



**REQUEST FOR PROPOSALS
FOR CONSTRUCTION MANAGER-AT-RISK (CMAR)
(ONE-STEP PROCUREMENT)**

FOR FREDERICKSBURG ISD – 2026 BOND PROJECTS

RFP# 2026-BOND-090202026

**FREDERICKSBURG INDEPENDENT SCHOOL DISTRICT
SUPERINTENDENT DR. CALVIN BOWERS
234 FRIENDSHIP LANE
FREDERICKSBURG, TEXAS 78624**

**FREDERICKSBURG INDEPENDENT SCHOOL DISTRICT
REQUEST FOR PROPOSALS
CONSTRUCTION MANAGER-AT-RISK SERVICES (ONE-STEP PROCUREMENT)
2026 BOND PROJECTS**

Date: August 26, 2026

NOTICE TO RESPONDENTS:

Fredericksburg Independent School District (“FISD” or “Owner”) will select a construction manager-at-risk (“CMAR”) through a one-step Construction Manager-at-Risk procurement process utilizing the one-step method of procurement pursuant to Texas Government Code Chapter 2269, Subchapter F.

Information regarding this procurement and the Project is described in **RFP ATTACHMENT A**, attached hereto.

General Information:

**PROPOSAL DUE: 2:00 PM CST ON SEPTEMBER 21, 2026
CONSTRUCTION MANAGER-AT-RISK FOR: FREDERICKSBURG ISD - 2026 BOND
PROJECTS**

Proposals will be publicly opened and read immediately following the deadline for receiving the Proposal at the Fredericksburg ISD Administration building located at 234 Friendship Lane, Fredericksburg, Texas 78624. Any questions pertaining to the procedure should be addressed to the Director of Operations at Fredericksburg ISD, Attn: Michael Gonzales, 234 Friendship Lane, Fredericksburg, Texas 78624 or via email at michaelgo@fisd.org.

Any Proposal received later than the specified time shall be disqualified.

The evaluation criteria specified herein will be used to determine which Respondent is the most qualified. FISD reserves the right to request modifications, including additional information. FISD reserves the right to accept or reject any or all responses, to waive all technicalities, and to accept the response(s) that are determined to be the most qualified firm(s) FISD.

By providing a Proposal, each firm agrees to waive any claim it has or may have against FISD, its board of directors, trustees, agents and employees, and any reference sources, arising out of or in connection with the administration, evaluation, or recommendation of any Proposal; waiver of any requirements in the RFP, acceptance or rejection of any Proposal and award of a contract. The ranking/selection of the proposed Proposal(s) will be presented to the Board, and the Board may delegate authority to Administration to negotiate, finalize, and execute a contract.

Proposals and the pricing therein must be held open for ninety (90) days following deadline for the receipt of Proposals.

INSTRUCTION TO RESPONDENTS

I. General Information

1. Pursuant to the provisions of the Texas Government Code 2269 it is the intent of FISD to select a CMAR **through a one-step process** for the Project. ***The total construction budget for this***

Project is estimated to be approximately \$130 million of new construction and \$6.5 million of Additions and Renovations. FISD reserves the right to phase the Work, issue multiple notices to proceed, negotiate separate Guaranteed Maximum Prices for individual phases or packages, or defer portions of the Work based on budget, schedule, or FISD priorities.

2. FISD will evaluate and provide an advisory ranking to the Board for consideration and approval based on the criteria set out herein.
3. The Project Scope of Work is described in the preliminary project description of this document in **Attachment 1**. The construction budget presented is approximate and is presented in 2026 dollars.

4. **ANTICIPATED SELECTION SCHEDULE**

Item	Date
Request for Proposals available	Wednesday August 26, 2026
Pre-Proposal Conference and Site Visit at 234 Friendship Lane, Fredericksburg, Texas 78624	Thursday, September 10, 2026
Last Day to submit questions/request for clarification regarding the RFP	Monday September 14, 2026 by 1:00pm
Issuance of Addendum responding to questions/requests for clarification	Wednesday, September 16, 2026
Proposals Due	Monday, September 21, 2026 at 2:00 pm
Bid Opening	Monday September 21, 2026 after receipt of bids at 2:30pm at 234 Friendship Lane, Fredericksburg, Texas 78624
Anticipated Interviews	Monday, September 28, 2026
Anticipated Approval of the Ranking by the Board of Directors	Wednesday, September 30, 2026

5. **Design Professional.** FISD's design professional is:

VLK Architects
Tim Kunz, AIA, Managing Principal
Alex Nelson, Project Architect
2700 Via Fortuna, Suite 230
Austin, Texas 78704
Phone: 512-807-3145
Email: tkunz@vlkarchitects.com
Email: anelson@vlkarchitects.com

6. **Scope of Work:** As part of the required services, the selected CMAR will provide pre-construction phase assistance to the Architect, Owner, and Owner's Consultants including assistance with the evaluation of in-place and on-site stored materials, selection of building systems, cost estimating and scheduling. If it is determined to be in the best interest of the Owner, the CMAR will then construct the project(s) herein described. Please refer to form of agreement included in **Attachment 2** regarding services for the project.

7. **Non-mandatory Pre-Proposal Conference and Site Visit/Walk-through:** There will be a non-mandatory pre-proposal conference followed by an in-person site visit and walk-through at the date, time and location listed in the chart above. Interested parties shall meet at Fredericksburg ISD Administration building located at 234 Friendship Lane, Fredericksburg, Texas 78624. The purpose of the conference and site visit is to provide prospective proposers with an opportunity to become familiar with the Project and existing site conditions. Attendance is not required to submit a proposal but is ***strongly*** encouraged. Statements made during the conference or site visit are informational only and shall not modify the solicitation. Any changes to the procurement documents will be made only through a written addendum issued by FISD.
8. **Questions/Request for Clarification and Addenda:** Any requests for interpretation, clarification, or additional information regarding this RFP must be submitted in writing to the Director of Operations at Fredericksburg ISD, Attn: Michael Gonzales, 234 Friendship Lane, Fredericksburg, Texas 78624 or via email at **michaelgo@fisd.org**. Requests for information/interpretation must be received by 1:00 p.m. on the date set out in the chart above.

Addenda will be posted on the District's website at

<https://www.fisd.org/our-district/departments/financial-transparency>

It is the responsibility of each Respondent to obtain all addenda that pertains to this RFP. Failure to receive such addenda does not relieve Respondent from any obligation under the Proposal submitted. All formal written addenda become a part of the RFP document. Oral statements, explanations, interpretations, or representations made by FISD employees, consultants, or agents shall not modify the requirements of this RFP and shall not be relied upon by any Respondent. Only written clarifications and addenda issued by FISD shall be binding.

9. **Deadline, Location, and Form:** Proposals must be received no later than the deadline listed above in the chart. Late responses will not be considered. They must be submitted to the District's administrative offices at: Fredericksburg ISD, Attn: Michael Gonzales, 234 Friendship Lane, Fredericksburg, Texas 78624.

Submissions must be in paper format. The Owner will not accept or acknowledge Proposals submitted by telephone, e-mail, or facsimile. It is the sole responsibility of each Respondent to ensure that its Proposal is received at the location specified above by the deadline and is properly sealed and labeled. It is the sole responsibility of each Respondent to ensure that its Proposal is received at the location specified above by the deadline and is properly sealed and labeled.

