

Construction Manager at Risk

High School #9, Junior High School #9, Middle School #9 & Infrastructure Project

Lamar Consolidated Independent School District RFP No. 39-2025BPO

Thursday, January 29, 2026 @ 3:00 PM

OFFEROR	Weight	Barlett Cocke General Contractors	Drymalla Construction Company, Inc.	Durotech, Inc.	Joeris General Construction, LLC	Saterfield & Pontikes Construction
FINAL RANKING		3.00	1.00	2.00	5.00	4.00
GMP #1 Site - Proposed Pre-Construction Services Fee (\$)		\$30,000.00	\$50,000.00	\$25,000.00	\$20,000.00	\$25,000.00
GMP #1 Site - Proposed CM-at-Risk Fee (%)		1.32%	1.36%	1.68%	1.75%	1.95%
GMP #1 Site - Proposed CM-at-Risk Fee Based on Budget (\$)		\$396,000.00	\$408,000.00	\$504,000.00	\$525,000.00	\$585,000.00
GMP #1 Site - Proposed General Conditions (Cost Cap) (%)		3.60%	3.60%	3.21%	4.71%	4.40%
GMP #1 Site - Proposed General Conditions (Cost Cap) Based on Budget (\$)		\$1,080,000.00	\$1,080,000.00	\$963,000.00	\$1,413,000.00	\$1,320,000.00
GMP #1 Site - Totals		\$1,506,000.00	\$1,538,000.00	\$1,492,000.00	\$1,958,000.00	\$1,930,000.00
GMP #2 HS -Proposed Pre-Construction Services Fee (\$)		\$160,000.00	\$100,000.00	\$160,000.00	\$150,000.00	\$90,000.00
GMP #2 HS -Proposed CM-at-Risk Fee (%)		1.29%	1.54%	1.48%	1.45%	1.39%
GMP #2 HS -Proposed CM-at-Risk Fee Based on Budget (\$)		\$2,580,000.00	\$3,080,000.00	\$2,960,000.00	\$2,900,000.00	\$2,780,000.00
GMP #2 HS -Proposed General Conditions (Cost Cap) (%)		2.78%	2.47%	3.48%	3.78%	3.20%
GMP #2 HS -Proposed General Conditions (Cost Cap) Based on Budget (\$)		\$5,560,000.00	\$4,940,000.00	\$6,960,000.00	\$7,560,000.00	\$6,400,000.00
GMP #2 HS -Totals		\$8,300,000.00	\$8,120,000.00	\$10,080,000.00	\$10,610,000.00	\$9,270,000.00
GMP #3 JHS -Proposed Pre-Construction Services Fee (\$)		\$80,000.00	\$60,000.00	\$66,000.00	\$60,000.00	\$50,000.00
GMP #3 JHS -Proposed CM-at-Risk Fee (%)		1.32%	1.58%	1.57%	1.50%	1.49%
GMP #3 JHS -Proposed CM-at-Risk Fee Based on Budget (\$)		\$1,320,000.00	\$1,580,000.00	\$1,570,000.00	\$1,500,000.00	\$1,490,000.00
GMP #3 JHS -Proposed General Conditions (Cost Cap) (%)		3.51%	2.74%	3.32%	4.37%	3.64%
GMP #3 JHS -Proposed General Conditions (Cost Cap) Based on Budget (\$)		\$3,510,000.00	\$2,740,000.00	\$3,320,000.00	\$4,370,000.00	\$3,640,000.00
GMP #3 JHS- Totals		\$4,910,000.00	\$4,380,000.00	\$4,956,000.00	\$5,930,000.00	\$5,180,000.00
GMP #4 MS -Proposed Pre-Construction Services Fee (\$)		\$40,000.00	\$40,000.00	\$40,000.00	\$25,000.00	\$25,000.00
GMP #4 MS -Proposed CM-at-Risk Fee (%)		1.32%	1.94%	1.80%	1.75%	1.49%
GMP #4 MS -Proposed CM-at-Risk Fee Based on Budget (\$)		\$660,000.00	\$970,000.00	\$900,000.00	\$875,000.00	\$745,000.00
GMP #4 MS -Proposed General Conditions (Cost Cap) (%)		4.19%	2.50%	3.67%	3.92%	3.69%
GMP #4 MS -Proposed General Conditions (Cost Cap) Based on Budget (\$)		\$2,095,000.00	\$1,250,000.00	\$1,835,000.00	\$1,960,000.00	\$1,845,000.00
GMP #4 MS -Totals		\$2,795,000.00	\$2,260,000.00	\$2,775,000.00	\$2,860,000.00	\$2,615,000.00
Total Fee (FEE +GCs + Pre-Construction)		\$17,511,000.00	\$16,298,000.00	\$19,303,000.00	\$21,358,000.00	\$18,995,000.00
Pricing Evaluation	20	18.61	20.00	16.89	15.26	17.16
Corporate information	10	9.33	9.83	9.33	9.50	9.50
Experience of the CMAR Team	20	17.00	19.33	18.17	16.33	17.17
Financial Strength	5	4.00	4.00	5.00	3.00	2.00
System Approach	20	16.83	19.50	18.33	17.83	17.00
Subcontractor Performance Bonds	5	4.33	5.00	4.67	4.17	4.33
References	10	9.61	10.00	9.92	9.94	9.88
Pre-Construction Services	10	8.33	9.50	8.83	8.50	8.50
TOTAL EVALUATION POINTS		88.04	97.16	91.14	84.53	85.54