

October 3, 2025

Joey Light, Superintendent of Schools
Wylie Independent School District (Abilene)
6251 Buffalo Gap Rd,
Abilene, TX 79606

**Re: Wylie ISD (Abilene) – Intermediate School Addition
Recommendation to Award**

Mr. Joey Light,

The Wylie Independent School District (Abilene) received competitive sealed proposals for the Wylie ISD (Abilene) – Intermediate School Addition project on Tuesday, September 16, 2025. A copy of the proposal tabulation is attached for your reference.

The attached document(s) indicate the fees, contingencies, budgets, professional fees, amounts recommended for award, etc. for the project.

Gallagher Construction Services recommends that the Owner award all items as indicated on the attached documents contingent upon the contractor selection process and the Owner receiving the required insurance and bonds from each selected contractor. If the awarded contractor does not provide the required documents, award will be made to the respondent with the next highest evaluation.

Award of contracts will be made to the respondent offering the best value to Wylie Independent School District (Abilene) based on evaluation of the proposals received using the following selection criteria as set forth in the bid documents:

1. Purchase price
2. Ability of Vendor to provide adequate manpower & resources to complete the Project(s) on schedule
3. Reputation of the Vendor
4. Quality of Vendor's work
5. Extent of Vendor's services to meet the needs of the Owner
6. Vendor's past relationship with the Owner and/or Construction Manager
7. Vendor's designation as a historically underutilized business
8. Total long-term cost to the Owner
9. Other criteria:
 - A. Has the Respondent constructed projects of similar size, type and complexity?
 - B. Are Respondent's personnel experienced in similar projects?
 - C. Does the Respondent stay on schedule?
 - D. Does the Respondent work well with the Owner on change orders?
 - E. Does the Respondent timely complete warranty work?

DIFFERENT FROM THE GROUND UP



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We have reviewed all proposals submitted in categories where only one proposal was received and have found the proposed amounts to be within an acceptable range for the scope of work in each respective work category.

Gallagher Construction Services is honored for the continued opportunity to work with Wylie Independent School District (Abilene) and Cadco Architects. We look forward to the successful completion of this project.

Sincerely,

GALLAGHER CONSTRUCTION SERVICES

Jeff Fisher, President

cc:

Richard Rogers - Cadco Architects

Shawnda Rixey - Cadco Architects

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Wylie ISD (Abilene)
EAST Intermediate School Addition
Total Sheet
Tuesday, September 16, 2025



CSP #	SCOPE	CONTRACTOR	TOTAL
01-B	Final Building Cleaning	Member's Building Maintenance, LLC	\$ 32,361
02-A	Demolition	Precision Demolition	\$ 82,677
03-B	Concrete	Solid Foundations Concrete LLC	\$ 1,063,368
04-A	Masonry	JII Lonestar Industries	\$ 1,123,800
05-A	Structural Steel & Erection	C & F Steel	\$ 877,343
06-A	Millwork	Abilene Millwork	\$ 325,129
07-A	Roofing and Sheetmetal	RE-BID	\$ 1,000,000
08-A	Frames, Doors & Hardware	Tex-Oma Builders Supply	\$ 173,133
08-B	Glass and Glazing	Abilene Glass & Mirror	\$ 119,500
09-A	Drywall and Acoustical	Alvarez Drywall & Acoustics Inc	\$ 656,877
09-C	Tiling	San Antonio Tile Inc	\$ 40,505
09-D	Floor Coverings	Callaways Carpet	\$ 227,331
09-E	Painting and Wall Covering	Dean Hagler Ltd	\$ 219,900
09-H	Athletic Flooring Systems	Vector Concepts	\$ 74,266
10-A	Building Specialties	Spectrum Resource Group, Ltd	\$ 77,642
10-G	Identification Devices	Fusion LED Inc. dba Sign-Express	\$ 18,359
10-I	Aluminum Walkway Covers and Canopies	Canopy Solutions, LLC	\$ 81,124
11-E	Athletic Equipment	Goat Athletics	\$ 57,877
12-B	Telescoping Bleachers	RFS Sports	\$ 38,051
21-A	Fire Sprinkler System	Automatic Fire Protection	\$ 122,590
22-A	Plumbing	Batjer & Associates	\$ 572,950
23-A	HVAC	Batjer & Associates	\$ 1,394,840
26-A	Electrical	Buffalo Gap I & E	\$ 2,706,548
27-A	Voice and Data Cabling	Allowance	\$ 281,125
27-B	Audio Visual Systems	Allowance	\$ 281,000
27-C	Communication Systems	Allowance	\$ 100,000
28-A	Fire Alarm	Allowance	\$ 73,000
28-B	Security - Access Control Systems	Allowance	\$ 84,000
31-A	Excavation	Solid Earth Construction, Inc.	\$ 712,959
31-E	Termite Control	Texoma Pest Management	\$ 3,000
33-A	Site Utilities	Batjer & Associates	\$ 6,930
COST OF WORK			
1100	Survey and Layout	Estimate	\$ 7,500
1110	Subsurface Investigation - Utility Locate	Estimate	\$ 7,500
1200	Temporary Crane Mats/Access	Estimate	\$ 30,000
1210	Temporary Construction Access Road	Estimate	\$ 15,000
1220	Laydown Yard and Temp Access	Estimate	\$ 30,000
1300	Temporary Fencing	Estimate	\$ 40,000
1310	Temporary Toilets	Estimate	\$ 50,000
1320	Temporary Power and Water	Estimate	\$ 120,000
1330	Storage Trailers	Estimate	\$ 20,000
	Job/Project Trailer	Estimate	\$ -
1340	Waste Removal Services	Estimate	\$ 75,000
1350	Temporary Protection Provisions	Estimate	\$ 30,000
1360	Flooring Protection	Estimate	\$ 30,000
1370	Clean Up Equipment	Estimate	\$ 20,000
1380	Grading Equipment	Estimate	\$ 15,000

