

Board of Trustees,

As a result of the 2025 Bond Election and pursuant to the provisions of Texas Government Code Chapter 2269, Subchapter F, the District issued a Request for Qualifications (RFQ) to select, via the two-step process, a Construction Manager-at-Risk ("CMAR") firm for the Bid Package #01 Projects with the following schedule of events. *Bid Package #01 includes the following projects: Central Administration and Professional Development, Katherine Johnson Technology Magnet Academy, McCowan Middle School, and Ruby Young Elementary School in conjunction with the 2025 Bond Program.*

EVENT	DATE
First Advertisement	March 24, 2026
Second Advertisement	March 30, 2026
Pre-Proposal Conference	April 1, 2026
Deadline for Questions	April 7, 2026
Deadline to Receive Proposals	April 22, 2026
Issue Step 2 to Short List	May 8, 2026
Receive Step 2	May 19, 2026

On April 22, 2026, the District received Nine (9) Statements of Qualifications from the following Firms:

- CGC General Contractors
- CMC Development & Construction Corp., LLC
- HORUS Construction of TX, Inc.
- McCownGordon Construction, LLC
- Morales Construction Services
- Gilbert May, Inc. dba Phillips/May Corp.
- Post L Group, LLC
- SCI Construction, Ltd.
- Tegrity Contractors

Step I– The Evaluation Committee evaluated and ranked each Statement of Qualifications submitted in relation to the selection criteria set forth in the RFQ. The top three (3) firms were selected to move on to the Step II process.

- HORUS Construction of TX, Inc.
- McCownGordon Construction, LLC
- SCI Construction, Ltd.

Step II– The second step consisted of a Request for Competitive Sealed Proposal ("CSP") process where the top three (3) firms from Step I were invited to a presentation and requested to provide a base fee, general conditions, and pre-construction fee proposal ("Proposals"). As a result of the presentation and specific project evaluation criteria, including but not limited to the project-specific qualifications and total fees as determined to provide the "best value" to the District and ranked as follows:



1. McCownGordon Construction, LLC
2. HORUS Construction of TX, Inc.
3. SCI Construction, Ltd.

In accordance with Texas Government Code §2269.155, should the first ranked contractor fail or otherwise decline to enter into a contract, the District shall formally end negotiations and proceed into negotiations with the next contractor as ranked until an agreement is reached or contract rebid.

Thank you for your consideration.

DeSoto ISD 2025 Bond Program
Construction Manager At Risk
Committee Total
Bid #26-017 Bid Package #01

Construction Evaluation Committee			Maximum Available Points per Category	CGC General Contractors	CMC Development & Construction Corporation LLC	HORUS Construction of TX, Inc.	McCownGordon Construction, LLC	Morales Construction Services	Phillips/May Corporation (Gilbert May)	Post L Group, LLC	SCI Construction, Ltd.	Tegrity Contractors, Inc.
References			5	2.90	0.00	2.00	3.80	4.90	1.70	3.70	5.00	4.55
Average Score for Evaluators A, B, C, D	2	Introduction & Firm Profile (Tab 1 and Tab 2)	5	3.80	3.80	4.00	4.80	4.00	4.00	3.80	4.20	3.80
	3	Qualifications for K-12 CMAR Projects (Tab 3)	15	11.20	11.60	13.00	13.80	11.20	12.20	11.80	12.40	11.80
	4	Relevant Experience (Tab 4)	10	8.40	7.40	8.40	9.40	7.80	8.00	8.00	8.40	7.80
	5	Method of Approach (Tab 5)	15	12.60	11.60	12.60	13.40	11.60	12.00	11.40	12.20	11.60
	6	Method of Approach - Schedule (Tab 5)	10	7.80	7.00	7.60	8.40	7.20	7.80	7.40	7.80	6.80
	7	Method of Approach - Safety (Tab 5)	5	4.20	4.00	4.20	4.40	4.00	3.80	4.00	4.40	4.00
	8	Pre-Construction Services (Tab 6)	15	12.00	11.60	12.60	13.60	11.80	12.40	12.00	12.60	12.00
	9	Construction Services (Tab 7)	10	8.40	8.00	8.80	9.40	8.20	8.60	8.00	8.40	8.40
	10	QA/QC and Best Practices (Tab 8)	4	3.40	3.00	3.60	3.60	3.00	3.20	3.00	3.40	3.20
	11	Budget and Cost Control (Tab 9)	3	2.60	2.60	3.00	3.00	2.60	2.80	2.60	2.60	2.80
	12	Responsiveness	3	2.60	2.60	2.80	2.40	2.40	2.40	2.40	2.80	2.80
Total Scores (Out of 100 Possible Points)			100	79.90	73.20	82.60	90.00	78.70	78.90	78.10	84.20	79.55
Rank				4	9	3	✓ 1	7	6	8	2	5
Difference from Highest Total Score				10.10	16.80	7.40	0.00	11.30	11.10	11.90	5.80	10.45
Difference from next higher score				2.70	4.90	1.60	0.00	0.20	0.65	0.60	5.80	0.35

DeSoto ISD 2025 Bond Program

Construction Manager At Risk
Pricing Worksheet
Bid #26-017 Bid Package #01

Lowest Bid/Evaluated Bid * Pricing Max Points.

Max Points: 20

Responder	Col A	Col B		Col C			Total Points	Rank
	Pre-Construct Cost	Pre-Construction Points	CMAR Fee Percentage (Average)	CMAR Fee Points	General Conditions Percentage	General Conditions Points (Average)		
HORUS Construction of TX, Inc.	\$ 4,000.00	4.00	3.75%	6.19	5.00%	5.28	15.47	2
McCownGordon Construction, LLC	\$ 24,000.00	0.67	2.90%	8.00	3.30%	8.00	16.67	✓ 1
SCI Construction, Ltd.	\$ 8,109.00	1.97	5.00%	4.64	6.96%	3.79	10.41	3

Maximum Points: 4 8 8 Total: 20

Construction Manager At Risk
Overall Total
Bid #26-017 Bid Package #01

Construction Evaluation Committee			Maximum Available Points per Category	HORUS Construction of TX, Inc.	McCownGordon Construction, LLC	SCI Construction, Ltd.		
STEP ONE SCORES			100	82.60	90.00	84.20		
STEP ONE RANK				3	1	2		
STEP TWO								
PRICING			20	15.47	16.67	10.41		
		PRESENTATION AVERAGE SCORE	30	21.20	28.60	23.80		
STEP TWO SCORES			50	36.67	45.27	34.21		
STEP TWO RANK				2	1	3		
STEP ONE & TWO CONSOLIDATION								
STEP ONE SCORES			100	82.60	90.00	84.20		
STEP TWO SCORES			50	36.67	45.27	34.21		
GRAND TOTAL SCORES			150	119.27	135.27	118.41		
FINAL RANK				2	1	3		
Difference from Highest Total Score				16.00	0.00	16.86		
Difference from next higher score				16.00	0.00	0.86		