



# International Leadership of Texas, Inc.

## September 15, 2021 Regular Board Meeting

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### **Date and Time**

Wednesday September 15, 2021 at 6:15 PM CDT

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### **Board of Directors of International Leadership of Texas September 15, 2021**

#### **Meeting Notice & Mission Statement**

In compliance with the Texas Open Meetings Act, the Texas Government Code, Chapter 551, timely public advance written notice (at least 72 hours before the scheduled time of the meeting) is given of the subjects to be considered by the Board of Directors of International Leadership of Texas (the "Board") and the Board will convene a Regular Open Meeting of the Board of Directors of International Leadership of Texas on the date and time set forth herein.

International Leadership of Texas Board of Directors will be holding its regularly scheduled public board meeting at the date and time noticed above. Members of the public will be able to watch the meeting via the link <https://zoom.us/j/801651349> or by a link that will be posted on the ILTexas.org website (click the button "Board Meetings" to view any updates to this Notice).

If you would like to sign up to speak at the meeting, please send your name to [board@iltexas.org](mailto:board@iltexas.org), 24-Hours in advance of the noticed Meeting time so that we will be able to promote you to a panelist, which will allow you to speak with our board members.

It is the intent of the Board to have a quorum physically present at the above address. Board members not physically present may participate by live two-way video and audio feed in accordance with the Texas Open Meetings Act. If a quorum of the Board cannot be physically present at the above address, it is the intent to have the presiding officer physically present at the above address.

The Board hereby certifies that this notice was posted on a bulletin board or on something akin thereto or at a place readily accessible and convenient to the public at 1651 N. Glenville Dr., #216, Richardson, TX 75081, as well as online at [www.ILTexas.org](http://www.ILTexas.org). And that the meeting will be accessible at the address listed immediately above. The items on this Agenda may be taken in any order. The mission of ILTexas is to prepare students for exceptional leadership roles in the international

community by emphasizing servant leadership, mastering the English, Spanish, and Chinese languages, and strengthening the mind, body and character.

/s/ Finn Simmensen, For ILTexas' Board

**Agenda**

	Purpose	Presenter	Time
<b>I. Opening Items</b>			<b>6:15 PM</b>
Opening Items			
<b>A.</b> Record Attendance and Guests			
<b>B.</b> Call the Meeting to Order			
<b>II. Approve Minutes of Prior Meetings</b>			
<b>A.</b> APPROVE MINUTES OF AUGUST 18, 2021 REGULAR BOARD MEETING	Approve Minutes		
<b>B.</b> APPROVE MINUTES OF AUGUST 25, 2021 SPECIAL BOARD MEETING	Approve Minutes		
<b>III. Public Speakers</b>			
Board Services			
<b>A.</b> Guests speaking, if any	FYI		
<b>IV. Superintendent-CEO Report and Information Items</b>			
<b>A.</b> SUPERINTENDENT-CEO REPORT	FYI	Eddie Conger	
<b>B.</b> SCHOOL LEADERSHIP REPORT	FYI	Dr. Thomas Seaberry	
<b>C.</b> DEPUTY SUPERINTENDENT OF ACADEMIC STUDENT SERVICES REPORT	FYI	Dr. Laura Carrasco	
<b>D.</b> CHIEF ADMINISTRATIVE OFFICER REPORT	FYI	Jerry McCreight	
<b>V. BOARD COMMITTEE REPORTS</b>			
<b>A.</b> REPORT FROM FINANCE AND AUDIT COMMITTEE	Discuss	Tracy Cox	
<b>B.</b> REPORT FROM NOMINATION COMMITTEE	Discuss	Dr. Lynne Beach	
<b>VI. Executive Session</b>			
<b>A.</b> AUTHORIZATION	FYI		
Closed Session for Any and All Reasons Permissible by Texas Law, including, but not limited to, Texas Government Code Sections 551.071, 551.072, 551.073, 551.074, 551.075, 551.076,			

	Purpose	Presenter	Time
551.082, 551.083, 551.084, pertaining to any item listed on this agenda, as permitted by applicable law.			

<b>B. CONSULT WITH ATTORNEY PURSUANT TO GOVERNMENT CODE 551.071</b>	Discuss		
Consultation with counsel.			

**VII. CONSENT AGENDA**

**VIII. Board Items for Discussion/Action 6:15 PM**

<b>A. CONSIDER/ACT ON AUGUST, 2021 FINANCIAL REPORT</b>	Vote	James Dworkin	
Discuss/Take Action to approve the August, 2021 International Leadership of Texas, Inc. Financial Report.			

<b>B. CONSIDER/ACT TO APPROVE RFQ FOR APPOINTMENT OF OWNER'S REPRESENTATIVE FOR CONSTRUCTION OF BG RAMIREZ ELEMENTARY SCHOOL</b>	Vote	Charles Klein	
Discuss/Take Action to approve RFQ for appointment of Owner's Representative for construction of BG Ramirez Elementary School			

<b>C. CONSIDER/ACT TO AUTHORIZE SUPERINTENDENT TO CLOSE ON MANSFIELD K8 PROPERTY</b>	Vote	Charles Klein	
Discuss/Take action to authorize Superintendent to close on Mansfield K-8 property			

<b>D. CONSIDER/ACT TO APPROVE AUDIO VISUAL PACKAGE FOR ILTEXAS HEADQUARTERS PROJECT</b>	Vote	Charles Klein	5 m
Discuss/Take action to approve AV package for new HQ			

<b>E. CONSIDER/ACT TO APPROVE GMP FOR CONSTRUCTION OF BG RAMIREZ K8</b>	Vote	Charles Klein	5 m
Discuss/Take Action to approve GMP for BG Ramirez K-8			

**IX. Closing Items 6:25 PM**

<b>A. Adjourn Meeting</b>	Vote		
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## Cover Sheet

### APPROVE MINUTES OF AUGUST 18, 2021 REGULAR BOARD MEETING

**Section:** II. Approve Minutes of Prior Meetings  
**Item:** A. APPROVE MINUTES OF AUGUST 18, 2021 REGULAR BOARD MEETING  
**Purpose:** Approve Minutes  
**Submitted by:**  
**Related Material:** Minutes for August 18, 2021 Regular Board Meeting on August 18, 2021



## International Leadership of Texas, Inc.

### Minutes

#### August 18, 2021 Regular Board Meeting

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##### **Date and Time**

Wednesday August 18, 2021 at 6:15 PM

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##### **Board of Directors of International Leadership of Texas August 18, 2021**

##### **Meeting Notice & Mission Statement**

In compliance with the Texas Open Meetings Act, the Texas Government Code, Chapter 551, timely public advance written notice (at least 72 hours before the scheduled time of the meeting) is given of the subjects to be considered by the Board of Directors of International Leadership of Texas (the "Board") and the Board will convene a Regular Open Meeting of the Board of Directors of International Leadership of Texas on the date and time set forth herein.

##### **Special Notice: Public Meetings at Headquarters are Suspended Until Further Notice:**

International Leadership of Texas Board of Directors will be holding its regularly scheduled public board meeting at the date and time noticed above. Members of the public will be able to watch the meeting via the link <https://zoom.us/j/801651349> or by a link that will be posted on the ILTexas.org website (click the button "Board Meetings" to view any updates to this Notice).

If you would like to sign up to speak at the meeting, please send your name to [board@iltexas.org](mailto:board@iltexas.org), 24-Hours in advance of the noticed Meeting time so that we will be able to promote you to a panelist, which will allow you to speak with our board members.

It normally is the intent of the Board to have a quorum physically present at the above address and to allow any Board members not physically present to participate by live two-way video and audio feed in accordance with the Texas Open Meetings Act. However, due to the COVID-19 Coronavirus Pandemic and the governmental and administrative responses to that Pandemic, the Board intends to conduct the Meeting via videoconference. A quorum of the Board will not be physically present at the usual Headquarters address. Neither will the presiding officer physically be present there.

Nevertheless, the Meeting will be open to the public. Every effort will be made to facilitate public viewing of the Meeting while it is in progress via live video feed and, subject to limitations of the technology and logistics, to allow the usual opportunities for those who wish to speak to do so. Please access this Agenda via the ILTexas website as the time of the Meeting approaches, in order to find any additional information or updated links concerning the Meeting.

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/s/ Finn Simmensen, For ILTexas' Board

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#### **Directors Present**

Dr. Lynne Beach (remote), Major General James Williams (remote), PETER GUDMUNDSSON (remote), Soner Tarim (remote), Tracy Cox (remote)

#### **Directors Absent**

Chris Moreland, Gabriela Smith

#### **Guests Present**

Aaron Thorson (remote), Alex Maldonado (remote), Angela Marcellus (remote), Caitlin madison (remote), Charles Klein (remote), Corey Huston (remote), Craig Timberlake (remote), Dr. Laura Carrasco (remote), Dr. Thomas Seaberry (remote), Eddie Conger (remote), Finn Simmensen (remote), James Dworkin (remote), James T. (Tim) Brightman (remote), Jerry McCreight (remote), Joe Hoffer (remote), Kayla Nations-Perkins (remote), Keriane Cully (remote), Lucy Mariappa (remote), Mrs. McCann (remote), Nadia Ayala (remote), Nancy Trillo (remote), Regina Jones (remote), Veronica Ibarra (remote)

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### **I. Opening Items**

#### **A. Record Attendance and Guests**

#### **B. Call the Meeting to Order**

Major General James Williams called a meeting of the board of directors of International Leadership of Texas, Inc. to order on Wednesday Aug 18, 2021 at 6:17 PM.

### **II. Approve Minutes of Prior Meetings**

#### **A. APPROVE MINUTES OF JULY 21, 2021 REGULAR BOARD MEETING**

PETER GUDMUNDSSON made a motion to approve the minutes from July 21, 2021 Regular Board Meeting on 07-21-21.

Tracy Cox seconded the motion.

The board **VOTED** unanimously to approve the motion.

### **III. Public Speakers**

**A. Guests speaking, if any**

Ms. Nancy Trillo addressed the Board.

**IV. Superintendent-CEO Report and Information Items**

**A. SUPERINTENDENT-CEO REPORT**

Superintendent-CEO Eddie Conger reported to the Board.

- COVID
  - current legal developments concerning mask mandates
  - voluntary masking and continuous monitoring
- First days of school went well; faculty enthusiastic
- Chief Equity Officer Regina reported COVID statistics and vaccination clinic operations

**B. SCHOOL LEADERSHIP REPORT**

**C. DEPUTY SUPERINTENDENT OF ACADEMIC STUDENT SERVICES REPORT**

Deputy Superintendent of Academic and Student Services Dr. Laura Carrasco reported to the Board.

- Instruction and instructional strategies
- Cycle 1 Calendar
- STAAR data 2019 v. 2021
- Accelerated instruction plan
- Measures to remedy COVID gap

**D. CHIEF ADMINISTRATIVE OFFICER REPORT**

Chief Administrative Officer Jerry McCreight reported to the Board.

- 230 employees added
- 2292 current employees
- 2479 positions authorized; 187 available; 34 in process; 153 vacancies.

**V. BOARD COMMITTEE REPORTS**

**A. REPORT FROM FINANCE AND AUDIT COMMITTEE**

Board Member Tracy Cox reported.

**B. REPORT FROM NOMINATION COMMITTEE**

Board Member Lynne Beach reported.

**VI. Executive Session**

**A. AUTHORIZATION**

The Board entered Executive Session at 7:12 p.m. and returned to Open Session at 8:23 p.m., having conducted no votes and having made no decisions while in Executive Session.

**B. CONSULT WITH ATTORNEY PURSUANT TO GOVERNMENT CODE 551.071**

**VII. CONSENT AGENDA**

**A. CONSIDER/ACT TO APPROVE AUGUST 18, 2021 CONSENT AGENDA ITEMS**

Dr. Lynne Beach made a motion to approve the consent agenda.  
PETER GUDMUNDSSON seconded the motion.  
The board **VOTED** unanimously to approve the motion.

**VIII. Board Items for Discussion/Action**

**A. CONSIDER/ACT ON JULY, 2021 FINANCIAL REPORT**

PETER GUDMUNDSSON made a motion to approve the July, 2021 Financial Report.  
Dr. Lynne Beach seconded the motion.  
Chief Financial Officer James Dworkin delivered the July, 2021 Financial Report.  
The board **VOTED** unanimously to approve the motion.

**B. CONSIDER/ACT TO AUTHORIZE ADMINISTRATIVE REPLACEMENT OF REVOLVING CREDIT FACILITIES**

Tracy Cox made a motion to authorize the recommended administrative replacement.  
PETER GUDMUNDSSON seconded the motion.  
CFO James Dworkin briefed the Board on the recommended administrative replacement. The board **VOTED** unanimously to approve the motion.

**C. CONSIDER/ACT TO AUTHORIZE ADMINISTRATIVE ESTABLISHMENT AND TERMINATION OF BANK AND INVESTMENT ACCOUNTS**

PETER GUDMUNDSSON made a motion to authorize the recommended administrative establishment and termination.  
Tracy Cox seconded the motion.  
CFO James Dworkin briefed the Board on the recommended authorization for administration to establish and terminate bank and investment accounts. The board **VOTED** unanimously to approve the motion.

**D. CONSIDER/ACT TO APPROVE INTERLOCAL AGREEMENT WITH TRINITY BASIN PREPARATORY FOR PAYROLL SERVICES**

Dr. Lynne Beach made a motion to approve the interlocal agreement with Trinity Basin preparatory.  
PETER GUDMUNDSSON seconded the motion.  
CFO James Dworkin briefed the Board on the proposed interlocal agreement and addressed questions about how staffing decisions might be related to the agreement. The board **VOTED** unanimously to approve the motion.

**E. CONSIDER/TAKE ACTION TO APPOINT ILTEXAS-GLOBAL BOARD MEMBER**

Dr. Lynne Beach made a motion to appoint Gen. James Williams to the ILTexas Global Board.  
PETER GUDMUNDSSON seconded the motion.  
The board **VOTED** unanimously to approve the motion.