Proposals should be clear, concise, and organized in the order of the requirements set forth below. Each section of the Proposal should be clearly identified with tabs or other appropriate section dividers. Proposal narratives shall be prepared on 8½" x 11" paper, in portrait orientation, single-sided, with minimum three-quarter (¾) inch margins and a font size of no less than 11-point. The Proposal narrative shall not exceed twenty-five (25) pages. Tab pages without substantive content and the required forms included in **Exhibits B through I** do not count toward the page limitation. Submissions must include one (1) original and four (4) copies of the Proposal in paper format, together with one (1) USB flash drive containing a complete electronic version of the Proposal. The electronic version shall contain the same materials as the paper submission and should be provided in searchable PDF format. FISD reserves the right to disregard information submitted in excess of the page limit.

Proposals should be labeled as follows:

RFP NO: 2026-001

CONSTRUCTION MANAGER-AT-RISK FOR FREDERICKSBURG ISD (ONE-STEP

PROCESS) FOR FREDERICKSBURG ISD – 2026 BOND PROJECTS

DO NOT OPEN UNTIL SEPTEMBER 21, 2026 AT 2:00 PM CST

Proposal documents can be accessed on the District's website at:
<https://www.fisd.org/our-district/departments/financial-transparency>

A Respondent may modify or withdraw its Proposal prior to the submission deadline, provided that any modification is submitted in writing, sealed, properly labeled, and received at the designated location before the deadline. Proposals received after the submission deadline will not be accepted and will be returned unopened to the Respondent. **Timely submitted Proposals will not be returned.** All materials and information submitted by Respondents in response to this RFP will become the property of the Owner.

10. **Point-of-Contact.** The point of contact for this RFP shall be:

Michael Gonzales
Director of Operations
Email: michaelgo@fisd.org

In order to ensure the integrity of the selection process, Respondent's employees, officers, agents, or other representatives shall not lobby or attempt to influence a vote or recommendation related to the Respondent's response, directly or indirectly, through any contact with school board members, other FISD officials or employees from the date this RFP is released until a contract is executed. This RFP is subject to cancellation by FISD if any person significantly involved in initiating, negotiating, securing, drafting, or creating the offer on behalf of FISD, is at any time while the RFP is in effect, an employee of any other party to the RFP in any capacity or a consultant to any other party of the RFP with respect to the subject matter of the RFP.

11. **Interviews and Presentations.** After evaluating the proposals received, FISD reserves the right, but is not obligated, to require one or more Respondents to participate in interviews, presentations, demonstrations, discussions, or other evaluation activities as part of the selection process. FISD may invite all Respondents, only the highest-ranked Respondents, or any other Respondents it determines appropriate. FISD may also request clarification of information contained in a proposal or require Respondents to respond to questions from the evaluation committee. If interviews or presentations are conducted, FISD will notify the selected Respondents of the date, time, location, format, duration, and any required presentation materials or agenda. Unless otherwise directed by FISD, the proposed Project Executive, Project Manager, Superintendent, Preconstruction Manager, and other key personnel identified in the proposal should be available to participate. FISD reserves the right to select a Respondent based solely on the written proposals received, to waive interviews or presentations entirely, or to conduct multiple rounds of interviews, presentations, or negotiations as permitted by applicable law. Participation in an interview or presentation shall be at the Respondent's sole cost and expense, and FISD shall not reimburse any costs incurred in connection therewith.

12. **Public Information.** FISD is subject to the Texas Public Information Act. Submitted proposals may become public records following contract award, except for portions protected from disclosure under applicable law. During the course of the selection process any RFP response is exempt from disclosure to the public under the Texas Public Information Act. The submitted Proposals will, upon the award of the contract, become a public record; and therefore, subject to disclosure to any person who makes a proper request for review of the documents. Some of the information you may provide in your Proposal may contain commercial or financial information which you consider privileged or confidential or may be of a nature which you feel may cause substantial competitive harm to your business if disclosed by FISD to a third-party even after the award. You may be entitled to protect this information at the time a request is made for disclosure; however, you will need to consult your legal counsel to assure that this kind of information, if included in your Proposal, is properly marked as confidential prior to Proposal. Wholesale marking of your entire proposal “Confidential” or “Proprietary” will not be effective. FISD fully complies with the Texas Public Information Act. In the event information from your Proposal is requested, FISD will use its best efforts to notify the Respondent of such request but will have no duty to assert any claim to the Attorney General regarding that the proposal or any parts of the proposal are not subject to disclosure under the Act.
13. **Owner’s Reservation of Rights.** FISD may evaluate the Proposals based on the anticipated completion of all or any portion of the Project. The Owner reserves the right to divide the Project into multiple parts, to reject any and all Proposals and re-solicit for new Proposals, or to reject any and all proposals and temporarily or permanently abandon the Project. Owner makes no representations, written or oral, that it will enter into any form of agreement with any Respondent to this RFP for any project and no such representation is intended or should be construed by the issuance of this RFP.
14. **Review of RFP.** Respondents are expected to examine this RFP carefully, understand the terms and conditions for providing the services listed herein and respond completely. FAILURE TO COMPLETE AND PROVIDE ANY OF THE REQUIRED INFORMATION AND/OR FORMS MAY RESULT IN THE RESPONDENT’S PROPOSAL BEING DEEMED NON-RESPONSIVE AND THEREFORE DISQUALIFIED FROM CONSIDERATION.

II. Contents of Proposal

Please refer to **Exhibits A – I**, attached hereto for the full Proposal and required forms.

Respondents are required to submit all required forms attached as **Exhibits A-I** and submit those with their Proposal by the deadline. **Exhibit I** should be submitted electronically online only. Please review Exhibit J for more information.

III. Method of Selection.

The Proposals will be evaluated and ranked on the basis of the following criteria:

1. Firm’s Experience and Reputation as a CMAR – (15 points)
2. Firm’s Experience with Pre-Construction Estimating Process and Accuracy – (10 points)
3. Firm’s Experience on Projects of Similar Size and Scope – (10 points)
4. Firm’s Proposed Personnel and Experience – (15 points)
5. Firm’s Financial capability is appropriate to the size and scope of the project (5 points)

6. Firm's Safety Record and Claims/Litigation (5 points)
7. Firm's Pricing Proposal (40 points)

Total Points: (100 points/100 points)

By submitting its Proposals in response to this Request, the Offeror accepts the evaluation process and methodology, and further, acknowledges and accepts that determination of the "best value" offeror will require subjective judgments by FISD.

All properly submitted Proposals will be reviewed, evaluated, and ranked by the Evaluation Committee. The evaluation of the Proposals shall be based on the criteria and weight of the criteria provided above. An advisory ranking will be presented to the Board of Trustees at the next possible Board Meeting after completion of the evaluation for approval, and if approved, the Board is anticipated to delegate the negotiation and execution of the Contract.

Respondent acknowledges and accepts that any costs incurred from the Respondent's participation in this RFP process shall be at the sole risk and responsibility of the Respondent.

IV. Form of Agreement

FISD intends to use an AIA Document A133-2019, *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*, as modified by Owner with an AIA Document A201-2017, *General Conditions of the Contract for Construction*, as modified by Owner (both of which together with any exhibits thereto consist of the "Contract"). Copies of the form of agreement are included with the RFP in a separate file for review (See **Attachment 2**). Respondents are strongly encouraged to review the contract in detail before providing their Proposal.

Respondents are advised that the Texas Prevailing Wage Law will be administered in accordance with the General Conditions provided. A copy of the Prevailing Wage Rates for this project are included in **Attachment 2**. The construction of this Project is subject to Chapter 2258 of the Texas Government Code. Among other things, this Chapter provides that it shall be mandatory for a Contractor and upon any subcontractor under him to pay not less than the prevailing rates of per diem wages in the locality at the time of construction to all laborers, workmen, and mechanics employed by them in the execution of the contract.

