November 15, 2025

Construction of a New Multi-Purpose Pavilion Structure with Artificial Turf Athletic Field, Baseball/Softball Locker Rooms, and Adjacent Restrooms for

ATHENS INDEPENDENT SCHOOL DISTRICT

REQUEST FOR QUALIFICATIONS FOR
DESIGN-BUILD SERVICES
RFQ #2026-01

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DESIGN-BUILD SELECTION SCHEDULE

• First Advertisement	November 15, 2025
• Request for Proposals/Qualifications Release	November 15, 2025
• Second Advertisement	November 19, 2025
• Questions Submitted	November 24, 2025
• Answers Provided	November 25, 2025
• Request for Qualifications Due	December 1, 2025
• Evaluation of Qualifications	December 2, 2025
• Select/Notify Short List for Interviews (if needed)	December 2, 2025
• Interview Firms on Short List (if needed)	December 10, 2025
• Board Approval of Design-Build Firm	December 15, 2025
• Contract and Notice to Proceed with Design Services	December 16, 2025
• Final Construction Costs and Notice to Proceed With Construction	December 30, 2025
• Construction Start	January 5, 2026
• Mandatory Substantial Completion	August 1, 2026

Note: Athens ISD may alter the schedule if it is determined that a schedule alteration would better allow the Athens ISD to select the best possible firm. Vendors may contact Athens for any modifications.

By submission of the RFQ, submitters agree that all submitted materials are the property of the Athens ISD and that all responses and any and all costs related to any part of this RFQ are submitted voluntarily and without charge to the Athens ISD. Submitter agrees by submission of this RFQ that there shall be no liability to the Athens ISD related to the submission of this RFQ.

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PROJECT(S) DESCRIPTION

In general, the project requires site demolition and construction of a new open air pavilion structure (120 yards), with a synthetic turf multi-purpose athletic field. In addition, the project includes two locker rooms (softball and baseball), and restroom facilities.

By submitting a response to this RFQ, each respondent agrees to waive any claim it has or may have against the Owner (Athens ISD), the Engineer, the Architect, and their respective employees and offices, arising out of or in connection with the administration, evaluation, or recommendation of any bid; waiver of any requirements under the Bid Documents; or the Contract Documents; acceptance or rejection of any bids; and award of the Contract.

By submitting a response, each respondent agrees to exhaust its administrative remedies under Owner's (Athens ISD) Athens Policy or the Disputes Clause of any resulting contract before seeking judicial relief of any type in connection with any matter related to this solicitation, the award of any contract, and any dispute under any resulting contract.

SELECTION PROCESS

1. The District reserves the right to reject any or all Qualifications Statements. There will be no contractual obligations on the part of the District to any Respondent, nor will any Respondent have any property interest or other right in the contract unless and until a reasonable price for the services is negotiated and the contract is unconditionally executed and delivered by all parties, and all conditions to be fulfilled by the Respondent have either been so fulfilled by the Respondent or waived in writing by the District.

2. The process followed for awarding the contract shall be substantially as follows:

    a. On the proposal due date the District will receive, publicly open, and read aloud the names of the Respondents submitting Qualifications Statements.
    b. Within a reasonable time, not to exceed fifteen (15) days after the date of opening the responses, a committee of District representatives to whom the task has been delegated by the Superintendent, will evaluate each Statement of Qualifications submitted in this Request for Qualifications.
    c. District representatives may elect to interview or receive presentations from one or more of the Respondents but will base its evaluation on the same criteria set forth herein.
    d. At the next regular or special called Board Meeting the Superintendent will present the rankings and make a recommendation to the Board of Trustees for approval.
    e. Utilizing the ranking, the Superintendent or designee will attempt to negotiate an agreement for a reasonable price with the first ranked Respondent. If the District is unable to negotiate a contract for a reasonable price with the first selected Respondent, the District will, formally and in writing, end negotiations with that Respondent and proceed to the next ranked Respondent in the order of the selection ranking until a contract is reached or all Qualifications Statements are rejected.
    f. Upon reaching an agreement as to the terms of the Contract with the selected Respondent, the Superintendent, as the Board's delegate, will notify the Respondent that its firm has been selected and within ten (10) days after notice of is selection, Respondent will execute the negotiated contract with the District and shall furnish the insurance certificates required by the Contract in forms acceptable to the District.