**F. CONSIDER/ACT ON AUTHORIZATION OF SLHA TO FILE SUIT AGAINST CITY OF DALLAS**

Tracy Cox made a motion to authorize to file suit and to hire co-counsel.  
PETER GUDMUNDSSON seconded the motion.  
Chief Legal Officer Tim Brightman briefed the Board. The board **VOTED** unanimously to approve the motion.



**G. CONSIDER/ACT ON RFQ 21-006 FOR ARCHITECTURAL SERVICES FOR NEW CANEY-AREA K-8s, HIGH SCHOOL, AND SUPPORT FACILITIES PROJECTS**

Dr. Lynne Beach made a motion to accept the RFQ and appoint Key construction as manager.

PETER GUDMUNDSSON seconded the motion.

Senior Executive Director of Construction Charles Klein briefed the Board. The board **VOTED** unanimously to approve the motion.

**H. CONSIDER/ACT ON RFQ 21-007 FOR CONSTRUCTION MANAGEMENT SERVICES FOR NEW CANEY-AREA K-8s, HIGH SCHOOL, AND SUPPORT FACILITIES PROJECTS**

Dr. Lynne Beach made a motion to accept the RFQ and appoint Key construction as manager.

PETER GUDMUNDSSON seconded the motion.

Senior Executive Director of Construction Charles Klein briefed the Board. The board **VOTED** unanimously to approve the motion.

Dr. Lynne Beach made a motion to authorize the purchase for Mansfield K-8.

PETER GUDMUNDSSON seconded the motion.

Senior Executive Director of Construction Charles Klein briefed the Board. The board **VOTED** unanimously to approve the motion.

**I. CONSIDER/ACT ON AUTHORIZING THE ADMINISTRATION TO PURCHASE REAL PROPERTY FOR MANSFIELD K-8 CONSISTENT WITH THE EXECUTED LOI**

Dr. Lynne Beach made a motion to authorize the purchase for Mansfield K-8.

PETER GUDMUNDSSON seconded the motion.

Senior Executive Director of Construction Charles Klein briefed the Board. The board **VOTED** unanimously to approve the motion.

**J. CONSIDER/ACT ON AUTHORIZING THE ADMINISTRATION TO CLOSE ON THE DONATION OF LAND FOR BG RAMIREZ K-8**

PETER GUDMUNDSSON made a motion to authorize administration to close on the donation of land for BG Ramirez K-8.

Soner Tarim seconded the motion.

Senior Executive Director of Construction Charles Klein briefed the Board. The board **VOTED** unanimously to approve the motion.

**K. CONSIDER/ACT ON AUTHORIZING THE ADMINISTRATION TO CLOSE ON THE PURCHASE OF LAND FOR PEARLAND K-8**

Dr. Lynne Beach made a motion to authorize closing on the purchase of land for Pearland K-8.

Tracy Cox seconded the motion.

Senior Executive Director of Construction Charles Klein briefed the Board. The board **VOTED** unanimously to approve the motion.

**L. CONSIDER/ACT ON AUTHORIZING THE ADMINISTRATION TO CLOSE ON THE PURCHASE OF LAND FOR RICHMOND K-8**

PETER GUDMUNDSSON made a motion to authorize closing on purchase of land for Richmond K-8.

Dr. Lynne Beach seconded the motion.

Senior Executive Director of Construction Charles Klein briefed the Board. The board **VOTED** unanimously to approve the motion.

**M. CONSIDER/ACT ON CHANGE ORDER IN CONTRACT FOR KELLER-SAGINAW HS EXPANSION PROJECT**

Dr. Lynne Beach made a motion to accept the change order on the KSHS expansion project.

Tracy Cox seconded the motion.

Senior Executive Director of Construction Charles Klein briefed the Board. The board **VOTED** unanimously to approve the motion.

**N. CONSIDER/ACT ON CHANGE ORDER IN CONTRACT FOR LANCASTER-DESOTO HS PHASE II PROJECT**

PETER GUDMUNDSSON made a motion to authorize the change order in the LDHS Phase II project.

Tracy Cox seconded the motion.

Senior Executive Director of Construction Charles Klein briefed the Board. The board **VOTED** unanimously to approve the motion.

**O. CONSIDER/ACT ON CHANGE ORDER IN CONTRACT FOR WINDMILL LAKES-OREM HS PHASE II PROJECT**

Tracy Cox made a motion to authorize the change order in the WLOHS Phase II project.

Dr. Lynne Beach seconded the motion.

Senior Executive Director of Construction Charles Klein briefed the Board. The board **VOTED** unanimously to approve the motion.

**P. CONSIDER/ACT ON GMP CONTRACT FOR HEADQUARTERS RENOVATION**

PETER GUDMUNDSSON made a motion to authorize the GMP contract with Hrcir Construction for the Headquarters renovation.

Tracy Cox seconded the motion.

Senior Executive Director of Construction Charles Klein briefed the Board. The board **VOTED** unanimously to approve the motion.

**Q. CONSIDER/ACT ON HEADQUARTERS FURNITURE CONTRACT ADJUSTMENT**

Dr. Lynne Beach made a motion to authorize the Headquarters furniture contract adjustment.

PETER GUDMUNDSSON seconded the motion.

Senior Executive Director of Construction Charles Klein briefed the Board. The board **VOTED** unanimously to approve the motion.

**IX. Closing Items**

**A. Adjourn Meeting**

PETER GUDMUNDSSON made a motion to adjourn.

Tracy Cox seconded the motion.

The board **VOTED** unanimously to approve the motion.

There being no further business to be transacted, and upon motion duly made, seconded and approved, the meeting was adjourned at 8:52 PM.

Respectfully Submitted,  
Finn Simmens

## Cover Sheet

### APPROVE MINUTES OF AUGUST 25, 2021 SPECIAL BOARD MEETING

**Section:** II. Approve Minutes of Prior Meetings  
**Item:** B. APPROVE MINUTES OF AUGUST 25, 2021 SPECIAL  
BOARD MEETING  
**Purpose:** Approve Minutes  
**Submitted by:**  
**Related Material:**  
Minutes for August 25, 2021 Special Board Meeting on August 25, 2021



# International Leadership of Texas, Inc.

## Minutes

### August 25, 2021 Special Board Meeting

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#### **Date and Time**

Wednesday August 25, 2021 at 6:15 PM

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#### **Meeting Notice & Mission Statement**

In compliance with the Texas Open Meetings Act, the Texas Government Code, Chapter 551, timely public advance written notice (at least 72 hours before the scheduled time of the meeting) is given of the subjects to be considered by the Board of Directors of International Leadership of Texas (the "Board") and the Board will convene a Special Open Meeting of the Board of Directors of International Leadership of Texas on the date and time set forth herein.

#### **Special Notice: Public Meetings at Headquarters are Suspended Until Further Notice:**

International Leadership of Texas Board of Directors will be holding a special public board meeting at the date and time noticed above. Members of the public will be able to watch the meeting via the link <https://zoom.us/j/801651349> or by a link that will be posted on the ILTexas.org website (click the button "Board Meetings" to view any updates to this Notice).

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/s/ Finn Simmensen, For ILTexas' Board

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#### **Directors Present**

Dr. Lynne Beach (remote), Major General James Williams (remote), PETER GUDMUNDSSON (remote), Soner Tarim (remote)

#### **Directors Absent**

Chris Moreland, Gabriela Smith, Tracy Cox

#### **Guests Present**

Aaron Thorson (remote), Alex Maldonado (remote), Dr. Laura Carrasco (remote), Dr. Thomas Seaberry (remote), Eddie Conger (remote), Finn Simmensen (remote), James Dworkin (remote), James T. (Tim) Brightman (remote), Joe Hoffer (remote), Katie Rouse (remote), Kayla Nations-Perkins (remote), Lina Bankert (remote), Regina Jones (remote), Veronica Ibarra (remote)

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### **I. Opening Items**

#### **A. Record Attendance and Guests**

#### **B. Call the Meeting to Order**

Major General James Williams called a meeting of the board of directors of International Leadership of Texas, Inc. to order on Wednesday Aug 25, 2021 at 6:15 PM.

### **II. Executive Session**

#### **A. Authorization**

The Board entered Executive Session at 6:16 p.m. and returned to Open Session at 6:45 p.m., having conducted no votes and having made no decisions while in Executive Session.

#### **B. Sec. 551.071. CONSULTATION WITH ATTORNEY; CLOSED MEETING**

### **III. Board Items for Discussion/Action**

#### **A. CONSIDER/ACT TO ADOPT RESOLUTION AUTHORIZING SUPERINTENDENT TO ISSUE DIRECTIVES RELATED TO MASKING ON THE ILTEXAS CAMPUSES**

Soner Tarim made a motion to adopt the Resolution.  
Dr. Lynne Beach seconded the motion.

The board **VOTED** unanimously to approve the motion.

#### **IV. Closing Items**

##### **A. Adjourn Meeting**

PETER GUDMUNDSSON made a motion to adjourn.

Dr. Lynne Beach seconded the motion.

The board **VOTED** unanimously to approve the motion.

There being no further business to be transacted, and upon motion duly made, seconded and approved, the meeting was adjourned at 6:46 PM.

Respectfully Submitted,  
Finn Simmensen

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#### **Documents used during the meeting**

- 2021-22 COVID Board Resolution 20210825.pdf

# Cover Sheet

## SUPERINTENDENT-CEO REPORT

**Section:** IV. Superintendent-CEO Report and Information Items  
**Item:** A. SUPERINTENDENT-CEO REPORT  
**Purpose:** FYI  
**Submitted by:**  
**Related Material:** This Page is Blank.docx

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# Cover Sheet

## SCHOOL LEADERSHIP REPORT

**Section:** IV. Superintendent-CEO Report and Information Items  
**Item:** B. SCHOOL LEADERSHIP REPORT  
**Purpose:** FYI  
**Submitted by:**  
**Related Material:** This Page is Blank.docx

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## Cover Sheet

### DEPUTY SUPERINTENDENT OF ACADEMIC STUDENT SERVICES REPORT

**Section:** IV. Superintendent-CEO Report and Information Items  
**Item:** C. DEPUTY SUPERINTENDENT OF ACADEMIC STUDENT  
SERVICES REPORT  
**Purpose:** FYI  
**Submitted by:**  
**Related Material:** Academic Report to Board 9-15-2021 Exhibits Combined.pdf

# **Report to the Board September 15, 2021**

# ILTexas Academic Board Report

September 15, 2021

Presented by: Dr. Laura Carrasco  
Deputy Superintendent of Academics & Student Services



\*This week is the last week of our first of grading period (Day .  
\*Will host our first Data Day on Monday, 9/20

### 9/20 Data Day Goals:

(1) Deliver Campus Priority Professional Development/ Work Sessions, (2) Data Analysis to Action, (3) Host Equity Lunch & Learn (4) Hold grade level Multi-Tiered Systems of Support (MTSS) Meetings (5) Teacher Planning & New Teacher Check in.

Next week we kick off our language classes for faculty/staff/parents/community

**Total registered: 2,807**

**Chinese: 835**

**Spanish: 1,122**

**ESL: 850**



### **The Rhythm App™**

- \* K-12 student and staff wellness check-in tool.
- \*The platform selects an ideal 1-3 minute activity/intervention video to regulate well-being
- \*This data is available on dashboards (counselors act on)

# STAAR 2021:

\*Were required to offer/ Students not required to take (except HS)

\*ILTexas had 73% participation  

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rate (State was at 88%)

# How will the results be used in 2021?

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- This year, STAAR results are for learning and recovery only.
- They were not used to rate schools or districts or evaluate teachers.
- They did not affect promotion for students in any grades.
- Graduating students, if affected, had other options to meet the graduation requirements.



# How did families receive their child's STAAR scores?

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- Parents were given access to their child's results in the district's parent portal, Skyward Family Access.
- Families have access very detailed breakdowns in each subject to identify where their may be strengths or gaps.
- Families can see which questions their child got incorrect, and resources tailored to their child's performance they can use to support learning at home.

# Accountability Summary 2018-2021

## State of Texas

## ILTexas

Student Achievement	Raw Component Score			
	2018	2019	2020	2021
STAAR Performance	49	51		42
College, Career and Military Readiness (2018-2020 Rules)	54	65	73	
% Military Enlistment	2	4	5	
% CTE Coherent Sequence	4	7	9	
College, Career and Military Readiness (2021 Rules) **	48	54	59	63
Graduation Rate	91.8	92.1	92.4	92.6

Student Achievement	Raw Component Score			
	2018	2019	2020	2021
STAAR Performance	42	43		30
College, Career and Military Readiness (2018-2020 Rules)	64	69	81	
% Military Enlistment	3	3	3	← Hand enter from 2020 CCMR Accountability Data Report*
% CTE Coherent Sequence	0	1	12	
College, Career and Military Readiness (2021 Rules) **	61	65	66	72
Graduation Rate	100.0	96.7	98.6	99.0

\*\* The calculation of CCMR changed significantly in 2021.

The following 2 data measures that were included in the calculation of CCMR in 2018, 2019 and 2020 were excluded beginning in 2021:

1. Military Enlistment (which is excluded from accountability calculations until reliable data can be obtained directly from the US Armed Forces)
2. The 1/2 point CCMR credit for a CTE coherent sequence graduate completing and receiving credit for at least one CTE course aligned with an IBC

In order to allow for a more applicable comparison of 2021 CCMR with previous years, the CCMR scores reported in this row have been adjusted by subtracting the percentage of students who met CCMR based on military enlistment or based on the 1/2 point credit for coherent sequence CTE from the CCMR scores reported for 2018, 2019 and 2020.

