



Agenda of Special Board Meeting

The Board of Trustees McAllen Independent School District

VISION	The McAllen Independent School District is a multicultural community in which students are enthusiastically and actively engaged in the learning process. Students demonstrate academic excellence in a safe, nurturing and challenging environment enhanced by technology and the contributions of the total community.
MISSION	The mission of the McAllen Independent School District is to educate all students to become lifelong learners and productive citizens in a global society through a program of educational excellence utilizing technology and actively involving parents and the community.
GOALS	<ol style="list-style-type: none">1. Student Achievement/Student Focus2. People Development3. Facility Priorities4. Financial Priorities
STRATEGIES	<ol style="list-style-type: none">1. Branding2. Attract/Retain High Quality Staff3. Engaging Learning Environment4. Rigorous/World Class Standards to Customize for Every Learner5. Partnerships with Business/Civic/Education/Organizations6. Future Ready Students7. Financial Priorities

A Special Board Meeting of the Board of Trustees of the McAllen Independent School District will be held Wednesday, October 12, 2022, beginning at 3:00 PM Dr. Ricardo Chapa Board Room/Administration Building of the McAllen Independent School District, 2000 North 23rd Street, McAllen, TX 78501.

Items listed on this agenda may be taken in an order other than as shown on this agenda. Unless removed from the consent agenda, items identified within the consent agenda will be acted on at one time.

At this meeting there may be discussion and action by the Board on the item(s) and subject(s) listed as follows:

1. **CALL MEETING TO ORDER**
2. **PUBLIC COMMENTS**
3. Interview and Ranking of Request for Qualifications (RFQ)/ Request for Proposals (RFP) No. 2023-1023 Design-Build Firms for University of Texas Rio Grande Valley (UTRGV)/McAllen Independent School District (MISD) Collegiate Academy 3
Item Submitted: Alejandra Gonzalez, Assistant Superintendent District Operations
Presenter: Dr. J. A. Gonzalez, Superintendent
4. Discussion and Possible Action of Request for Qualifications (RFQ) / Request for Proposals (RFP) No. 2023-1023 Design-Build Firms for 5

University of Texas Rio Grande Valley (UTRGV) / McAllen Independent School District (MISD) Collegiate Academy
Item Submitted: Alejandra Gonzalez, Assistant Superintendent District Operations

Presenter: Dr. J. A. Gonzalez, Superintendent

- A) Approve the ranking of Request for Qualifications (RFQ)/ Request for Proposals (RFP) No. 2023-1023 Design-Build Firms for University of Texas Rio Grande Valley (UTRGV) / McAllen Independent School District (MISD) Collegiate Academy
- B) Approve that Administration begin negotiations with the highest ranked vendor. If the district is unable to negotiate a satisfactory contract with the selected vendor, the District shall, formally and in writing, end negotiations with that firm and proceed to the next vendor in the order of the selection ranking until a contract is reached or all submittals are rejected
- C) Authorize the Superintendent to execute a contract, once contract negotiations have been successfully achieved.

5. ADJOURNMENT

If, during the course of the meeting, discussion of any item on the agenda should be held in a closed meeting, the Board will conduct a closed meeting in accordance with the Texas Open Meetings Act, Government Code, Chapter 551, Subchapters D and E. Before any closed meeting is convened, the presiding officer will publicly identify the section or sections of the Act authorizing the closed meeting. All final votes, actions, or decisions will be taken in open meeting.

Pursuant to Texas Government Code 551.127, a member or employee of a governmental body is authorized to participate remotely in a meeting of the governmental body through a videoconference call, as long as a quorum of the governmental body is physically present at the location of the Board Meeting. Any video conference conducted pursuant to this section will comply with the technical requirements of this section.

Pursuant to Texas Government Code 551.129, the Board of Trustees may use a telephone conference call, video conference call, or communications over the internet to conduct a public consultation with its attorney in an open meeting of the governmental body, or, a private consultation with its attorney in closed meeting of the governmental body.

The notice for this meeting was posted in compliance with the Texas Open Meeting Act on October 7, 2022 at 5:30 P.M.

Natalia Goza

on behalf of the Board of Trustees

**BOARD AGENDA REPORT
MCALLEN INDEPENDENT SCHOOL DISTRICT**

MEETING DATE: October 12, 2022

SUBJECT: Interview and Ranking of Top-Ranked Firms for Request for Qualifications (RFQ) / Request for Proposals (RFP) No. 2023-1023 Design-Build Firms for University of Texas Rio Grande Valley (UTRGV) / McAllen Independent School District (MISD) Collegiate Academy

REFERENCE: Goal 3 - Facility Priorities; Strategy 3 - Engaging Learning Environment

BACKGROUND INFORMATION/REASON FOR BOARD CONSIDERATION:

On August 29, 2022 the district solicited qualifications for design-build services for the University of Texas Rio Grande Valley (UTRGV) / McAllen Independent School District (MISD) Collegiate Academy.

