

Construction Manager at Risk

New Terry High School, New George Junior High School,

New Navarro Middle School & Infrastructure Project

Lamar Consolidated Independent School District RFP No. 40-2025BPO

Thursday, January 29, 2026 @ 2:00 PM

OFFEROR	Weight	Barlett Cocke General Contractors	Drymalla Construction Company, Inc.	Durotech, Inc.	Saterfield & Pontikes Construction	
FINAL RANKING		3.00	1.00	2.00	4.00	
GMP #1 Site - Proposed Pre-Construction Services Fee (\$)		\$30,000.00	\$50,000.00	\$25,000.00	\$25,000.00	
GMP #1 Site - Proposed CM-at-Risk Fee (%)		1.32%	1.15%	1.68%	1.95%	
GMP #1 Site - Proposed CM-at-Risk Fee Based on Budget (\$)		\$396,000.00	\$345,000.00	\$504,000.00	\$585,000.00	
GMP #1 Site - Proposed General Conditions (Cost Cap) (%)		3.60%	3.59%	3.11%	4.06%	
GMP #1 Site - Proposed General Conditions (Cost Cap) Based on Budget (\$)		\$1,080,000.00	\$1,077,000.00	\$933,000.00	\$1,218,000.00	
GMP #1 Site - Totals		\$1,506,000.00	\$1,472,000.00	\$1,462,000.00	\$1,828,000.00	
GMP #2 HS -Proposed Pre-Construction Services Fee (\$)		\$160,000.00	\$100,000.00	\$160,000.00	\$90,000.00	
GMP #2 HS -Proposed CM-at-Risk Fee (%)		1.29%	1.30%	1.38%	1.39%	
GMP #2 HS -Proposed CM-at-Risk Fee Based on Budget (\$)		\$2,580,000.00	\$2,600,000.00	\$2,760,000.00	\$2,780,000.00	
GMP #2 HS -Proposed General Conditions (Cost Cap) (%)		2.78%	2.46%	3.25%	3.20%	
GMP #2 HS -Proposed General Conditions (Cost Cap) Based on Budget (\$)		\$5,560,000.00	\$4,920,000.00	\$6,500,000.00	\$6,400,000.00	
GMP #2 HS -Totals		\$8,300,000.00	\$7,620,000.00	\$9,420,000.00	\$9,270,000.00	
GMP #3 JHS -Proposed Pre-Construction Services Fee (\$)		\$80,000.00	\$60,000.00	\$66,000.00	\$50,000.00	
GMP #3 JHS -Proposed CM-at-Risk Fee (%)		1.32%	1.32%	1.46%	1.49%	
GMP #3 JHS -Proposed CM-at-Risk Fee Based on Budget (\$)		\$1,320,000.00	\$1,320,000.00	\$1,460,000.00	\$1,490,000.00	
GMP #3 JHS -Proposed General Conditions (Cost Cap) (%)		3.51%	2.73%	3.22%	3.64%	
GMP #3 JHS -Proposed General Conditions (Cost Cap) Based on Budget (\$)		\$3,510,000.00	\$2,730,000.00	\$3,220,000.00	\$3,640,000.00	
GMP #3 JHS- Totals		\$4,910,000.00	\$4,110,000.00	\$4,746,000.00	\$5,180,000.00	
GMP #4 MS -Proposed Pre-Construction Services Fee (\$)		\$40,000.00	\$40,000.00	\$40,000.00	\$25,000.00	
GMP #4 MS -Proposed CM-at-Risk Fee (%)		1.32%	1.66%	1.54%	1.49%	
GMP #4 MS -Proposed CM-at-Risk Fee Based on Budget (\$)		\$660,000.00	\$830,000.00	\$770,000.00	\$745,000.00	
GMP #4 MS -Proposed General Conditions (Cost Cap) (%)		4.19%	2.49%	3.41%	3.69%	
GMP #4 MS -Proposed General Conditions (Cost Cap) Based on Budget (\$)		\$2,095,000.00	\$1,245,000.00	\$1,705,000.00	\$1,845,000.00	
GMP #4 MS -Totals		\$2,795,000.00	\$2,115,000.00	\$2,515,000.00	\$2,615,000.00	
Total Fee (FEE +GCs + Pre-Construction)		\$17,511,000.00	\$15,317,000.00	\$18,143,000.00	\$18,893,000.00	
Pricing Evaluation	20	17.49	20.00	16.88	16.21	
Corporate Information	10	9.43	9.57	9.29	9.57	
Experience of the CMAR Team	20	16.57	17.86	17.29	16.86	
Financial Strength	5	4.00	4.00	5.00	2.00	
System Approach	20	16.71	18.14	16.86	17.14	
Subcontractor Performance Bonds	5	4.57	5.00	4.00	4.43	
References	10	9.61	10.00	9.92	9.88	
Pre-Construction Services	10	8.43	9.57	8.14	8.00	
TOTAL EVALUATION POINTS		86.81	94.14	87.38	84.09	