1390	General Cleanup	Estimate	\$	50,000
1400	SWPPP Book/Inspections/Repairs	Estimate	\$	40,000
1410	Moisture Testing	Estimate	\$	20,000
1500	Mailing/Shipping Provisions/Printing	Estimate	\$	4,000
1510	Printing	Estimate	\$	4,000
1600	Builders Risk Insurance	Estimate	\$	39,605
1710	Contractor Commitment Contingency	Estimate	\$	500,000
1710	Construction Contingency	Estimate	\$	1,500,000
CONSTRUCTION COSTS SUB-TOTAL			\$	15,275,790
1800	Constr Mgmt Fee and General Requirements	Gallagher	\$	1,069,305
CONSTRUCTION COSTS TOTAL			\$	16,345,095
FEES AND OWNER'S DIRECT EXPENSES				
2100	Architectural/Engineering Fees	Estimate	\$	1,021,568
2180	Furniture Service	Estimate	\$	50,000
2200	Geotechnical Reports	Estimate	\$	15,000
2210	Material Testing and Inspection	Estimate	\$	40,000
2300	HVAC Test & Balance	Palmetto Air Balance	\$	38,150
2310	MEP Commissioning	Palmetto Air Balance	\$	27,945
2400	Building Permit/Plan Review/Inspections	Estimate	\$	44,871
2410	TAS Reviews and Inspections	Estimate	\$	3,500
2420	Energy Inspections	Estimate	\$	3,500
2450	Jobsite Security/Surveillance	Estimate	\$	8,000
FEES AND OWNER'S DIRECT EXPENSES TOTAL			\$	1,252,534
FURNITURE, FIXTURES, & EQUIPMENT (FF&E)				
3100	Furniture, Fixtures, and Equipment	Estimate	\$	1,000,000
FURNITURE, FIXTURES, & EQUIPMENT (FF&E) TOTAL			\$	1,000,000
MISCELLANEOUS CONTINGENCIES				
4100	Owner Move-In	Estimate	\$	70,000
4200	Moisture Floor Prep Allowance	Estimate	\$	40,000
4210	Gas/Electric Utility Allowance	Estimate	\$	150,000
42XX	Drainage (Flume/Retaining Wall) Allowance	Estimate	\$	100,000
42XX	Renovation Allowance	Estimate	\$	100,000
42XX	Electrical Schedule Allowance	Estimate	\$	150,000
4220	Technology Allowance	Estimate	\$	200,000
4260	Storm Shelter Certification	Estimate	\$	20,000
4265	Storm Shelter Coordination	Estimate	\$	75,000
4300	Owner Contingency	Estimate	\$	500,000
MISCELLANEOUS CONTINGENCIES TOTAL			\$	1,405,000
TOTAL PROJECT COST			\$	20,002,629
			BUDGET	\$ 22,000,000
			OVER / UNDER	\$ (1,997,371)