RFP ATTACHMENT 1 PROJECT SCOPE AND DETAILS FREDERICKSBURG ISD - 2026 BOND PROJECTS
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The 2026 Bond Construction Projects consists of: Construction/Replacement of Fredericksburg High School on the current high school site (Approximately 250ksf), Improvements and Upgrades to Stonewall Elementary School, Fredericksburg Primary School, Fredericksburg Elementary School, and Gillespie County High School (safety, security, and technology upgrades; HVAC System replacements and Efficiency Improvements; Additional Facility and ADA Compliance Improvements); New District Transportation Center on a greenfield site nearby Fredericksburg Middle School; Partial Roof Replacement and Building Enclosure at Fredericksburg Primary School; Track and Field Facility Additions at Fredericksburg Middle School.

The anticipated scope of work generally includes, but is not limited to:

- **New Construction/Replacement of Fredericksburg High School**
- **New Construction of a district Transportation Facility**
- **Renovations and facility improvements**
- **Mechanical, electrical, plumbing, and technology upgrades**
- **Safety, security, and access control improvements**
- **Roofing, building envelope, and waterproofing improvements**
- **ADA accessibility improvements**
- **Site development, utilities, paving, drainage, landscaping, fencing**
- **Furniture, fixtures, equipment (FF&E), audiovisual, specialty systems, or other project-specific work**

The CMAR will be expected to review existing site and facility conditions during the preconstruction phase and coordinate with the Owner and Architect regarding the incorporation, relocation, reuse, or replacement of any existing materials, equipment, or systems, where appropriate and approved by the Owner.

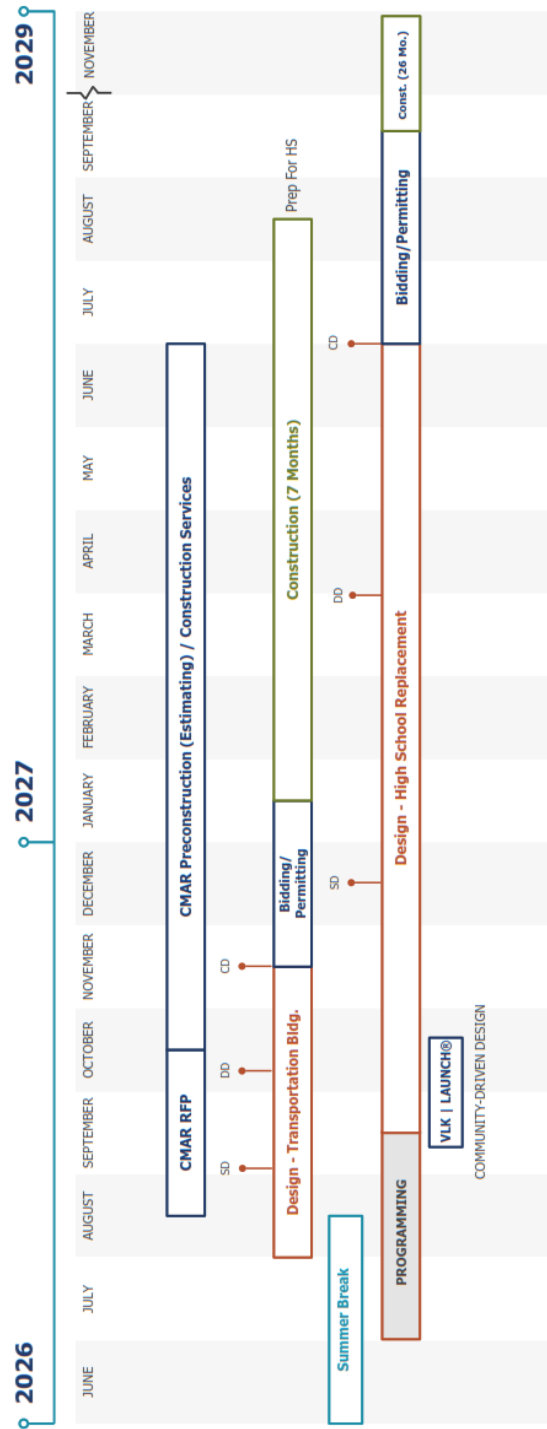
Construction may occur within occupied educational, administrative, or other operational facilities. Accordingly, the CMAR shall plan, schedule, coordinate, and perform the Work in a manner that minimizes disruption to Owner operations while maintaining the safety and security of students, staff, visitors, and the public.

The Project may be completed in one or more phases. Anticipated milestone dates, including the Notice to Proceed, design phase deliverables, Guaranteed Maximum Price (“GMP”) development, phased construction activities, Substantial Completion, and Final Completion, will be established and refined by the Owner during the course of the Project. The Owner reserves the right to modify the Project schedule, sequencing, phasing, and scope as necessary to meet operational, funding, or other Project requirements.

The Owner’s **estimated construction budget** for the Project is **\$130 million of new construction and \$6.5 million of Additions and Renovations**, exclusive of professional services and other Owner costs, and is subject to change. Throughout the preconstruction and construction phases, the CMAR shall continuously monitor project scope, design, and pricing and work collaboratively with the Owner and Architect to maintain the Project within the available construction budget while achieving the Owner's programmatic objectives. The stated budget is an estimate only and does not constitute a guarantee regarding the final scope of work or the eventual Guaranteed Maximum Price.



Anticipated Bond Schedule & Project Sequencing



** Remaining District-Wide Campus Improvements are subject to CMAR scheduling recommendations. The timing of individual projects may be adjusted based on funding availability, timing of future bond sales, project needs, or other circumstances.*

RFP ATTACHMENT 2 FORM OF AGREEMENT AND PREVAILING WAGE RATE SCHEDULE FREDERICKSBURG ISD - 2026 BOND PROJECTS
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[Please refer to AIA Document A133-2019, 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, as modified by Owner with an AIA Document A201-2017, General Conditions of the Contract for Construction, as modified by Owner in a separate document due to file size.]

By responding to this RFP, the Respondent agrees to the contract provisions contained in the attached form of agreement unless specific modifications are requested, which may or may not be accepted at FISC's discretion. Any comments, objects or requested changes to the form of agreement shall be submitted in writing with the Respondent's Proposal, otherwise Respondent will be deemed to have accepted the form of the agreement included with this RFP. The final contract is subject to review and approval of FISC's Board of Trustee and review by FISC's legal counsel.

PREVAILING WAGE RATE SCHEDULE FOR PROJECT



FREDRICKBURG ISD PREVAILING WAGE RATE SCHEDULE (as of May 18, 2026)

Please note that fringes are only required to be paid on projects that involve federal funds. If you are unsure about whether the project will be using federal funds, please inquire and seek clarification.

General Decision Number: TX20260144 05/18/2026

State: Texas

Construction Types: Building

Counties: Texas Counties of
Gillespie

Modification Number	Publication Date
0	01/02/2026
1	05/18/2026

ASBE0087-002 06/02/2025		
	Rates	Fringes
ASBESTOS WORKER/HEAT & FROST INSULATOR.....	\$ 30.50	8.89
BOIL0592-002 01/01/2025		
	Rates	Fringes
BOILERMAKER.....	\$ 33.17	24.92
IRON0263-019 06/01/2025		
	Rates	Fringes
IRONWORKER: REINFORCING.....	\$ 29.64	8.43
LABO0154-001 05/01/2024		
	Rates	Fringes
LABORERS: MASON TENDER - CEMENT/CONCRETE.....	\$ 25.27	9.57
PLUM0142-010 07/02/2025		
	Rates	Fringes
PLUMBER, EXCLUDES HVAC PIPE INSTALLATION.....	\$ 38.97	11.48
SUTX2009-031 04/20/2009		
	Rates	Fringes
TRUCK DRIVER.....	\$ 11.24	0.35

