



**RESOLUTION REGARDING CONSTRUCTION DELIVERY METHODS AND  
DELEGATION OF AUTHORITY  
FOR THE 2025 BOND PROGRAM**

**TERRELL INDEPENDENT SCHOOL DISTRICT**

February 2, 2026

**WHEREAS**, on August 18, 2025, the Board of Trustees of the Terrell Independent School District (the “Board”) approved the Construction Manager-at-Risk delivery method as providing the best value for projects under the 2025 Bond Program and delegated authority to the Superintendent to determine selection criteria and weights, issue procurement documents, evaluate responses, and provide a recommended ranking to the Board; and

**WHEREAS**, on November 17, 2025, the Board approved the ranking of Construction Manager-at-Risk firms and the District subsequently contracted with Northstar Builders Group, LLC, for the construction of ten (10) bond projects and selected non-bond related projects; and

**WHEREAS**, upon further evaluation, the Superintendent is recommending that certain smaller projects under the 2025 Bond Program (primarily projects not requiring architectural services) be changed to the Competitive Sealed Proposal delivery method or the Interlocal Contract delivery method, as providing the best value to the District; therefore,

**BE IT RESOLVED** that the Board approves the Competitive Sealed Proposal delivery method for certain projects that the Superintendent determines will provide the best value under the 2025 Bond Program (which will primarily involve projects not requiring architectural services, including, but not limited to, certain playground updates, security updates, track resurfacing, and track drainage); and

**BE IT FURTHER RESOLVED** that the Board approves the Interlocal Contract (purchasing cooperative) delivery method for certain projects that the Superintendent determines will provide the best value under the 2025 Bond Program (including, but not limited to, certain roofing replacements); and

**BE IT FURTHER RESOLVED** that the remaining projects under the 2025 Bond Program will remain under the Construction Manager-at-Risk delivery method; and

**BE IT FURTHER RESOLVED** that, pursuant to Texas Government Code Sec. 2269.056, the Board does hereby delegate its authority to take the following actions for the Competitive

Sealed Proposal projects to a Construction Review Committee, to be comprised of the Deputy Superintendent of Business and Operations and no more than four (4) other members as appointed by the Deputy Superintendent of Business and Operations:

1. Determine selection criteria and weights and issue procurement documents for each project.
2. Receive, publicly open, and read aloud the names of the offerors and the fees and prices, if any, stated in each response.
3. Within forty-five (45) days after opening the proposals, evaluate and rank each proposal submitted, in relation to the criteria set forth in the procurement.
4. Select the offeror that submits the proposal that offers the best value based on the published selection criteria and weights as well as its ranking evaluation.
5. Attempt to negotiate a contract with the selected offeror. If the Committee is unable to negotiate a satisfactory contract with the selected offeror, it shall formally and in writing end negotiations with that offeror and proceed to negotiate with the next offeror in the order of the ranking until a contract is reached or negotiations with all ranked offerors end.
6. Present the final contract with a recommendation to the Board for approval prior to execution, to the extent required by Board Policy CV (Local).

**BE IT FURTHER RESOLVED** that notice of this delegation, and the limits of this delegation, shall be provided in the requests for Competitive Sealed Proposals.

**PASSED and ADOPTED** this 2nd Day of February, 2026.

**TERRELL INDEPENDENT SCHOOL DISTRICT**

By: \_\_\_\_\_  
Dena RISINGER, President, Board of Trustees

ATTEST:

By: \_\_\_\_\_  
Ann Kines McDonald, Secretary, Board of Trustees