SCOPE ADJUSTMENTS TO CONTRACTS

SA #1	400' Temporary Drainage with Catch Basins (4)		\$	59,346
SCOPE ADJUSTMENTS TO CONTRACTS TOTAL			\$	59,346
TOTAL COST W/ SCOPE ADJUSTMENTS TO CONTRACTS			\$	20,061,975
			BUDGET	\$ 22,000,000
			OVER / UNDER	\$ (1,938,025)

ALTERNATES		ADD/DEDUCT \$	ACCEPTED
ALT # 1	Expedite Switchboard "HD4A" <i>(INCLUDED - No Cost)</i>	\$ -	
ALTERNATES TOTAL			\$ -
TOTAL COST W/ ALTERNATES			\$ 20,061,975
		BUDGET	\$ 22,000,000
		OVER / UNDER	\$ (1,938,025)

VALUE ENGINEERING (VE)		ADD/DEDUCT \$	ACCEPTED
VE # 1	48hr Workweek in lieu of 60hr	\$ (171,173.00)	\$ (171,173)
VE # 2	Use MC Cable in walls & EMT Homeruns	\$ (17,117.00)	
VALUE ENGINEERING TOTAL			\$ (171,173)
TOTAL COST W/ ACCEPTED VALUE ENGINEERING & ALTERNATES			\$ 19,890,802
		BUDGET	\$ 22,000,000
		OVER / UNDER	\$ (2,109,198)

Project: Wylie ISD - East Intermediate Addition
Bid Date: Tuesday September 16, 2025

CSP 01-B	FINAL BUILDING CLEANING	1	2	Total Proposal Amount	COMBINATION PROPOSAL	Alt #1 Expedite Delivery of Specified Distribution Switchboard "HD4A"
	Integrity Facility Solutions	X		\$ 10,798		
	Member's Building Maintenance, LLC			\$ 32,361		
CSP 02-A	DEMOLITION	1	2	Total Proposal Amount	COMBINATION PROPOSAL	Alt #1 Expedite Delivery of Specified Distribution Switchboard "HD4A"
	AML Environmental, LP	X	X	\$ 23,800		
	Precision Demolition, LLC	X	X	\$ 82,677		
CSP 03-B	CONCRETE	1	2	Total Proposal Amount	COMBINATION PROPOSAL	Alt #1 Expedite Delivery of Specified Distribution Switchboard "HD4A"
	Southern ICF Installation, LLC			\$ 337,777		
	Solid Foundations Concrete, LLC	X	X	\$ 1,063,368		
	Robert Kent Construction, Inc.			\$ 1,227,700		
03b, 31e	Ribble Concrete & Land Construction, LLC	X	X	\$ 1,387,500	\$ 1,400,000	
	SRM Concrete			see proposal		

CSP 04-A	MASONRY	1	2	Total Proposal Amount	COMBINATION PROPOSAL	Alt #1 Expedite Delivery of Specified Distribution Switchboard "HD4A"
	JII Lonestar Industries, LLC	x		\$ 1,123,800		
	MidTex Masonry LLC dba Wilks Masonry	x	x	\$ 1,402,000		
CSP 05-A	STRUCTURAL STEEL & ERECTION	1	2	Total Proposal Amount	COMBINATION PROPOSAL	Alt #1 Expedite Delivery of Specified Distribution Switchboard "HD4A"
	C&F Steel	x	x	\$ 877,343		
	Beco Metal Works	x		\$ 1,166,056		
	ISM Industries			\$ 1,244,139		
	Alamo Structural Steel, LLC	x	x	\$ 1,779,300		
	Plyer Fabrication	x	x	\$ 1,889,890		
CSP 06-A	MILLWORK	1	2	Total Proposal Amount	COMBINATION PROPOSAL	Alt #1 Expedite Delivery of Specified Distribution Switchboard "HD4A"
	Abilene Millwork	x	x	\$ 325,129		
	Lakewood Cabinetry, Inc.	x	x	\$ 435,876		
Glass & Glazinbg	Metroplex Fabrication & Erection, LLP	x	x	\$ 1,169,366		

