

# **ROPES INDEPENDENT SCHOOL DISTRICT**

**REQUEST FOR QUALIFICATIONS AND PROPOSALS FOR  
CONSTRUCTION MANAGER-AT-RISK (CMAR): TWO-STEP SELECTION PROCESS**

**Relating to: Ropes ISD 2025 Bond Projects**

**RFQ/RFP No.: 26-001**

**Responses Due: Monday, June 15, 2026, at 3:00 P.M.**



**Ropes Independent School District  
304 Ranch Road  
Ropesville, Texas 79358**

# ROPES INDEPENDENT SCHOOL DISTRICT

## CONSTRUCTION MANAGER AT RISK (CMAR) TWO-STEP PROCESS

### Ropes ISD 2025 Bond Projects

### REQUEST FOR QUALIFICATIONS & PROPOSALS – RFQ/RFP No.: 26-001

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## I. ADVERTISEMENT / NOTICE TO PROPOSERS

### RFQ/RFP NO. 26-001, CONSTRUCTION MANAGER AT RISK (TWO-STEP PROCESS)

**Ropes Independent School District** (the "District" or "Owner") is requesting **Qualifications and Proposals** for a **Construction Manager-at-Risk (CMAR), Two-Step Process** (per Texas Government Code, Chapter 2269, Subchapter F) relating to its **2025 Bond Projects** to school facilities (the "Project").

- **Total Project Bond Budget:** \$19,795,000.00
- **Estimated Construction Budget:** Approximately \$17,000,000.00

**Scope Clarification:** The scope of work under this RFQ/RFP applies strictly to comprehensive Pre-Construction and Construction Services. The Estimated Construction Budget reflects the cost of the Work only. All "soft costs" including but not limited to architectural and engineering fees, independent testing and commissioning, legal fees, administrative expenses, and district-held contingencies—are excluded from the CMAR's scope of work and are carried separately by the Owner.

### SUBMISSION INSTRUCTIONS

Proposals for the Project will be received by hand delivery or mail only at:

**Ropes Independent School District Administration Office**  
Attn: **Dade Cosby, Superintendent**  
**304 Ranch Road, Ropesville, Texas 79358**

Each CMAR shall identify its Proposal by typing on the outside of the envelope: **"RFQ/RFP No. 26-001: Statement of Qualifications and Proposals for CMAR – Step One"**.

- **Deadline:** Proposals received after **3:00 p.m.** (local time), **June 15, 2026**, will be returned unopened.
- **Method:** Fax or electronic responses will **NOT** be considered.
- **Opening:** At the date and time of the deadline, the District will publicly open the sealed envelopes and **read aloud only the names of the responding firms**.

**IMPORTANT SUBMISSION NOTE:** Both the **Step One (Qualifications)** and **Step Two (Fee Proposal & Bond)** envelopes must be delivered simultaneously to the District office by the deadline of **June 15, 2026, at 3:00 P.M.** The **Step Two** envelopes will remain sealed and will only be opened for those firms successfully reaching the Shortlist.

### PROJECT OVERVIEW

- **Procurement Method:** Construction Manager-at-Risk, Two-Step Process.
- **Construction Budget:** \$17,000,000.00

- **Architect: JDMA Architects**, Lubbock, Texas
- **Project Objective:** The 2025 Bond Projects consist of new construction and renovations across the following components and phases:
  - **Phase One**
    - **High School Classrooms:** +/- 3,000 SF expansion to create additional learning spaces.
    - **Elementary Classrooms:** +/- 5,000 SF expansion (3-4 classrooms) including a new lounge/work room.
    - **Band Hall:** +/- 4,400 SF renovation and addition to modernize rehearsal capacity, acoustics, and storage.
  - **Phase Two**
    - **AG Shop & CTE Expansion:** +/- 15,000 SF renovation and addition providing flexible maker spaces and vocational work areas.
  - **Phase Three**
    - **New Gymnasium:** A two-story +/- 15,800 SF facility featuring a 360-degree concourse, 1,200 stadium seating, and specialized athletic supports.

**PROCUREMENT SCHEDULE**

MILESTONE	DATE	NOTES & TIME (if applicable)
1 <sup>ST</sup> Advertisement	Sunday, May 24, 2026	
2 <sup>nd</sup> Advertisement	Sunday, May 31, 2026	
Deadline for Written Questions	Monday, June 8, 2026	5:00 P.M.
Issue Final Addendum (if required)	Wednesday, June 10, 2026	5:00 P.M.
<b>Proposal Submission Deadline</b>	<b>Monday, June 15, 2026</b>	<b>3:00 P.M., Receive both Step One &amp; Two envelopes.</b>
<b>Step One Opening</b> (Names read only)	Monday, June 15, 2026	3:00 P.M., In conference room, names read only.
Committee Ranking & Selection	Monday, June 22 – Tuesday, June 23, 2026	Open & Evaluate Step One envelopes, Step Two envelopes remain sealed.
<b>Notification of Shortlist</b>	<b>Wednesday, June 24, 2026</b>	

<b>Step Two Interview &amp; Presentations</b>	<b>Tuesday, July 7 - Wednesday, July 8, 2026</b>	<b>By Appointment, after interviews Step Two envelopes for shortlist opened.</b>
Committee Final Tabulation	Thursday, July 9, 2026	
<b>Notification of Board Award</b>	<b>Monday, July 13, 2026</b>	<b>TBD, During Board Meeting</b> (regular or special meeting)

**Note:** Any modifications to the submission deadline will be issued via formal Addendum.

**TWO-STEP SELECTION PROCESS**

- **Step One (Qualifications):** The District's selection committee will evaluate and score the Statements of Qualifications **in private** based on the criteria and weights described in Section 1.9 of the RFP.
- **Step Two (Shortlist):** Upon completion of the Step One evaluation, the District will formally notify the **shortlisted firms** in writing. These firms will be invited to participate in **Step Two**, which may include formal interviews and the submission of sealed fee proposals/general conditions. Firms not selected for the shortlist will also be notified.

**CRITERIA FOR SELECTION**

Per **Texas Government Code § 2269.055**, in determining the award of a contract, the District may consider specific criteria and weighted values. The District will evaluate respondents based on the criteria and weights described in **Section 1.9** of this document.

**STATUTORY COMPLIANCE & NON-DISCRIMINATION**

Per **Texas Education Code § 44.043**, Ropes Independent School District:

1. May not consider whether a vendor is a member of or has another relationship with any organization.
2. Shall ensure that Proposal specifications do not deny or diminish the right of a person to work because of their membership or relationship status with any organization.

**RESERVATION OF RIGHTS & WAIVER OF CLAIMS**

**OWNER RESERVES THE RIGHT TO REJECT ANY OR ALL PROPOSALS AND TO WAIVE IRREGULARITIES OR INFORMALITIES AS MAY BE DEEMED IN OWNER'S INTEREST.**

- The Owner reserves the right to negotiate any or all Proposals at any time after opening.
- Owner will award a contract, if any, that serves the best interests of the Owner.

