

**TOMBALL INDEPENDENT SCHOOL DISTRICT
RFP-CSP #1004-26 – TOMBALL CREEKSIDE PARK JH AND TOMBALL MEMORIAL HS
ATHLETIC IMPROVEMENTS**

**ISSUED: September 8, 2026
REQUEST FOR COMPETITIVE SEALED PROPOSALS FOR
TOMBALL CREEKSIDE PARK JH AND TOMBALL MEMORIAL HS ATHLETIC
IMPROVEMENTS**

Addendum No. 04

September 30, 2026

Questions and Clarifications to the RFP Document:

1. *Question:* Addressing clarifications to Section X of the RFP
Response: See attached pages 15 and 16.
2. *Question:* Addressing clarifications to Exhibit S of the RFP (Evaluation Criteria)
Response: See attached pages 46 and 47.
3. *Question:* Addressing issuance of the Microsoft Excel file for references.
Response: The Microsoft Excel file for references is attached.

Questions and Clarifications to the Drawings:

1. *Question:* None at this time
Response:

Questions and Clarifications to the Specifications:

1. *Question:* Addressing clarifications to the Specifications
Response: See attached

General Questions and Clarifications:

1. *Question:* Addressing request for a Second site visit to each location
Response: Second visit scheduled for October 8, 2026 at 9 AM beginning at Tomball Memorial High School.
2. *Question:* Addressing copy of the Sign-In sheet from the Pre-Proposal Meeting
Response: See attached.

End of Addendum

contract by the Owner's Board of Trustees. This restriction extends to "thank you" letters, phone calls, emails and any contact that results in the direct or indirect discussion of the RFP and/or submission submitted by Respondent's. Violation of this provision by Respondent or his/her/its agent may lead to disqualification of his submission from consideration.

B. The Owner reserves the right to contact any Respondent for clarification after responses are opened and/or to further negotiate with any Respondent if such is deemed desirable by Owner.

X. EVALUATION

A. 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.

B. 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.

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

D. 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 = ((Your Firm Average Score - Min of all Firms) / (Max of all Firms - Min of all Firms)) * (number of responses * 20%) OR If 5 or more responses = (Your Firm Average Score - Min of all Firms) / (Max of all Firms - 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 County 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 County 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	

XXXI. EXHIBIT S – BID ALTERNATES AND UNIT PRICE FORM

Alternates: If the Owner elects to accept any or all of the Alternates, the undersigned agrees to modify the Base Proposal as stipulated. **Circle Add or Deduct** for each Alternate below.

Creekside Park JH Athletic Improvements:

Alternate NO. 1: Provide a new Storage Shed as specified under section 133419 and as shown in the drawings.

Add/Deduct _____Dollars

(Amount written in words governs)

\$_____(Amount in figures)

Alternate NO. 2: Provide a new Scoreboard as specified under section 116800 and as shown in the drawings (Reference drawings). Include electrical requirements in cost of alternate.

Add/Deduct _____Dollars

(Amount written in words governs)

\$_____(Amount in figures)

Alternate NO. 3: Provide optional adjustment to Base Proposal.

Add/Deduct _____Dollars

(Amount written in words governs)

\$_____(Amount in figures)

Tomball Memorial HS Athletic Improvements:

Alternate NO. 5: Provide one (1) new Storage Shed as specified under section 133419 and as shown in the drawings.

Add/Deduct _____Dollars

(Amount written in words governs)

\$_____(Amount in figures)

Alternate NO. 6: Provide new field turf in the Bull Pen area at Softball/Baseball Fields as specified under section 321813.10 and as shown in the drawings.

Add/Deduct _____Dollars

(Amount written in words governs)

\$_____(Amount in figures)

Submit with Part 2

Company Name:_____

Alternate No. 7: Provide outfield fence padding at baseball and softball outfield

Add/Deduct _____Dollars

(Amount written in words governs)

\$ _____(Amount in figures)

Alternate NO. 8: Provide optional adjustment to Base Proposal.

Add/Deduct _____Dollars

(Amount written in words governs)

\$ _____(Amount in figures)

Tomball Misc Athletic Improvements

Creekside Park Junior High School · Tomball Memorial High School

Tomball Independent School District

Pre-Proposal Meeting

Project No.: RFP-CSP #1004-26

VLK Project No.: 25-0158.00

Tuesday, September 29, 2026 at 10:00 A.M.

Tomball ISD Ancillary Services Building, 1110 Baker Dr., Tomball, TX 77375

RECORD OF ATTENDANCE

[Please Print]

#	Name	Organization	Email	Phone Number	Notifications Go To:	
					Name	Phone Number
1	Gordon Alexander	GT	Estimating@tomballisd.com	936-441-8892	Same	
2	Brandon Watson	Division One Construction	bids@divisiononeconstruction.com	936-688-7330	Brandon Watson	936-688-7330
3	Jack Ellisor	Ellisor Constructors	bids@ellisorinc.com	281-359-5426	Jack Ellisor	281-359-5426
4	Jared Hunt	Symmetry Sports	jared.l@symmetrysports.com	207-919-9900	J	"
5	Tong Heath	HE/Kas	t.heath@hellers.com	281-507-5052	"	"
6	Kirk Brenner	SAFE-T-LEGITIMACY	KEREN@SAFE-T-LEGITIMACY.NET	936-545-5935	"	"
7	George Keen	VibraWind Sports	gkeen2578@gmail.com	806-282-3656	Same	→
8	Christian Garcia	MPS	estimating@MPS-team.com	281-328-2206		

VICTOR PERDUE LAN

#	Name	Organization	Email	Phone Number	Notifications Go To:	
					Name	Phone Number
10	Jamoa Ortiz	VLK	jortiz@vlkarchitects.com	281.726.7613		
11	Shelby Reed	VLK	sreed@vlkarchitects.com	501-908-4806		
12	Ruby Starks	VLK	rstarks@vlkarchitects.com	702 399 0827		
13	Scott Lewis	LAN	scott@LAN-INC.COM	713 249 3006		
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