CSP 07-A	ROOFING AND SHEET METAL	1	2	Total Proposal Amount	COMBINATION PROPOSAL	Alt #1 Expedite Delivery of Specified Distribution Switchboard "HD4A"
	Premiere Roofing	x		\$ 520,000		
	CS Advantage USAA Inc.	x		\$ 600,000		
	Mcalister Group			\$ 600,759		
CSP 08-A	FRAMES, DOORS & HARDWARE	1	2	Total Proposal Amount	COMBINATION PROPOSAL	Alt #1 Expedite Delivery of Specified Distribution Switchboard "HD4A"
	Tex-Oma Builders Supply Co.	x	x	\$ 173,133		
CSP 08-B	GLASS AND GLAZING	1	2	Total Proposal Amount	COMBINATION PROPOSAL	Alt #1 Expedite Delivery of Specified Distribution Switchboard "HD4A"
	Abilene Glass & Mirror	x	x	\$ 119,500		
	Binswanger Glass	x	x	\$ 158,710		

CSP 09-A	DRYWALL & ACOUSTICAL	1	2	Total Proposal Amount	COMBINATION PROPOSAL	Alt #1 Expedite Delivery of Specified Distribution Switchboard "HD4A"
	SouthTech Construction			\$ 654,160		
	Alvarez Drywall & Acoustics, Inc.	X	X	\$ 656,877		
	RHS Construction Services, LLC	X		\$ 805,962		
	Southwest Drywall LLC	X		\$ 974,275		
	Morris Drywall Systems, Inc.	X	X	\$ 1,020,000		
CSP 09-C	TILING	1	2	Total Proposal Amount	COMBINATION PROPOSAL	Alt #1 Expedite Delivery of Specified Distribution Switchboard "HD4A"
09c, 09d	San Antonio Tile, Inc.	x	x	\$ 40,505		
09c, 09d	Palmer Interiors, LLC	X	X	\$ 48,471	\$ 250,231	
09c, 09d	Callaways Carpet, Inc.	X	X	\$ 60,300	\$ 287,631	
09c, 09d, 09h	Vector Concepts, Inc.	X	X	\$ 66,938	\$ 381,591	
CSP 09-D	FLOOR COVERINGS	1	2	Total Proposal Amount	COMBINATION PROPOSAL	Alt #1 Expedite Delivery of Specified Distribution Switchboard "HD4A"
09c, 09d	Palmer Interiors, LLC	X	X	\$ 206,662	\$ 250,231	
09c, 09d	San Antonio Tile, Inc.	x	x	\$ 220,939		
	Viva Flooring LLC	x	x	\$ 222,874		
09c, 09d	Callaways Carpet, Inc.	X	X	\$ 227,331	\$ 287,631	
09c, 09d, 09h	Vector Concepts, Inc.	X	X	\$ 244,886	\$ 381,591	

CSP 09-E	PAINTING & WALLCOVERING	1	2	Total Proposal Amount	COMBINATION PROPOSAL	Alt #1 Expedite Delivery of Specified Distribution Switchboard "HD4A"
	Dean Hagler, Ltd.	x	x	\$ 219,900		
	Dallas Pro Painting & Drywall, LLC			\$ 228,328		
	Shahan & Son, LTD	x	x	\$ 242,590		
CSP 09-H	RESILIENT ATHLETIC FLOORING	1	2	Total Proposal Amount	COMBINATION PROPOSAL	Alt #1 Expedite Delivery of Specified Distribution Switchboard "HD4A"
	Ponder Company, Inc.			\$ 70,361		
09c, 09d, 09h	Vector Concepts, Inc.	x	x	\$ 74,266	\$ 381,591	
	Z Floor Co., Ltd.	x	x	\$ 77,933		
	Comm Fit Holdings LLC			\$ 81,119		
09h,12b	RFS Sports	x	x	\$ 82,383		
	Dynamic Sports Construction, Inc.	x	x	\$ 82,451		
CSP 10-A	BUILDING SPECIALTIES	1	2	Total Proposal Amount	COMBINATION PROPOSAL	Alt #1 Expedite Delivery of Specified Distribution Switchboard "HD4A"
	D10 Specialties			\$ 60,025		
	Rocky Duron			\$ 64,500		
	Spectrum Resource	x	x	\$ 77,642		

