



MORE THAN ARCHITECTS

ADDENDUM

NO. 4

TO THE DRAWINGS AND THE PROJECT MANUAL

PROJECT NAME: Tomball ISD Intermediate School Replacement

CLIENT NAME: Tomball ISD

LOCATION: Tomball, TX

PROJECT NUMBER: 00802-04-01

PROPOSAL DATE: Thursday, August 13, 2026, 2:00 PM

ADDENDUM DATE: Wednesday, August 12, 2026

For additional information regarding this project, contact Caitlin Munch.



THIS ADDENDUM INCLUDES:

General Items	01 Item
Civil Items	00 Sheets
Landscape Items	00 Sheets
Irrigation Items	00 Sheets
Architectural Site Items	00 Sheets
Structural Items	00 Sheets
Architectural Items	00 Sheets
Foodservice Items	00 Sheets
Plumbing Items	00 Sheets
Mechanical Items	00 Sheets
Electrical Items	00 Sheets
Technology Items	00 Sheets
Audiovisual Items	00 Sheets
Theatrical Items	00 Sheets

AND ALL ATTACHED REVISED DRAWING REFERENCES IN THE ADDENDUM

Huckabee



GENERAL ITEMS FOR ADDENDUM NO. 4

NOTICE TO PROPOSERS:

- A. This Addendum shall be considered part of the contract documents for the above-mentioned project as though it had been issued at the same time and incorporated integrally therewith. Where provisions of the following supplementary data differ from those of the original contract documents, this Addendum shall govern and take precedence.
- B. Proposers are hereby notified that they shall make any necessary adjustments in their estimate on account of this Addendum. It will be construed that each Proposer's proposal is submitted with full knowledge of all modifications and supplemental data specified therein. Acknowledge receipt of this addendum in the space provided on the proposal form. Failure to do so may subject Proposer to disqualification.

REFERENCE IS MADE TO THE DRAWINGS AND THE PROJECT MANUAL AS NOTED:

AD No 1, Gen. Item 1: Adjustment to the RFP

Attached is the revised Section X. Evaluation from the Request for Proposal that has the updated point criteria.

END OF GENERAL ADDENDUM

Huckabee

X. EVALUATION

The Owner will conduct a comprehensive evaluation of all submissions received in response to this RFP. The Owner may appoint a selection committee to perform the evaluation.

Each submission will be analyzed to determine overall responsiveness, qualifications under the RFP and Respondent's cost proposal. Respondents will be scored based upon these criteria listed in this RFP. The Owner may request additional information from Respondent's at any time prior to final approval of a selected Respondent. Final approval of a selected Respondent(s) is subject to the action of the Board of Trustees of the Owner.

The Owner reserves the right to conduct all research it deems necessary as part of its evaluation of Respondent's including their previous clients.

The Owner will utilize the following criteria in the evaluation of responses:

Points Value	Category	Evaluation Method	Reference Section
35	Proposed Amount for Base Proposal and Owner-Selected Alternates	Respondent will receive an assigned share of the total available points in this category according to banded point categories shown in the "Table of Awarded Points". A formula will be used as follows to determine the award band for your proposal based on your percentage above the low bid: $\text{Percentage Above Low Bid} = \frac{(\text{Your combination of base price proposal and Owner-selected Alternates} - \text{minimum proposed combination of base price proposals and Owner-selected Alternates})}{(\text{minimum proposed combination of base price proposals and Owner-selected Alternates})}$ The result of the formula will be used to proportion the points awarded based on the "Table of Awarded Points"	XIII
10	Evaluation Survey of Company References and Project Contacts	Respondent's references and stated project contacts will be sent a request to participate in a survey of your company. The weighted average overall score for your company will be used to allocate a pro-rated share of the total available points in this category. If 4 or fewer responses are received, your company will earn fractional points for this category. You are responsible for accuracy of email address. A formula will be used as follows: ("Reference Factor" * points available in the category). "Reference Factor" is determined as follows: If 4 or fewer responses = $\frac{(\text{Your Firm Average Score} - \text{Min of all Firms})}{(\text{Max of all Firms} - \text{Min of all Firms})} * (\text{number of responses} * 20\%)$ OR If 5 or more responses = $(\text{Your Firm Average Score} - \text{Min of all Firms}) / (\text{Max of all Firms} - \text{Min of all Firms})$. A minimum value not less than 20% of the available points will be awarded as a floor value. Note: by default, under the scoring above, one firm will earn all points and one firm will earn the points floor.	VII.D.2, VII.D.3

15	History of Company Performance	Respondent demonstrates consistent and average past and current workload to staff ratio, showing ability to adequately staff the work and company stability. Respondent shows no or little past history of claims, suits and failure to perform. Respondent shows low number of RFI Generated per project. Respondent shows ability to maintain cost with no cost increases. Positive safety record. Positive asset to liability ratio. Adequate bonding capacity. Strength of letters of reference.	VII.D.1, VII.D.2.n), VII.D.3.m), VII.D.5, VII.D.2.o), VII.D.3.n), VII.D.2.h), VII.D.2.i), VII.D.2.j), VII.D.3.h), VII.D.3.i), VII.D.6, VII.H.1, VII.H.2, VII.F.1
15	Similar Company Project Experience and Qualifications	Respondent <u>company</u> demonstrates similar company project experience by showing high proportion of Harris and Montgomery County region work, projects of comparable cost, complexity and timeframe to the work in the RFP. Respondent demonstrates high proportion of past experience with subcontractors named in proposal.	VII.D.1, VII.D.2, VII.D.2.p), VII.D.3.o), VII.D.3, VII.D.4, XXXII
20	Similar Individual Personnel Project Experience and Qualifications	Respondent <u>individual personnel</u> proposed for the work in the RFP demonstrate similar project experience by showing high proportion of Harris and Montgomery County region work, projects of comparable cost, complexity and timeframe to the work in the RFP. Organizational approach to the project is clear.	VII.E.2.a), VII.E.1
5	Prior Positive Experience with Owner	Respondent will earn 2.5 points if no prior experience with Owner. Respondent will earn increased points for positive prior experience. Respondent will earn reduced points for negative prior experience	

Table of Awarded Points

The lowest price receives the maximum points, with others receiving points based on a percentage comparison with the lowest cost proposed.