- All Proposals become the property of the Owner and may be subject to release under the **Texas Public Information Act, Chapter 552**.

**BY TENDERING A RESPONSE TO THIS RFQ/RFP, THE CMAR ACKNOWLEDGES THAT IT HAS READ AND FULLY UNDERSTANDS THE REQUIREMENTS AND THE PROCESS USED FOR SELECTION.** Further, by submitting a proposal, the CMAR fully, voluntarily, and understandingly waives and releases any and all claims against the **District, Architect, and their Trustees, officers, agents, and/or employees** that could arise out of the administration, evaluation, or recommendation of any proposal submitted in response to this solicitation.

**For additional information, please refer to the Instructions to CMARs in the Proposal documents.**

### **PREVAILING WAGE RATES**

The Board of Trustees has adopted the prevailing wage rates as determined by the **U.S. Department of Labor (Davis-Bacon Act)** for all public contracts.

- **Responsibility:** It is the CMAR's responsibility to ensure that it and all subcontractors pay the appropriate rate or higher.
- **Penalty:** Failure to comply subjects the CMAR to penalties set forth in **Section 2258.023 of the Texas Government Code**.
- **Current Rates:** Rates can be accessed via the Department of Labor or the official [Sam.gov](http://Sam.gov) portal.

### **REQUIRED CERTIFICATIONS & FILINGS**

- **Conflict of Interest:** Any person or entity seeking to contract with the Owner must file a **Conflict of Interest Questionnaire (CIQ)**. This completed form must be returned as part of your Proposal submittal.
- **No Israel Boycott:** In accordance with **Texas Government Code § 2271.002**, by responding to this RFQ/RFP, the Contractor verifies it does not and will not boycott Israel during the term of the contract.
- **Terrorist Organization Prohibitions:** Per **Texas Government Code Chapter 2252, Subchapter F**, the Owner is prohibited from contracting with companies identified by the Texas Comptroller as doing business with **Iran, Sudan, or a foreign terrorist organization**. By submitting a response, the Contractor certifies they are not a listed company.

## II. PROPOSAL INSTRUCTIONS

### 1.1 RECEIPT AND OPENING OF PROPOSALS

- A. **Invitation:** Ropes Independent School District (hereinafter referred to as "Owner" or "District"), invites Proposals for services of a CMAR. This is a **Two-Step Selection Process**.
- B. **SUBMISSION OF PROPOSALS:** Sealed Proposals shall be submitted to:
- Ropes Independent School District  
Attn: Dade Cosby, Superintendent  
304 Ranch Road, Ropesville, Texas 79358**
- DEADLINE:** Proposals shall be submitted no later than **June 15, 2026, at 3:00 P.M.**
- MARKING:** Each CMAR shall identify its Proposal by typing on the outside of the distinct, sealed envelopes:
- Envelope 1:** "RFQ/RFP No. 26-001: Statement of Qualifications and Proposals for CMAR – **Step One**".
- Envelope 2:** "RFQ/RFP No. 26-001: Fee Proposal and Bond – **Step Two**".
- C. **LATE PROPOSALS:** Owner is not responsible for lateness of mail or carrier. The time/date noted at the Owner's office shall be the official time of receipt.
- D. **OPENING:** At the time of opening, only the names of the responding firms will be read aloud. All evaluation of qualifications, scoring, and ranking shall be conducted **privately** by the District. The District shall select a "shortlist" of firms for **Step Two** solely on the basis of **Step One Qualifications**.
- E. **NO ORAL RESPONSES:** No oral, electronic, or facsimile transmitted Proposal(s) will be considered.
- F. **SEPARATION OF COST DATA:** To ensure a fair qualitative evaluation, the **Sealed Fee Proposal (Form A)** and the **5% Proposal Bond** must be submitted in a **separate, sealed envelope**. This envelope should be clearly marked: "**RFQ/RFP 26-001: STEP TWO – FEE PROPOSAL & BOND**". This cost information will remain sealed and will only be opened and evaluated for firms that are successfully shortlisted following the Step One Qualifications review.
- G. **IMPORTANT SUBMISSION NOTE:** Both the **Step One (Qualifications)** and **Step Two (Fee Proposal & Bond)** envelopes must be delivered simultaneously to the District office by the deadline of **June 15, 2026, at**

**3:00 P.M.** The **Step Two** envelopes will remain sealed and will only be opened for those firms successfully reaching the Shortlist.

## 1.2 METHOD OF PROPOSAL

- A. **DOCUMENTS:** Each CMAR must submit **eight (8) complete hard copy sets** of RFQ/RFP Documents and **one (1) complete digital copy** in .pdf format.
- B. **ETHICS & CONFLICT OF INTEREST:** The CMAR shall not offer gifts to any employee or official of the Owner. In accordance with **Local Government Code Chapter 176**, a Conflict of Interest Questionnaire (CIQ) must be filed and returned as part of the submittal.
- C. **INDEMNIFICATION:** To the fullest extent permitted by law, the successful CMAR shall indemnify and hold harmless the Owner, the Architect, and their Trustees from all claims arising out of the project, except for those caused solely by the indemnified party or professional design defects.
- D. **WAIVER OF CLAIMS:** By tendering a response, the CMAR acknowledges the selection process and **voluntarily waives and releases all claims** against the Owner and Architect arising out of the evaluation or recommendation process.
- E. **PREVAILING WAGES:** CMAR is responsible for paying the appropriate rate or higher as determined by the U.S. Department of Labor (Davis-Bacon). Penalty for non-compliance is set forth in **Section 2258.023 of the Texas Government Code**.

## 1.3 PREPARATION OF PROPOSAL

- A. **QUALIFICATION STATEMENTS:** In addition to the Step One requirements, each CMAR shall complete and include the **AIA-A305 Contractor's Qualification Statement**. Because this document contains detailed financial data and sensitive organizational information, it **must be submitted in the separate, sealed Step Two envelope** alongside the Fee Proposal (Form A) and the 5% Proposal Bond.
- B. **PRICING:** Fill in all prices (for pre-construction and fee percentages) in both words and figures where requested.

## 1.4 PROPOSAL SECURITY

- A. **AMOUNT:** Each individual Proposal package submitted must be accompanied by Proposal Security made payable to Owner in an amount of **five percent (5%) of the Estimated Construction Budget (\$17,000,000.00)**. Proposal Security shall be in the form of a Cashier's Check or a Bid Bond, duly executed by CMAR as principal and having as surety thereon, a corporate surety company duly authorized and admitted to do business in the State of Texas and licensed by the State of

Texas to issue such bond. This serves as a guarantee that the CMAR will enter into a Contract and execute required Performance and Payment Bonds within ten (10) days of Ropes Independent School District's execution of the Contract.