*Fredericksburg ISD – Prevailing Wage Rates
As of August 19, 2026*

TILE SETTER.....	\$ 15.00	0.00
SHEET METAL WORKER, EXCLUDES HVAC DUCT INSTALLATION.....	\$ 17.00	0.00
ROOFER.....	\$ 13.64	1.80
PLASTERER.....	\$ 15.50	0.00
PAINTER: BRUSH, ROLLER AND SPRAY.....	\$ 12.26	0.00
OPERATOR: LOADER (FRONT END).....	\$ 10.54	0.00
OPERATOR: FORKLIFT.....	\$ 14.58	0.00
OPERATOR: CRANE.....	\$ 21.33	0.00
OPERATOR: BULLDOZER.....	\$ 12.80	0.43
OPERATOR: BACKHOE/EXCAVATOR/TRACKHOE.....	\$ 13.75	0.00
LABORER: PLASTER TENDER.....	\$ 9.00	0.00
LABORER: MORTAR MIXER.....	\$ 12.00	0.00
LABORER: MASON TENDER - BRICK.....	\$ 12.02	0.00
LABORER: LANDSCAPE & IRRIGATION.....	\$ 8.50	0.22
LABORER: COMMON OR GENERAL.....	\$ 9.73	0.00
INSTALLER - OVERHEAD DOOR.....	\$ 11.63	6.26
HVAC MECHANIC (HVAC DUCT AND PIPE INSTALLATION).....	\$ 14.21	0.77
GLAZIER.....	\$ 17.20	1.59
ELECTRICIAN.....	\$ 20.00	3.11
CEMENT MASON/CONCRETE FINISHER.....	\$ 13.27	0.00
CARPENTER, INCLUDES ACOUSTICAL CEILING INSTALLATION, DRYWALL HANGING, AND METAL STUD INSTALLATION.....	\$ 13.13	0.00
BRICKLAYER.....	\$ 19.67	0.00

WELDERS - Receive rate prescribed for craft performing operation to which welding is incidental.

Note: Executive Order (EO) 13706, Establishing Paid Sick Leave for Federal Contractors applies to all contracts subject to the Davis-Bacon Act for which the contract is awarded (and any solicitation was issued) on or after January 1, 2017. If this contract is covered by the EO, the contractor must provide employees with 1 hour of paid sick leave for every 30 hours they work, up to 56 hours of paid sick leave each year. Employees must be permitted to use paid sick leave for their own illness, injury or other health-related needs, including preventive care; to assist a family member (or person who is like family to the employee) who is ill, injured, or has other health-related needs, including preventive care; or for reasons resulting from, or to assist a family member (or person who is like family to the employee) who is a victim of, domestic violence, sexual assault, or stalking. Additional information on contractor requirements and worker protections under the EO is available at <https://www.dol.gov/agencies/whd/government-contracts>.

Note: Executive Order 13658 generally applies to contracts subject to the Davis-Bacon Act that were awarded on or between January 1, 2015 and January 29, 2022, and that have not been renewed or extended on or after January 30, 2022. Executive Order 13658 does not apply to contracts subject only to the Davis-Bacon Related Acts regardless of when they were awarded. If a contract is subject to Executive Order 13658, the contractor must pay all covered workers at least \$13.65 per hour (or the applicable wage rate listed on this wage determination, if it is higher) for all hours spent performing on the contract from May 11, 2026, through December 31, 2026. The applicable Executive Order minimum wage rate will be adjusted annually. Additional information on contractor requirements and worker protections under Executive Order 13658 is available at www.dol.gov/whd/govcontracts.

Unlisted classifications needed for work not included within the scope of the classifications listed may be added after award only as provided in the labor standards contract clauses (29CFR 5.5 (a) (1) (iii)).

The body of each wage determination lists the classifications and wage rates that have been found to be prevailing for the type(s) of construction and geographic area covered by the wage determination. The classifications are listed in alphabetical order under rate identifiers indicating whether the particular rate is a union rate (current union negotiated rate), a survey rate, a weighted union average rate, a state adopted rate, or a supplemental classification rate.

*Fredericksburg ISD – Prevailing Wage Rates
As of August 19, 2026*

Union Rate Identifiers

A four-letter identifier beginning with characters other than □SU□, □UAVG□, □SA□, or □SC□ denotes that a union rate was prevailing for that classification in the survey. Example: PLUM0198-005 07/01/2024. PLUM is an identifier of the union whose collectively bargained rate prevailed in the survey for this classification, which in this example would be Plumbers. 0198 indicates the local union number or district council number where applicable, i.e., Plumbers Local 0198. The next number, 005 in the example, is an internal number used in processing the wage determination. The date, 07/01/2024 in the example, is the effective date of the most current negotiated rate.

Union prevailing wage rates are updated to reflect all changes over time that are reported to WHD in the rates in the collective bargaining agreement (CBA) governing the classification.

Union Average Rate Identifiers

The UAVG identifier indicates that no single rate prevailed for those classifications, but that 100% of the data reported for the classifications reflected union rates. EXAMPLE: UAVG-OH-0010 01/01/2024. UAVG indicates that the rate is a weighted union average rate. OH indicates the State of Ohio. The next number, 0010 in the example, is an internal number used in producing the wage determination. The date, 01/01/2024 in the example, indicates the date the wage determination was updated to reflect the most current union average rate.

A UAVG rate will be updated once a year, usually in January, to reflect a weighted average of the current rates in the collective bargaining agreements on which the rate is based.

Survey Rate Identifiers

The □SU□ identifier indicates that either a single non-union rate prevailed (as defined in 29 CFR 1.2) for this classification in the survey or that the rate was derived by computing a weighted average rate based on all the rates reported in the survey for that classification. As a weighted average rate includes all rates reported in the survey, it may include both union and non-union rates. Example: SUFL2022-007 6/27/2024. SU indicates the rate is a single non-union prevailing rate or a weighted average of survey data for that classification. FL indicates the State of Florida. 2022 is the year of the survey on which these classifications and rates are based. The next number, 007 in the example, is an internal number used in producing the wage determination. The date, 6/27/2024 in the example, indicates the survey completion date for the classifications and rates under that identifier.

□SU□ wage rates typically remain in effect until a new survey is conducted. However, the Wage and Hour Division (WHD) has the discretion to update such rates under 29 CFR 1.6(c)(1).

State Adopted Rate Identifiers

The □SA□ identifier indicates that the classifications and prevailing wage rates set by a state (or local) government were adopted under 29 C.F.R 1.3(g)-(h). Example: SAME2023-007 01/03/2024. SA reflects that the rates are state adopted. ME refers to the State of Maine. 2023 is the year during which the state completed the survey on which the listed classifications and rates are based. The next number, 007 in the example, is an internal number used in producing the wage determination. The date, 01/03/2024 in the example, reflects the date on which the classifications and rates under the □SA□ identifier took effect under state law in the state from which the rates were adopted.

WAGE DETERMINATION APPEALS PROCESS

1) Has there been an initial decision in the matter? This can be:

- a) a survey underlying a wage determination
- b) an existing published wage determination
- c) an initial WHD letter setting forth a position on a wage determination matter
- d) an initial conformance (additional classification and rate) determination

*Fredericksburg ISD – Prevailing Wage Rates
As of August 19, 2026*

On survey related matters, initial contact, including requests for summaries of surveys, should be directed to the WHD Branch of Wage Surveys. Requests can be submitted via email to davisbaconinfo@dol.gov or by mail to:

Branch of Wage Surveys
Wage and Hour Division
U.S. Department of Labor
200 Constitution Avenue, N.W.
Washington, DC 20210

Regarding any other wage determination matter such as conformance decisions, requests for initial decisions should be directed to the WHD Branch of Construction Wage Determinations. Requests can be submitted via email to BCWD-Office@dol.gov or by mail to:

Branch of Construction Wage Determinations
Wage and Hour Division
U.S. Department of Labor
200 Constitution Avenue, N.W.
Washington, DC 20210

2) If an initial decision has been issued, then any interested party (those affected by the action) that disagrees with the decision can request review and reconsideration from the Wage and Hour Administrator (See 29 CFR Part 1.8 and 29 CFR Part 7). Requests for review and reconsideration can be submitted via email to dba.reconsideration@dol.gov or by mail to:

Wage and Hour Administrator
U.S. Department of Labor
200 Constitution Avenue, N.W.
Washington, DC 20210

The request should be accompanied by a full statement of the interested party's position and any information (wage payment data, project description, area practice material, etc.) that the requestor considers relevant to the issue.