# Accountability Summary 2018-2021

## State of Texas

## ILTexas

School Progress	Raw Component Score			
	2018	2019	2020	2021
Academic Growth	69	69		
Relative Performance (STAAR Performance and CCMR)	52	58		53
Relative Performance (% EcoDis)	58.8%	60.6%		60.2%

School Progress	Raw Component Score			
	2018	2019	2020	2021
Academic Growth	61	65		
Relative Performance (STAAR Performance and CCMR)	53	56		51
Relative Performance (% EcoDis)	61.3%	63.2%		64.0%

# Accountability Summary 2018-2021

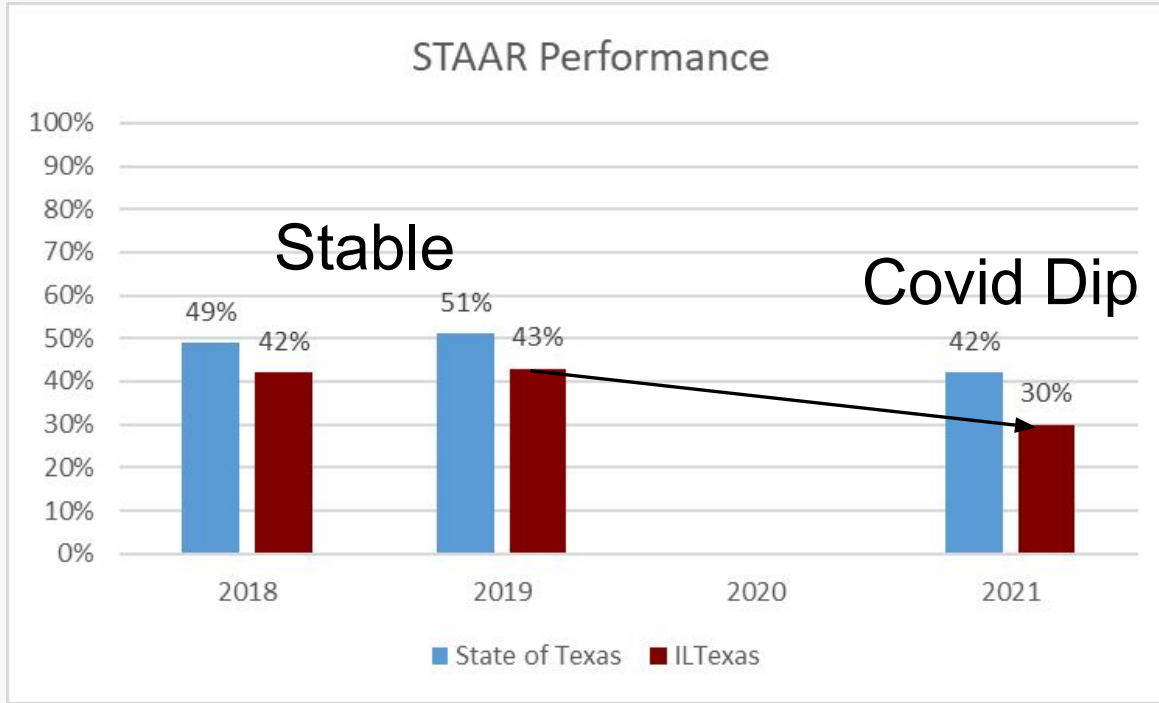
State of Texas

ILTexas

Closing the Gaps	% of Indicators Met			
	2018	2019	2020	2021
Academic Achievement Status	96%	100%		29%
Growth Status	68%	64%		
Graduation Status	27%	19%		45%
English Language Proficiency Status	100%	100%		100%
Student Success Status (STAAR Performance)	100%	100%		0%
School Quality Status (CCMR)	86%	100%		93%

Closing the Gaps	% of Indicators Met			
	2018	2019	2020	2021
Academic Achievement Status	29%	29%		0%
Growth Status	8%	33%		
Graduation Status	N/A	100%		86%
English Language Proficiency Status	100%	0%		100%
Student Success Status (STAAR Performance)	29%	31%		0%
School Quality Status (CCMR)	100%	100%		100%

# STAAR Performance Summary

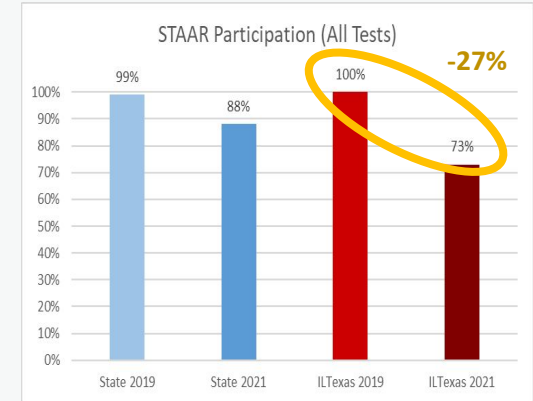
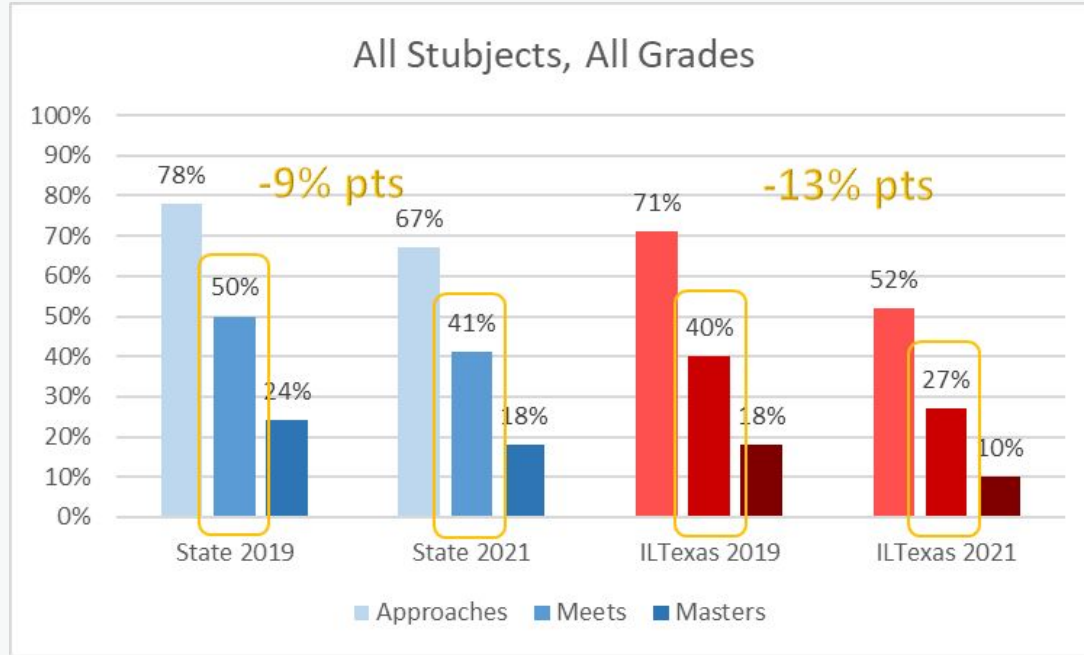


STAAR component of the Student Achievement domain is the average of the following levels:

- Approaches Grade Level or above
- Meets Grade Level or above
- Masters Grade Level

# STAAR Tests – All Subjects, All Grades

*Approaches · Meets · Masters Performance Levels*

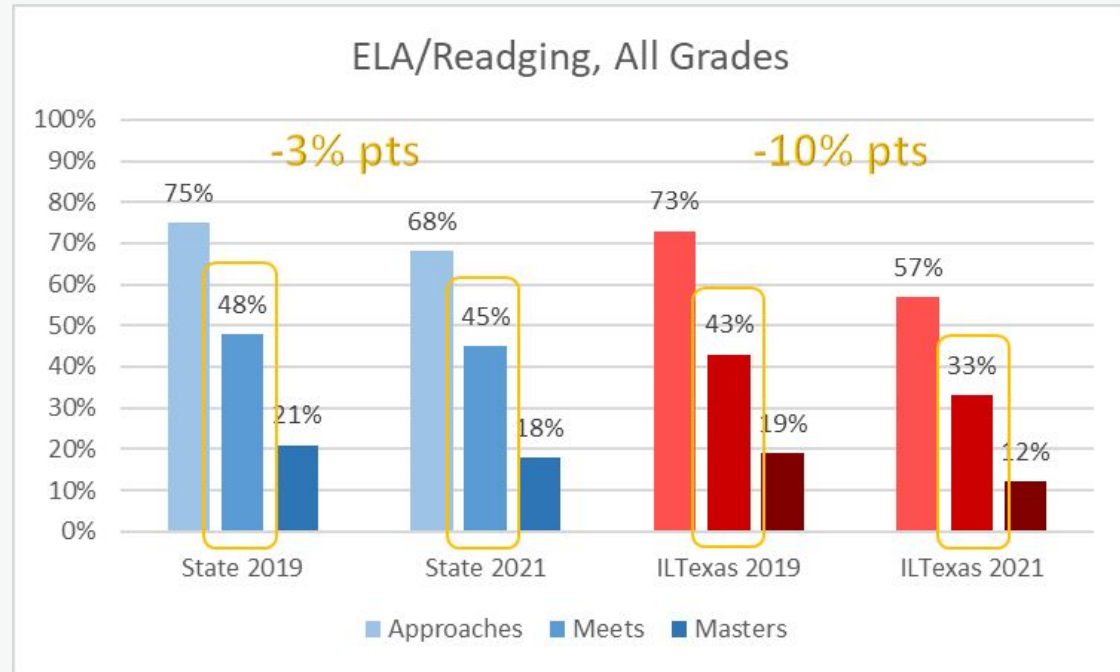


- STAAR (with and without accommodations)
- STAAR Alternate 2
- English learner (EL) performance measure results
- STAAR end-of-course (EOC) assessments
- SAT/ACT results for accelerated testers

# STAAR Tests – ELA/Reading, All Grades

*Approaches · Meets · Masters Performance Levels*

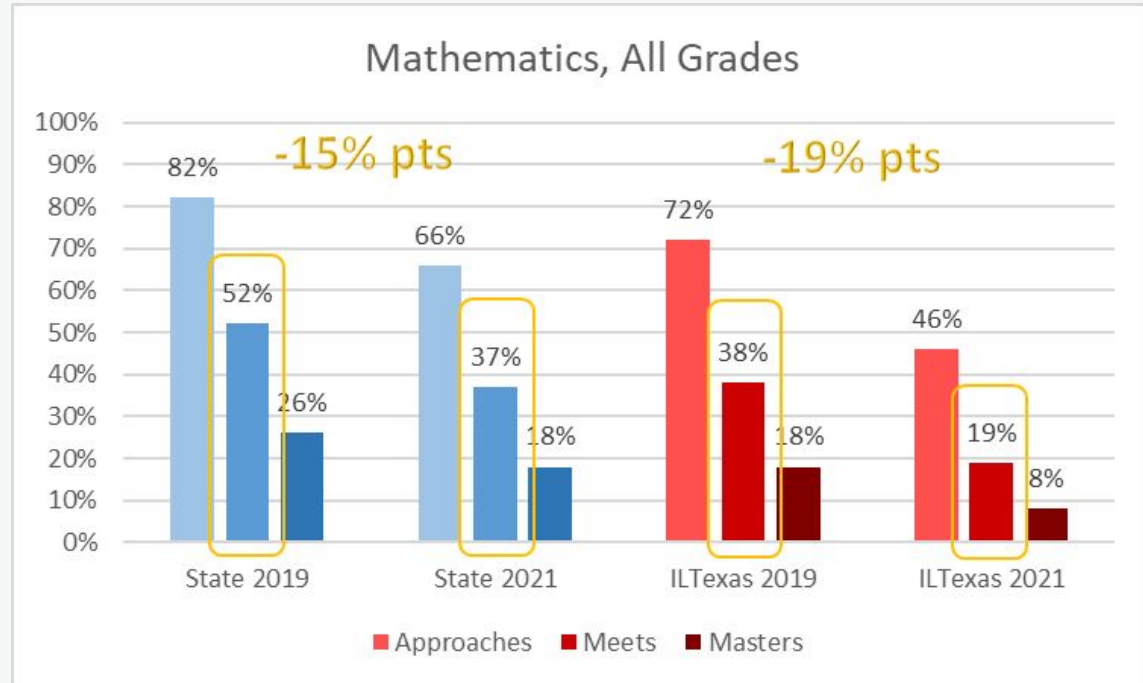
- STAAR Reading 3-8
- English I EOC
- English II EOC