- B. **AUTHORIZATION:** Each Proposal must be accompanied by information establishing that the agent signing the bond is authorized to write the bond in the amount requested. If applicable, evidence must be provided that reinsurance requirements have been met, including limits, ratings, or other evidence of company solvency.
- C. **DEMONSTRATION OF CAPACITY:** The CMAR must demonstrate to the Owner that it can secure the required bonds, issued by a corporate surety company authorized and admitted to do business in the State of Texas and licensed in the State of Texas to issue such bonds, which shall be written in a form acceptable to the Owner.

#### 1.5 WITHDRAWAL OR REVISION OF PROPOSAL

- A. **PRIOR TO OPENING:** A Proposal may be withdrawn or revised prior to the scheduled time for opening under the following terms:
  - 1. **Written Request:** A CMAR may, without prejudice, withdraw a Proposal after it has been deposited, provided a request for such withdrawal is received in writing before the date and time set for opening.
  - 2. **Authenticity:** Any interlineations, alterations, or erasures made before the receiving time must be initialed and dated by the signer of the Proposal to guarantee authenticity.
- B. **AFTER OPENING:** Once the Step One opening has occurred, no Proposal may be withdrawn.

#### 1.6 NON-RESPONSIVE PROPOSAL

- A. **REJECTION CRITERIA:** Proposals are considered **NON-RESPONSIVE** and may be rejected for reasons including, but not limited to:
  - 1. **Ambiguity:** If there are unauthorized additions, conditional Proposals, or irregularities of any kind which tend to make the Proposal incomplete, indefinite, or ambiguous.
  - 2. **Reservation of Rights:** If the CMAR adds any provisions reserving the right to accept or reject an award, or to enter into a Contract pursuant to an award.

3. **Security:** Failure to include the required **Proposal Security** in the amount of five percent (5%) of the estimated construction budget (\$17,000,000.00).

B. **OWNER'S DISCRETION:** Owner reserves the right to reject any or all Proposals and to waive irregularities or informalities as may be deemed in the Owner's interest.

1.7 INTERPRETATIONS

A. **SUBMISSION:** Written requests for interpretation must be directed to **Dade Cosby, Superintendent**, at [dcosby@ropesisd.us](mailto:dcosby@ropesisd.us).

B. **DEADLINE:** Requests must be received on or before **Monday, June 8, 2026** (seven days prior to the due date).

1.8 SELECTION SCHEDULE

<b>MILESTONE</b>	<b>DATE</b>	<b>NOTES &amp; TIME (if applicable)</b>
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2 <sup>nd</sup> Advertisement	Sunday, May 31, 2026	
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Committee Final Tabulation	Thursday, July 9, 2026	

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**Notification of Board  
Award**

**Monday, July 13, 2026**

**TBD, During Board  
Meeting** (regular or  
special meeting)

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**Note:** Any modifications to the submission deadline will be issued via formal Addendum.

#### 1.9 INSURANCE REQUIREMENTS

The successful CMAR will be required to supply proof of insurance in accordance with the following schedule prior to the start of the Project. Owner requires that CMAR's insurance be placed only with companies that have achieved at least an "A" rating with A.M. Best. Owner must be named as an **additional insured** and must be provided a **waiver of subrogation** on all policies.

<b>TYPES OF INSURANCE COVERAGE</b>	<b>LIMITS OF LIABILITY</b>
1. Workers Compensation	Statutory
2. Employer's Liability	\$1,000,000.00 each accident \$1,000,000.00 disease each accident
3. Commercial General Liability	\$1,000,000.00 per occurrence \$2,000,000.00 general aggregate \$2,000,000.00 products – completed operations aggregate \$1,000,000.00 personal and advertising injury
4. Business Automobile Liability	\$1,000,000.00 combined single limit (owned/non-owned/hired)
5. Contractual Liability	Included in General Liability limits
6. Umbrella/Excess Liability	\$5,000,000.00 minimum amount
7. Builder's Risk	\$17,000,000.00 (Full Replacement Cost/Contract Sum)

1.10 METHOD OF AWARD – TWO-STEP SELECTION PROCESS

The procurement method is **CONSTRUCTION MANAGER-AT-RISK, TWO-STEP PROCESS**, as set out under **Texas Government Code, Chapter 2269, Subchapter F**.

A. **STEP ONE (RFQ CRITERIA & WEIGHTS):**  
 The District will evaluate the initial Proposals based on the following criteria to establish a ranking of the most qualified firms:

No.	Step One Criteria	Weights (Available Points)
1	<b>Experience &amp; Qualifications:</b> Demonstrated success with projects of similar size, type, and complexity.	0 – 25 points
2	<b>Key Personnel &amp; Team:</b> Experience of specific individuals, project management and site leadership assigned to this project.	0 – 20 points
3	<b>Technical Competence:</b> Safety record, proposed schedule, and management process.	0 – 10 points
4	<b>Financial Capability:</b> Bonding capacity and resources relative to Project scope.	0 – 5 points
<b>Total possible points for Step 1 = 60 points</b>		<b>60 points</b>

B. **SHORTLISTING:** Following the evaluation of Step One, the District will notify the highest-ranked firms (the "Shortlist"). Shortlisted firms will move to **Step Two**, which may include interviews and further cost evaluation.

C. **STEP TWO (RFP CRITERIA & WEIGHTS):**  
 The District will evaluate the shortlisted firms based on the following criteria to determine the final ranking:

No.	Step Two Criteria	Weights (Available Points)
1	<b>Proposed Fees (Cost):</b> Final analysis of the CMAR's proposed fees and general conditions.	0 – 30 points
2	<b>Interview &amp; Presentation:</b> Quality of the project team's presentation and responsiveness to Board/Committee.	0 – 10 points
<b>Total possible points for Step 2 = 40 points</b>		<b>40 points</b>

**Total overall Points Available = 100 points**

- D. **MINIMUM STANDARDS:** CMARs are required to affirmatively demonstrate their responsibility by meeting the following minimum requirements:
1. **Financial Resources:** Have adequate financial resources to support a project of this scope.
  2. **Schedule Compliance:** Be able to comply with the required or proposed construction schedules.
  3. **Performance Record:** Have a satisfactory record of past performance on similar public entity projects.
  4. **Ethics:** Have a satisfactory record of integrity and ethics.
  5. **Eligibility:** Be otherwise qualified and eligible to receive an award under Texas law.

The Owner may require additional information sufficient to determine the CMAR's ability to meet these minimum standards.

