to School District property and boundaries described by the Hudspeth County Appraisal

District as 11 Love/Brown Lots 7-12 (Property ID No. 14131) and 17 Love/Lots 1-16 (Property ID No. 14141)

- Unnamed alley - lying southeast to the School District property to Hudspeth Street – adjacent to School District property and boundaries, described by the Hudspeth County Appraisal District as 17 Love/Lots 1-16 (Property ID No. 14141) and 18 Love/Brown Lots 1-4 (Property ID No. 14142)
- Hudspeth St. – lying from southwest of the unnamed alley described above to east of N. Archie Ave – adjacent to School District property and boundaries described by the Hudspeth County Appraisal District as 17 Love/Lots 1-16 (Property ID No. 14141).

3. The Commissioner's Court authorizes the County Judge, Thomas Neely, to execute an Order, in the form attached hereto as **Exhibit C**, closing abandoning, and vacating the rights of way and alleyways designated as Closed Rights of Way, to execute the Deeds and any other documents necessary to convey the portions of the Closed Rights of Way to the owners of the properties abutting the portions of the Closed Rights of Way as required by Texas Transportation Code, Section 251.058.

4. It is hereby found, determined and declared that sufficient written notice of the date, time, place and subject of the meeting of the Commissioner's Court of Hudspeth County at which this Resolution was adopted was posted at a place convenient and readily accessible at all times to the general public for the time required by law preceding this meeting as required by chapter 551, Texas Government Code, and that this meeting has been open to the public as required by law at all times during which this Resolution and the subject matter thereof has been discussed, considered and formally acted upon. The Commissioner's Court further ratifies, approves and confirms such written notice and posting thereof.

FINALLY PASSED AND ADOPTED this ____ day of _____ 2021.

By: _____
Thomas D. Neely, County Judge
Hudspeth County, Texas

ATTEST:

By: _____
Brenda Sanchez, County Clerk

Certificate for Resolution

I hereby certify that the foregoing resolution was presented to the Hudspeth County Commissioners Court during a regularly scheduled meeting on ____ (month) ____ (day), 2021. A quorum of the Commissioner's Court being then present, it was then duly moved and seconded that the resolution be adopted, and such resolution was then adopted according to the following vote:

Ayes: ____
Noes: ____
Abstentions: ____

To certify which, witness my hand this ____ day of April 2021.

