

REQUEST FOR COMPETITIVE SEALED PROPOSALS JOB ORDER CONTRACTS

Fort Stockton Independent School District seeks competitive sealed proposals for job order contracts for the following work:

General Construction Services – Job Order Contracting Competitive Sealed Proposal # 2026-10-06A For services listed below:

Heating ventilation and air conditioning (HVAC) Equipment and Work

1. RECEIPT AND OPENING OF PROPOSALS

Proposals are due at 12:00 p.m. CST (Noon) on Wednesday, October 21, 2026, in the District's Superintendent's office located at 101 W. Division Street, Fort Stockton, TX 79735, at which time and place proposals will be opened and publicly read aloud.

2. INFORMATION ABOUT JOB ORDER CONTRACTS

As applicable to this solicitation, "job order contracting" is a procurement method used for maintenance, repair, alteration, renovation, remediation, or minor construction of a facility when the work is of a recurring nature but the delivery times, type, and quantities of work required are indefinite.

The law allows the District to award a job order contract for such work if indefinite quantities and orders are awarded substantially on the basis of pre-described and pre-priced tasks. Under law, contractual unit prices for a job order contract may be established by either:

- (1) specifying one or more published construction unit price books and the applicable divisions or line items; or
- (2) providing a list of work items and requiring the offerors to propose one or more coefficients or multipliers to be applied to the price book or pre-priced work items as the price proposal.

For this solicitation, the District will accept proposal using two options:

- Option #1: Vendor Provided Pre-Priced Items and Rates
- Option #2: RS Means Coefficient

For more information, refer to the attached Proposal Form.

The District may award job order contracts under this solicitation to more than one contractor. At the time a specific job order is needed, the District may obtain quotes under awarded job order contracts in order to determine which quote will provide the best value to the District.

The District may engage an architect or engineer to design and/or provide construction administration of any job order.

3. SELECTION CRITERIA AND RELATIVE WEIGHTS

Proposals shall be evaluated based upon the following. Proposers should include information about their business that addresses each of the items below.

CRITERIA

AVAILABLE POINTS

1.	Price;	0 – 30 points
2.	Reputation of proposer and proposer's goods or services;	0 – 30 points
3.	Technical competence;	0 – 20 points
4.	Safety record;	0 – 10 points
5.	The proposer's past relationship with the district;	0 – 10 points
6.	The total long-term cost to the district to acquire the proposer's goods or services;	0 – 5 points
7.	Proposer's experience in the JOC Method;	0 – 25 points
8.	Proposed personnel and methodology;	0 – 20 points

The District will evaluate the information submitted by the offerors on the basis of the selection criteria stated and the results of any interview.

4. MAXIMUM AGGREGATE CONTRACT PRICE: \$1,000,000.00

5. PAYMENT AND PERFORMANCE BONDS

The Texas Government Code requires a Performance Bond for any contract that is in excess of \$100,000.00 and a Payment Bond for any contract that is in excess of \$25,000.00. If required by law, based on the amount or estimated amount of any order under an awarded Job Order contract, the contractor shall obtain and provide to the District payment and performance bonds meeting all legal requirements.

6. PREVAILING WAGE RATE

The prevailing wage rate for this project is the rate attached hereto as **Exhibit A-1**. The proposer who is awarded a contract by a public body or a subcontractor of the proposer shall pay not less than the rates set forth in **Exhibit A-1** to a worker employed by it in the execution of the contract.

7. NON-DISCRIMINATION

The selected proposer must ensure that employees and applicants for employment are not discriminated against because of their race, color, religion, sex, marital status, handicap, or national origin.

8. RIGHT TO REJECT SUBMISSIONS AND TO WAIVE PROPOSAL REQUIREMENTS

The District reserves the right to reject any and all proposals, to waive irregularities, formalities, to require financial statements and references, and to accept the proposal that will provide the best value to the District. The District will rank and evaluate the proposal not later than 45 days after the date on which the proposals are opened. Proposals may be held by the District for up to ninety (90) calendar days from the date of the opening of proposals.

9. TAX EXEMPT STATUS TAXES

The District is exempt from state sales tax. Taxes must not be included in the bid. Tax exemption certificates will be executed by the District and furnished upon request.

10. STANDARD TERMS AND CONDITIONS

By submitting a response to this Request for Competitive Sealed Proposals the proposer agrees that upon submission of the proposal to the District that the proposer has considered and accepts the terms of the Contract Documents included in this Request for Competitive Sealed Proposals.

By submitting a proposal, each proposer agrees to waive any claim it has or may have against Fort Stockton ISD and its employees, officers, consultants and their respective employees and officers, arising out of or in connection with the administration evaluation, or recommendation of any proposal; waiver of any requirements under the Solicitation Documents; acceptance or rejection of any bids; and award of the Contract.

11. INSURANCE REQUIREMENTS

The respondent will have to protect , defend, save harmless, and indemnify the owner, its employees, agents and the public from any claims, demands, and/or expenses on account of any injury and/or damage, alleged or real, to persons and/or property arising out of the direct or indirect performance of the services requested in this solicitation.

The respondent will be fully liable to provide and maintain in force during the life of any Contract arising from this solicitation, such insurance as General Comprehensive Liability Insurance, Comprehensive Auto Liability Insurance, Workers' Compensation Insurance, and Errors and Omissions Insurance and Professional Liability insurance. Such policies shall be issued by companies authorized to do business in the State of Texas and shall contain as a minimum, the following provisions, coverage, and policy limits with limits no less than those stated hereinafter or required by law.

12. DOCUMENTS TO BE SUBMITTED

1. Signed Competitive Sealed Proposal Form (Attachment 1)
2. Pricing Information if utilizing Pricing Option #1 (see Attachment 1)
3. Business Information as specified in Section 3 of CSP Form
4. Felony Conviction Notification (Attachment 2)
5. Non-Collusion Statement (Attachment 3)