- E. **ADDITIONAL DATA:** The Owner may require additional information to establish the responsibility of the CMAR, including identification of proposed subcontractors and suppliers. The Owner may also consider operating costs and performance data for major equipment proposed for the Project.
- F. **INVESTIGATIONS:** The Owner may conduct investigations to assist in the evaluation of any Proposal and to establish the responsibility, qualifications, and financial ability of the CMAR.
- G. **AWARD BASIS:** If the Contract is to be awarded, it will be awarded to the best-qualified CMAR whose evaluation indicates the selection is in the best interests of the Owner.
- H. **ALTERNATES:** Any, all, or none of the alternates may be considered in the evaluation. The Owner may award the Contract on the base Proposal plus any combination of alternates.
- I. **UNBALANCED PROPOSAL:** If a Proposal is significantly unbalanced (either in excess of or below reasonable cost analysis values), it will be considered non-responsive. The Owner reserves the right to evaluate and determine the next qualified Proposal for award.
- J. **SELECTION TIMELINE:** The Owner anticipates selection within **thirty (30) days** after the Proposal opening, with contract negotiations to begin immediately thereafter.

#### 1.11 CONFIDENTIAL DATA

Any data that is to be considered confidential in nature must be clearly marked as such by the CMAR. The Owner will treat such data as confidential only to the extent allowable by the **Texas Public Information Act**.

#### 1.11 ASSIGNMENT

The successful CMAR shall not sell, assign, transfer, or convey a Contract, in whole or in part, without the prior written consent of the Owner.

#### 1.13 VENUE

This agreement will be governed by the laws of the State of Texas, and venue for any proceeding shall be **Hockley County, Texas**.

#### 1.14 CONTRACT DOCUMENTS

The selected CMAR will be expected to execute the following:

- **AIA A133-2019:** Standard Form of Agreement between Owner and Construction Manager as Constructor.
- **AIA A201-2019:** General Conditions of the Contract for Construction.

**Note:** The District reserves the right to amend, modify, or supplement the AIA A133-2019 and AIA A201-2019 documents after the award of the contract to reflect project-specific requirements, District policies, or legal counsel recommendations. The AIA documents listed above are **not included** in this packet but are noted as **reference only**. Proposers are expected to be familiar with these standard industry forms.

### III. SCOPE OF SERVICES / CONTRACT

#### Project Description, RFQ/RFP NO. 26-001

RFQ/RFP # 26-001, Ropes ISD 2025 Bond Projects

**Project Objective – Construction of new and/or renovation of existing facilities.**

**Construction Budget – Estimated at approximately \$17,000,000.00**

**Architect – JDMA Architects  
P.O. Box 53910  
Lubbock, TX 79453**

#### **Schedule**

Construction Documents are scheduled to be released to the CMAR for GMP preparation as soon as possible, subsequent packages will follow. Work may be fast tracked prior to that date based on recommendations from the selected CMAR. Regular on-site school activities may be ongoing and any work during this period must be closely coordinated with Owner.

#### **Contract Form and Scope of Services**

The Owner will contract directly with a CMAR for performing pre-construction services and general construction of the Project. The CMAR will then conduct the subcontractor selection/bidding and contract with all subcontractors required for the work pursuant to Texas Government Code §2269.255. The Owner reserves the right to contract separately with other suppliers, vendors, consultants and contractors as deemed in the best interest of the Owner's Project. For construction work, this currently includes:

- Furniture Vendors.
- Independent testing and commissioning, including materials testing and inspection, HVAC testing and balancing, etc.
- Data cabling materials and installation.
- Other contractors deemed necessary as recommended by the Owner or its Architect.

The CMAR will be reimbursed for the cost of the Work plus a Fee. For purposes of this Proposal, the terms of the contract will be the AIA Document A133-2019 and AIA201-2019 General Conditions of the Contract for Construction. The AIA documents listed above are **not included** in this packet but are noted as **reference only**. Proposers are expected to be familiar with these standard industry forms.

The District reserves the right to amend, modify, or supplement these documents after the award to reflect project-specific requirements, District policies, or legal counsel recommendations. **CMARs should identify in their Proposal any exceptions taken or additions/modifications that are requested to be considered by the Owner.** **Objections to the contract type or format not included within the Proposal submission may result in disqualification of the Proposal.**

The selected CMAR will provide a Guaranteed Maximum Price for the development of the Project.

The CMAR will participate in pre-construction services by providing input for scheduling, budgeting, development of documentation, inventory of existing materials, bidding of sub-contractors, and construction of the Project and for "constructability" issues.

The CMAR shall publicly advertise and receive bids/Proposals from subcontractors for all portions of the work. Subcontractor bids or Proposals shall be reviewed and approved as set out in Texas Government Code §2269.255.

Payment and performance bonds will be required of the CMAR for 100% of the entire Project. The Owner will make all construction payments directly to the CMAR, for its distribution of payments to subcontractors and suppliers as appropriate.

**THE OWNER MAY ELECT TO PROCURE CERTAIN MATERIALS/EQUIPMENT DIRECTLY, WITH COORDINATION AND SCHEDULING SUPPORT FROM THE CMAR. THE EQUIPMENT WOULD THEN BE ASSIGNED TO THE CMAR WITH THE FULL ACCEPTANCE OF RESPONSIBILITIES FOR COORDINATION AND INSTALLATION.**

The Owner has business impact and related costs for late completion. Liquidated damages are addressed in the Contract Documents identified above.

### **Bid Phase**

Sealed Proposals for subcontractors shall be solicited and received in accordance with the terms of the Construction Contract Documents, the Texas Government Code and the Texas Education Code, as applicable.

**Pre-Construction Services Fees**, if any, are to be included but separated from the Construction Services Fee. Pre-Construction Services may include Scheduling, Budgeting and Cost Estimating as follows:

1. An estimate of probable construction cost based on preliminary construction documents and visual site visits.
2. A Project schedule identifying critical path and long lead items.
3. Continually monitor and maintain the construction portion of the Project budget. Provide substantially detailed estimates as an evaluative tool in the selection of design alternatives.
4. Provide cost saving analysis for systems and configurations. Evaluate quality, initial cost, maintenance and appropriateness.
5. Develop, monitor and maintain a Project schedule for bidding and construction.
6. Assess the availability of all building components in regard to the Project schedule.
7. Coordinate the bidding and issue of pre-purchase orders for long lead items, if

required.

8. Make recommendations and provide references for manufacturers, suppliers and other subcontracts considered during design.
9. Review the Construction Contract Documents during development and report to the Architect on constructability and coordination of the information presented. The CMAR is not responsible for the Architect's quality control but is to identify areas in the documents requiring additional information or clarification.
10. Attend design meetings with the Architect, Architect's consultants and Owner when requested.