By: _____

Thomas D. Neely, Interim County Judge
Hudspeth County, Texas

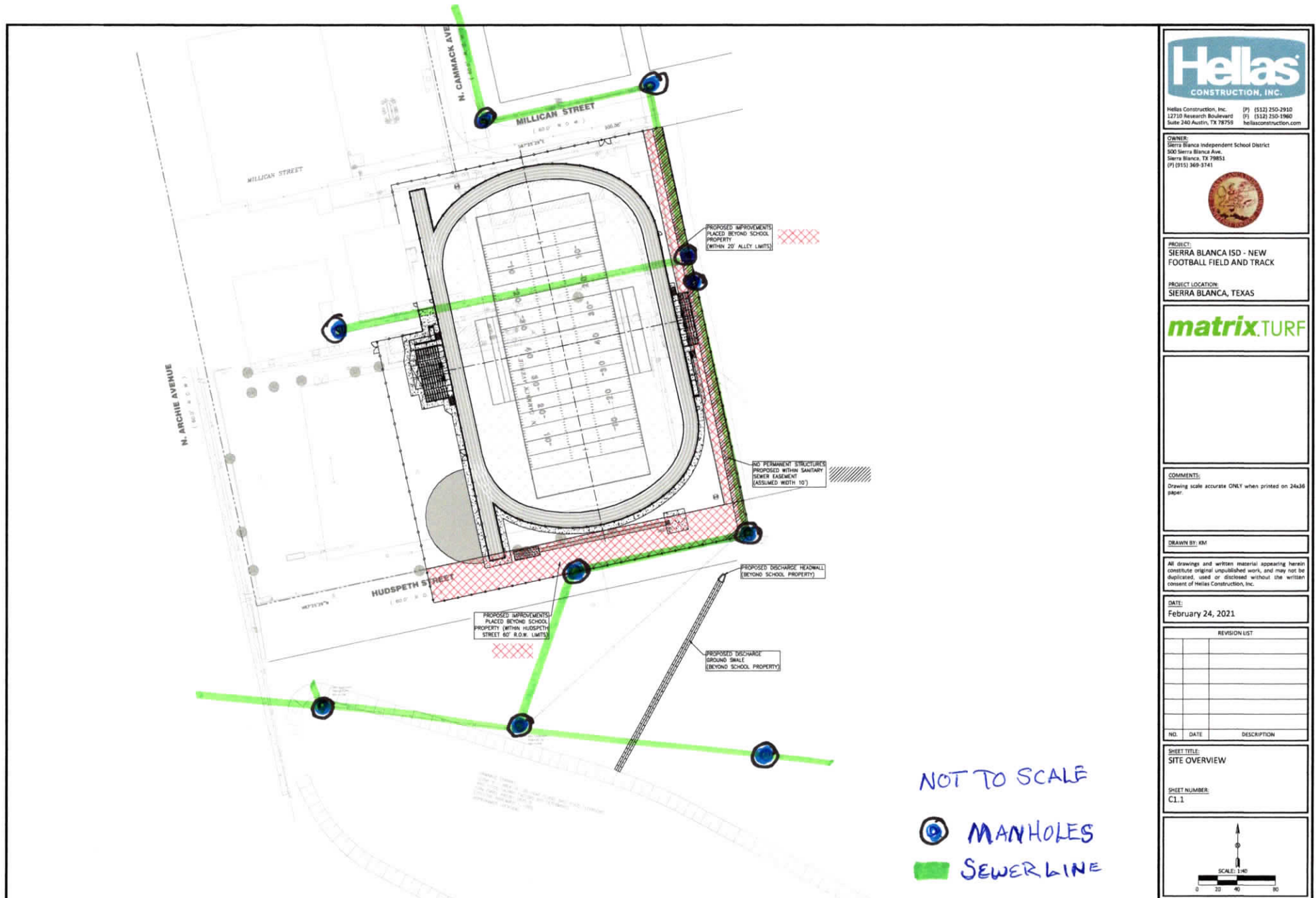
THE STATE OF TEXAS }
 }
COUNTY OF BEXAR } ACKNOWLEDGMENT

BEFORE ME, a Notary Public, on this day personally appeared Thomas D. Neely, known to me to be the person whose name is subscribed to the foregoing instrument, and having been sworn, upon his oath stated that he is the County Judge for Hudspeth County; that he was authorized to execute such instrument; and acknowledged that said instrument is executed as the free and voluntary act and deed of such governmental unit for the purposes and consideration expressed therein.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the ____ day of April 2021.

Notary Public, State of Texas

EXHIBIT A



Hellas Construction, Inc.
12710 Research Boulevard
Suite 240 Austin, TX 78758
(512) 250-2910
(512) 250-1960
hellasconstruction.com

OWNER:
Sierra Blanca Independent School District
300 Sierra Blanca Ave.
Sierra Blanca, TX 79851
(915) 369-3741



PROJECT:
SIERRA BLANCA ISD - NEW
FOOTBALL FIELD AND TRACK

PROJECT LOCATION:
SIERRA BLANCA, TEXAS

matrixTURF

COMMENTS:
Drawing scale accurate ONLY when printed on 24x36 paper.

DRAWN BY: KM

All drawings and written material appearing herein constitute original unpublished work, and may not be duplicated, used or disclosed without the written consent of Hellas Construction, Inc.

DATE:
February 24, 2021

REVISION LIST		
NO.	DATE	DESCRIPTION

SHEET TITLE:
SITE OVERVIEW

SHEET NUMBER:
C1.1

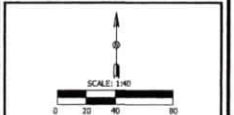


EXHIBIT B



- The highlighted area is the portion of N. Cammack Ave., Millican St. and Hudspeth Street that aligns with our property, including the alley way.
- SBISD is respectfully seeking the donation of the portion of the road and alley in yellow from Hudspeth County to Sierra Blanca I.S.D. as permanent property.