# STAAR Tests – Mathematics, All Grades

*Approaches · Meets · Masters Performance Levels*

- STAAR Math 3-8
- Algebra I EOC



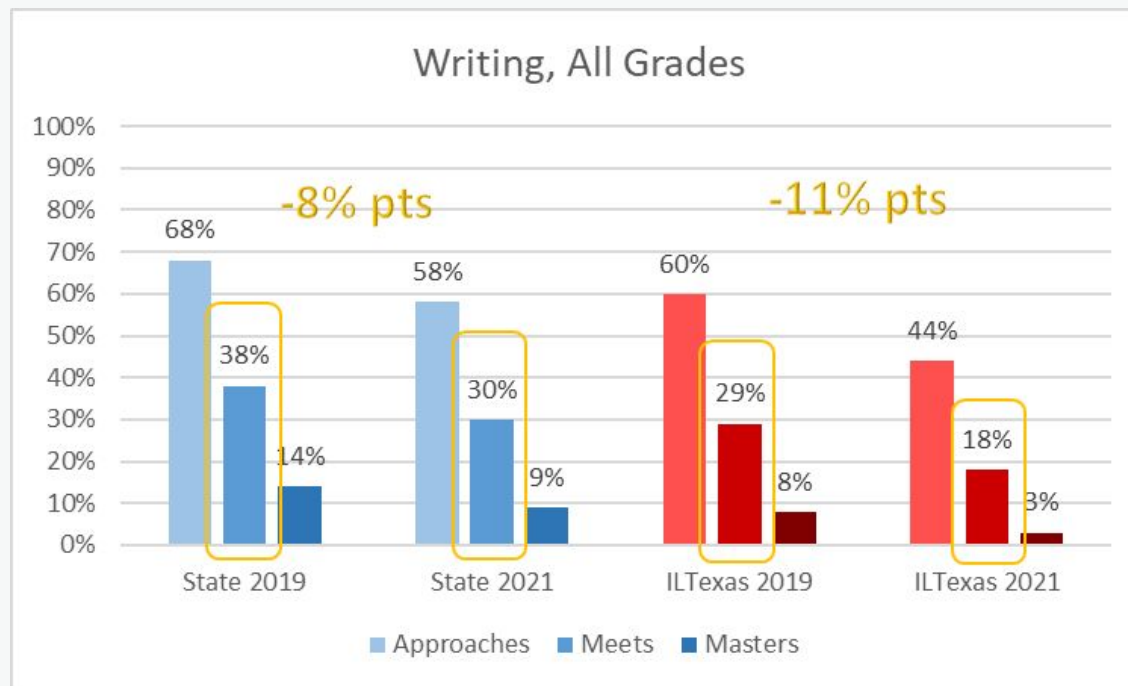


# STAAR Tests – Writing, All Grades

## *Approaches · Meets · Masters Performance Levels*

- 4<sup>th</sup> grade Writing STAAR
- 7<sup>th</sup> grade Writing STAAR

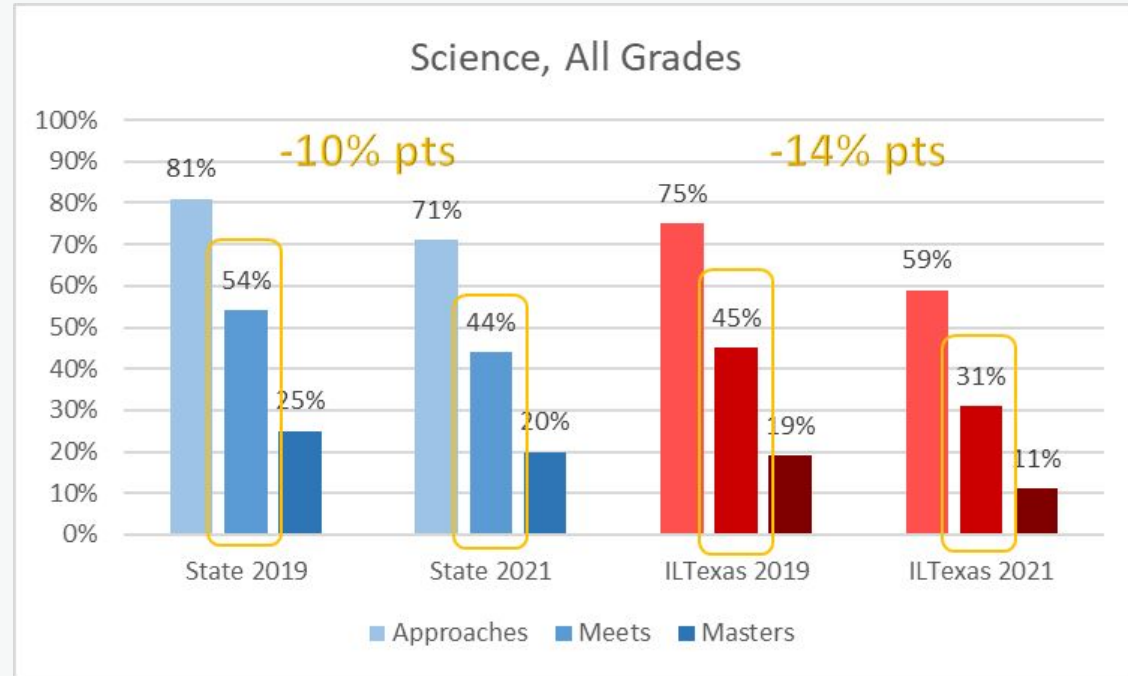
Note: 2021 last year for stand alone Writing STAAR



# STAAR Tests – Science, All Grades

*Approaches · Meets · Masters Performance Levels*

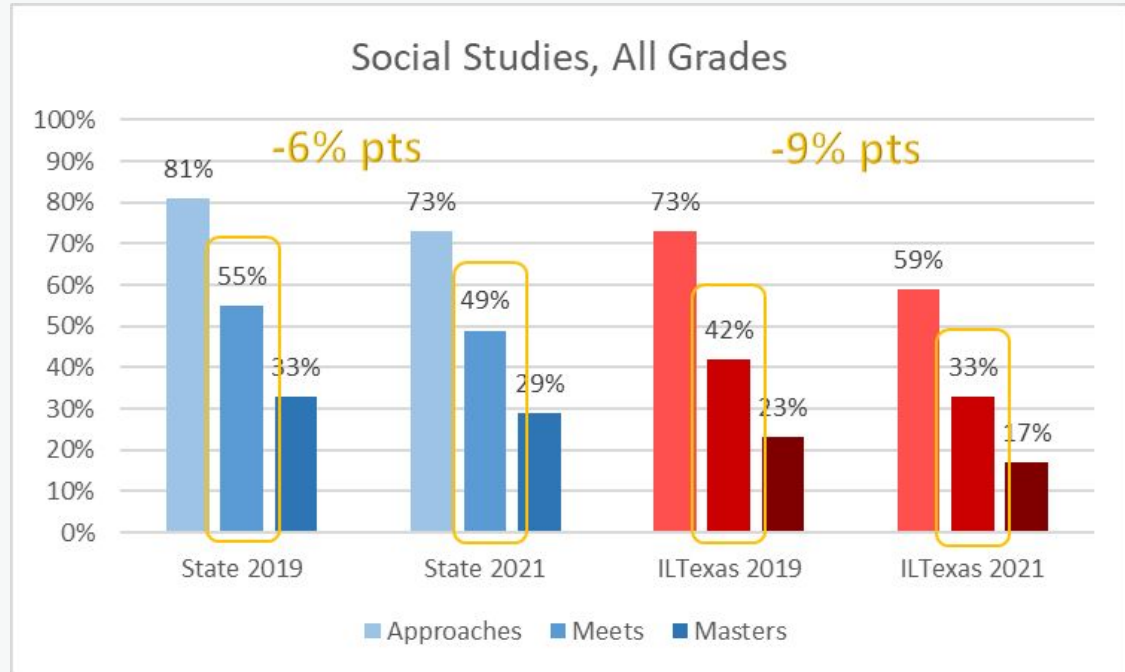
- STAAR Science 5
- STAAR Science 8
- Biology EOC



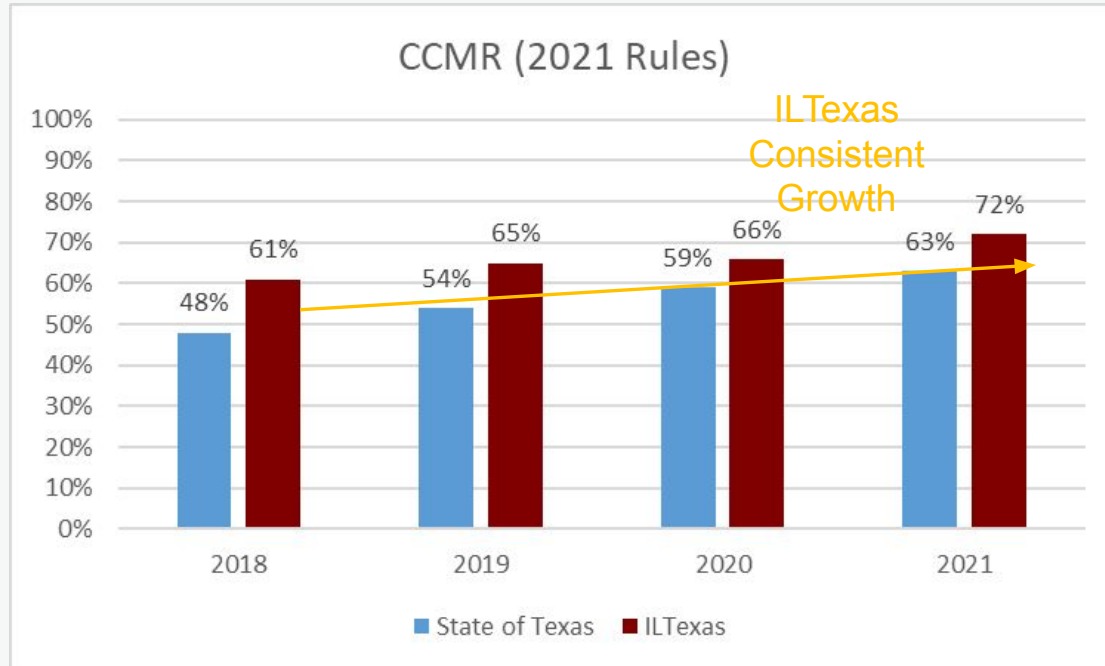
# STAAR Tests – Social Studies, All Grades

*Approaches · Meets · Masters Performance Levels*

- STAAR Social Studies 8
- US History EOC

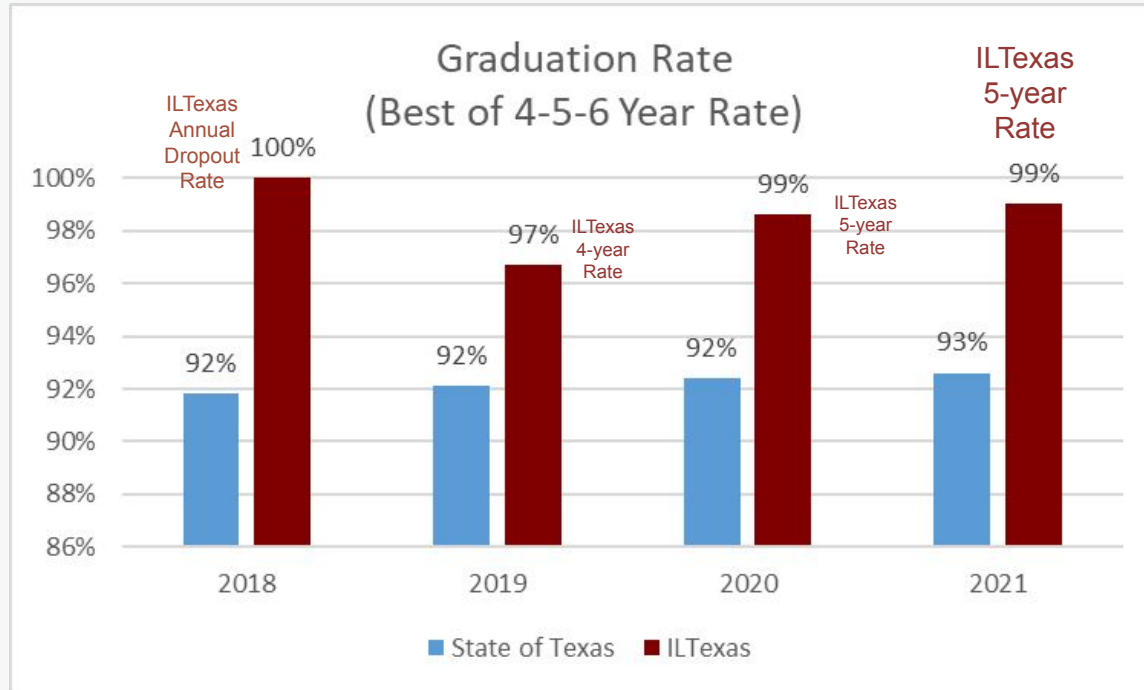


# College Career Military Readiness (2021 Rules) Summary



# Graduation Rate Summary

## Best of 4-5-6 Year Rates



# EL Proficiency Rate Summary

## TELPAS

TELPAS Summary	# TELPAS Progress / # TELPAS =	1155	3009	38%
# of Students who scored Advanced High in 2021	17%	507	Prior Year Used for Comparison	
			N/A	
# of Students who scored below Advanced High in 2021 and whose Composite TELPAS Rating <u>IMPROVED 2 LEVELS</u> from the prior year used in determining EL Proficiency (2020, 2019 or 2018)	1%	41	Prior Year Used for Comparison	
			2020	24
			2019	17
			2018	0
# of Students who scored below Advanced High in 2021 and whose Composite TELPAS Rating <u>IMPROVED 1 LEVEL</u> from the prior year used in determining EL Proficiency (2020, 2019 or 2018)	20%	607	Prior Year Used for Comparison	
			2020	173
			2019	430
			2018	4
# of Students who scored below Advanced High in 2021 and whose Composite TELPAS Rating <u>DID NOT IMPROVE</u> from the prior year used in determining EL Proficiency (2020, 2019 or 2018)		1854	Prior Year Used for Comparison	
			2020	170
			2019	1662
			2018	22

2021 English Language Proficiency Status Calculation (TELPAS & TELPAS Alt)	
# Students TELPAS & TELPAS Alt Progress	1162
# Students TELPAS & TELPAS Alt	3018
TELPAS Progress Overall Rate	39%

Target 37%

## 2021 Accountability Ratings Overall Summary

### INTERNATIONAL LEADERSHIP OF TEXAS (057848)

#### Not Rated: Declared State of Disaster

#### Accountability Data Summary

<b>Student Achievement Raw Component Score</b>	
STAAR Performance	30
College, Career and Military Readiness	72
Graduation Rate	99
<b>School Progress Raw Component Score</b>	
Academic Growth	N/A
Relative Performance (Eco Dis: 64.0%)	51
<b>Closing the Gaps % of Indicators Met</b>	
Academic Achievement Status	0%
Growth Status	N/A
Graduation Status	86%
English Language Proficiency Status	100%
Student Success Status	0%
School Quality Status	100%
<b>% Participation (All Tests)</b>	
2018-19	100%
2020-21	73%

#### Distinction Designations

Distinction designations were not awarded in 2021.