### **Construction Phase**

The CMAR shall be responsible for all general construction services for the project. Basic Services shall include all permitting, estimating, scheduling, administration and on-site management required for the successful construction of the Project. Construction phase services are more specifically defined in the Contract Documents, which shall be made available as soon as possible upon request. The following describes anticipated services expected during construction:

1. Meet with the District's representative, Architect, and the consultant team to gain a detailed understanding of the project requirements and general parameters under which the project will be constructed.
2. Manage the Guaranteed Maximum Price (GPM) Documentation.
3. Establish budget by bid package for design components.
4. Prepare, execute & manage contractor/sub-contractor bid or proposal packages.
5. Conduct pre-bid meetings and pre-construction meetings with all sub-contractors.
6. Conduct award of contracts/purchase orders.
7. Provide coordination and management of sub-contractors. Conduct progress and coordination meeting with on-site trade foremen or superintendents.
8. Conduct meetings with the District's representative and Architect to review construction progress, scheduling, conflict resolution, etc.
9. Review and process all pay request applications by the sub-contractors.
10. Summarize monthly reports.
11. Provide change order and contingency funds control.
12. Establish and maintain a Quality Control and Quality Assurance program.

13. Supervise, direct, and manage the complete construction of the project.
14. Track construction costs and maintain detailed construction cost records.
15. Review and process shop drawings and other submittals.
16. Establish, monitor, and update a construction scheduling system; to be updated monthly unless noted otherwise.
17. Develop, manage, and monitor comprehensive safety program for the Project.
18. Provide for temporary job site facilities and services.
19. Provide accounting functions.
20. Provide jobsite security functions and control site access.
21. Provide post-construction services, including implementation of close-out procedures.
22. Other services as specifically defined in the Contract Documents.

#### IV. STEP ONE: QUALIFICATIONS RESPONSE GUIDELINES

Proposers shall submit their Qualifications in a sealed envelope or package marked **"STEP ONE: QUALIFICATIONS – RFQ/RFP 26-001."** The response should be organized according to the following tabs and sequence to facilitate evaluation. All information requested must be provided in all eight hard and digital copies:

1. **Tab 1: Company Overview & Financial Capability:** Provide a brief history of the firm and evidence of adequate financial resources and bonding capacity for a \$17,000,000.00 project. Provide the following information for the firm:

- **Company Information**

Company Name:

Address of office that will perform the work:

Telephone number:

Form of Business Organization (Corporation, Partnership, Individual, other):

Year Founded:

Size of Firm:

Name of Primary Contact:

Primary Contact telephone number:

Primary Contact e-mail:

- Number of years your organization has been in business in construction in its current capacity.
- Number of years operating in Texas construction market, including Lubbock, West Texas Area under its present name.
- Under what other or former name(s) has your organization operated?
- Number of years as a Construction Manager at Risk.
- List the categories of work that your organization normally performs with its own forces on projects of this type.
- List any subcontractors in which your organization has some ownership and list the categories of work those subcontractors normally perform
- Provide an organizational chart that explains proposed team members.
- Claims and suits (if the answer to any of the questions below is yes, please attach details).
- Has your organization ever failed to complete any work awarded to it?
- Are there any judgements, claims, arbitration proceedings or suits filed or outstanding against your organization or its officers for the last five (5) years?

2. **Tab 2: Experience in Texas as CMAR:** Describe how your firm will benefit this project using Construction Manager at Risk, include at minimum the following:

- Explain the methods used to ensure accurate cost estimates for the project.
- Outline the Construction Manager's approach to managing contingencies and other budget control measures. Discuss strategies for controlling change orders, particularly those arising from unforeseen conditions, design omissions, or changes required by code or AHJ.
- Describe the Construction Manager's procedures for construction oversight and commissioning. Include details on how the project will be monitored for quality, schedule adherence, and compliance with design specifications.
- Describe the Construction Manager's ability to self-perform certain aspects of the project as a Construction Manager at-Risk (CMAR), including the scope of

- work typically self-performed and the advantages this brings to the project
- Detail the Construction Manager's experience with Building Information Modeling (BIM) and other modeling programs. Discuss how these tools will be utilized to improve project planning, coordination, and execution.
- Describe your organization's concept for the disposition of savings realized during construction is the full amount or a percentage thereof returned to the Owner?
- Describe your organization's concept for cost contingencies during design? During construction? What is your organization's concept for the disposition of contingency funds after the completion of the project?
- Detail specific advantages why this CMAR is the ideal partner for the District, highlight strengths, past project success, or other factors that demonstrate the firm's suitability for the project.

Demonstrate a satisfactory record of performance on educational or public entity projects of similar scale and complexity. List a minimum of five (5) completed projects in the last 5 years constructed by your firm. For each project provide the following:

- Project name, location, description, original budget, GMP, Final Cost, project size, owner, extent of pre-construction services.
- Original substantial completion and actual substantial dates.

3. **Tab 3: Pre-Construction Experience and Team Integration:** Describe how your organization partners as a CMAR with Owners and Architects during the design and construction of major projects. Specifically, outline your firm's methods for maintaining budget control through accurate cost estimating and schedule management during the design and construction document phases. Please reference one or more projects from your provided list that best demonstrate your successful application of these pre-construction services.
4. **Tab 4: Personnel Assigned to the Project:** Provide resumes and experience records for the proposed Project Manager and Superintendent, focusing on their history and experience with CMAR, public school bond projects and related challenges.
  - Provide a one-page resume of the individuals that will be the Project Manager on this project, and the site Superintendent should the project proceed to construction.
  - CMAR shall not change the team staffing of this Project without the consent of the Owner.
5. **Tab 5: Safety & Process:** Outline your firm's safety record and general management process, including your approach to maintaining a satisfactory record of integrity and ethics. Who on the project team is responsible for the on-going safety program?
6. **Tab 6: Required Step One Forms:** Include the following required forms in this section of the response:
  - Completed - **Form B:** Felony Conviction Notice
  - Completed - **Form C:** Non-Collusion Notice
  - Completed - **Form D:** Conflict of Interest Questionnaire

7. **NOTICE REGARDING FEE SUBMITTALS:**

Please do **NOT** include any fee information, percentages, or the 5% Proposal Bond or the AIA-A305 within the **Step One Qualifications package** (Tabs 1-6). All cost-related data including AIA-A305 must be submitted in a separate, sealed envelope. It is mandatory attachment for the Step Two Fee & Bond envelope. Failure to separate cost data from the Qualifications response may result in the disqualification of the proposal.

## V. STEP TWO: INTERVIEW & PROJECT EXECUTION

Following the ranking of Step One, the District will notify the **Shortlist** of firms invited to participate in **Step Two**. This phase focuses on the specific execution of the 2025 Bond Projects.