**ORDER OF THE COUNTY COMMISSIONER OF HUDSPETH COUNTY
CLOSING AND VACATING ROADWAYS AND ALLEYWAYS**

WHEREAS, On the ____ day of _____ (month) 2021 (“Effective Date”), by Resolution of the Commissioner’s Court of Hudspeth County, acted to order the closure, abandonment and vacation of the following Roadways and Alleyways in accordance with Texas Transportation Code, Chapter 251:

- N. Cammack Ave. – lying from South at Brown St. to West at Millican St., adjacent to School District property and boundaries described by the Hudspeth County Appraisal District as 12 Love/Lots 1-12 (Property ID No. 14132) and 11 Love/Brown Lots 7-12 (Property ID No. 14131)
- Millican Street – lying from East at N. Cammack Ave. to West at an unnamed alley adjacent to School District property and boundaries described by the Hudspeth County Appraisal District as 11 Love/Brown Lots 7-12 (Property ID No. 14131) and 17 Love/Lots 1-16 (Property ID No. 14141)
- Unnamed alley - lying southeast to the School District property to Hudspeth Street – adjacent to School District property and boundaries, described by the Hudspeth County Appraisal District as 17 Love/Lots 1-16 (Property ID No. 14141) and 18 Love/Brown Lots 1-4 (Property ID No. 14142)
- Hudspeth St. – lying from southwest of the unnamed alley described above to east of N. Archie Ave – adjacent to School District property and boundaries described by the Hudspeth County Appraisal District as 17 Love/Lots 1-16 (Property ID No. 14141).

All being more particularly shown in a Survey Plat attached hereto as **Exhibit A** and **Exhibit B** made a part hereof for all purposes (“Closed Rights of Way”).

It is THEREFORE ORDERED

That the portions of Closed Rights of Way described herein and depicted in Exhibits A and B be and the same are vacated, closed and abandoned, and except as provided herein, all rights of said County in and to such land for the use by the public be and the same is are hereby relinquished and abandoned as of the Effective Date.

The owners of the property abutting the Property at the time who shall receive the conveyance of under Section 251.058 of the Texas Transportation Code are as follows:

Sierra Blanca Independent School District, 500 Sierra Blanca Avenue Sierra Blanca, Texas 79851, as to the following:

Title to the Closed Rights of Way described herein and depicted in **Exhibits A and B** will be conveyed subject to the continued use by a public utility or common carrier of utility infrastructure as defined by Texas transportation Code Section 251.058 (f) in existence on the Effective Date, the effective date of this Order, and perpetual utility easements and water line easements retained by the County, including the right of ingress and egress over, under along and across the portions of Closed Rights of Way described herein and depicted in **Exhibits A and B** for the purposes of erecting, constructing, installing, repairing maintaining replacing and removing electric and water distribution lines, extending ten feet either side of the center line of each right of way conveyed herein, and temporary access to so much of the surface of the Properties conveyed herein, immediately adjacent to the Easement herein granted, as may be reasonably necessary for constructing, operating, reconstructing burying and replacing underground cables, conduits

and water distribution lines (including necessary ditching and backfilling), inspecting, repairing, maintaining, upgrading and removing said water lines, utility circuits, underground cables and conduits, and other required appurtenances necessary to serve the City's public purposes of providing water and utility service to residents of Sierra Blanca, Texas (collectively, the "Facilities"). No overhead Facilities shall be placed within the Easement Property.

Entered this ____ day of ____ (month) 2021.