ADMINISTRATIVE CONSIDERATIONS/FACTS AND ANALYSIS:

One hundred six (106) companies were invited to submit proposals and four (4) firms responded. On October 4, 2022 the evaluation committee, comprised of Ruben Treviño, Executive Director for Facilities, Maintenance, and Operations; Melissa Ortiz, Project Manager for Facilities, Maintenance, and Operations; Iris Luna, Chief Financial Officer; Carolina Quintanilla, Interim Coordinator for Purchasing Services; Gracie Garza, Senior Buyer, evaluated the firms on a qualifications-basis and proceeded with Phase 2, pricing (design build services fee, general conditions fee and construction fee) with the highest-ranked firms.

FIRM NAME	TIME
D. Wilson Construction Company	3:05 P.M. CST
Fulton Construction Corporation/Coastcon Corporation	3:40 P.M. CST
Noble Texas Builders LLC	4:15 P.M. CST

LEGAL REVIEW:

None Required

BUDGETARY CONSIDERATIONS:

This project will be partially funded through local funds. UTRGV Portion - \$12,500,000; City of McAllen land contribution - \$1,000,000; McAllen ISD Portion - \$12,500,000 (local funds); Total Project Cost - \$26,000,000. The District will be responsible for the construction costs and request 50% reimbursement as the project progresses.

RECOMMENDED BOARD ACTION: The item is for interview/ranking purposes only

SUBMITTED BY:  _____

SUPERVISOR:  _____
Alejandra Gonzalez (Oct 7, 2022 17:45 CDT)

For further information contact:
Name: Ruben Trevino
Office: (956)632-3200
eMail: ruben.trevino@mcallenisd.net

Approved for presentation to the Board of Education:




Request for Qualifications (RFQ) / Request for Proposals (RFP) No. 2023-1023 Design-Build Firms for University of Texas Rio Grande Valley (UTRGV) / McAllen Independent School District (MISD) Collegiate Academy Evaluation

Vendor Names		Noble Texas Builders LLC	D. Wilson Construction Company	Fulton Coastcon
Rank		1	2	3
	Maximum points	150.00	149.21	146.00
Phase 2				
Price	50	49.21437602	49.0990991	50
Design Services		\$ 1,050,000.00	\$ 870,000.00	\$ 980,000.00
General Conditions Fee (% x 20,000,000)		\$ 474,800.00	\$ 350,000.00	\$ 600,000.00
Construction Fee (% x 20,000,000)		\$ 690,000.00	\$1,000,000.00	\$ 600,000.00
Total Cost		\$ 2,214,800.00	\$2,220,000.00	\$2,180,000.00
Phase 1	100.00	100.00	100.00	96.00
The offeror's experience and reputation	30	30	30	30
Experience in similar design-build projects	20	20	20	20
Experience in similar design-build projects (L11& BA58) 1-2 projects=8pts; 3+ projects = 16pts.	16	16	16	16
Reputation of the firms Work				
List design awards received by your firm (BA63)	2	2	2	2
Describe contributions by the firm or firm's personnel to educational programs (BA62)	2	2	2	2
Capability to perform	10	10	10	10
Design-build methodology (BA64)	2	2	2	2
Capability to perform District's subjectives (BA65)	2	2	2	2
Capability to design and implement project (BA66)	2	2	2	2
Presentation to Board and Community (BA67)	2	2	2	2
Implementation from Contract management to project completion (BA68)	2	2	2	2
The quality of the offeror's goods or services	40	40	40	40
Technical Competence	10	10	10	10
Projects designed by Firm (BL1.1-BL1.55) up to 2 projects = 5 pts; 3+ projects = 10 pts	10	10	10	10
Successful performance of comparable projects	30	30	30	30
Exceptional projects (BA69)	2	2	2	2
Problem, Challenges and Experiences (IA 6-7)	14	14	14	14
Projects on schedule (BL8)	2	2	2	2
Projects currently in progress (BL5.1-BL5.32)	12	12	12	12
The impact on the ability of the governmental entity to comply with rules relating to historically underutilized businesses	0	0	0	0
The offerors's safety record	5	5	5	5
Technical Competence	5	5	5	5
OSHA Form 300 Log	1	1	1	1
Workers Compensation Experience Rating	1	1	1	1
Safety program manual and/or procedure	1	1	1	1
Drug/alcohol prevention policy and/or procedures	1	1	1	1
Frequency of safety inspections	1	1	1	1
The offeror's proposed personnel	10	10	10	10
Reputation of the firms Work	10	10	10	10
References Minimum of 3 (BA73)	2	2	2	2
Staff Experience (Firm) (LI4)	4	4	4	4
Staff Experience (Industry) (LI4)	4	4	4	4
Whether the offeror's financial capability is appropriate to the size and scope of the project	5	5	5	1
Capability to perform	5	5	5	1
Total worth of work in progress and under contract (BL5.34)	1	1	1	1
Financial Statement	4	4	4	0
Any other relevant factor specifically listed in the request for bids or proposals.	10	10	10	10
Past relation with the District	10	10	10	10
Past relation with the District (BA61)	4	5	5	5
Claims and Judgments, arbitration proceeding or Suits (BA2)	5	5	5	5

**BOARD AGENDA REPORT
MCALLEN INDEPENDENT SCHOOL DISTRICT**

MEETING DATE: October 12, 2022

SUBMITTED BY: 

SUPERVISOR: 
Alejandra Gonzalez (Oct 7, 2022 17:49 CDT)

Approved for presentation to the Board of Education:



5 Superintendent of Schools