### 1. EVALUATION AND SELECTION PROCESS

- **Collaborative Partnership:** The District and JDMA Architects view the CMAR selection as the first step in a multi-year partnership. We are looking for a team that demonstrates not only technical expertise but a high degree of transparency and collaboration.
- **Evaluation Team:** To ensure a well-rounded perspective, the selection committee will consist of representatives from both the District leadership and JDMA Architects.
- **Review and Shortlisting:** Our goal is to respect the time and effort invested by every firm. Proposals will be reviewed promptly following the opening date to determine a shortlist of firms whose qualifications best align with the specific needs of the 2025 Bond Projects.
- **Interview Venue:** Interviews, if conducted, will take place during a properly posted Board Meeting of the Owner.
- **Selection Path:** While the District prefers to engage in Step Two interviews to better understand the "chemistry" of the project team, we reserve the right to move directly to a selection if a Step One proposal is exceptionally comprehensive and clearly represents the best value for our students and community.
- **Communication:** We are committed to maintaining open lines of communication. Should the District determine that a proposal does not meet the necessary criteria to move forward, we will notify the firm as early as possible to respect their scheduling and preparation time.

### 2. INTERVIEW FORMAT

- **Duration:** Interviews are anticipated to be **60 minutes** total. This allows for a **45-minute** formal presentation by the CMAR, followed by a **15-minute** interactive Q&A session with the Selection Committee.
- **Interactive Dialogue:** The District views the Q&A portion as a collaborative working session to explore the team's approach to the specific challenges of the 2025 Bond Projects.
- **Required Attendance:** At a minimum, the proposed Project Manager, Superintendent, and Lead Estimator must be in attendance. The chemistry and comfort of the project team—and their ability to communicate effectively with the District—are vital components of the selection process.

### 3. INTERVIEW FOCUS & CRITERIA

The CMAR's presentation must be specific to the 2025 Bond Projects and address the following Owner concerns:

- **Process Overview:** Provide a sample CMAR Bid Packet and a detailed discussion of your bidding process.
- **Relevant Experience:** Discuss recent projects similar in schedule, complexity, scope, and building type (educational/public entity).

- **Personnel Track Record:** Detail the specific experience the proposed Project Team has with similar related work.
- **Schedule & Logistics:** Provide specific thoughts on the \$17,000,000.00 project schedule. Identify problematic portions and outline strategies (offsite preparation, expedited tactics) to maintain the timeline.
- **Trade Estimating:** Explain your method for estimating major trades before they are onboarded and how you maintain competitive pricing during early onboarding.
- **Early Procurement:** Detail your experience with early procurement of long-lead items (e.g., switchgear, HVAC) and how you manage this if a subcontractor is not yet contracted.
- **Unique Advantages:** Identify unique leverages your firm offers, such as specialized knowledge, subcontractor market influence, or expertise with city processes.
- **Local Engagement:** Outline your strategy for generating interest and participation from qualified local sub-contractors.

#### 4. **SELECTION TIMELINE & ATTENDANCE**

The District and JDMA Architects are committed to an efficient and transparent selection process. To facilitate this, the following dates have been established for the final phase of procurement:

- **Notification of Shortlist:** Wednesday, June 24, 2026.
- **Step Two Interviews:** Tuesday, July 7 – Wednesday, July 8, 2026.

##### **Attendance Requirements:**

By submitting a response to this RFQ/RFP, the Proposer acknowledges that the **proposed Project Manager, Superintendent, and Lead Estimator** must be available to attend the Step Two Interview in person. The District views the chemistry and communication skills of the actual project team as a critical component of the "Best Value" evaluation.

##### **Attendance Requirements:**

Interviews will be conducted by appointment on **July 7 and July 8, 2026**. Following the conclusion of the interview sessions and final scoring tabulation, it is the District's intent to present the final rankings to the Ropes ISD Board of Trustees for a formal selection and award of the CMAR contract during a properly posted board meeting in **July 2026**.

**Note:** Any modifications to the submission deadline will be issued via formal Addendum.

## VI. SUBMITTAL FORMS & CONTRACT EXHIBITS

### STEP TWO: SEALED FEE ENVELOPE FORMS

1. Form A - **Proposal Form & Fee Submittal**: Includes lump-sum Pre-Construction fees and percentage-based Construction fees.
2. **Proposal Security**: 5% Bid Bond or Cashier's Check based on the **approved bond amount of \$17,000,000.00**.
3. **AIA Document A305-2020**: Contractor's Qualification Statement (to be included in the Step Two envelope for confidentiality).
4. **General Conditions Itemization**: A detailed, fixed-cost breakdown of all items included in the proposed General Conditions.

### STEP ONE: QUALIFICATION ENVELOPE FORMS

1. Form B - **Felony Conviction Notice**: Mandatory notification per Texas Education Code §44.043.
2. Form C - **Non-Collusion Notice**: Required certification for fair bidding practices.
5. Form D - **Conflict of Interest Questionnaire (CIQ)**: Standard filing for local government contracting.

### CONTRACT & PROJECT REFERENCE EXHIBITS

1. Exhibit E – **Proposed Master Plan**: Outlining the full scope of the 2025 Bond Projects including phased classroom additions and the new gymnasium.
2. Exhibit F – **Phase One & Two Project Renderings**: Architectural visualizations produced by **JDMA Architects** to establish the design intent and aesthetic.
3. Reference G - **AIA Document A133-2019 & A201-2019 (Draft Reference Only)**: Provided for information; the District reserves the right to amend post-award.

**PROPOSAL FORM & FEE SUBMITTAL**

**For CMAR for Ropes ISD 2025 Bond Projects**

**ROPES INDEPENDENT SCHOOL DISTRICT**

Submitted by: \_\_\_\_\_

Date: \_\_\_\_\_ Phone No.: \_\_\_\_\_

**IMPORTANT SUBMITTAL INSTRUCTION:  
THIS FORM AND THE REQUIRED 5% PROPOSAL BOND MUST BE SUBMITTED IN A SEPARATE, SEALED ENVELOPE MARKED: "STEP TWO: FEE PROPOSAL & BOND – RFQ/RFP 26-001" DO NOT INCLUDE THIS FORM IN THE STEP ONE QUALIFICATIONS PACKAGE.**

To:  
Ropes Independent School District  
Attn: **Dade Cosby, Superintendent**  
304 Ranch Road  
Ropesville, Texas 79358

Having examined the documents for RFQ/RFP 26-001 prepared by JDMA Architects and Ropes Independent School District, and having examined site conditions, the undersigned proposes to perform all work as CMAR for the 2025 Bond Projects. Upon an agreed-upon GMP, the undersigned proposes to furnish all labor, equipment, and materials to complete the projects as phased below.

SUBMISSION OF PROPOSAL

**As required by Section 1.4 of the Proposal Instructions, the undersigned CMAR has attached a Proposal Security in the form of a Bid Bond or Cashier’s Check made payable to Ropes Independent School District.**

1. **SECURITY AMOUNT:** Five percent (5%) of the Estimated Construction Budget Amount (\$17,000,000.00).
2. **PURPOSE:** This serves as a guarantee that the CMAR will enter into a Contract and execute required Performance and Payment Bonds within ten (10) days of execution of the Contract.