Thomas D. Neely, County Judge
Hudspeth County, Texas

THE STATE OF TEXAS §
 § ACKNOWLEDGMENT
COUNTY OF HUDSPETH §

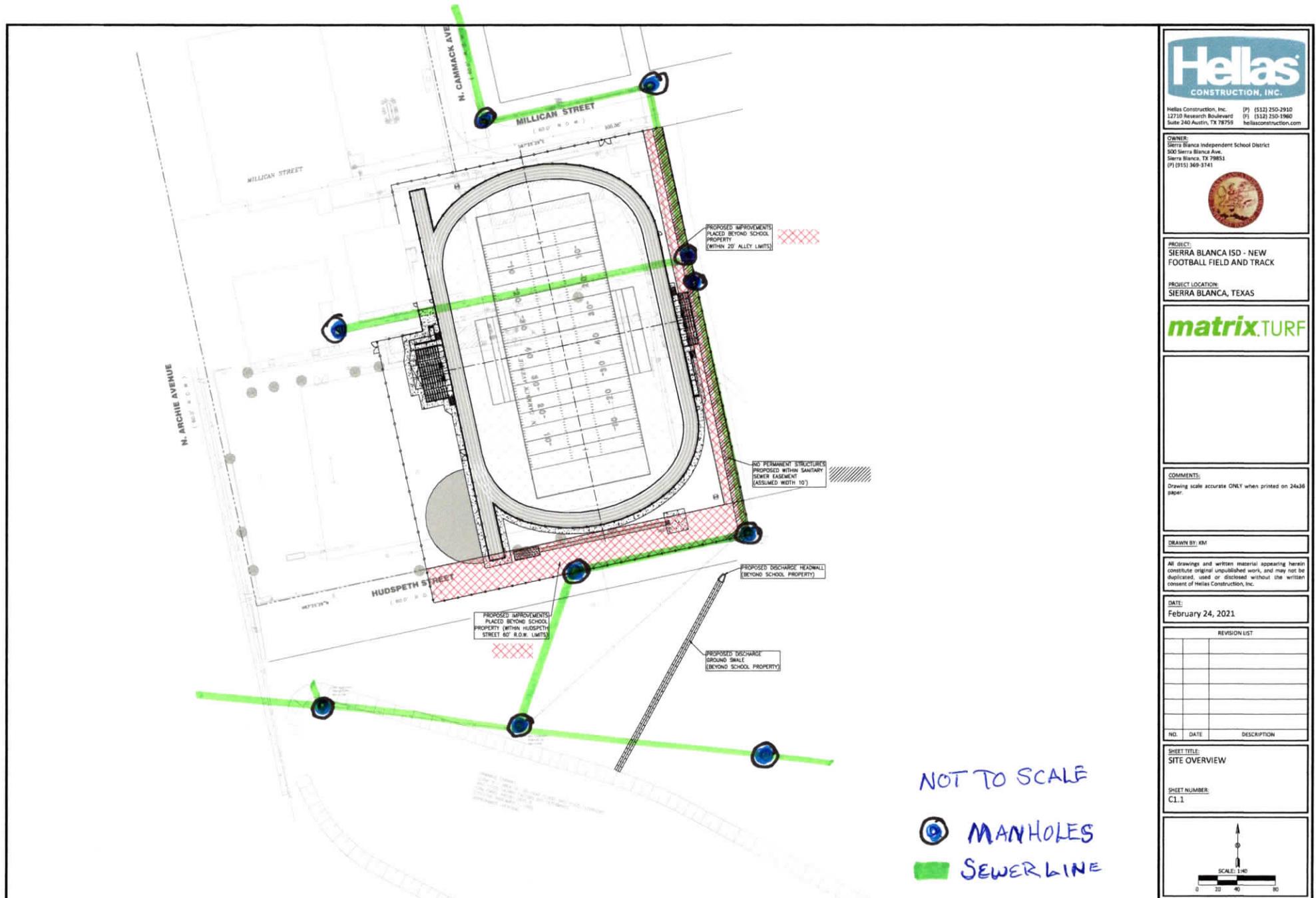
BEFORE ME, a Notary Public, on this day personally appeared Thomas D. Neely, known to me to be the person whose name is subscribed to the foregoing instrument, and having been sworn, upon his oath stated that he is the County Judge for Hudspeth County; that he was authorized to execute such instrument; and acknowledged that said instrument is executed as the free and voluntary act and deed of such governmental unit for the purposes and consideration expressed therein.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the ____ day of _____, 2021.

Notary Public, State of Texas

EXHIBITS A and B
SURVEY PLAT DEPICTING CLOSED RIGHTS OF WAY

EXHIBIT A



Hellas Construction, Inc.
12710 Research Boulevard
Suite 240 Austin, TX 78758
(512) 250-2910
(512) 250-1960
hellasconstruction.com

OWNER:
Sierra Blanca Independent School District
300 Sierra Blanca Ave.
Sierra Blanca, TX 79853
(915) 369-3741



PROJECT:
SIERRA BLANCA ISD - NEW
FOOTBALL FIELD AND TRACK

PROJECT LOCATION:
SIERRA BLANCA, TEXAS

matrixTURF

COMMENTS:
Drawing scale accurate ONLY when printed on 24x36 paper.

DRAWN BY: KM

All drawings and written material appearing herein constitute original unpublished work, and may not be duplicated, used or disclosed without the written consent of Hellas Construction, Inc.