**Thank you! ¡Gracias! 谢谢!**



# **TEA 2021**

# **Accountability Ratings**

## 2021 Accountability Ratings Overall Summary INTERNATIONAL LEADERSHIP OF TEXAS (057848)

### Not Rated: Declared State of Disaster

#### Accountability Data Summary

<b>Student Achievement Raw Component Score</b>	
STAAR Performance	30
College, Career and Military Readiness	72
Graduation Rate	99
<b>School Progress Raw Component Score</b>	
Academic Growth	N/A
Relative Performance (Eco Dis: 64.0%)	51
<b>Closing the Gaps % of Indicators Met</b>	
Academic Achievement Status	0%
Growth Status	N/A
Graduation Status	86%
English Language Proficiency Status	100%
Student Success Status	0%
School Quality Status	100%
<b>% Participation (All Tests)</b>	
2018-19	100%
2020-21	73%

#### Distinction Designations

Distinction designations were not awarded in 2021.

**2021 STAAR Performance  
INTERNATIONAL LEADERSHIP OF TEXAS (057848)**

**Calculation Report**

STAAR Performance	Reading	Mathematics	Writing	Science	Social Studies	Totals	Percentages
Total Tests	9,627	8,692	2,605	3,565	1,807	26,296	
Approaches GL or Above	5,448	3,967	1,137	2,088	1,068	13,708	52%
Meets GL or Above	3,147	1,674	470	1,102	595	6,988	27%
Masters GL	1,168	669	87	401	314	2,639	10%
Total Percentage Points							89%
<b>Component Score</b>							<b>30</b>

## 2021 STAAR Performance INTERNATIONAL LEADERSHIP OF TEXAS (057848)

### Data Table

	All Students	African American	Hispanic	White	American Indian	Asian	Pacific Islander	Two or More Races	Econ Disadv	EL (Current)	EL (Current & Monitored)	Special Ed (Current)	Special Ed (Former)	Continuously Enrolled	Non-Continuously Enrolled
<b>All Subjects</b>															
<b>Percent of Tests</b>															
At Approaches GL Standard or Above	52%	49%	48%	72%	37%	82%	75%	62%	46%	41%	45%	21%	39%	57%	48%
At Meets GL Standard or Above	27%	24%	22%	45%	23%	58%	67%	36%	21%	16%	19%	10%	18%	30%	23%
At Masters GL Standard	10%	8%	7%	22%	11%	31%	33%	17%	7%	5%	6%	3%	5%	12%	8%
<b>Number of Tests</b>															
At Approaches GL Standard or Above	13,708	3,400	7,123	1,793	13	912	18	449	7,905	3,897	4,696	354	122	7,285	6,423
At Meets GL Standard or Above	6,988	1,646	3,276	1,138	8	646	16	258	3,573	1,518	2,013	164	56	3,891	3,097
At Masters GL Standard	2,639	575	1,034	552	4	346	8	120	1,168	436	647	44	15	1,500	1,139
Total Tests	26,296	6,914	14,983	2,503	35	1,117	24	720	17,320	9,500	10,491	1,703	309	12,842	13,454
<b>Participation</b>															
% participation 2018-19	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
% participation 2020-21	73%	66%	77%	74%	52%	75%	78%	64%	73%	81%	81%	73%	68%	73%	72%
<b>ELA/Reading</b>															
<b>Percent of Tests</b>															
At Approaches GL Standard or Above	57%	55%	52%	74%	36%	83%	75%	69%	50%	45%	49%	22%	42%	61%	52%
At Meets GL Standard or Above	33%	30%	28%	52%	29%	59%	75%	45%	26%	21%	25%	10%	22%	37%	29%
At Masters GL Standard	12%	11%	9%	27%	21%	30%	38%	21%	9%	7%	9%	2%	9%	13%	11%
<b>Number of Tests</b>															
At Approaches GL Standard or Above	5,448	1,395	2,854	666	5	343	6	179	3,194	1,590	1,893	138	47	2,926	2,522
At Meets GL Standard or Above	3,147	774	1,530	471	4	245	6	117	1,680	723	952	63	25	1,761	1,386
At Masters GL Standard	1,168	273	470	240	3	125	3	54	556	233	328	15	10	631	537
Total Tests	9,627	2,540	5,492	899	14	413	8	261	6,367	3,498	3,851	636	112	4,777	4,850
<b>Participation</b>															
% participation 2018-19	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	99%	100%	100%
% participation 2020-21	75%	66%	80%	74%	58%	78%	77%	64%	75%	86%	85%	76%	71%	75%	74%
<b>Mathematics</b>															
<b>Percent of Tests</b>															
At Approaches GL Standard or Above	46%	42%	41%	67%	42%	79%	63%	55%	39%	37%	40%	19%	35%	50%	42%
At Meets GL Standard or Above	19%	16%	14%	37%	25%	56%	50%	28%	14%	12%	14%	9%	13%	22%	16%
At Masters GL Standard	8%	6%	4%	18%	8%	34%	25%	14%	5%	4%	5%	2%	2%	9%	6%
<b>Number of Tests</b>															
At Approaches GL Standard or Above	3,967	952	2,013	567	5	289	5	136	2,264	1,189	1,405	104	37	2,135	1,832
At Meets GL Standard or Above	1,674	375	702	316	3	205	4	69	795	380	489	47	14	952	722
At Masters GL Standard	669	135	214	157	1	126	2	34	262	123	170	13	2	387	282

## 2021 STAAR Performance

### INTERNATIONAL LEADERSHIP OF TEXAS (057848)

	All Students	African American	Hispanic	White	American Indian	Asian	Pacific Islander	Two or More Races	Econ Disadv	EL (Current)	EL (Current & Monitored)	Special Ed (Current)	Special Ed (Former)	Continuously Enrolled	Non-Continuously Enrolled
Total Tests	8,692	2,288	4,920	849	12	368	8	247	5,749	3,190	3,490	552	106	4,288	4,404
<b>Participation</b>															
% participation 2018-19	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
% participation 2020-21	70%	64%	74%	73%	45%	72%	77%	63%	70%	77%	77%	69%	66%	71%	70%
<b>Writing</b>															
<b>Percent of Tests</b>															
At Approaches GL Standard or Above	44%	41%	38%	66%	*	74%	*	55%	37%	30%	35%	11%	16%	46%	42%
At Meets GL Standard or Above	18%	15%	13%	36%	*	45%	*	32%	13%	8%	12%	5%	3%	19%	17%
At Masters GL Standard	3%	3%	1%	9%	*	11%	*	13%	2%	1%	2%	1%	0%	4%	3%
<b>Number of Tests</b>															
At Approaches GL Standard or Above	1,137	280	541	181	*	96	*	38	636	291	376	20	6	520	617
At Meets GL Standard or Above	470	104	186	100	*	58	*	22	219	77	125	9	1	216	254
At Masters GL Standard	87	18	21	25	*	14	*	9	26	8	17	1	0	49	38
Total Tests	2,605	690	1,439	274	*	129	*	69	1,725	981	1,082	180	37	1,132	1,473
<b>Participation</b>															
% participation 2018-19	100%	100%	100%	100%	100%	100%	*	100%	100%	100%	100%	100%	100%	100%	100%
% participation 2020-21	69%	64%	71%	78%	50%	74%	*	56%	70%	77%	76%	77%	67%	68%	70%
<b>Science</b>															
<b>Percent of Tests</b>															
At Approaches GL Standard or Above	59%	54%	55%	77%	40%	89%	*	69%	52%	47%	51%	27%	56%	64%	53%
At Meets GL Standard or Above	31%	27%	27%	52%	20%	66%	*	33%	25%	20%	23%	12%	28%	36%	26%
At Masters GL Standard	11%	8%	9%	26%	0%	37%	*	12%	8%	4%	6%	4%	3%	14%	8%
<b>Number of Tests</b>															
At Approaches GL Standard or Above	2,088	497	1,149	248	**	123	*	65	1,229	610	733	59	20	1,142	946
At Meets GL Standard or Above	1,102	249	558	168	**	91	*	31	583	257	329	27	10	637	465
At Masters GL Standard	401	74	182	82	**	51	*	11	179	55	91	9	1	249	152
Total Tests	3,565	912	2,091	321	**	138	*	94	2,355	1,287	1,432	222	36	1,774	1,791
<b>Participation</b>															
% participation 2018-19	100%	100%	100%	100%	100%	100%	*	100%	100%	100%	100%	100%	100%	100%	100%
% participation 2020-21	74%	67%	78%	72%	55%	74%	*	68%	74%	82%	82%	69%	69%	75%	73%
<b>Social Studies</b>															
<b>Percent of Tests</b>															
At Approaches GL Standard or Above	59%	57%	54%	82%	*	88%	*	63%	52%	40%	45%	29%	67%	65%	54%
At Meets GL Standard or Above	33%	30%	29%	52%	*	68%	*	39%	26%	15%	19%	16%	33%	37%	29%
At Masters GL Standard	17%	15%	14%	30%	*	43%	*	24%	13%	3%	6%	5%	11%	21%	14%
<b>Number of Tests</b>															
At Approaches GL Standard or Above	1,068	276	566	131	*	61	*	31	582	217	289	33	12	562	506

## 2021 STAAR Performance INTERNATIONAL LEADERSHIP OF TEXAS (057848)

	All Students	African American	Hispanic	White	American Indian	Asian	Pacific Islander	Two or More Races	Econ Disadv	EL (Current)	EL (Current & Monitored)	Special Ed (Current)	Special Ed (Former)	Continuously Enrolled	Non-Continuously Enrolled
At Meets GL Standard or Above	595	144	300	83	*	47	*	19	296	81	118	18	6	325	270
At Masters GL Standard	314	75	147	48	*	30	*	12	145	17	41	6	2	184	130
Total Tests	1,807	484	1,041	160	*	69	*	49	1,124	544	636	113	18	871	936
<b>Participation</b>															
% participation 2018-19	100%	100%	100%	100%	*	100%	-	100%	100%	100%	100%	100%	100%	100%	100%
% participation 2020-21	76%	70%	79%	75%	*	76%	*	68%	74%	81%	81%	74%	67%	75%	76%

- Indicates there are no students in the group.

\* Indicates results are masked due to small numbers to protect student confidentiality.

\*\* When only one racial / ethnic group is masked, then the second smallest racial / ethnic group is masked regardless of size.

## 2021 College, Career, and Military Readiness INTERNATIONAL LEADERSHIP OF TEXAS (057848)

### Calculation Table

	Annual Graduates	
	Count	Percent
<b>Total</b>		
Total graduates	389	
Total credit for CCMR criteria	279	72%

### Data Table

	Annual Graduates	
	Count	Percent
<b>Texas Success Initiative (TSI) Criteria</b>		
Met TSI criteria in both ELA/Reading and Mathematics	197	51%
<b>TSI Criteria - ELA/Reading</b>		
Met TSI criteria for at least one indicator in ELA/Reading	297	76%
Met TSI assessment criteria	219	56%
Met ACT criteria	41	11%
Met SAT criteria	246	63%
Earned credit for a college prep course	17	4%
<b>TSI Criteria - Mathematics</b>		
Met TSI criteria for at least one indicator in Mathematics	208	54%
Met TSI assessment criteria	59	15%
Met ACT criteria	37	10%
Met SAT criteria	147	38%
Earned credit for a college prep course	32	8%
<b>AP/IB Examination</b>		
Met criterion score on an AP/IB exam in any subject	143	37%
<b>Dual Course Credits</b>		
Earned credit for at least 3 hours in ELA or Mathematics or 9 hours in any subject	95	24%
<b>Industry-Based Certifications</b>		
Earned an industry-based certification from approved list	1	0%
<b>Level I or Level II Certificate</b>		
Earned a level I or level II certificate in any workforce education area	-	-
<b>Associate Degree</b>		
Earned an associate degree while in high school	2	1%
<b>OnRamps Dual Enrollment Course</b>		
Completed an OnRamps course and qualified for at least 3 hours of university or college credit in any subject	-	-
<b>Graduate with Completed IEP and Workforce Readiness</b>		
Received graduation type code of 04, 05, 54, or 55	0	0%
<b>Special Ed with Advanced Degree Plan</b>		
Identified as receiving special education services and earned an advanced degree plan	13	3%
<b>U.S. Armed Forces*</b>		
Enlisted in the U.S. Armed Forces	N/A	N/A

- Indicates there are no students in the group.

\* Due to discrepancies between annual enlistment counts for Texas military enlistees aged 17-19 released by the United States Department of Defense and TSDS PEIMS military enlistment data, military enlistment data is excluded from accountability calculations.

## 2021 Graduation Rate INTERNATIONAL LEADERSHIP OF TEXAS (057848)

	All Students	African American	Hispanic	White	American Indian	Asian	Pacific Islander	Two or More Races	Econ Disadv	EL+	Special Ed
<b>4-Year Graduation Rate (Gr 9-12): Class of 2020</b>											
% Graduated	98.2%	98.6%	97.1%	100.0%	*	100.0%	-	*	98.2%	93.4%	100.0%
# Graduated	380	72	202	71	*	28	-	*	216	57	18
Total in Class	387	73	208	71	*	28	-	*	220	61	18
<b>5-Year Extended Graduation Rate (Gr 9-12): Class of 2019</b>											
% Graduated	99.3%	100.0%	100.0%	96.2%	*	100.0%	*	*	99.3%	100.0%	92.3%
# Graduated	276	54	145	50	*	19	*	*	152	39	12
Total in Class	278	54	145	52	*	19	*	*	153	39	13
<b>6-Year Extended Graduation Rate (Gr 9-12): Class of 2018</b>											
% Graduated	98.6%	100.0%	99.2%	94.1%	*	100.0%	-	100.0%	99.1%	100.0%	100.0%
# Graduated	207	34	127	32	*	8	-	**	112	25	11
Total in Class	210	34	128	34	*	8	-	**	113	25	11
<b>Annual Dropout Rate (Gr 9-12): SY 2019-20</b>											
% Dropped Out	0.1%	0.1%	0.1%	0.0%	0.0%	0.0%	*	0.0%	0.1%	0.0%	0.5%
% Dropped Out - Conversion	99.0%										
# Dropped Out	3	1	2	0	**	0	*	0	2	0	1
# of Students	2,871	678	1,584	366	**	152	*	75	1,800	597	182

+ Ever HS ELs are included in the graduation rate. Annual Dropouts are current ELs only.