PROPOSED FEES

**Based on your company’s plan to complete this Project, indicate your proposed fees and prices for the Scope of Work for this Project.** Base the computed fees below on the estimated construction budgets as stated in this Proposal.

**1. PRE-CONSTRUCTION SERVICES FEE**

For all pre-construction phase services, including cost estimating, value engineering, scheduling coordination, budgeting, and constructability reviews for all Phases as detailed in the RFQ/RFP documents, the Proposer proposes the following lump-sum fee.

**Total Pre-Construction Fee:** \$\_\_\_\_\_ (figures)

\_\_\_\_\_ (words)

**2. CONSTRUCTION SERVICES FEES (BY PROJECT & PHASE)**

Provide the proposed Construction Services Fee (inclusive of overhead and profit) and the estimated General Conditions requirements and field operational costs, broken down for each project phase and component as outlined in the scope. Proposers to attach an itemized list of categories within their General Conditions calculations.

All fee percentages and operational costs shall be based on an **Estimated Construction Budget baseline of \$17,000,000.00 (which explicitly excludes Owner soft costs such as architectural/engineering fees, testing/commissioning, and owner contingencies).**

Project Component	Estimated Construction Budget	Construction Fee (%)	General Conditions (Fixed \$)
<b>PHASE ONE</b>			
<b>Project A:</b> HS Classrooms Addition	\$ _____	_____ %	\$ _____
<b>Project B:</b> Elementary Classrooms Addition	\$ _____	_____ %	\$ _____
<b>Project C:</b> Band Hall Renovation and Addition	\$ _____	_____ %	\$ _____
<b>PHASE TWO</b>			
<b>Project D:</b> AG Shop & CTE Expansion	\$ _____	_____ %	\$ _____

**PHASE THREE**

**Project E:**

New

Gymnasium

\$ \_\_\_\_\_ % \$ \_\_\_\_\_

**TOTALS**            **\$17,000,000.00**

**AVG:**

\_\_\_\_\_ % \$ \_\_\_\_\_

**3. OTHER COSTS & SAVINGS**

**Other Costs (If any, specify):**

1. \_\_\_\_\_ \$ \_\_\_\_\_

2. \_\_\_\_\_ \$ \_\_\_\_\_

**Savings Split:** CMAR: \_\_\_\_\_% | Owner: \_\_\_\_\_%

**4. ACKNOWLEDGEMENT OF ATTACHMENTS**

Acknowledge by initialing that the following are attached to this Proposal:

- **5% Proposal Security** (Bid Bond or Cashier's Check) \_\_\_\_\_
- **Form B:** Felony Conviction Notice \_\_\_\_\_
- **Form C:** Non-Collusion Affidavit \_\_\_\_\_
- **Form D:** Conflict of Interest Questionnaire (CIQ) \_\_\_\_\_
- **AIA – A305:** Contractor's Statement of Qualifications \_\_\_\_\_
- **General Conditions:** Detailed Itemization of Fixed Costs \_\_\_\_\_

5. **ACKNOWLEDGEMENT OF PROPOSAL**

It is understood that the Owner reserves the right to reject any or all Proposals or waive any informalities in the Process.

**Authorized Signature:** \_\_\_\_\_

**Title:** \_\_\_\_\_

(Seal, if a Corporation)

**Company:** \_\_\_\_\_

(State whether Corporation, Partnership or Individual)

**Address:** \_\_\_\_\_

**Telephone:** \_\_\_\_\_

**THIS PROPOSAL FORM MUST BE SUBMITTED BY 3:00 PM, June 15, 2026.**

# ROPES INDEPENDENT SCHOOL DISTRICT

## RFQ/RFP 26-001 | FORM B

### FELONY CONVICTION NOTICE REQUIREMENTS

(Texas Education Code Sec. 22.0834. Criminal History Record Information Review Of Certain Contract Employees)

CONTRACTOR : \_\_\_\_\_

CONTRACT : Ropes ISD 2025 Bond Projects, RFQ/RFP 26-001

*(description of work to be performed for which this notice is requested)*

Texas Education Code §44.043, Notification of Criminal History, Subsection (a), states, "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. This 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 this conviction. The district must compensate the person or business entity for services performed before the terminated contract."**

**THIS NOTICE IS NOT REQUIRED OF A PUBLICLY HELD CORPORATION**

Ropes ISD Board Policy CH (LEGAL) also states the following with regard to criminal history information:

"The District may obtain criminal history record information that relates to an employee of, or applicant for employment by, a person that contracts with the Owner to provide services if:

1. The employee or application has or will have continuing duties related to the contracted services; and,
2. The duties are or will be performed on school property or at another location where students are regularly present."

**ROPES INDEPENDENT SCHOOL DISTRICT**

**RFQ/RFP 26-001 | FORM B**

**FELONY CONVICTION NOTICE**

In accordance with the above-described statutory provisions, I, the undersigned agent for the firm named below, certify that the information concerning notification of felony convictions has been reviewed by me and the following furnished information is true to the best of my knowledge.

VENDOR: \_\_\_\_\_

AUTHORIZED COMPANY OFFICIAL: \_\_\_\_\_  
*(print name)*

*Choose the following, as applicable:*

- A. My firm is a publicly-held corporation and, therefore, this reporting requirement is not applicable.

SIGNATURE OF COMPANY OFFICIAL: \_\_\_\_\_

OR

- B. My firm is not owned nor operated by anyone who has been convicted of a felony.

SIGNATURE OF COMPANY OFFICIAL: \_\_\_\_\_

OR

- C. My firm is owned or operated by the following individual(s) who has/have been convicted of a felony:

NAME OF FELON (S): \_\_\_\_\_

DETAILS OF CONVICTION(S): \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

SIGNATURE OF COMPANY OFFICIAL: \_\_\_\_\_

**ROPES INDEPENDENT SCHOOL DISTRICT**

**RFQ/RFP 26-001 | FORM C**

NON-COLLUSIVE BIDDING CERTIFICATION

The undersigned affirms that they are duly authorized to execute a contract, that this company, corporation, firm, partnership or individual has not prepared this bid/Proposal in collusion with any other bidder, and that the contents as to prices, terms and conditions have not been communicated by the undersigned nor by any employee or agent to any other person engaged in this type of business prior to the official opening of this bid/Proposal.