DATE:
February 24, 2021

REVISION LIST		
NO.	DATE	DESCRIPTION

SHEET TITLE:
SITE OVERVIEW

SHEET NUMBER:
C1.1

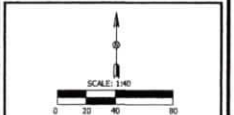


EXHIBIT B



- The highlighted area is the portion of N. Cammack Ave., Millican St. and Hudspeth Street that aligns with our property, including the alley way.
- SBISD is respectfully seeking the donation of the portion of the road and alley in yellow from Hudspeth County to Sierra Blanca I.S.D. as permanent property.

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

WARRANTY DEED

Date: April ____, 2021

Effective Date: April ____, 2021

Grantor: HUDSPETH COUNTY, TEXAS

Grantor's Mailing Address: 109 Millican St.
Sierra Blanca, Texas 79851
Hudspeth County, Texas

Grantee: BOARD OF TRUSTEES OF THE SIERRA BLANCA
INDEPENDENT SCHOOL DISTRICT

Grantee's Mailing Address: 500 Sierra Blanca Ave.
Sierra Blanca, Texas 79851
Hudspeth County, Texas

Consideration: Cash and other valuable consideration.

Property (including improvements):

All portions of

- N. Cammack Ave. – lying from South at Brown St. to West at Millican St., adjacent to School District property and boundaries described by the Hudspeth County Appraisal District as 12 Love/Lots 1-12 (Property ID No. 14132) and 11 Love/Brown Lots 7-12 (Property ID No. 14131)
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being more particularly described in a Survey Plat attached hereto as **Exhibit A and Exhibit B** and made a part hereof for all purposes.

Reservations from Conveyance:

The Grantee reserves perpetual utility easements and water line easements, including the right of ingress

and egress over, under along and across said Properties for the purposes of erecting, constructing, installing, repairing maintaining replacing and removing electric and water distribution lines and associated appurtenances, extending ten feet either side of the center line of each right of way conveyed herein, and temporary access to so much of the surface of the Properties conveyed herein, immediately adjacent to the Easement herein granted, as may be reasonably necessary for constructing, operating, reconstructing burying and replacing underground cables, conduits and water distribution lines (including necessary ditching and backfilling), inspecting, repairing, maintaining, upgrading and removing said water lines, utility circuits, underground cables and conduits, and other required appurtenances necessary to serve the City's public purposes of providing water and utility service to residents of Sierra Blanca, Texas (collectively, the "Facilities"). No overhead Facilities shall be placed within the Easement Property.

Exceptions to Conveyance and Warranty: This conveyance is subject to the continued use by a public utility or common carrier of utility infrastructure as defined by Texas transportation Code Section 251.058 (f) in existence the Effective Date.

Grantor, for the consideration and subject to the reservations from conveyance and exceptions to conveyance and warranty, grants, sells and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said Grantee, their heirs, beneficiaries, successors and assigns forever. Grantor binds Grantor and Grantor's executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty.

When the context requires, singular nouns and pronouns include the plural.

The roads and alleyways described above are the same platted roads and alleys which the Hudspeth County Commissioners voted to close during a regular open meeting held on _____ (month) _____ (day), 2021, and this deed shall be deemed effective on the Effective Date listed above, regardless of when filed of record.

By: _____
THOMAS D. NEELY, County Judge
HUDSPETH COUNTY, TEXAS

THE STATE OF TEXAS }
 }
COUNTY OF BEXAR } ACKNOWLEDGMENT

BEFORE ME, a Notary Public, on this day personally appeared Thomas D. Neely, known to me to be the person whose name is subscribed to the foregoing instrument, and having been sworn, upon his oath stated that he is the County Judge for Hudspeth County; that he was authorized to execute such instrument; and acknowledged that said instrument is executed as the free and voluntary act and deed of such governmental unit for the purposes and consideration expressed therein.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the ____ day of April 2021.

Notary Public, State of Texas

Return to Grantee's Address:

Sierra Blanca Independent School District

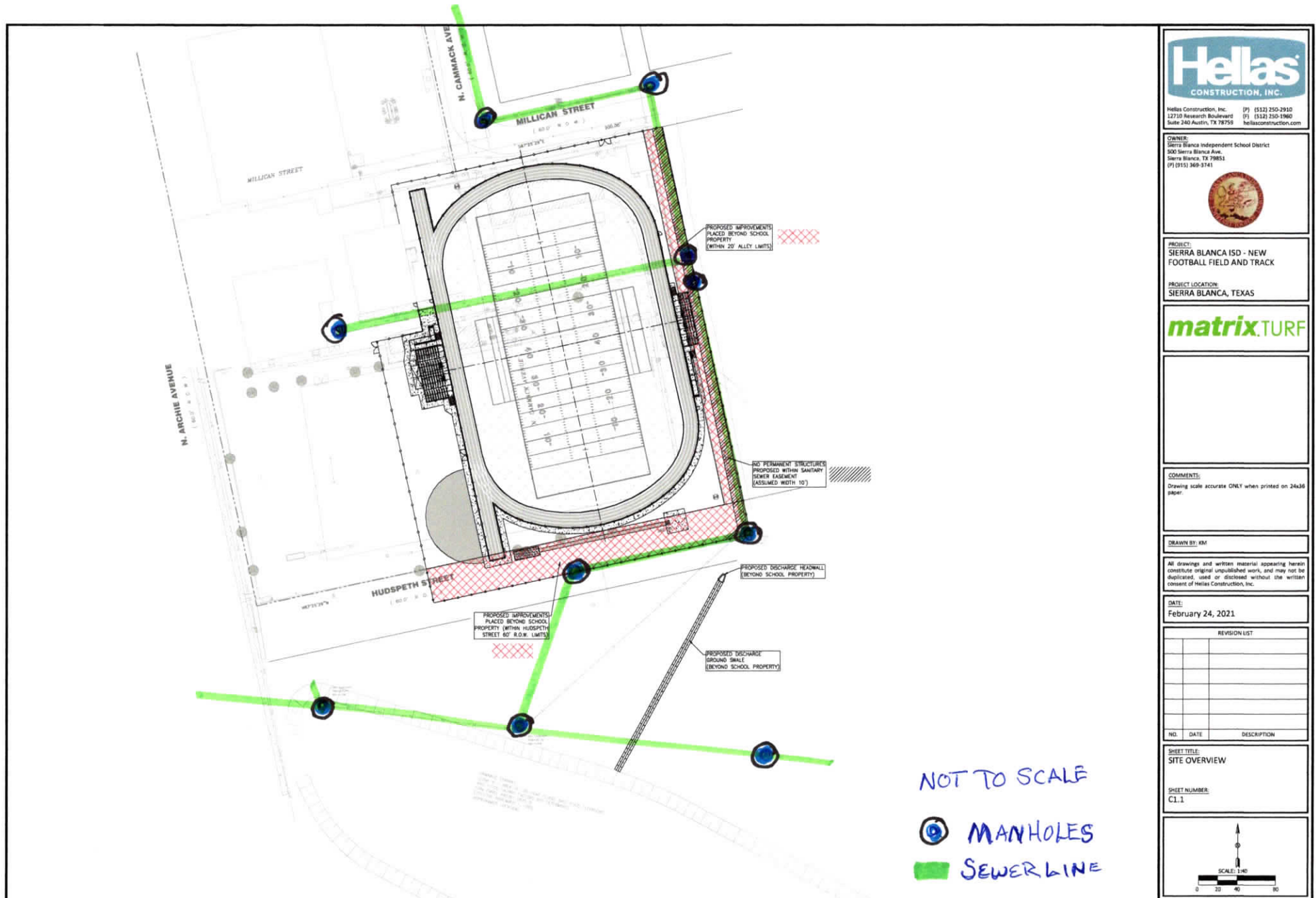
Attn: Superintendent

500 Sierra Blanca Ave

Sierra Blanca, Texas 79851

**EXHIBITS A AND B
DEPICTION OF PROPERTY**

EXHIBIT A



Hellas Construction, Inc.
12710 Research Boulevard
Suite 240 Austin, TX 78758
(512) 250-2910
(512) 250-1960
hellasconstruction.com

OWNER:
Sierra Blanca Independent School District
300 Sierra Blanca Ave.
Sierra Blanca, TX 79853
(915) 369-3741



PROJECT:
SIERRA BLANCA ISD - NEW
FOOTBALL FIELD AND TRACK

PROJECT LOCATION:
SIERRA BLANCA, TEXAS

matrixTURF

COMMENTS:
Drawing scale accurate ONLY when printed on 24x36 paper.