3) If the decision of the Administrator is not favorable, an interested party may appeal directly to the Administrative Review Board (formerly the Wage Appeals Board). Write to:

Administrative Review Board
U.S. Department of Labor
200 Constitution Avenue, N.W.
Washington, DC 20210.

END OF GENERAL DECISION

*Fredericksburg ISD – Prevailing Wage Rates
As of August 19, 2026*

EXHIBIT A REQUIRED FORM – PROPOSAL FORM FREDERICKSBURG ISD – 2026 BOND PROJECTS

Proposals should be clear, concise, and organized in the order of the requirements set forth below. Each section of the Proposal should be clearly identified with tabs or other appropriate section dividers. Proposal narratives shall be prepared on 8½" x 11" paper, in portrait orientation, single-sided, with minimum three-quarter (¾) inch margins and a font size of no less than 11-point. The Proposal narrative shall not exceed twenty-five (25) pages. Tab pages without substantive content and the required forms included in **Exhibits B through I** do not count toward the page limitation. Submissions must include one (1) original and four (4) copies of the Proposal in paper format, together with one (1) USB flash drive containing a complete electronic version of the Proposal. The electronic version shall contain the same materials as the paper submission and should be provided in searchable PDF format. FISD reserves the right to disregard information submitted in excess of the page limit.

GENERAL INFORMATION

- a. Legal name of the company: _____
- b. Authorized point of contact for the company:
Name: _____ Cell phone: _____
- c. Address of office that would be providing services: _____
- d. Telephone number: _____
- e. Email: _____
- f. Number of years in Business: _____
- g. Type of Operation: Individual _____ Partnership _____ Corporation _____
- h. Number of Employees: _____
- i. Is your company currently for sale or involved in any transaction to expand or to become acquired by another business entity? If yes, please explain the impact both in organizational and directional terms.
- j. Does any relationship exist between your company and any of FISD's officers, employees whether by relative, business associate, capital funding agreement or any other such kinship? If yes, please explain.
- k. Does your firm qualify as a Historically Underutilized Businesses (HUBs) and registered as such with the Texas Attorney General's office.
___ Yes ___ No

CRITERIA 1: Firm's Experience and Reputation as a CMAR – (15 points)

1. Provide references for no less than three (3) public entities with which Respondent currently has contracts and / or has previously provided construction management services of equal type and scope within the past five (5) years. ***DO NOT USE REFERENCES FROM FISD'S OFFICIALS.***
2. Describe the firm's past performance on comparable projects, including cost control, schedule management, quality control, change-order management, safety performance, and collaboration with owners and architects. Include examples demonstrating technical competence and successful delivery of CMAR projects similar in scope and complexity to this Project.
3. Describe any special services, preconstruction capabilities, technology platforms, management approaches, self-performed work capabilities, or other value-added services the firm would provide to FISD for this Project.
4. Describe the firm's quality assurance and quality control (QA/QC) program during both preconstruction and construction phases. Include procedures for document review, subcontractor coordination, inspections, punch-list management, commissioning coordination, and issue tracking.
5. If the firm has previously performed work for Fredericksburg ISD, describe the projects completed, services provided, contract values, schedules, and outcomes. Include any experience performing work within occupied educational facilities.
6. Describe the firm's approach to phased construction, maintaining operations within occupied facilities, minimizing disruption to FISD activities, and coordinating milestone scheduling.

CRITERIA 2: Firm's Experience with Pre-Construction Estimating Process and Accuracy – (10 points)

7. Describe your firm's methodology for developing and updating cost estimates during the pre-construction phase. Include how you account for escalation, market volatility, incomplete design information, and value engineering alternatives.
8. How does your firm collaborate with the architect and owner to ensure that the project design remains within budget throughout the pre-construction phase? Provide a description of the tools or strategies your firm uses to provide real-time cost feedback to the design team.
9. Describe the firm's approach to constructability reviews, long-lead procurement planning, and identifying cost-saving alternatives during design development.
10. Describe the firm's approach to evaluating, documenting, securing, inventorying, and incorporating existing materials, equipment, and partially completed work currently located on-site or previously procured for the Project. (Include procedures for identifying damaged, missing, nonconforming, expired, improperly stored, or warranty-impacted materials).

CRITERIA 3: Firm's Experience on Projects of Similar Size and Scope – (10 points)

11. Provide a minimum of three (3) and maximum of five (5) representative projects most similar to this Project in size, complexity, delivery method, occupied-campus conditions, and scope. Include photographs and identify key personnel assigned to each project who will also be assigned to this Project. Project should include work with governmental entities to the extent possible.

12. For each project identified in Item #9, provide:
- a) Project name and location
 - b) Owner name and contact information
 - c) Architect name and contact information
 - d) Delivery method
 - e) Original construction budget
 - f) GMP amount (if applicable)
 - g) Final construction cost
 - h) Original completion date and actual completion date
 - i) Description of services provided
 - j) Description of project challenges and resolutions
13. Have you ever worked on a construction project at Fisd before? ____ yes ____ no
If yes, please describe the project and when you did the work.
14. Describe the firm's experience, if any, with takeover projects, incomplete construction projects, remediation of defective work, or projects involving incorporation of previously purchased materials.

CRITERIA 4: Firm's Proposed Personnel Experience – (15 points)

15. Provide an organizational chart identifying key personnel proposed for this Project, including the Project Executive, Project Manager, Superintendent, and Lead Estimator. Include resumes detailing relevant experience, years with the firm, years in the industry, and at least five (5) comparable projects completed by each individual.

CRITERIA 5: Firm's Financial capability is appropriate to the size and scope of the project (5 points)

16. Disclose whether the firm has been in default on any loan, financing agreement, bonded obligation, or construction contract within the past five (5) years. Include any bankruptcy filings, reorganizations, or insolvency proceedings involving the firm or related entities.
17. Provide a financial rating of your company and any documentation (e.g. a Dunn & Bradstreet analysis), which indicates the financial stability of the company.
18. State whether you will provide a copy of your company's financial statements for the past two (2) years, if requested by Fisd.
19. Fisd requires all CMARs to carry general liability, auto liability and worker's compensation/employer's liability insurance coverage. All insurance coverages should remain in force during the term of contract. Please state the carrier, agent, amount, expiration date and length of time you have maintained coverage for general liability, auto liability and worker's compensation/employer's liability insurance coverage. **Please confirm that you can carry insurance in the limits set out in Article 11 of the AIA A201 form of agreement included with this RFP.**

CRITERIA 6: Firm's Safety Record and Claims/Litigation (5 points)

20. Provide details regarding any litigation, arbitration, mediation, or claims involving the firm within the past five (5) years related to construction management or construction services. Include project name, nature of dispute, resolution status, and outcome.

21. Provide your company's safety Experience Modifier Rate (EMR), Recordable Incident Rate (RIR) and your Loss Indicator Rate (LIR) for the past three (3) years.