Vendor: \_\_\_\_\_

Street Address: \_\_\_\_\_ City, State, Zip \_\_\_\_\_

Phone: \_\_\_\_\_ Fax: \_\_\_\_\_

Bidder Signature: \_\_\_\_\_

Bidder (Print Name): \_\_\_\_\_

Position with Company: \_\_\_\_\_

Signature of Company Officer: \_\_\_\_\_

Company Officer Printed Name: \_\_\_\_\_

Title: \_\_\_\_\_

**ROPES INDEPENDENT SCHOOL DISTRICT**

**RFQ/RFP 26-001 | FORM D**

**CONFLICT OF INTEREST QUESTIONNAIRE**

<b>CONFLICT OF INTEREST QUESTIONNAIRE</b> For vendor doing business with local governmental entity		<b>FORM CIQ</b>
<p><b>This questionnaire reflects changes made to the law by H.B. 23, 84th Leg., Regular Session.</b>                      This questionnaire is being filed in accordance with Chapter 176, Local Government Code, by a vendor who has a business relationship as defined by Section 176.001(1-a) with a local governmental entity and the vendor meets requirements under Section 176.006(a).</p> <p>By law this questionnaire must be filed with the records administrator of the local governmental entity not later than the 7th business day after the date the vendor becomes aware of facts that require the statement to be filed. See Section 176.006(a-1), Local Government Code.</p> <p>A vendor commits an offense if the vendor knowingly violates Section 176.006, Local Government Code. An offense under this section is a misdemeanor.</p>	<b>OFFICE USE ONLY</b> <hr/> Date Received	
<p><b>1</b> Name of vendor who has a business relationship with local governmental entity.</p>		
<p><b>2</b> <input type="checkbox"/> Check this box if you are filing an update to a previously filed questionnaire. (The law requires that you file an updated completed questionnaire with the appropriate filing authority not later than the 7th business day after the date on which you became aware that the originally filed questionnaire was incomplete or inaccurate.)</p>		
<p><b>3</b> Name of local government officer about whom the information is being disclosed.</p> <p style="text-align: center;">_____</p> <p style="text-align: center;">Name of Officer</p>		
<p><b>4</b> Describe each employment or other business relationship with the local government officer, or a family member of the officer, as described by Section 176.003(a)(2)(A). Also describe any family relationship with the local government officer. Complete subparts A and B for each employment or business relationship described. Attach additional pages to this Form CIQ as necessary.</p> <p style="margin-left: 40px;">A. Is the local government officer or a family member of the officer receiving or likely to receive taxable income, other than investment income, from the vendor?</p> <p style="margin-left: 80px;"> <input type="checkbox"/> Yes      <input type="checkbox"/> No                 </p> <p style="margin-left: 40px;">B. Is the vendor receiving or likely to receive taxable income, other than investment income, from or at the direction of the local government officer or a family member of the officer AND the taxable income is not received from the local governmental entity?</p> <p style="margin-left: 80px;"> <input type="checkbox"/> Yes      <input type="checkbox"/> No                 </p>		
<p><b>5</b> Describe each employment or business relationship that the vendor named in Section 1 maintains with a corporation or other business entity with respect to which the local government officer serves as an officer or director, or holds an ownership interest of one percent or more.</p>		
<p><b>6</b> <input type="checkbox"/> Check this box if the vendor has given the local government officer or a family member of the officer one or more gifts as described in Section 176.003(a)(2)(B), excluding gifts described in Section 176.003(a-1).</p>		
<p><b>7</b></p> <p style="text-align: center;">_____</p> <p style="text-align: center;">Signature of vendor doing business with the governmental entity</p> <p style="text-align: right; margin-right: 100px;">_____</p> <p style="text-align: right; margin-right: 100px;">Date</p>		

# ROPES INDEPENDENT SCHOOL DISTRICT

## RFQ/RFP 26-001 | EXHIBIT E

### PROPOSED MASTERPLAN



**ROPES Independent School District**

NOVEMBER 2025 BOND IMPROVEMENTS  
PROPOSED CAMPUS MASTER PLAN

**JDMA ARCHITECTS**  
CORP. A.S.P.

**RD**

View looking south toward AG Shop Renovation and New C.T.E. Expansion

View looking north in New C.T.E. Classroom

### PHASE TWO

#### AGRICULTURE SHOP RENOVATION AND C.T.E. EXPANSION

The ~11,200 Square Foot existing facility will provide updated work areas with flexible job and maker spaces to accommodate multiple programs and gain a career and technical education wing with three classrooms that encourage diverse career paths and hands-on learning.

#### PLANNING LEGEND

1. Fabrication Lab
2. Maker Space
3. Classroom
4. Connecting Corridor
5. Flexible Outdoor Collaborative Area

Overall Floor Plan  
Not to Scale

**ROPES Independent School District**

NOVEMBER 2025 BOND IMPROVEMENTS  
PROPOSED AGRICULTURE SHOP RENOVATION AND C.T.E. EXPANSION

**JDMA ARCHITECTS**  
CORPORATION

ROPES INDEPENDENT SCHOOL DISTRICT

RFQ/RFP 26-001 | EXHIBIT E

PROPOSED BAND HALL ADDITION / RENOVATION



**PHASE ONE**  
**BAND HALL RENOVATION AND ADDITION**  
The ~4,400 Square Foot expansion and addition increases capacity and modernizes rehearsal and practice areas, improves acoustics and storage capacity, and the number of band offices.

**PLANNING LEGEND**

1. Expanded Rehearsal and Practice
2. Band Equipment and Storage
3. Band Uniform Storage
4. Bag Storage
5. Office
6. Existing Classroom

**Overall Floor Plan**  
Not to Scale

**JDMA ARCHITECTS**  
CORPORATION

**ROPES Independent School District**  
NOVEMBER 2025 BOND IMPROVEMENTS  
PROPOSED BAND HALL RENOVATION AND ADDITION

**R**

ROPES INDEPENDENT SCHOOL DISTRICT

RFQ/RFP 26-001 | EXHIBIT E

PROPOSED ELEMENTARY SCHOOL CLASSROOMS ADDITION

View looking south toward New Elementary Addition





CORPORATE OFFICE  
10000 N. 100th Street, Suite 100  
Overland Park, KS 66210  
Tel: 913.241.1234  
www.jdma-architects.com

**PHASE ONE**

**ELEMENTARY SCHOOL CLASSROOM ADDITION**

The 4 classrooms - 2,250 Square Foot expansion to the existing facility creates new elementary learning spaces to meet the needs of a growing student population and evolving educational needs.

**PLANNING LEGEND**

1. Secure Entry Vestibule
2. Covering and Lounge Area
3. Classroom
4. Flexible Learning Neighborhood



**Overall Floor Plan**  
1/8" = 1'-0"

View looking south toward New Elementary Addition





View looking south toward Flexible Learning Neighborhood

# ROPES Independent School District

NOVEMBER 2025 BOND IMPROVEMENTS

PROPOSED ELEMENTARY SCHOOL CLASSROOM ADDITION

**ROPES INDEPENDENT SCHOOL DISTRICT**

**RFQ/RFP 26-001 | EXHIBIT E**

**PROPOSED HIGH SCHOOL CLASSROOMS ADDITION**