- Indicates there are no students in the group.

\* Indicates results are masked due to small numbers to protect student confidentiality.

\*\* When only one racial / ethnic group is masked, then the second smallest racial / ethnic group is masked regardless of size.



## 2021 Relative Performance INTERNATIONAL LEADERSHIP OF TEXAS (057848)

% Economically Disadvantaged	STAAR and CCMR
64.0	51

## 2021 Closing the Gaps INTERNATIONAL LEADERSHIP OF TEXAS (057848)

### Status and Data Table

	All Students	African American	Hispanic	White	American Indian	Asian	Pacific Islander	Two or More Races	Econ Disadv	EL (Current & Monitored)+	Special Ed (Current)	Special Ed (Former)	Continuously Enrolled	Non-Continuously Enrolled	Total Met	Total Evaluated
<b>Academic Achievement Status</b>																
<b>ELA/Reading Target</b>	44%	32%	37%	60%	43%	74%	45%	56%	33%	29%	19%	36%	46%	42%		
<b>Target Met</b>	No	No	No	No		No		No	No	No	No	No	No	No		
% at Meets GL Standard or Above	33%	30%	28%	52%	29%	59%	75%	45%	26%	25%	10%	22%	37%	29%		
# at Meets GL Standard or Above	3,147	774	1,530	471	4	245	6	117	1,680	952	63	25	1,761	1,386		
Total Tests	9,627	2,540	5,492	899	14	413	8	261	6,367	3,851	636	112	4,777	4,850		
<b>Mathematics Target</b>	46%	31%	40%	59%	45%	82%	50%	54%	36%	40%	23%	44%	47%	45%		
<b>Target Met</b>	No	No	No	No		No		No	No	No	No	No	No	No		
% at Meets GL Standard or Above	19%	16%	14%	37%	25%	56%	50%	28%	14%	14%	9%	13%	22%	16%		
# at Meets GL Standard or Above	1,674	375	702	316	3	205	4	69	795	489	47	14	952	722		
Total Tests	8,692	2,288	4,920	849	12	368	8	247	5,749	3,490	552	106	4,288	4,404		
<b>Total Indicators</b>															0	24
<b>Graduation Rate Status</b>																
<b>Target</b>	90%	90%	90%	90%	90%	90%	90%	90%	90%	90%	90%	n/a	n/a	n/a		
<b>Target Met</b>	Yes (1)	Yes (1)	Yes (1)	Yes (1)		Yes (1)			Yes (1)	No						
2019 % Graduated	96.4%	96.4%	97.9%	94.2%	-	-	-	-	95.5%	94.9%	-					
2020 % Graduated	98.2%	98.6%	97.1%	100.0%	*	100.0%	-	*	98.2%	93.4%	100.0%					
2020 # Graduated	381	73	202	71	*	28	-	*	216	57	18					
2020 Total in Class	388	74	208	71	*	28	-	*	220	61	18					
<b>Total Indicators</b>															6	7
<b>English Language Proficiency Status</b>																
<b>Target</b>										36%						
<b>Target Met</b>										Yes						
TELPAS Progress Rate										39%						
TELPAS Progress										1,162						
TELPAS Total										3,018						
<b>Total Indicators</b>															1	1
<b>Student Success Status</b>																
<b>Target</b>	47	36	41	58	46	73	48	55	38	37	23	43	48	45		
<b>Target Met</b>	No	No	No	No	No	No		No	No	No	No	No	No	No		
STAAR Component Score	30	27	26	46	24	57	58	38	25	23	11	21	33	26		
% at Approaches GL Standard or Above	52%	49%	48%	72%	37%	82%	75%	62%	46%	45%	21%	39%	57%	48%		
% at Meets GL Standard or Above	27%	24%	22%	45%	23%	58%	67%	36%	21%	19%	10%	18%	30%	23%		

## 2021 Closing the Gaps INTERNATIONAL LEADERSHIP OF TEXAS (057848)

	All Students	African American	Hispanic	White	American Indian	Asian	Pacific Islander	Two or More Races	Econ Disadv	EL (Current & Monitored)+	Special Ed (Current)	Special Ed (Former)	Continuously Enrolled	Non-Continuously Enrolled	Total Met	Total Evaluated
% at Masters GL Standard	10%	8%	7%	22%	11%	31%	33%	17%	7%	6%	3%	5%	12%	8%		
Total Tests	26,296	6,914	14,983	2,503	35	1,117	24	720	17,320	10,491	1,703	309	12,842	13,454		
<b>Total Indicators</b>															<b>0</b>	<b>13</b>
<b>School Quality Status</b>																
<b>Target</b>	<b>47%</b>	<b>31%</b>	<b>41%</b>	<b>58%</b>	<b>42%</b>	<b>76%</b>	<b>39%</b>	<b>53%</b>	<b>39%</b>	<b>30%</b>	<b>27%</b>	<b>43%</b>	<b>50%</b>	<b>31%</b>		
<b>Target Met</b>	<b>Yes</b>	<b>Yes</b>	<b>Yes</b>	<b>Yes</b>		<b>Yes</b>			<b>Yes</b>	<b>Yes</b>			<b>Yes</b>	<b>Yes</b>		
% Students Meeting CCMR	71%	61%	72%	75%	*	93%	-	60%	69%	60%	68%	*	75%	64%		
# Students Meeting CCMR	279	46	147	56	*	25	-	**	152	30	13	*	184	95		
Total Students	392	76	205	75	*	27	-	**	221	50	19	*	244	148		
<b>Total Indicators</b>															<b>9</b>	<b>9</b>
<b>Participation 2018-19</b>																
<b>Target</b>	<b>95%</b>	<b>95%</b>	<b>95%</b>	<b>95%</b>	<b>95%</b>	<b>95%</b>	<b>95%</b>	<b>95%</b>	<b>95%</b>	<b>95%</b>	<b>95%</b>	<b>95%</b>	<b>95%</b>	<b>95%</b>	<b>95%</b>	<b>95%</b>
<b>ELA/Reading</b>																
% Participation	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	99%	100%	100%		
# Participants	12,089	3,382	6,442	1,333	18	535	9	370	7,907	3,991	780	217	2,492	9,597		
Total Tests	12,111	3,392	6,450	1,335	18	536	9	371	7,917	3,993	782	219	2,496	9,615		
<b>Mathematics</b>																
% Participation	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%		
# Participants	11,109	3,180	5,875	1,225	17	471	7	334	7,336	3,703	720	200	2,163	8,946		
Total Tests	11,124	3,187	5,881	1,227	17	471	7	334	7,344	3,706	721	201	2,164	8,960		
<b>Participation 2020-21</b>																
<b>Target</b>	<b>95%</b>	<b>95%</b>	<b>95%</b>	<b>95%</b>	<b>95%</b>	<b>95%</b>	<b>95%</b>	<b>95%</b>	<b>95%</b>	<b>95%</b>	<b>95%</b>	<b>95%</b>	<b>95%</b>	<b>95%</b>	<b>95%</b>	<b>95%</b>
<b>ELA/Reading</b>																
% Participation	75%	66%	80%	74%	58%	78%	77%	64%	75%	85%	76%	71%	75%	74%		
# Participants	10,451	2,637	6,100	957	19	450	10	275	6,834	4,457	708	132	5,105	5,346		
Total Tests	13,960	3,970	7,649	1,286	33	577	13	428	9,094	5,245	936	186	6,783	7,177		
<b>Mathematics</b>																
% Participation	70%	64%	74%	73%	45%	72%	77%	63%	70%	77%	69%	66%	71%	70%		
# Participants	9,008	2,362	5,102	885	15	378	10	255	5,874	3,617	579	115	4,382	4,626		
Total Tests	12,784	3,692	6,903	1,210	33	524	13	407	8,339	4,691	840	174	6,171	6,613		

\* Indicates results are masked due to small numbers to protect student confidentiality.

\*\* When only one racial / ethnic group is masked, then the second smallest racial / ethnic group is masked regardless of size.

+ Ever HS ELs are included in the Federal Graduation Rate.

Yes (1) Indicates the student group met the four-year long-term graduation rate target of 94.0% and demonstrated improvement of at least 0.1% over the Class of 2015 statewide baseline rate.

Yes (2) Indicates the student group met the four-year interim graduation rate target of 90.0% and demonstrated improvement of at least 0.1% over the prior year rate.

Yes (3) Indicates the student group met its four-year graduation rate growth target.

- Indicates there are no students in the group.

# Cover Sheet

## CHIEF ADMINISTRATIVE OFFICER REPORT

**Section:** IV. Superintendent-CEO Report and Information Items  
**Item:** D. CHIEF ADMINISTRATIVE OFFICER REPORT  
**Purpose:** FYI  
**Submitted by:**  
**Related Material:** 9-15-21 Admin Report Combined.pdf



INTERNATIONAL LEADERSHIP OF TEXAS

**Faculty and Support Staff New Hires  
Subsequent to August 18, 2021  
For Board Notification on September 15, 2021**

<b>NEW HIRES FOR THE 21/22 SCHOOL YEAR</b>			
<b>Position</b>	<b>Assignment</b>	<b>Building</b>	<b>Start Date</b>
PARA - CAMPUS	INSTRUCTIONAL AIDE	AGGIELAND HIGH	09/07/2021
PROF - DISTRICT	CRISIS COUNSELOR	AREA OFFICE DALLAS	09/13/2021
AUX - TRANSPORTATION	BUS DRIVER	AREA OFFICE HOUSTON	09/13/2021
AUX - TRANSPORTATION	BUS DRIVER	AREA OFFICE HOUSTON	09/07/2021
PROF - DISTRICT	DIAGNOSTICIAN	AREA OFFICE TARRANT	09/13/2021
AUX - TRANSPORTATION	BUS DRIVER	AREA OFFICE TARRANT	09/13/2021
PARA - CAMPUS	INSTRUCTIONAL AIDE	ARLINGTON ELEMENTARY	09/08/2021
PARA - CAMPUS	INSTRUCTIONAL AIDE	ARLINGTON ELEMENTARY	08/26/2021
TEACHER	HIGH	ARLINGTON HIGH	09/01/2021
TEACHER	HIGH	ARLINGTON HIGH	09/08/2021
PARA - CAMPUS	INSTRUCTIONAL AIDE	ARLINGTON HIGH	08/20/2021
TEACHER	PFC	COLLEGE STATION ELEMENTARY	08/24/2021
PARA - CAMPUS	RECEPTIONIST	EAST FW ELEMENTARY	09/09/2021
PARA - CAMPUS	INSTRUCTIONAL AIDE	EAST FW ELEMENTARY	08/31/2021
TEACHER	PFC	EAST FW ELEMENTARY	08/23/2021
TEACHER	ELEMENTARY	EAST FW ELEMENTARY	09/13/2021
TEACHER	ELEMENTARY	EAST FW ELEMENTARY	08/20/2021
TEACHER	MIDDLE	EAST FW MIDDLE	08/30/2021
TEACHER	MIDDLE	EAST FW MIDDLE	08/24/2021
COUNSELOR	COUNSELOR	EAST FW MIDDLE	08/30/2021
PARA - CAMPUS	INSTRUCTIONAL AIDE	GARLAND ELEMENTARY	09/08/2021
PARA - CAMPUS	ATTENDANCE CLERK	GARLAND ELEMENTARY	08/30/2021
PARA - CAMPUS	INSTRUCTIONAL AIDE	GARLAND HIGH	09/02/2021
AUX - FOOD SERVICE	FOOD SERVICE CASHIER	GRAND PRAIRIE ELEMENTARY	08/25/2021
COUNSELOR	COUNSELOR	GRAND PRAIRIE MIDDLE	09/02/2021
TEACHER	HIGH	KATY/WESTPARK HIGH	09/08/2021
TEACHER	HIGH	KATY/WESTPARK HIGH	08/23/2021
TEACHER	HIGH	KATY/WESTPARK HIGH	08/30/2021
COUNSELOR	COUNSELOR	KELLER ELEMENTARY	08/26/2021
PARA - CAMPUS	INSTRUCTIONAL AIDE	KELLER ELEMENTARY	08/20/2021
TEACHER	HIGH	KELLER HIGH	08/30/2021
PARA - CAMPUS	INSTRUCTIONAL AIDE	KELLER HIGH	08/23/2021
TEACHER	ELEMENTARY	LANCASTER ELEMENTARY	09/15/2021
TEACHER	MIDDLE	LANCASTER MIDDLE	08/20/2021
TEACHER	ELEMENTARY	NRH ELEMENTARY	09/07/2021
TEACHER	ELEMENTARY	NRH ELEMENTARY	08/23/2021
PARA - CAMPUS	ADMIN ASSISTANT	NRH ELEMENTARY	08/24/2021
TEACHER	ELEMENTARY	OREM ELEMENTARY	09/07/2021
PARA - CAMPUS	NURSE ASSISTANT	OREM ELEMENTARY	08/23/2021
TEACHER	ELEMENTARY	OREM ELEMENTARY	09/07/2021
COUNSELOR	COUNSELOR	OREM ELEMENTARY	08/23/2021
TEACHER	MIDDLE	OREM MIDDLE	09/07/2021
PARA - CAMPUS	CAMPUS TECHNICIAN	SAGINAW ELEMENTARY	08/24/2021
TEACHER	MIDDLE	SAGINAW MIDDLE	08/25/2021
PARA - CAMPUS	INSTRUCTIONAL AIDE	SAGINAW MIDDLE	09/02/2021
TEACHER	PFC	WEST PARK ELEMENTARY	08/26/2021
TEACHER	PFC	WEST PARK ELEMENTARY	08/23/2021
PARA - CAMPUS	INSTRUCTIONAL AIDE	WEST PARK MIDDLE	09/02/2021
TEACHER	HIGH	WINDMILL LAKES HIGH	08/23/2021
PARA - CAMPUS	CAMPUS TECHNICIAN	WINDMILL LAKES HIGH	08/23/2021
PARA - CAMPUS	INSTRUCTIONAL AIDE	WINDMILL LAKES HIGH	08/26/2021
TEACHER	HIGH	WINDMILL LAKES HIGH	08/26/2021
TEACHER	ELEMENTARY	WINDMILL LAKES HIGH ELEMENTARY	09/13/2021
TEACHER	ELEMENTARY	WINDMILL LAKES HIGH ELEMENTARY	08/19/2021
TEACHER	ELEMENTARY	WINDMILL LAKES HIGH ELEMENTARY	09/03/2021
TEACHER	ELEMENTARY	WINDMILL LAKES HIGH ELEMENTARY	08/30/2021



