

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 #02 Projects with the following schedule of events. *Bid Package #02 includes the following projects: DeSoto High School, DeSoto High School Success Center, and DeSoto High School Stadium in conjunction with the 2025 Bond Program.*

EVENT	DATE
First Advertisement	March 24, 2026
Second Advertisement	March 30, 2026
Pre-Proposal Conference	April 2, 2026
Deadline for Questions	April 7, 2026
Deadline to Receive Proposals	April 22, 2026
Issue Step 2 to Short List	May 9, 2026
Receive Step 2	May 19, 2026

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

- BOWA Construction/EJ Smith Construction JV
- HORUS Construction of TX, Inc.
- Cadence McShane Construction Company
- McCownGordon Construction, LLC
- Gilbert May, Inc. dba Phillips/May Corp.
- SCI Construction, Ltd.
- Satterfield & Pontikes Construction
- SEDALCO, Inc.
- 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 four (4) firms were selected to move on to the Step II process.

- Cadence McShane Construction Company
- McCownGordon Costruction, LLC
- Satterfield & Pontikes Construction Company LLC
- SEDALCO, Inc.

Step II – The second step consisted of a Request for Competitive Sealed Proposal ("CSP") process where the top four (4) 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. SEDALCO, Inc.
3. Satterfield & Pontikes
4. Cadence McShane Construction Company, LLC

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 #26-018 Bid Package #02

Construction Evaluation Committee			Maximum Available Points per Category	BOWA Construction/EJ Smith Construction Joint Venture	HORUS Construction of TX, Inc	Cadence McShane Construction Company LLC	McCownGordon Construction, LLC	Phillips/May Corporation (Gilbert May)	SCI Construction, Ltd.	Satterfield & Pontikes Construction, Inc	SEDALCO, Inc.	Tegrity Constructors, Inc
References			5	3.60	2.00	2.78	2.00	1.70	5.00	3.65	5.00	4.55
Average Score for Evaluators A, B, C, D	2	Introduction & Firm Profile (Tab 1 and Tab 2)	5	4.00	4.00	4.60	4.80	4.60	3.80	4.20	4.80	3.80
	3	Qualifications for K-12 CMAR Projects (Tab 3)	15	13.20	12.60	12.80	14.00	13.40	12.20	13.20	13.60	12.00
	4	Relevant Experience (Tab 4)	10	8.60	7.60	8.60	9.40	8.40	8.40	9.40	9.20	8.00
	5	Method of Approach (Tab 5)	15	12.00	12.00	12.80	13.40	12.20	12.40	13.20	13.00	11.60
	6	Method of Approach - Schedule (Tab 5)	10	7.60	7.60	8.40	8.40	8.20	7.80	8.80	8.80	6.80
	7	Method of Approach - Safety (Tab 5)	5	3.80	4.20	4.20	4.60	4.20	4.20	4.40	4.60	4.20
	8	Pre-Construction Services (Tab 6)	15	12.80	12.40	13.00	13.60	12.80	12.60	13.00	13.00	11.60
	9	Construction Services (Tab 7)	10	8.60	8.40	8.60	9.20	8.20	8.20	9.20	8.60	8.20
	10	QA/QC and Best Practices (Tab 8)	4	3.60	3.60	3.60	3.60	3.60	3.40	3.60	3.60	3.20
	11	Budget and Cost Control (Tab 9)	3	2.60	2.80	2.80	2.80	2.80	2.60	2.80	2.80	2.40
	12	Responsiveness	3	2.80	2.80	2.80	2.80	2.80	2.60	2.80	2.80	2.40
	Total Scores (Out of 100 Possible Points)			100	83.20	80.00	84.98	88.60	82.90	83.20	88.25	89.80
Rank				6	8	4	2	7	5	3	✓ 1	9
Difference from Highest Total Score				6.60	9.80	4.82	1.20	6.90	6.60	1.55	0.00	11.05
Difference from next higher score				0.00	2.90	3.27	1.20	0.30	1.78	0.35	0.00	1.25

DeSoto ISD 2025 Bond Program

Construction Manager At Risk
Pricing Worksheet
Bid #26-018 Bid Package #02

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	CMAR Fee Points	General Conditions Percentage	General Conditions Points		
Cadence McShane Construction Company LLC	\$ 12,500.00	0.00	3.50%	4.57	5.54%	2.63	7.20	4
McCownGordon Construction, LLC	\$ 40,000.00	0.00	2.00%	8.00	1.82%	8.00	16.00	✓ 1
Satterfield & Pontikes Construction, Inc	\$ -	4.00	3.25%	4.92	4.11%	3.54	12.47	2
SEDALCO, Inc.	12,500.00	0.00	3.95%	4.05	3.89%	3.74	7.79	3

Maximum Points: 4 8 8 Total: 20

Construction Manager At Risk
Overall Total
Bid #26-018 Bid Package #02

Construction Evaluation Committee			Maximum Available Points per Category	Cadence McShane Construction Company LLC	McCownGordon Construction, LLC	Satterfield & Pontikes Construction, Inc	SEDALCO, Inc.
STEP ONE SCORES			100	84.98	88.60	88.25	89.80
STEP ONE RANK				4	2	3	1
STEP TWO							
PRICING			20	7.20	16.00	12.47	7.79
Respondant Presentation							
		PRESENTATION AVERAGE SCORE	30	20.20	28.80	20.60	25.00
		STEP TWO SCORES	50	27.40	44.80	33.07	32.79
		STEP TWO RANK		4	1	2	3
STEP ONE & TWO CONSOLIDATION							
		STEP ONE SCORES	100	84.98	88.60	88.25	89.80
		STEP TWO SCORES	50	27.40	44.80	33.07	32.79
		GRAND TOTAL SCORES	150	112.38	133.40	121.32	122.59
		FINAL RANK		4	1	3	2
		Difference from Highest Total Score		21.02	0.00	12.08	10.81
		Difference from next higher score		8.94	0.00	1.28	10.81