



CROSBY INDEPENDENT SCHOOL DISTRICT

14670 FM 2100 CROSBY, TEXAS 77532
281-328-9200

Regular Agenda Item

Meeting Date	June 17, 2024
Action	Discuss and consider approval of the award of RFP 2324-0011 for Real Estate Broker/Consulting Services to Consolidated Property Advisors, Ltd., and delegate authority to the Superintendent to negotiate and execute a contract with the selected company.
Motion	Move to award RFP 2324-0011 for Real Estate Broker/Consulting Services to Consolidated Property Advisors, Ltd., and delegate authority to the Superintendent to negotiate and execute a contract with the selected company.
Administrative Recommendation	Administration recommends approval of the award to Consolidated Property Advisors, Ltd.
Authority for this Action	Board Policy: <ul style="list-style-type: none">• CH(LEGAL):<ul style="list-style-type: none">○ Except as provided by Education Code Chapter 44, Subchapter B, all district contracts for the purchase of goods and services, except contracts for the purchase of produce or vehicle fuel, valued at \$50,000 or more in the aggregate for each 12-month period, shall be made by the method, of the following methods, that provides the best value for a district:<ol style="list-style-type: none">1. Competitive bidding for services other than construction services.2. Competitive sealed proposals for services other than construction services.3. A request for proposals for services other than construction services.4. An interlocal contract.5. A method provided by Government Code Chapter 2269 for construction services [see CV series];6. The reverse auction procedure as defined by Government Code 2155.062(d).7. The formation of a political subdivision corporation under Local Government Code 304.001 (purchase of electricity).• CH(LOCAL):

	<ul style="list-style-type: none"> ○ The Board delegates to the Superintendent or designee the authority to make budgeted purchases for goods or services. However, any single, budgeted purchase of goods or services that costs \$50,000 or more, regardless of whether the goods or services are competitively purchased, shall require Board approval before a transaction may take place.
Goal/Objective Addressed	<ul style="list-style-type: none"> • Goal 7: Crosby ISD will be a good steward of taxpayers' money. • Goal 8: Crosby ISD will maintain quality and safe facilities and adequately plan for future needs.
Background	<p>The District published a legal notice in the Baytown Sun on May 9, 2024, and May 16, 2024, to solicit proposals for Real Estate Broker/Consulting Services.</p> <p>A total of two companies submitted proposals by the deadline, which were subsequently evaluated by the District and Lockwood, Andrews & Newnam, Inc. (LAN), based on the following criteria:</p> <ul style="list-style-type: none"> • Price • Reputation of Vendor and of Vendor's goods and/or services • Quality of Vendor's goods and/or services • Extent to which the goods and/or services meet CISD's needs • Total long-term cost to CISD to acquire Vendor's goods and/or services <p>Consolidated Property Advisors, Ltd., is the number one ranked proposer and has been determined to provide the best value to Crosby ISD.</p>
Staffing Implications	N/A
Budget Information	Capital Projects Funds are anticipated to be used to acquire school sites and/or land purchases.
Impact of this Action	Award contract for real estate broker/consulting services for the acquisition/disposition of real property.
Attachments	Evaluation
Resource Personnel	Yvonne M. Johnson, Chief Financial Officer