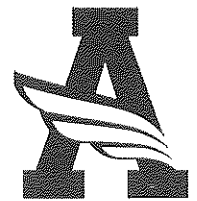


ARGYLE INDEPENDENT SCHOOL DISTRICT

6701 CANYON FALLS DR., FLOWER MOUND, TEXAS 76226

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ADDENDUM

1. The RFQ references Bond 2022 (\$267,885,000) and Bond 2025 (Prop. A \$393,735,000, Prop. B \$29,435,000). How many individual CMAR contracts are currently in place or anticipated across both bond programs, and what is the approximate aggregate value of those CMAR contracts?

Current CMAR projects for 2022 bond program – 2, \$136,715,098

Current CMAR projects for 2025 bond program – 3, \$187,790,153

2. Does the District anticipate awarding this engagement to a single firm for all CMAR projects, or may separate firms be engaged for different projects or bond programs?

One award; each project will be evaluated individually to determine whether an audit will be conducted.

3. Can the District provide a list of the specific projects (by school/facility name and project type) included in each bond program that will be subject to audit?

Potential projects for audit consideration:

- 2022 Bond Program
 - Scott Gibson Middle School – CMAR new construction
 - Ball Intermediate School – CMAR new construction
- 2025 Bond Program
 - Baseball/Softball Complex at AHS – CMAR new construction
 - Middle School #2 – CMAR new construction
 - Elementary #6 – CMAR new construction

4. At what stage of construction are the Bond 2022 projects currently? Are any projects substantially complete, or are all still in active construction?

GMS is scheduled for substantial completion in July 2026, and BIS is scheduled for substantial completion late spring/summer of 2027

SUPERINTENDENT
Dr. Courtney Carpenter

DEPUTY SUPERINTENDENT
Dr. Chris Daniel

ASST. SUPERINTENDENT
Dr. Dawn Jordan

CHIEF FINANCIAL OFFICER
Mrs. Liz Stewart

5. What is the current status of the Bond 2025 projects? Are CMAR contracts executed, or still in procurement?

The 2025 bond projects are still in procurement. Some of the contract awards are scheduled for the month of May.

6. Does the scope include only CMAR delivery method contracts, or should the firm also anticipate reviewing any design-build, competitive sealed proposal (CSP), or job-order contracts under the bond programs?

Only CMAR contracts are included in the RFQ.

7. Section 7.0 states the firm will provide "a final written report on an agreed upon schedule." Does the District expect interim reports (e.g., per pay application cycle or quarterly), or only a final report at project completion?

The District expects a final report at project completion.

8. Is the District seeking an engagement conducted under AICPA Agreed-Upon Procedures (AUP) standards, a full audit under GAAS (GAAP), or a consulting/advisory-style review? This distinction affects reporting format, independence requirements, and pricing.

Agreed-Upon Procedures

9. Should the firm plan to review every pay application as it is submitted (concurrent/real-time audit), or will the review be performed retrospectively after project completion?

The review will be performed retrospectively after project completion.

10. Does the scope include review of change orders, owner-direct purchases, and allowance/contingency usage, or is it limited to the items listed in Section 1.0.A (CM contracts, subcontracts, pay apps, and supporting documentation)? What is the total number of approved change orders and dollar amount of the change orders?

The scope will include all payments made to the general contractor through the CMAR contract, including allowance/contingency usage. Currently, there are no change orders for the projects.

11. Will the firm have direct access to the CMAR's books and records, subcontractor invoices, and lien waivers, or will all documentation be provided through the District or its program manager?

The District will coordinate access for the firm with the general contractor.

12. Does the District currently employ a program manager or owner's representative overseeing the bond programs? If so, what role will that entity play in coordinating with the audit firm?

The District employs one staff member as the Construction Manager and has contracted with one firm for additional project management and construction consultation services. They will coordinate between the selected firm and the general contractor.

13. Will the firm need to perform any on-site fieldwork at construction sites or District offices, or can the engagement be conducted primarily through remote document review?

Work can primarily be performed through remote document review.

14. Section 3.0.C.iv asks the firm to describe the level of assistance expected from District personnel. Can the District clarify what personnel and systems (e.g., accounting software, project management platforms) are available to support the audit?

District staff, including the CFO, finance department staff, and Construction Manager, will provide assistance during the audit. The District currently utilizes Ascender as the primary financial software.

15. The Contractor Certification form (AISD10) references "direct contact with students." Given that construction audit services are primarily financial/document review, does the District anticipate that audit personnel will need to access school campuses while students are present?

No, we do not anticipate needing access to school campuses.

16. Section 3.0.E requests a single line item for "Construction Audit Services" hourly rates and estimated fees. Should the firm provide separate rate/fee estimates for each bond program or each project, or is a blended program-wide estimate acceptable?

Provide enough detail to evaluate work on the overall bond programs.

17. The RFQ states the contract may be renewed through July 2031. Is there a not-to-exceed budget or fee ceiling the District has established for the full engagement period?

No

18. Will the engagement letter/contract include standard limitation-of-liability provisions, or does the District require unlimited liability from the firm?

Standard terms and conditions

19. The Commitment to Provide Insurance form (AISD12) references a "sample Insurance Certificate provided on the following page," but the sample does not appear to specify minimum coverage amounts for general liability, professional liability (E&O), or umbrella coverage. Can the District confirm the required types and minimum amounts of insurance coverage?

See sample certificate attached (this page left out of original RFQ)

20. Does the District require the firm to carry professional liability (errors & omissions) insurance specific to this engagement? If so, what are the minimum limits?

See sample certificate attached (this page left out of original RFQ)

21. Will the District provide a formal addendum with responses to all submitted questions, and if so, what is the anticipated posting date and where will it be published?

April 30, 2026, end of business and Argyle ISD Website/Finance/Purchasing

22. Are interviews anticipated for all shortlisted firms, or only on an as-needed basis? If interviews are planned, will they be conducted in person at the District offices or virtually?

To be determined, Interviews in May, 2026 at the District office in Flower Mound, Texas

Please sign and date the Addendum and include in your Proposal

Signature _____

Date _____