3. The Athens ISD will receive, publicly open, and read aloud the names of the offerors submitting a Request for Qualifications. Include in the Request for Qualifications an executed Felony Conviction Notice as indicated in **Appendix A**.

4. Per the schedule published in this document, the Athens ISD will evaluate and rank each submission in relation to the criteria set forth in the request for design-build qualifications.

5. A selection committee appointed by the Administration may consist of representatives from the Athens Independent School Athens, Board members, community members, or other interested parties.

6. Submissions will be evaluated and ranked by the selection committee. The ranking will be based upon the Design-Build Evaluation Form as indicated in **Appendix B**.

7. The final selection of a Design-Build Firm for this project will be based on a combined evaluation of qualifications and cost of services to determine the best value to the Athens ISD. The Athens ISD reserves the right to waive any informality and to reject or accept any or all Proposals.

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REQUEST FOR QUALIFICATIONS QUESTIONNAIRE

Pursuant to Texas Gov Code Chapter 2269, Subchapter G, "Owner" is soliciting qualifications from select qualified firms (contractors) for the design and construction of athletic facilities at their Athens High School campus, specifically, at the northeast corner of Dul Avriette and Madole Streets, Athens, Texas. In general, the project requires site demolition and construction of a new open air pavilion structure with a synthetic turf multi-purpose athletic field. In addition, the project includes construction of two new and adjacent locker rooms (softball and baseball), and restroom facilities. The anticipated start date is January 5, 2026 and the completion deadline is August 1, 2026. The proposed form of agreement will be the AIA A141 Standard Form of Agreement between the Owner and the Design-Builder.

Please provide the following information in the sequence and format prescribed by this questionnaire. Supplemental materials providing additional information may be attached, but the information requested below is to be provided in this format.

Respondents shall provide:

1. A complete and detailed proposed Scope of Work as outlined in Section II.

2. A detailed anticipated budget for the project.
    a. Pricing for design and permitting as outlined below.
    b. Budget for construction as outlined below.
    c. Alternate price for turf underlayment shock pad or ELayer.
    d. Alternate price for field markings factory tufted in the synthetic turf fabric (if possible).

3. Detailed Proposed Project Schedule showing critical tasks and milestones.
    a. Substantial Completion shall be no later than August 1, 2026.

4. Contractor's proposed Design Consultant and any other consultants on Design-Builders team.
    a. Include firm information and resume' for proposed consultants providing the design or other services for the project.

5. Contractor's proposed Project Team
    a. Include resumes' for proposed project personnel and percent of time commitment to this project.

6. Contractor's Costing Methodology for design-build projects.
    a. Include Contractor's typical charge as a percentage of costs for General Conditions.
    b. Include Contractor's typical charge as a percentage of costs for Overhead & Profit on self-performed work.
    c. Include Contractor's typical charge as a percentage of costs for Overhead & Profit on subcontracted work.

7. Examples of no more than 3 similar design-build projects with a brief description of scope of work, project cost and reference contact.

8. Submittal data on the proposed products and systems to be used on the project.
    a. Information on the proposed pavilion building system.
    b. Information on lighting, netting and any other building features.
    c. Information on the hybrid fiber synthetic turf system.
    d. Information on any proposed alternate turf underlayment or shock pad.
    e. Information on the proposed locker room/restroom additions.

9. Evidence of financial capacity to perform the work.

10. Experience Modifier Rate and safety record.

11. Evidence of insurance coverage with the following minimum coverages:

Workers Comp:	$1,000,000 each accident
General Liability:	$1,000,000 each occurrence
General Liability:	$2,000,000 general aggregate
Excess Umbrella:	$5,000,000
Professional Liability:	$2,000,000
Pollution Liability:	$2,000,000

Inquiries:

All inquiries to the RFQ are to be directed, in writing to the contact person below no later than end of business on November 24, 2025. No phone inquiries will be accepted but may be emailed to:

Dr. Janie Sims
jsims@athensisd.net

Proposal Due Date:

One original and 4 copies of the Qualifications Response shall be submitted to the contact person below before 2:00 p.m. on Thursday, November 20, 2025. Proposal responses must be delivered sealed in an envelope and clearly marked with the name and address of Respondent and the project name. Responses received after the due date and time will not be considered.