CRITERIA 7: Pricing Proposal (40 Points)

22. Proposals shall be submitted utilizing **Exhibit B**. Evaluation may consider proposed fees, general conditions, staffing assumptions, preconstruction services costs, contingency structure, and overall value to FISD.

EXHIBIT B
REQUIRED FORM – PRICE PROPOSAL FORM
FREDERICKSBURG ISD – 2026 BOND PROJECTS

Having examined the RFP prepared by the Owner, the following is a breakdown of the CMAR's proposed fees. (Note: Pricing evaluation will be evaluated as CRITERIA 7 in the RFP. It is worth 40 points.)

In submitting this Form, the undersigned agrees to the following:

- Hold proposal open for acceptance for a minimum of ninety (90) days.
- Accept rights of Owner to reject any or all proposals, to waive minor irregularities/formalities and to accept proposal which Owner considers most advantageous to FISC.
- By signing, the undersigned affirms that, to the best of his knowledge, this Proposal has been arrived at independently and is submitted without collusion with anyone to obtain information or gain any favoritism that would in any way limit competition or give an unfair advantage over Respondents in the award of this proposal.

A-1. CONSTRUCTION MANAGER'S FEE

For home office overhead, profit and all preconstruction services, list your proposed Construction Manager's Fee as a percentage of the Cost of the Work as defined in Article 7 of the AIA Document A133-2019 as amended by the Owner for this Project.

For each billing period, the percentage proposed for the Construction Manager's Fee will be multiplied by the actual Cost of the Work payable in the applicable Payment Application. For purposes of clarity, the Construction Manager's Fee will **not** be calculated using the "Contract Sum", the "Guaranteed Maximum Price", the "Construction Budget" or other amount but will be based on the **Actual** Cost of the Work. No Construction Manager's Fee shall be paid on the Construction Contingency until funds are allocated from the Contingency to the Cost of the Work

Respondent proposes the following percentage to be multiplied by the Cost of the Work to arrive at the Construction Manager's Fee for home office overhead and profit.

FEE:

_____ Percent (_____%)

A-2. GENERAL CONDITIONS

The amount permitted to be charged for General Conditions shall be computed each month based upon the actual allowable and documented General Conditions costs, as defined in the Agreement, up to the applicable Not-to-Exceed ("NTE") amounts proposed herein.

For proposal evaluation purposes, **Respondents shall assume an eight (8) month construction duration** and provide:

1. A **Monthly Not-to-Exceed General Conditions amount**; and
2. A **Total Not-to-Exceed General Conditions amount** based upon the assumed eight (8) month construction schedule.

The proposed Monthly NTE amount shall be utilized only if the Contract Time is extended by the Owner through an approved Change Order or other written modification to the Contract. Compensation for General Conditions during any approved extension shall not exceed the proposed Monthly NTE amount unless otherwise approved by the Owner.

The General Conditions costs shall include only those costs defined in Section 6.1.7 and all applicable subparts of AIA Document A133-2019, as modified by the Owner, and incorporated into the Contract Documents.

NOTE: To ensure an equitable comparison of proposals, General Conditions shall be paid based upon the Respondent's actual allowable and documented General Conditions costs, not to exceed the Total NTE amount proposed below. **RESPONDENTS SHALL NOT MODIFY, EXPAND, OR SUBSTITUTE THE DEFINITION OF GENERAL CONDITIONS OR THE OWNER'S SPECIAL CONDITIONS CONTAINED IN THE CONTRACT DOCUMENTS. IF A RESPONDENT BASES ITS PROPOSAL UPON ANY OTHER DEFINITION OF GENERAL CONDITIONS, FREDERICKSBURG ISD MAY DETERMINE THE PROPOSAL TO BE NON-RESPONSIVE.**

The Defined General Conditions shall also be utilized in establishing the Guaranteed Maximum Price. Costs included within the Defined General Conditions shall not be included as Costs of the Work or otherwise included within a "General Requirements" or similar specification division as reimbursable Costs of the Work.

NOTE: Construction Manager-At-Risk shall provide, at a minimum, dedicated or regularly assigned project personnel appropriate for the size and complexity of the Project.

Respondent proposes the following:

- **Not-to-Exceed (NTE) General Conditions Amount for Assumed 8 Month Construction Duration:**

_____ DOLLARS (\$_____)

- **Monthly Rate for General Conditions if Project Exceeds 8-Months Duration:**

_____ DOLLARS (\$_____)

A-3. NOT TO EXCEED PRICE FOR PRE-CONSTRUCTION SERVICES IF CONSTRUCTION PHASE DOES NOT COMMENCE

All costs for pre-construction phase services including cost estimating, scheduling, building systems and material cost analysis are included in the Construction Manager's Fee proposal in Item A-1, above. However, if the construction phase does not commence for any reason, payment to the Construction Manager for preconstruction services shall be:

_____ DOLLARS (\$_____)

Note: To avoid misunderstanding this Pre-Construction Services Fee Proposal will ONLY be relevant if, for any reason, the Project or Projects do not proceed to the Construction Phase, in all other cases the

Construction Manager's Fee proposed in Item 1 will be deemed to include the compensation for Preconstruction Phase Services.

A-4. SUBCONTRACTOR DEFAULT INSURANCE

- ☐ **CMAR PROPOSED TO USE** Subcontractor Default Insurance (SDI). Proposed SDI Cost will be _____ PERCENT (_____%)
- ☐ **CMAR DOES NOT PROPOSE TO USE** Subcontractor Default Insurance (SDI).

B. CONTRACT EXCEPTIONS

The Owner intends to use an AIA Document A133-2019, *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*, as modified by Owner, with an AIA Document A201-2017, *General Conditions of the Contract for Construction*, as modified by Owner (both of which together with any exhibits thereto consist of the "Contract"). Copies of the form of agreement are included with the RFP in a separate file for review (See **Attachment 2**).

Provide any comments or requested changes to the AIA Document A133-2019, as amended by the Owner and the AIA Document A201-2017, as amended by the Owner, and include an explanation for the change, otherwise Respondent will be deemed to have accepted the form of these contract documents.

C. REPRESENTATIONS

By executing and submitting this Proposal, the Respondent represents, warrants, and certifies to FISD as follows:

1. **Proposal Validity.** This Proposal shall remain irrevocable and open for acceptance for a period of ninety (90) calendar days following the Proposal Due Date.
2. **Authority.** The individual signing this Proposal is duly authorized to bind the Respondent to the representations, certifications, and commitments contained herein.
3. **Independent Proposal.** The Proposal has been prepared independently and without collusion, agreement, or consultation with any other Respondent or person for the purpose of restricting competition or obtaining an unfair competitive advantage.
4. **Review of Solicitation Documents.** The Respondent has carefully reviewed the Request for Proposals, the proposed Contract Documents, all Addenda, and all other solicitation documents and submits this Proposal in accordance with those documents.
5. **Site and Project Conditions.** The Respondent has examined the Project site, or has had the opportunity to do so, and has satisfied itself regarding the nature of the Project, existing conditions, access, constraints, and all other matters that may affect the performance of the Work. The Respondent has considered such matters in preparing its Proposal.
6. **Accuracy of Information.** All information submitted in response to this Request for Proposals is true, complete, and accurate to the best of the Respondent's knowledge. FISD and its authorized representatives are authorized to verify the information provided and to contact references, clients, financial institutions, and other persons or entities identified by the Respondent.
7. **Acceptance of Procurement Process.** The Respondent acknowledges that FISD reserves the right to reject any or all Proposals, waive minor informalities or irregularities, request clarifications, negotiate as permitted by law, and award a contract in the manner determined to be in the best interests of FISD.
8. **Contingencies and Savings.** The Respondent acknowledges that all unused contingencies, allowances, cost savings, rebates, discounts, refunds, and similar credits associated with the Project shall accrue solely to the benefit of FISD in accordance with the Contract Documents.

