

NAVARRO INDEPENDENT SCHOOL DISTRICT

Subject: **Consider and take possible action to approve the ranking of Construction Managers at Risk (CMARs) for the 2026 Bond Junior High Expansion Project, including the possible delegation of authority to Superintendent/designee to negotiate and execute a contract.**

Date: October 26, 2026

Administrator Responsible/Position: Mandy Epley, Superintendent of Schools

A. Purpose of Agenda Item:

☐ Information Only ☒ Action Needed ☐ Receive Input

B. Authority for This Action:

☒ Local Policy ☒ Law or Rule ☐ N/A

C. Priority, Goal, or Need Addressed:

☒ Strategic Plan ☒ District/Campus Improvement Plan ☐ Other

Priorities

- ☐ **Priority 1:** Recruiting, Hiring, Coaching, and Retaining High Quality Teachers and Staff to Support Student Outcomes.
- ☐ **Priority 2:** Maximizing Academic Performance.
- ☐ **Priority 3:** Maximizing Co-Curricular and Extra-Curricular Opportunities, Performance, and Engagement.
- ☒ **Priority 4:** Planning, Preparing, and Maintaining Facilities and Environments for Learning.
- ☐ **Priority 5:** Obtaining and Maintaining Top Rated District Recognition

Board Goals for 2023-2028

- ☐ **Goal 1*:** The percent of 3rd grade students that score meets grade level or above on STAAR Reading will increase from 49% to 60% by June 2024, 65% for 2024-2025, 70% for 2025-2026, 75% for 2026-2027, 80% for 2027-2028. **(HB3 Required Goal)**
- ☐ **Goal 2*:** Increased overall student performance in mathematics to 85% Meets Standard by 2028. The percent of 3rd grade students that score meets grade level or above on STAAR Math will increase from 53% to 65% by June 2024, 70% for 2024-2025, 75% for 2025-2026, 80% for 2026-2027, 85% for 2027-2028. **(HB3 Required Goal)**
- ☐ **Goal 3*:** The percentage of graduates that meet the criteria for CCMR will increase from 72% to 88% by August 2024 and increase to 95% by 2028. **(HB3 Required Goal)**

D.

Summary: **RFP 27-001 for Construction Manager At Risk (CMAR) for the Junior High Expansion Project was issued and is to be selected in a one step process.**

Background Information: This RFP closed on October 15th. Proposals were received from 12 (twelve) firms.

- **Butler-Cohen Design + Build**
- **Bartlett Cocke General Contractors**
- **Cadence McShane Construction Company**
- **Core Construction**
- **Guido Construction**
- **Joeris General Contractors**
- **Kencon Constructors/Construction Managers**
- **Lott Brothers Construction Company**
- **Marksmen General Contractors**
- **Nunnelly General Contractor**
- **The Koehler Company**
- **Rogers-O'Brien Construction Company**

These firms were evaluated by staff from the district and AGCM on the following criteria:

- **Qualifications, experience and reputation of the firm, past relationship with the District**
- **project organization and key personnel**
- **Safety record**
- **Financial capability / Size & scope**
- **Interview**

Based upon this analysis the committee ranked proposals from 1 - 12.

E. Comments Received:

☒ LT

☐ DEIC

☐ Other

All agenda items are reviewed by the Superintendent's Leadership Team.

F.

Administrative Recommendation:

The Board approve the rankings of firms and authorize the Superintendent to negotiate with the top ranked CMAR firm for this project and go on the the next ranked until an agreeable contract can be reached and further authorize the Superintendent to execute such contract for a fair and reasonable price in a form approved by legal counsel.

G. Fiscal Impact and Cost:

☐ Budget

Amount: N/A

☒ Bond

☐ Grant/Special
Funds

☐ Other

H. Exhibits: _____

I.

Action:

“I move to approve/disapprove/postpone that the Board approve the recommendation from Administration for the top- ranked Construction Managers at

Risk (CMARs) for the Junior High Expansion Project and further authorize the Superintendent to negotiate with the top ranked CMAR for the project and go on to the next ranked until an agreeable contract can be reached and further authorize the Superintendent to execute such contract for a fair and reasonable price in a form approved by legal counsel.”

Motion by: _____ second by: _____

FOR: J. Frederick, D. Gilliam, L. Gosch, D. Reinhard, M. Sartain, C. Scheib, B. Stephenson
AGAINST: J. Frederick, D. Gilliam, L. Gosch, D. Reinhard, M. Sartain, C. Scheib, B. Stephenson
ABSTAIN: J. Frederick, D. Gilliam, L. Gosch, D. Reinhard, M. Sartain, C. Scheib, B. Stephenson

MOTION CARRIED/DENIED/POSTPONED