INTERNATIONAL LEADERSHIP OF TEXAS

**Total employees hired subsequent to 8/18/2021: 56**  
**Total Employee Count for 21/22 SY: 2,280**  
**All employees are contingent upon Fingerprint and HR Clearance.**



## INTERNATIONAL LEADERSHIP OF TEXAS

**Authorized Position Report****September 15, 2021****21/22 SCHOOL YEAR**

<b>Position</b>	<b># Positions</b>	<b>Positions Filled</b>	<b>Available FTE</b>	<b>Pending</b>	<b>Unfilled</b>
AUX - FOOD SERVICE	15	12	3	1	2
AUX - MAINTENANCE	35	31	4		4
AUX - TRANSPORTATION	32	24	8	3	5
COUNSELOR	52	47	5	1	4
LIBRARIAN/MEDIA	20	20	-		-
NURSE	18	16	2	1	1
PARA - CAMPUS - INSTRUCTIONAL AIDE	314	246	68	33	35
PARA - CAMPUS - FRONT OFFICE	129	120	9	3	6
PARA - DISTRICT	82	67	15	11	4
PROF - CAMPUS	37	32	5	3	2
PROF - CAMPUS ADMIN	90	90	-		-
PROF - DISTRICT	202	166	36	21	15
SLP	13	9	4	1	3
SUPERINTENDENT	1	1	-		-
TEACHER	1,433	1,399	34		34
<b>Total</b>	<b>2,473</b>	<b>2,280</b>	<b>193</b>	<b>78</b>	<b>115</b>

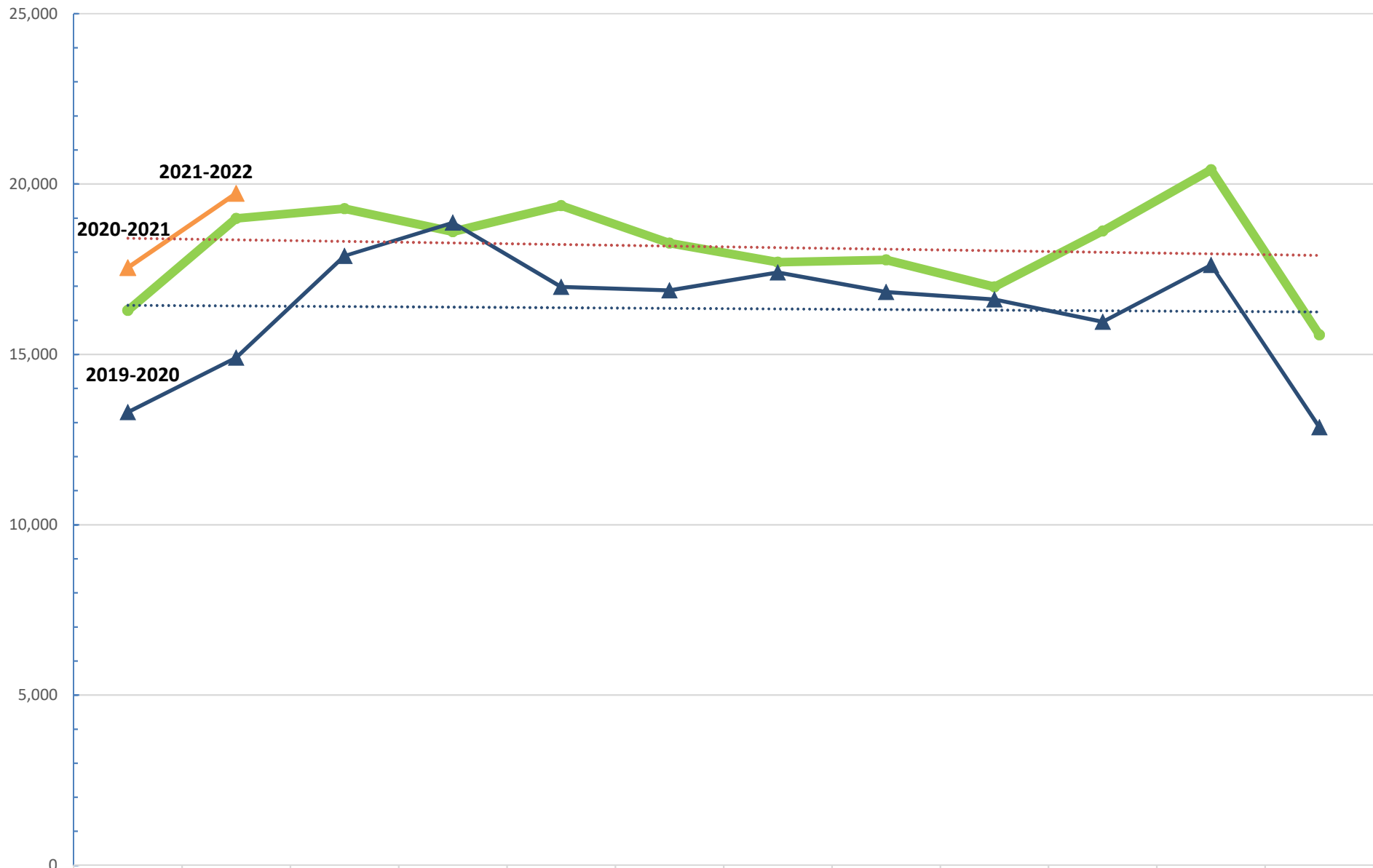
## Cover Sheet

### CONSIDER/ACT ON AUGUST, 2021 FINANCIAL REPORT

**Section:** VIII. Board Items for Discussion/Action  
**Item:** A. CONSIDER/ACT ON AUGUST, 2021 FINANCIAL REPORT  
**Purpose:** Vote  
**Submitted by:**  
**Related Material:** ILTexas FS 2021-08 - Board.pdf



### TOTAL MONTHLY EXPENSES



	JULY	AUG	SEPT	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUNE
2021-22	17,545,456	19,725,498										
2020-21	16,292,575	18,991,399	19,280,397	18,601,063	19,369,603	18,267,073	17,709,146	17,776,784	16,984,373	18,625,295	20,418,286	15,574,418
2019-20	13,306,685	14,902,934	17,887,960	18,866,142	16,982,487	16,876,725	17,406,249	16,833,481	16,612,201	15,957,893	17,624,013	12,864,370

**INTERNATIONAL LEADERSHIP OF TEXAS**  
**UNAUDITED**  
**Financial Summary**

	UT	UT	UT	UT	UT	UT	UT
	Jul-21	Aug-21	Sep-21	Oct-21	Nov-21	Dec-21	Year-to-Date
	2021-2022	2021-2022	2021-2022	2021-2022	2021-2022	2021-2022	2021-2022

<b>Total Ending Cash</b>	<b>\$ 52,988,110</b>	<b>\$ 46,577,344</b>					
<i>Days Cash (excl. Bond Int. Fund)</i>	100.2	81.7					
Bond Project Fund	6,274,749	6,274,749					
Lease & Notes Payable	\$ 147,993	\$ 138,142					
\$10 million BBVA Revolver	-	-					
\$35 million BBVA Revolver	-	-					
<b>Revenues</b>	<b>\$ 18,684,412</b>	<b>\$ 19,010,629</b>					<b>\$ 37,695,041</b>
<b>Less Expenses:</b>							
<b>Payroll Costs</b>	9,602,559	11,337,631					20,940,191
<b>Other Operating</b>	3,771,606	4,636,265					8,407,872
<b>Interest &amp; Amort.</b>	2,710,493	2,639,187					5,349,679
<b>Depreciation</b>	1,460,798	1,112,415					2,573,212
<b>Other Gain (Loss)</b>							
<b>Change in Net Assets</b>	<b>1,138,956</b>	<b>(714,869)</b>					<b>424,088</b>
<b>EBIDA</b>	<b>\$ 5,310,246</b>	<b>\$ 3,036,732</b>					<b>\$ 8,346,979</b>
Total Liabilities	589,256,492	589,595,813					
Total Equity	40,831,502	40,116,633					
<b>D/E</b>	<b>14 : 1</b>	<b>15 : 1</b>					
<b>Equity Percent</b>	<b>6.5%</b>	<b>6.4%</b>					
<b>Interest = % of Revenue</b>	<b>14.5%</b>	<b>14.2%</b>					

## UNAUDITED

	July 2021	Aug-21	Sep-21	Oct-21	Nov-21	Dec-21	Unaudited
	FY 2021	FY 2021	FY 2021	FY 2021	FY 2021	FY 2021	Year-to-Date
<b>Enrollment</b>							
<b>Total Local Support</b>	4,938	44,118	-	-	-	-	49,056
<b>Total State Funds</b>	16,815,897	17,078,622	-	-	-	-	33,894,519
<b>Federal Program Revenues</b>							
Title I (Part A & SIP)	500,638	362,576	-	-	-	-	863,214
Title II	65,423	-	-	-	-	-	65,423
Title III & Immigrant	20,134	17,242	-	-	-	-	37,376
Title IV	14,086	105,283	-	-	-	-	119,369
IDEA B	223,596	189,682	-	-	-	-	413,278
Carl Perkins Grant	-	-	-	-	-	-	-
Teacher Leadership / Cycle 2	10,000	-	-	-	-	-	10,000
Instructional Continuity Grant	17,498	-	-	-	-	-	17,498
High-Quality Rep.	-	-	-	-	-	-	-
CRF	-	-	-	-	-	-	-
ESSER I	-	-	-	-	-	-	-
ESSER III	-	-	-	-	-	-	-
Health+Related Svc (SHARS)	-	-	-	-	-	-	-
Medicaid Admin. Claim	10,214	517	-	-	-	-	10,730
JROTC	13,630	13,630	-	-	-	-	27,259
Child Nutrition	988,360	1,198,959	-	-	-	-	2,187,319
<b>Total Federal Program Rev.</b>	<b>1,863,577</b>	<b>1,887,889</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>3,751,466</b>
<b>Total Revenues</b>	<b>\$ 18,684,412</b>	<b>\$ 19,010,629</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 37,695,041</b>
<b>Expenses</b>							
11 Instructional	7,154,922	9,096,215	-	-	-	-	16,251,137
12 Inst. resources & media	86,532	100,997	-	-	-	-	187,530
13 Curriculum & inst. staff devel.	534,429	596,277	-	-	-	-	1,130,706
21 Instructional leadership	231,776	329,904	-	-	-	-	561,679
23 School leadership	796,542	1,042,591	-	-	-	-	1,839,133
31 Guidance counseling & eval.	388,457	403,126	-	-	-	-	791,583
32 Social work services	5,365	5,595	-	-	-	-	10,960
33 Health services	118,652	129,313	-	-	-	-	247,965
34 Student transportation	95,445	107,622	-	-	-	-	203,067
35 Food services	683,027	1,503,853	-	-	-	-	2,186,880
36 Extracurricular activities	170,000	92,961	-	-	-	-	262,961
41 General administration	1,462,189	(363,654)	-	-	-	-	1,098,534
51 Facilities maintenance & ops.	2,502,911	2,712,950	-	-	-	-	5,215,862
52 Security and Monitoring	134,850	215,662	-	-	-	-	350,512
53 Data processing services	235,084	535,910	-	-	-	-	770,994
61 Community services	206,155	547,625	-	-	-	-	753,780
71 Debt service	2,710,493	2,639,187	-	-	-	-	5,349,679
81 Fundraising	28,627	29,364	-	-	-	-	57,991
<b>Total Expenses</b>	<b>\$ 17,545,456</b>	<b>\$ 19,725,498</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 37,270,954</b>
<b>Change in Total Net Assets</b>	<b>\$ 1,138,956</b>	<b>\$ (714,869)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 424,088</b>

## Cover Sheet

### CONSIDER/ACT TO APPROVE RFQ FOR APPOINTMENT OF OWNER'S REPRESENTATIVE FOR CONSTRUCTION OF BG RAMIREZ ELEMENTARY SCHOOL

**Section:** VIII. Board Items for Discussion/Action  
**Item:** B. CONSIDER/ACT TO APPROVE RFQ FOR APPOINTMENT  
OF OWNER'S REPRESENTATIVE FOR CONSTRUCTION OF BG RAMIREZ  
ELEMENTARY SCHOOL  
**Purpose:** Vote  
**Submitted by:**  
**Related Material:** RFQ 22-0001 - Owner's Rep Services Projects.pdf

## International Leadership of Texas NOTICE OF REQUEST FOR QUALIFICATIONS

# RFQ 22-0001 FOR OWNER’S REP SERVICES

**Closing Date & Time:**  
September 13, 2021  
2:00PM

**Contact Information:**  
**Charles Klein**  
Email: [cklein@iltexas.org](mailto:cklein@iltexas.org);  
[construction@iltexas.org](mailto:construction@iltexas.org)  
Tel: (972) 479-9078  
Fax: (972) 479-9129  
1651 N. Glenville Dr., Ste. 216  
Richardson, TX 75081

**Request Issued By:**  
International Leadership  
of Texas  
(The School)

**Contract Period:**  
Not Applicable  
Submittals will be  
evaluated after receipt.

**Date of Publication:**  
September 7, 2021

**Purpose of Request for Qualifications**

Owner’s Rep services may be required for some or all new high schools, new K-8s, new MCJROTC buildings, and new Support Facilities through the 2022-23 school year for International Leadership of Texas. This RFQ will allow the School to select the most highly qualified firm for its **Owner’s Rep Projects**.