CSP 10-G	IDENTIFICATION DEVICES	1	2	Total Proposal Amount	COMBINATION PROPOSAL	Alt #1 Expedite Delivery of Specified Distribution Switchboard "HD4A"
	Fusion LED Inc. dba Sign Express	x		\$ 18,359		
	Casteel Sign			\$ 21,518		
CSP 10-I	ALUMINUM WALKWAY COVERS & CANOPIES	1	2	Total Proposal Amount	COMBINATION PROPOSAL	Alt #1 Expedite Delivery of Specified Distribution Switchboard "HD4A"
	Canopy Solutions LLC		x	\$ 81,124		
	Avadek			\$ 98,500		
	Sharcha Corporation			\$ 104,500		
CSP 11-E	ATHLETIC EQUIPMENT	1	2	Total Proposal Amount	COMBINATION PROPOSAL	Alt #1 Expedite Delivery of Specified Distribution Switchboard "HD4A"
	Goat Athletix, Inc.	x	x	\$ 57,877		
	Z Floor Co. Ltd.	x	x	\$ 59,561		

CSP 12-B	TELESCOPING BLEACHERS	1	2	Total Proposal Amount	COMBINATION PROPOSAL	Alt #1 Expedite Delivery of Specified Distribution Switchboard "HD4A"
09h,12b	RFS Sports	x	x	\$ 38,051		
CSP 21-A	FIRE SPRINKLER SYSTEM	1	2	Total Proposal Amount	COMBINATION PROPOSAL	Alt #1 Expedite Delivery of Specified Distribution Switchboard "HD4A"
	Automatic Fire Protection, LLC	X	X	\$ 122,590		
	Security Fire Systems	x	x	\$ 157,499		
	Service Fire & Industrial, Inc.	x	x	\$ 213,200		
CSP 22-A	PLUMBING	1	2	Total Proposal Amount	COMBINATION PROPOSAL	Alt #1 Expedite Delivery of Specified Distribution Switchboard "HD4A"
	Geneco Technologies, LLC	x	x	\$ 596,500		
	Batjer & Associates			<i>with CSP23-A</i>		

CSP 23-A	HVAC	1	2	Total Proposal Amount	COMBINATION PROPOSAL	Alt #1 Expedite Delivery of Specified Distribution Switchboard "HD4A"
	Batjer & Associates LLC	x	x	\$ 1,974,720		
CSP 26-A	ELECTRICAL	1	2	Total Proposal Amount	COMBINATION PROPOSAL	Alt #1 Expedite Delivery of Specified Distribution Switchboard "HD4A"
	EZYPA Operations, LLC	x	x	\$ 86,500		
	Buffalo Gap Instrumentation & Electrical Company, Inc.	x	x	\$ 2,706,548		
	Ticer Electric LLC	x	x	\$ 3,404,987		\$ 13,500
CSP 31-A	EXCAVATION	1	2	Total Proposal Amount	COMBINATION PROPOSAL	Alt #1 Expedite Delivery of Specified Distribution Switchboard "HD4A"
	Solid Earth Construction, LLC	x	x	\$ 712,959		
	Raydon, Inc.	x	x	\$ 829,866		

CSP 31-E	TERMITE CONTROL	1	2	Total Proposal Amount	COMBINATION PROPOSAL	Alt #1 Expedite Delivery of Specified Distribution Switchboard "HD4A"
	Texoma Pest Management			\$ 3,000		
	Ribble Concrete & Land Construction, LLC	x	x	\$ 12,500	\$ 1,400,000	
CSP 33-A	SITE UTILITIES	1	2	Total Proposal Amount	COMBINATION PROPOSAL	Alt #1 Expedite Delivery of Specified Distribution Switchboard "HD4A"
	J&K Moore Enterprises LLC	x	x	\$ 250,000		
	Batjer & Associates			<i>with CSP23-A</i>		
	MISCELLANEOUS	1	2	Total Proposal Amount	COMBINATION PROPOSAL	Alt #1 Expedite Delivery of Specified Distribution Switchboard "HD4A"