9. **Claims Relating to Procurement Process.** To the fullest extent permitted by applicable law, the Respondent waives any claim against FISD, the Architect, and their respective governing board members, officers, employees, consultants, agents, and representatives arising from or relating to the administration of this procurement, including the evaluation of Proposals, the waiver of informalities, the acceptance or rejection of any Proposal, or the award of the Contract, except as otherwise provided by applicable law.
10. **Compliance with Law.** The Respondent acknowledges that the Project will be procured and administered in accordance with all applicable federal, state, and local laws, including, without limitation, Chapter 44 of the Texas Education Code and Chapter 2269 of the Texas Government Code.

D. ADDENDA (if any):

The Respondent acknowledges receipt of the following Addenda issued by Fredericksburg ISD in connection with this Request for Proposals. The Respondent shall indicate the date of each Addendum received in the space provided below. Failure to acknowledge receipt of a material Addendum may render the Proposal non-responsive.

Addendum No.	Date of Addendum	Acknowledged (Initials, Optional)
Addendum No. 1		
Addendum No. 2		
Addendum No. 3		
Addendum No. 4		

By submitting its Proposal, the Respondent certifies that it has reviewed and incorporated all Addenda issued by Fredericksburg ISD into its Proposal.

By signing below, the undersigned certifies that he or she is duly authorized to execute and submit this Proposal on behalf of the Respondent and further represents that, to the best of his or her knowledge, the information contained in this Proposal is true, complete, and accurate.

Signature of Authorized Representative: _____

Printed Name of Authorized Representative: _____

Title of Authorized Representative: _____

Full Legal Name of Company: _____

Business Address: _____

Date: _____

EXHIBIT C
REQUIRED FORM – FELONY CONVICTION NOTICE FORM
FREDERICKSBURG ISD – 2026 BOND PROJECTS

State of Texas Legislative Senate Bill No. 1, Section 44.034, Notification of Criminal History, Subsection (a), states, “a person or business entity that enters into a contract with a governmental entity must give advance notice to FISD if the person or owner or operator of the business entity has been convicted of a felony.” The notice must include a general description of the conduct resulting in the conviction of a felony.

FISD may terminate a contract with a person or business entity if FISD determines that the person or business entity failed to give notice as required by Subsection (a) or misrepresented the conduct resulting in the conviction. FISD must compensate the person or business entity for services performed before the termination of the contract”.

THIS NOTICE IS NOT REQUIRED OF A PUBLICLY-HELD CORPORATION.

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 information furnished is true to the best of my knowledge.

Respondent’s Name: _____
(Legal/Official Company Name)

Respondent’s Authorized Official’s Name: _____
(Please print clearly or type)

A. My firm is a publicly-held corporation; therefore, this reporting requirement is not applicable:
Signature of Respondent’s Official Name: _____
Date: _____

B. My firm is not owned or operated by anyone who has been convicted of a felony.
Signature of Respondent’s Official Name: _____
Date: _____

C. My firm is owned or operated by the following individual(s) who has/have been convicted of a felony:
Name of Felon(s): _____
Detail of Conviction(s): _____
Signature of Proposal’s Official Name: _____
Date: _____

NOTE: Name and signature of company official should be the same as on the affidavit (Proposal Response Form.

Vendor is responsible for the performance of the persons, employees and/or sub-contractors assigned to provide services for FISD pursuant to this RFP on any and all FISD facilities. Vendor will not assign individuals to provide services at FISD facility who have a history of violent, unacceptable, or grossly negligent behavior or who have a felony conviction.

EXHIBIT D
REQUIRED FORM – CERTIFICATE OF RESIDENCY
FREDERICKSBURG ISD – 2026 BOND PROJECTS

CERTIFICATE OF RESIDENCY

The State of Texas has passed a law concerning non-resident contractors. This law can be found in Texas Government Code under Chapter 2252, Subchapter A. <http://www.capitol.state.tx.us/statutes.gv.toc.htm>. This law makes it necessary for FISD to determine the residency of its Respondents. In part, this law reads as follows:

“Section: 2252.001

(3) ‘Non-resident Respondent’ refers to a person who is not a resident.

(4) ‘Resident Respondent’ refers to a person whose principal place of business is in this state, including a contractor whose ultimate parent company or majority owner has its principal place of business in this state.

Section 2252.002

A governmental entity may not award a governmental contract to a nonresident bidder unless the nonresident underbids the lowest bid submitted by a responsible resident bidder by an amount that is not less than the greater of the following:

(1) the amount by which a resident bidder would be required to underbid the nonresident bidder to obtain a comparable contract in the state in which the nonresident's principal place of business is located; or

2) the amount by which a resident bidder would be required to underbid the nonresident bidder to obtain a comparable contract in the state in which a majority of the manufacturing relating to the contract will be performed.

I certify that _____

(Respondent's Legal/Official Company Name)

is, under Section: 2252.001 (3) and (4), a _____ Resident Respondent _____ Non-resident Respondent.

My or Our principal place of business under Section: 2252.001 (3) and (4), is in the city of _____ in the state of _____.

If not Texas, does the state have preferential treat on Proposals? 9 Yes 9 No

If yes, what percentage: _____%

Name of Respondent's Authorized Official: _____
(Type or Print)

Title of Respondent's Authorized Official: _____
(Type or Print)

Signature of Respondent's Authorized Official: _____

Date Signed: _____

EXHIBIT E
REQUIRED FORM – CONFLICT OF INTEREST QUESTIONNAIRE
FREDERICKSBURG ISD – 2026 BOND PROJECTS

CONFLICT OF INTEREST QUESTIONNAIRE For vendor doing business with local governmental entity		FORM CIQ
This questionnaire reflects changes made to the law by H.B. 23, 84th Leg., Regular Session. 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). 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. A vendor commits an offense if the vendor knowingly violates Section 176.006, Local Government Code. An offense under this section is a misdemeanor.		OFFICE USE ONLY
1 Name of vendor who has a business relationship with local governmental entity.		
2 ☐ 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.)		
3 Name of local government officer about whom the information is being disclosed. _____ Name of Officer		
4 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. 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? ☐ Yes ☐ No 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? ☐ Yes ☐ No		
5 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.		
6 ☐ 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).		
7 _____ Signature of vendor doing business with the governmental entity _____ Date		

Form provided by Texas Ethics Commission

www.ethics.state.tx.us

Revised 1/1/2021

NOTE: THIS FORM MUST BE COMPLETED WITH COMPANY NAME, SIGNATURE AND DATE EVEN IF COMPANY HAS NO CONFLICT OF INTEREST

EXHIBIT F REQUIRED FORM – DEBARMENT OR SUSPENSION CERTIFICATION FORM FREDERICKSBURG ISD – 2026 BOND PROJECTS
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FEDERAL/NON-FEDERAL FUNDS

As the awarded vendor on this contract, you are required to provide disbarment/suspension certification indicating that you are in compliance with the below Federal Executive Order Certification by completing and signing this form.

Debarment:

Federal Executive Order (E.O.) 12549 “Debarment and Suspension “requires that all contractors receiving individual awards, using federal funds, and all sub-recipients certify that the organization and its principals are not debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded by any Federal department or agency from doing business with the Federal Government.

Your signature certifies that neither your nor your principal is presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in this transaction by any federal department or agency.