Mrs. Josey Vaughan
Chief Financial Officer
104 Hawn Street, Athens, Texas
903.677.6900
jvaughan@athensisd.net

Athens Independent School District

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PROJECT OUTLINE SCOPE OF WORK

1. **PHASE I DESIGN and PERMITTING**
   a. The Contractor shall provide for the design of the project to include the construction of the new pavilion building, lighting, netting and other building improvements, synthetic turf field, drainage and outfall, required site work and any ancillary work (new utilities, paving, fences, detention facilities, etc.). In addition, the Contractor shall provide for the design of the project to include two locker room spaces (baseball and softball), as well as adjacent restrooms.
   b. The Contractor shall hold a pre-design meeting at the project site to walk the site and discuss the anticipated scope of work and necessary design.
   c. Design shall be based on the design criteria, and prepared and sealed by a licensed and registered architect, engineer or registered landscape architect.
   d. As part of Phase I, the Contractor, with the assistance of the Owner, shall obtain all permits required for the construction of the new pavilion structure, utilities and synthetic turf field from the appropriate jurisdictions.
   e. Contractor shall provide a preliminary project schedule indicating the anticipated duration of the design, permitting and construction phases of the project. The project schedule shall be updated no less than monthly.
   f. Contractor shall provide a fixed cost for the project design with a not-to-exceed cost for permitting based on the time spent in securing the necessary permits.
   g. Contractor shall provide a construction project budget indicating the costs for the construction of the pavilion structure and synthetic turf field and any required sitework or requested ancillary work.

2. **PHASE II CONSTRUCTION**
   a. **Sitework, Pavilion Structure, Turf and Base Drainage, Baseball/Softball Locker Rooms, Restrooms**
      i. Provide SWPPP (Storm Water Pollution Prevention Plan) as necessary.
      ii. Demolition of trees/existing structures, parking lot, and other improvements that will not be incorporated into the final design.
      iii. Excavation and removal of all organics within the building and field area.
      iv. Preparation of subgrade per the Geotechnical Report for a 1” PVR prepared by the Geotechnical Engineer and dated.
      v. All site grading and the construction of new utilities required for the pavilion structure.
      vi. Foundations for the new pavilion structure as designed by design consultant.
      vii. Erection of new pre-engineered pavilion structure.
      viii. Two sets of locker rooms adjacent to the pavilion (one for softball and one for baseball).
      ix. Restroom facility adjacent to the pavilion.
      x. Field to receive impermeable liner, 6” clean drain stone and perforated collector drains.
      xi. Field to include collector drainage system designed and stamped by the design consultant.
      xii. Building and improvements shall generally match existing elevations (of surrounding finished grades).
      xiii. Repair and revegetate all disturbed areas.

b. **Synthetic Turf System**
   i. Minimum 2.0" +42 oz hybrid synthetic turf, with inlaid soccer, football, baseball/softball lines markings.
   ii. Provide new soccer goals and new 30 inch football goal posts with new goal post pads.
   iii. Allow for colored end zones and letters in each – school name and/or school mascot.
   iv. Allow for three color mid-field logo.
   v. Infill per turf manufacturer's recommendations.
   vi. Provide 8-year turf warranty.

WORK START and COMPLETION SCHEDULE

Construction work is anticipated to start on January 5, 2026, with Substantial Completion no later than August 1, 2026.

MISCELLANEOUS PROVISIONS

Performance Bond in the total amount of the construction contract must be furnished by the successful contractor.

Labor and Material Payment Bonds in the total amount of the construction contract must be furnished by the successful contractor.

Reservation of Rights
The Owner reserves the right to reject any and all proposals. The Owner reserves the right in is sole discretion to award the design-build contract to the Contractor that it considers the Best Qualified for the Owner, as well as the right to waive any formalities in the evaluation and award process. In addition to the qualifications required under this RFQ, the Owner reserves the right to seek formal competitive proposals from contractors if deemed in the best interest of the Owner.

Modification of Terms
The Owner reserves the right to modify the terms of the RFQ at any time in its sole discretion. This includes the right to cancel this RFQ at any time.

Confidentiality of Information
Information obtained by the Owner as a result of participation in the RFQ and any subsequent proposal or RFQ shall be held in confidence by the Owner, subject to the provisions of the Freedom of Information and Protection of Privacy Act.