DRAWN BY: KM

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NO.	DATE	DESCRIPTION

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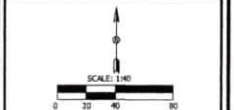


EXHIBIT B



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SCHOOL PROPERTIES DISPOSAL

CI
(LOCAL)

The Superintendent is authorized to declare District materials, equipment, personal property such as vehicles, and supplies to be unnecessary and shall dispose of unnecessary materials, equipment, personal property such as vehicles, and supplies for fair market value. If the unnecessary property has no value, the Superintendent may dispose of such property according to administrative discretion.

Instructional materials shall be disposed of in accordance with law.
[See CMD(LEGAL)]

Property obtained with federal funds or as federal surplus shall be managed in accordance with federal law.

Introduction & Scope of Work

NOTICE OF INTENT

Pursuant to the provisions of the Texas Government Code Chapter 2269, Subchapter F, it is the intention of Sierra Blanca ISD to select a Construction Manager At-Risk (CMAR), via a two-step process, for the construction of a new gym, CTE building, and building renovations and improvement on school property. It is the intent of Sierra Blanca ISD to **establish a contract with vendor(s) for Construction Manager at Risk – BOND CONSTRUCTION**. Awarded vendor(s) shall perform covered services under the terms of this agreement.

If successful, as part of this RFQ, the contractor shall be responsible for obtaining all necessary permits, fees, and licenses as may be required by local authorities having jurisdiction. The contractor is responsible for verifying compliance with local authorities having jurisdiction prior to commencing work.

Responding vendors shall include all information requested in the sequence and format requested. Information shall be uploaded electronically through the online bid system. This process will be completed in two (2) steps as notated below.

Step 1: Sierra Blanca ISD shall receive, publicly open and read aloud the name of the firm submitting a Statement of Qualification. Sierra Blanca ISD will select no more than five (5) respondents to complete the Step 2 process solely based on the Step 1 process. Evaluation criteria is listed in the attributes section of the online bid system.

Step 2: Respondents short-listed from Step 1 will be invited to respond to a subsequent Request for Proposal (RFP) which will include proposed rates for construction phase services. Timeline information is listed below.

Interviews may be conducted with the short list respondents after the submission of the Step 2 proposal and may be considered as part of the evaluation process. Interview information will be provided to the respondents short listed only.

After the interviews and completion of the Step 2 process, respondents will be evaluated and ranked in accordance with the criteria listed in that RFP.

Construction Manager Selection Schedule – This Schedule is Tentative and Subject to Change. All Times Listed Are Mountain Standard Time

Request for Qualifications Released	May 17, 2021
Last Day for Questions	May 21, 2021 10:00 PM
RFQ Due	June 11, 2021 12:00 PM
Chosen Respondents Notified of Step 2 Issuance	June 19, 2021
Step 2 Responses Due	June 28, 2021 12:00 PM
Step 2 Interviews (If Necessary)	June 30, 2021
Recommendation to Board of Trustees	June 30, 2021

SCOPE OF WORK

The scope of work for this project is Construction of a new gym (approximately 12,000 – 18,000 sq. ft.), renovations and improvement to existing gym, cafeteria, annex building, classroom building, and construction of CTE building.

The site is located at 500 N. Sierra Blanca Ave., Sierra Blanca, TX. 79851

Anticipated Schedule:

Design/Construction Document Phase

Jul 2021 - Aug 2021

Proposal Phase

Sept 2021 – Nov 2021

Construction Phase

Jan 2022 – August 2023

Anticipated Construction Budget

\$6,500,000

Pre-Construction Services

The following services are required as part of the pre-construction services:

1. Attend regular design meetings with Sierra Blanca ISD and Architect to review project status and to develop an understanding of the project scope.
2. Consult with Sierra Blanca ISD and Architect regarding on-site and off-site development, building systems selection, material selection and identification of long lead times impacting the project schedule.
3. Provide recommendations on construction feasibility.
4. Provide alternative design solutions, including cost and schedule impacts, to determine the best value for Sierra Blanca ISD.
5. Prepare and update as needed the project schedule for review by Sierra Blanca ISD and Architect. The Construction Manager (CM) shall coordinate the project schedule with Sierra Blanca ISD and Architect.
6. Develop proposal packets as necessary to ensure construction schedule is met at the best value for Sierra Blanca ISD. The CM shall assist Sierra Blanca ISD and Architect in determining phasing, packaging and the scope.
7. Prepare a comprehensive probable cost estimate at a time determined by Sierra Blanca ISD and Architect. If the estimate exceeds the agreed upon budget, the CM shall make recommendations to Sierra Blanca ISD and Architect to reduce the cost if requested.
8. Recommend to Sierra Blanca ISD and Architect a schedule for procurement of long lead time items that will ensure project schedule is kept on task.