Respondent’s Name: _____
(Legal/Official Company Name)

Address: _____

City/State/Zip: _____

Telephone: _____

Name of Respondent’s Authorized Official: _____
(Type or Print)

Title of Respondent’s Authorized Official: _____
(Type of Print)

Signature of Respondent’s Authorized Official: _____

Date Signed: _____

EXHIBIT G
REQUIRED FORM – NON-COLLUSION STATEMENT
FREDERICKSBURG ISD – 2026 BOND PROJECTS

NON-COLLUSION STATEMENT

“The undersigned affirms that he/she is duly authorized to execute this Proposal, that this company, corporation, firm, partnership or individual has not prepared this Proposal in collusion with any other Proposal, and that the contents of this Proposal as to prices, terms or conditions of said Proposal 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 Proposal.”

Proposal’s Name: _____
(Legal/Official Company Name)

Address: _____

City/State/Zip: _____

Telephone #: _____ Fax #: _____

Name of Respondent’s Authorized Official: _____
(Type or Print)

Title of Proposal’s Authorized Official: _____
(Type or Print)

Signature of Respondent’s Authorized Official: _____

Date Signed: _____

EXHIBIT H
REQUIRED FORM – IRS FORM W-9
FREDERICKSBURG ISD – 2026 BOND PROJECTS

Form W-9 (Rev. March 2024) Department of the Treasury Internal Revenue Service	Request for Taxpayer Identification Number and Certification Go to www.irs.gov/FormW9 for instructions and the latest information.	Give form to the requester. Do not send to the IRS.				
Before you begin. For guidance related to the purpose of Form W-9, see <i>Purpose of Form</i> , below.						
Print or type. See <i>Specific Instructions</i> on page 3.	1 Name of entity/individual. An entry is required. (For a sole proprietor or disregarded entity, enter the owner's name on line 1, and enter the business/disregarded entity's name on line 2.)					
	2 Business name/disregarded entity name, if different from above.					
	3a Check the appropriate box for federal tax classification of the entity/individual whose name is entered on line 1. Check only one of the following seven boxes. ☐ Individual/sole proprietor ☐ C corporation ☐ S corporation ☐ Partnership ☐ Trust/estate ☐ LLC. Enter the tax classification (C = C corporation, S = S corporation, P = Partnership) Note: Check the "LLC" box above and, in the entry space, enter the appropriate code (C, S, or P) for the tax classification of the LLC, unless it is a disregarded entity. A disregarded entity should instead check the appropriate box for the tax classification of its owner. ☐ Other (see instructions)					
	4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3): Exempt payee code (if any) _____ Exemption from Foreign Account Tax Compliance Act (FATCA) reporting code (if any) _____ (Applies to accounts maintained outside the United States.)					
	3b If on line 3a you checked "Partnership" or "Trust/estate," or checked "LLC" and entered "P" as its tax classification, and you are providing this form to a partnership, trust, or estate in which you have an ownership interest, check this box if you have any foreign partners, owners, or beneficiaries. See instructions ☐					
	5 Address (number, street, and apt. or suite no.). See instructions.					
	6 City, state, and ZIP code					
7 List account number(s) here (optional)						
Part I Taxpayer Identification Number (TIN)						
Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see <i>How to get a TIN</i>, later. Note: If the account is in more than one name, see the instructions for line 1. See also <i>What Name and Number To Give the Requester</i> for guidelines on whose number to enter.						
Social security number or Employer identification number 						
Part II Certification						
Under penalties of perjury, I certify that: - The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and - I am not subject to backup withholding because (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and - I am a U.S. citizen or other U.S. person (defined below); and - The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct. Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and, generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.						
<table border="1" style="width: 100%; border-collapse: collapse;"><tr><td style="width: 50%;">Sign Here</td><td style="width: 50%;">Date</td></tr><tr><td>Signature of U.S. person</td><td></td></tr></table>			Sign Here	Date	Signature of U.S. person	
Sign Here	Date					
Signature of U.S. person						
General Instructions						
Section references are to the Internal Revenue Code unless otherwise noted. Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9. What's New Line 3a has been modified to clarify how a disregarded entity completes this line. An LLC that is a disregarded entity should check the appropriate box for the tax classification of its owner. Otherwise, it should check the "LLC" box and enter its appropriate tax classification. New line 3b has been added to this form. A flow-through entity is required to complete this line to indicate that it has direct or indirect foreign partners, owners, or beneficiaries when it provides the Form W-9 to another flow-through entity in which it has an ownership interest. This change is intended to provide a flow-through entity with information regarding the status of its indirect foreign partners, owners, or beneficiaries, so that it can satisfy any applicable reporting requirements. For example, a partnership that has any indirect foreign partners may be required to complete Schedules K-2 and K-3. See the Partnership Instructions for Schedules K-2 and K-3 (Form 1065). Purpose of Form An individual or entity (Form W-9 requester) who is required to file an information return with the IRS is giving you this form because they						
Cat. No. 10231X						
Form W-9 (Rev. 3-2024)						

EXHIBIT I
REQUIRED FORM – CERTIFICATE OF INTERESTED PARTIES- FORM 1295 – TO BE
COMPLETED ONLINE ONLY
FREDERICKSBURG ISD – 2026 BOND PROJECTS

Please go online to: <https://www.ethics.state.tx.us/filinginfo/1295/> to submit the form

In 2015, the Texas Legislature adopted House Bill 1295, which added section 2252.908 of the Government Code. The law states that a governmental entity or state agency may not enter into certain contracts with a business entity unless the business entity submits a disclosure of interested parties (Form 1295) to the governmental entity or state agency at the time the business entity submits the signed contract to the governmental entity or state agency. The Texas Ethics Commission (Commission) is the repository for all submitted and acknowledged forms.

It is important to note that there are **very few instances that a business will not have any interested parties.**

An **interested party** is:

1. a person who has a controlling interest in a business entity with whom a governmental entity or state agency contracts; or
2. an intermediary.

Controlling Interest: An interested party has a controlling interest in the business entity if the interested party meets one or more of the following conditions:

- has an ownership interest or participating interest in a business entity by virtue of units, percentage, shares, stock, or otherwise that exceeds 10 percent;
- is a member of the board of directors or other governing body of a business entity of which the board or other governing body is composed of not more than 10 members; or
- serves as an officer of a business entity that has four or fewer officers, or serves as one of the four officers most highly compensated by a business entity that has more than four officers. Subsection (c) of this section does not apply to an officer of a publicly held business entity or its wholly owned subsidiaries.

No interested parties are needed for publicly traded companies. Those parties are already public knowledge and can be obtained elsewhere.

The selected Respondent will be required to complete Form 1295 prior to contract execution.

CERTIFICATE OF INTERESTED PARTIES**FORM 1295**

Complete Nos. 1 - 4 and 6 if there are interested parties.
Complete Nos. 1, 2, 3, 5, and 6 if there are no interested parties.

OFFICE USE ONLY

1 Name of business entity filing form, and the city, state and country of the business entity's place of business.

2 Name of governmental entity or state agency that is a party to the contract for which the form is being filed.

3 Provide the identification number used by the governmental entity or state agency to track or identify the contract, and provide a description of the services, goods, or other property to be provided under the contract.

4 Name of Interested Party	City, State, Country (place of business)	Nature of Interest (check applicable)	
		Controlling	Intermediary

5 Check only if there is NO interested Party. ☐

6 UNSWORN DECLARATION

My name is _____, and my date of birth is _____.

My address: _____, _____, _____, _____, _____.
(street) (city) (state) (zip code) (country)

I declare under penalty of perjury that the foregoing is true and correct.

Executed in _____ County, State of _____, on the _____ day of _____, 20____.
(month) (year)

Signature of authorized agent of contracting business entity
(Declarant)

ADD ADDITIONAL PAGES AS NECESSARY

THIS FORM MUST BE FILED ELECTRONICALLY ONLY – THIS SAMPLE IS PROVIDED ONLY FOR REFERENCE.