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ALLOWANCES/OWNER'S CONTINGENCY:

Contractor shall include a $250,000.00 Owner contingency for the project for Owner betterments and unforeseen conditions. The Project Contingency shall be used for project expenditures at the discretion of the Owner and shall be net of any overhead and profit.

1. The undersigned CONTRACTOR proposes and agrees, if they are selected to provide the design-build services contemplated herein, to enter into an Agreement with OWNER in a form acceptable to the OWNER (contemplated to be AIA A141 as modified). Contractor acknowledges that the agreement is a two phase agreement and that the design must be completed and project permitted under Phase I of the Agreement. Contractor further acknowledges that the Owner must approve of the final scope of work, schedule and construction costs prior to the commencement of Phase II, construction of the project.

2. In submitting this Proposal, CONTRACTOR represents, as more fully set forth in the Agreement, that:

    a. CONTRACTOR has read and understands the requirements of this request for qualifications (RFQ), has inquired about any aspect of this RFQ that they do not fully understand and has received satisfactory response to such inquiry.
    b. CONTRACTOR has examined the site and locality where the work is to be performed, the legal requirements (federal, state and local laws, ordinances, rules and regulations) and the conditions affecting cost, progress or performance of the work and has made such independent investigations as CONTRACTOR deems necessary.
    c. This RESPONSE is genuine and not made in the interest of or on behalf of any undisclosed person, firm or corporation and is not submitted in conformity with any agreement of rules of any group, association, organization or corporation; CONTRACTOR has not directly or indirectly induced or solicited any other Contractor to submit a false or sham Proposal; CONTRACTOR has not solicited or induced any person, firm or corporation to refrain from submitting a proposal; and CONTRACTOR has not sought by collusion to obtain for himself any advantage over any other Contractor or over OWNER.

SUBMITTED ON _____, 2025

BY DESIGN-BUILDER:

Firm Name: _____

By: _____

Name: _____

Title: _____

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Company Name:

APPENDIX A
FELONY CONVICTION NOTICE

State of Texas Legislative Senate Bill No. 1, Section 44.034, Notification of Criminal History, Subsection (a) states, "a person or business entity that enters into a contract with a school Athens must give advance notice to the Athens if the person or an owner or operator of the business entity has been convicted of a felony. The notice must include a general description of the conduct resulting in the conviction of a felony."

Subsection (b) states, "a school Athens may terminate a contract with a person or business entity if the Athens determines that the person or business entity failed to give notice as required by Subsection (a) or misrepresented the conduct resulting in the conviction. The Athens must compensate the person or business entity for services performed before the termination of the contract."

THIS NOTICE IS NOT REQUIRED OF A PUBLICLY-HELD CORPORATION

I, the undersigned agent for the firm names below, certify that the information concerning notification of felony convictions has been reviewed by me and the following information furnished is true to the best of my knowledge.

VENDOR'S NAME _____

AUTHORIZED COMPANY OFFICIAL'S NAME (PRINTED): _____

A. My firm is a publicly-help corporation; therefore, this reporting requirement is not applicable.

Signature of Company Official: _____ **Date**_____

B. My firm is not owned nor operated by anyone who has been convicted of a felony:

Signature of Company Official: _____ **Date**_____

C. My firm is owned or operated by the following individual(s) who has/have been convicted of a felony:

Name of Felon(s):
_____

Details of Conviction(s):
_____

_____

Signature of Company Official: _____ **Date**_____

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APPENDIX B

EVALUATION FORM (COMPLETED BY THE SELECTION COMMITTEE)

RATING SCALE: Excellent: 5 Above Average: 4 Average: 3 Below Average: 2 Poor: 1

	Company Names					
EVALUATION CRITERIA						
1. Contractor's experience and technical competence illustrated in this RFQ	(20 points)					
2. Contractor's references and experience on similar projects	(20 points)					
3. Contractor's proposed team, personnel, qualifications, and experience	(20 points)					
4. Quality and durability of the Contractor's products, goods or services	(15 points)					
5. Contractor's costing methodology	(10 points)					
6. Contractor's safety record	(5 points)					
7. Contractor's project plan and schedule	(10 points)					
	Total					
	RANK					