It is the intention of Sierra Blanca ISD to utilize the AIA Document A133-2009 Standard Form of Agreement Between Owner and Construction Manager as Constructor where the basis of payment is the Cost of the Work Plus a Fee with a Guaranteed Maximum Price. The A201-2017 General Conditions of the Contract for Construction, as modified by Sierra Blanca ISD will also be used. The documents will be provided during the Step 2 issuance. Any changes, modifications or exceptions must be noted on the exceptions form during the Step 2 submittal. If an agreement cannot be reached, negotiations will cease and the next highest firm.

Respondent Submission Format

1. Firm Information
 - a. Name of Firm
 - b. Address of Principal Office
 - c. Phone and Fax
 - d. Form of Business (Corporation, Partnership, Individual, Joint Venture, Other)
 - e. Year Founded
 - f. Primary Contact
2. Organization
 - a. How many years has firm been in business as a CMAR/Contractor?
 - b. How many years has firm been in business under current name?
 - c. Has firm operated under any other name?
 - d. Describe firm, date of organization, name of principals/owners/partners
3. Licensing
 - a. List jurisdictions, state & trade categories in which your organization is legally qualified to do business and indicate license number if applicable.
 - b. List jurisdictions in which your organizations partnership or trade name is filed.
4. Experience
 - a. List the categories of work your organization normally performs with its own forces.
 - b. List of subcontractors in which your organization has some ownership and list the categories of work those subcontractors normally perform.
 - c. Claims & Suits
 - i. Has your firm ever failed to complete any work awarded to it?
 - ii. Are there any judgements, claims, arbitration, suits pending or outstanding against your organization or its officers?
 - iii. Has your organization filed any law suits or requested arbitration regarding construction contracts within the last five years?
 - d. Within the last five (5) years, has any officer or principal of your organization ever been an officer or principal of another organization when it failed to complete a construction contract? If yes, please attach details.
 - e. Current Work Load
 - i. List the major construction projects your organization has in progress, giving the name, location of project, the nature of the services you are providing (GC, CMaR, GMP, etc.), owner, architect, contract amount, percent complete and scheduled completion date.
 - f. Work History
 - i. List major projects constructed by your organization of the last five (5) years. For each project, provide name, nature of project/function of building, size (SF), location, cost, completion date, owner and Architect, award selection (CSP, RFP, CMAR, etc.)
5. Financial Information
 - a. If requested, Requestor must provide a copy of the previous two (2) year audited financial statements including your organizations latest balance sheet and income statement showing the following: Current Assets, Net Fixed Assets, Other Assets, Current Liabilities, Other Liabilities. Requestor must also provide the name and address of firm that prepared the financial statements and the date completed.
6. Bonding Information
 - a. Name of Bonding Company and Address of Agent
 - b. Payment and Performance Bonds (P&P Bonds) for 100% of the amount of the Anticipated Construction Budget as specified herein will be required upon execution of owner/construction manager agreement. Include a letter of intent from the named surety company indicating your firm's ability to bond for 100% of the Anticipated Construction Budget.
 - c. Provide your firms total bonding capacity. Identify how much of the capacity is currently uncommitted.

7. Insurance
 - a. Insurance requirements are listed in the Terms and Conditions attachment of the electronic bidding system.
 - b. Vendors are required to provide their NCCI Form showing the most recent EMR score.
8. Experience as a Construction Manager at Risk
 - a. Describe your organizations concepts for working in a team relationship with the Owner and Architect during the design and construction of major projects. Describe your organizations methods for estimating costs and scheduling during the design/document phases. Which of those projects best exemplify the concepts and experience?
 - b. Attach a sample conceptual cost estimate prepared during the design phase of a project, as well as a sample of the final cost estimate/breakdown used to fix the contract amount the for construction of the same project. Identity of the project may be concealed. The intent is to see the nature and format of the cost information provided.)
 - c. Describe your organizations concept for the disposition of savings realized during construction. If the full amount returned to the owner?
 - d. Describe your organizations concept for cost contingencies both during design and during construction. What is your organizations concept for the disposition of contingency funds after the completion of the project?
 - e. Does your firm make all cost information during design and construction available to the owner and architect?