**The undersigned authorized representative of the proposing organization indicated below hereby acknowledges:**

1. That he/she is authorized to enter into contractual relationships on behalf of the proposing organization indicated below, and
2. That he/she has carefully examined this RFQ Invitation, the accompanying RFQ Forms, and all Terms and Conditions associated with this RFQ Invitation, and
3. That he/she proposes to supply any products or services submitted under this RFQ Invitation in strict compliance with the all Terms and Conditions associated with this RFQ Invitation, unless any exceptions are noted in writing with this Proposal response, and
4. That if any part of this RFQ is accepted, he/she will furnish all products or services awarded under this Proposal in strict compliance with all Terms and Conditions associated with this RFQ Invitation, unless any exceptions are noted in writing with this Proposal response, and
5. That the individual, firm and/or any principal of the firm on whose behalf this proposal is submitted is not listed on the Federal Government’s “List of Parties Excluded from Federal Procurement and Non-procurement Programs” published by the U.S. General Services Administration (GSA) effective and compliance with the FCC “Red Light Rule” as of the date of opening of this proposal, and agrees to notify the School of any debarment inquiries or proceedings by any federal, state or local governmental entity that exist or may arise between the date of this submission and such time as an award has been made under this procurement action.
6. That the proposing organization in compliance with all federal, state, and local environmental codes, laws, and statutes.

\_\_\_\_\_  
Name of Proposing Organization

\_\_\_\_\_  
Date

\_\_\_\_\_  
Address

\_\_\_\_\_  
Signature of Authorized Representative

\_\_\_\_\_  
City, State, Zip

\_\_\_\_\_  
Printed Name of Authorized Representative

\_\_\_\_\_  
Telephone Number of Authorized Representative

\_\_\_\_\_  
Position or Title of Authorized Representative

\_\_\_\_\_  
Fax Number of Authorized Representative

## STANDARD TERMS AND CONDITIONS

1. **RFQ SUBMISSION:** Proposal must be submitted utilizing this document only and must reach the School's Business Office on or before the hour on the date specified. Late submittals will be returned unopened. Faxed or emailed proposals will not be accepted.
2. **REJECTION/AWARD:** The School reserves the right to reject any and/or all submittals, to award contracts as may appear advantageous to the School and to waive all formalities in the procurement process. Written notice of award mailed or otherwise furnished to the successful respondent results in a binding contract without further action by either party.
3. **SUPPLEMENTAL INFORMATION:** All supplemental information required by the proposal documents must be included with the response. Failure to provide complete and accurate information may disqualify a vendor from consideration.
4. **PROPOSAL ERRORS:** Proposals will represent a true and correct statement and shall contain no cause for claim of omission or error. Request for withdrawal of proposal is allowed based on proof of mechanical error; however, a vendor may be removed from approved vendor list.
5. **USE OF BRAND NAMES:** The use of brand and manufacturer's names is for the purpose of brevity in establishing type and quality of merchandise and is not restrictive. Manufacturer, trade and/or brand name must be indicated for each article and when omitted, the School will consider bid to be as specified. Illustrations and complete description must be included with the bid if bidding other than specified.
6. **UNDUE INFLUENCE:** In order to ensure the integrity of the selection process, Vendor's officers, employees, agents or other representatives shall not lobby or attempt to influence a vote or recommendation related to the Vendor's response, directly or indirectly, through any contact with school board members or other school officials from the date this solicitation is released until the award of a contract by the School's Board of Directors.
7. **PAYMENT TERMS:** Unless a prompt payment discount with a payment term of at least 10 days is offered and accepted by the School, payment terms shall be Net 30 days from date of acceptance or receipt of a properly prepared and submitted invoice, whichever is later.
8. **CONTRACTUAL RELATIONSHIP:** Nothing herein shall be construed as creating the relationship of employer or employee between the School and the Vendor or between the School and the Vendor's employees. The School shall not be subject to any obligation or liabilities if the Vendor or his employees incurred in the performance of the contract unless otherwise herein authorized. Neither the Vendor nor its employees shall be entitled to any of the benefits established for school employees, nor be covered by the School's Workers' Compensation Program.
9. **GOVERNMENTAL IMMUNITY:** The Parties are aware that there are constitutional and statutory limitations on the authority of the School (a quasi public entity) to enter into certain types of contracts, including, but not limited to, any terms and conditions relating to liens on the School's property; disclaimers and limitations of warranties; disclaimers and limitations of liability for damages; waivers, disclaimers and limitations of legal rights, remedies, requirements and processes; limitations of periods to bring legal action; granting control of litigation or settlement to another party; liability for acts or omissions of third parties; payment of attorneys' fees; dispute resolution; indemnities; and confidentiality (collectively, the "Limitations"), and terms and conditions related to the Limitations will not be binding on the School except to the extent authorized by the laws and Constitution of the State of Texas. Notwithstanding anything to the contrary in this agreement, the Vendor acknowledges, stipulates and agrees that nothing in this agreement shall be construed as a waiver of any statutory or governmental immunity from suit and liability available to the School under applicable law.
10. **INDEMNIFICATION:** Vendor shall indemnify, defend and hold harmless the School, its officers, agents and employees, from and against any and all loss, cost, damage, expense and claims, including attorney's fees and liability of any kind in connection with any acts or omission of Vendor, its officers, agents or employees, in performance of contract, so long as the sole negligence of the School is not the cause of the loss, claim, damage expense or cost.
11. **GRATUITIES:** The School may, by written notice to the Vendor, cancel any agreement without liability to the School if it is determined by the School that gratuities, in the form of entertainment, gifts, or otherwise, were offered or given by the Vendor, or any agent or representative of the Vendor, to any officer or employee of the School with a view toward securing a contract or securing favorable treatment with respect to the awarding or amending, or the making of any determination with respect to the performing of such a contract. In the event this contract is cancelled by the School pursuant to this provision, the School shall be entitled, in addition to any other rights and remedies, to recover or withhold the amount of the cost incurred by the Vendor in providing such gratuities.
12. **ASSIGNMENT-DELEGATION:** No right or interest in this contract shall be assigned or delegation of any obligation made by the Vendor without the written permission of the School. Any attempt assignment or delegation by the Vendor shall be wholly void and totally ineffective for all purposes unless made in conformity with this paragraph.
13. **WAIVER:** No claim or right arising out of a breach of any contract can be discharged in whole or in part a waiver or renunciation of the claim or right unless the waiver or renunciation is supported by consideration and is in writing signed by the aggrieved party.
14. **MODIFICATIONS:** The contract may only be modified by a written agreement signed by both of the parties or their duly authorized agents.
15. **INTERPRETATION OF EVIDENCE:** No course of prior dealings between the parties and no usage of the trade shall be relevant to supplement or explain any term used in a contract. Acceptance or acquiescence in a course of performance rendered under a contract shall not be relevant to determine the meaning of the contract even though the accepting or acquiescing party has knowledge of the performance and opportunity for objection. Whenever a term defined by the Uniform Commercial Code is used in the contract, the definition contained in the Code is to control.
16. **APPLICABLE LAW:** This contract shall be governed by the policies of the School's Board of Directors, laws of the State of Texas and the Uniform Commercial Code. Wherever the term "Uniform Commercial Code" is used, it shall be construed as meaning the Uniform Commercial Code as adopted in the State of Texas as effective and in force on the date of this contract. The School's Board Policies can be accessed by contacting the School.
17. **ADVERTISING:** Vendor shall not advertise or publish, without the School's prior consent, the fact that the School has entered into any contract, except to the extent necessary to comply with proper request for information from an authorized representative of the federal, state or local government.
18. **LEGAL VENUE:** Both parties agree that venue for any litigation arising from the contract shall lie in Dallas County, Texas.
19. **FUND AVAILABILITY:** Any contract resulting from this solicitation is contingent upon the continued availability of appropriations and is subject to cancellation, without penalty, either in whole or in part, if funds are not appropriated by the School's Board of Directors or otherwise not made available to the School.
20. **TERMINATION:** The School reserves the right to terminate all or any part of the undelivered portion of any order resulting from this bid solicitation with thirty (30) days written notice; upon default by the Vendor, for delay or nonperformance by the Vendor or, if it is deemed in the best interest of the School, for convenience.

## **OWNER'S REP SERVICES RFQ SPECIFIC TERMS, CONDITIONS AND INSTRUCTIONS**

1. **SCOPE OF PROJECT:** International Leadership of Texas (the "School"), a Texas open-enrollment charter school, issues this RFQ for Owner's Rep Services in order to select the most highly qualified firm to provide the needed services for certain High School, K-8, MCJROTC, and Support Facilities projects through the 2022-23 school year that are being deemed Owner's Rep Projects.
2. **TYPE AND TERM OF CONTRACT:** This is a request for qualifications under which the School may create and maintain a pool of qualified consultants. There is no contract term for this offering.
3. **SCOPE OF SERVICES REQUIRED:** Owner's Rep Services for Projects, including but not limited to, the following:
  - **Pre-Construction Services:**
    - Selection of Architect of Record, Civil Engineer, MEP Engineer, other engineers, inspectors, and consultants.
    - Review the program and prototype design.
    - Create and maintain project budget and schedule.
    - Review design documents and advise on site use, materials, building systems, and equipment.
    - Make recommendations on safety programs.
    - Assist the team on permits, utilities, and any and all needed approvals for effective and appropriate operation of the building.
    - Work with the Contractor to efficiently coordinate the trades.
    - Assist Architect and Contractor in bidding, design addenda, and contractor selection.
    - Assist with contract negotiation and execution.
  - **Construction Phase**
    - Attend OAC meeting and help coordinate activities between the Owner, Architect, and Contractor.
    - Manage the Project Schedule.
    - Review and advise on RFIs, Submittals, and shop drawings.
    - Provide monthly reports on construction progress.
    - Coordinate with inspectors and materials testers, and notify Owner of non-conforming work.
    - Monitor materials and equipment used in construction.
    - Review and provide feedback on PayApps.
    - Monitor safety and safety programs on the jobsite.
    - Advise and consult with the Owner, Architect, and Contractor during construction.

- Provide feedback on change orders.
  - Supply progress reports on the Project.
  - Oversee commissioning, substantial completion, punch list, and closeout.
  - Make sure Contractor provides all documents required by contract, and deliver all documents, manuals, etc. to the Owner.
4. PROPOSAL EVALUATION: Statements of qualifications shall be opened and reviewed upon receipt. The qualifications package shall demonstrate the respondent's ability to deliver the owner's rep services on the basis of demonstrated competence and qualifications. This RFQ is step one in a two-step process and is a qualification-based selection process in accordance with the Professional Services Procurement Act. Cost or price-related evaluation factors will not be included in step one. At the conclusion of step one, the School will compare submittals in order to create a rank-ordering of firms to identify the most highly qualified. Upon approval of the ranking, negotiations may begin in order to reach a contractual agreement for the required services.
- a. Evaluation Criteria:
- i. Business Organization/Capabilities – 30%
  - ii. Experience with school design/construction – 10%
  - iii. Experience with Charter School design/construction – 20%
  - iv. Personnel Assigned to Project – 20%
  - v. Client Reference – 20%
5. SCHEDULE OF IMPORTANT DATES
- a. September 13, 2021, 2:00pm – RFQ due via e-mail to [construction@iltexas.org](mailto:construction@iltexas.org), [purchasing@iltexas.org](mailto:purchasing@iltexas.org), and [cklein@iltexas.org](mailto:cklein@iltexas.org).
  - b. September 14, 2021 – Interviews with finalist (Block this day for potential interviews)
  - c. September 14, 2021 – Ranking of submissions and selection of firm
6. PROPOSAL INQUIRIES: Inquiries pertaining to this offering should be identified by title and date and should be submitted to the contact person identified above either by mail, fax, or e-mail. Inquiries by telephone will not be accepted.
7. PROPOSAL SUBMISSION: **Submit (by e-mail) a .PDF file of each Proposal to [construction@iltexas.org](mailto:construction@iltexas.org), [purchasing@iltexas.org](mailto:purchasing@iltexas.org), and [cklein@iltexas.org](mailto:cklein@iltexas.org). To properly process the submission containing your response, it shall include the following in the Subject line, and it is highly recommended that a Return Receipt be Requested:**

**OWNER'S REP SERVICES RFQ 22-0001  
OPEN UPON RECEIPT**



### FORMAT & ORGANIZATION OF SUPPORT MATERIALS

Please address each of the following sections in your statement of qualifications. Your submittal should be submitted with tabs dividing each section of the response.

Responses shall contain the following information and be submitted in the order shown below.

**1) LETTER OF INTEREST**

A cover letter which shall include a brief statement of interest, availability, and intent to perform services; general qualifications for selection; and describe what makes your firm uniquely qualified to perform Owner’s Rep Services, including any superior qualities; and signature of an authorized officer of the Firm who has legal authority in such matters.

**2) GENERAL INFORMATION**

a) Provide General information for your Firm.

Firm Name \_\_\_\_\_  
Address \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

b) Contact Person(s) – limited to two persons per firm/application

Contact No.1

Name \_\_\_\_\_  
Title \_\_\_\_\_  
Telephone \_\_\_\_\_ Fax \_\_\_\_\_  
Internet/E-mail address \_\_\_\_\_

Contact No. 2

Name \_\_\_\_\_  
Title \_\_\_\_\_  
Telephone \_\_\_\_\_ Fax \_\_\_\_\_  
Internet/Email address \_\_\_\_\_

c) Type of organization:

\_\_\_\_\_ Sole proprietorship (individual)                      \_\_\_\_\_ Partnership  
\_\_\_\_\_ Professional corporation                                      \_\_\_\_\_ Corporation  
\_\_\_\_\_ Joint venture    \_\_\_\_\_ other \_\_\_\_\_

**3) COMPLETED DISCLOSURE FORMS AND CERTIFICATIONS (attached)**

**4) FIRM BACKGROUND AND STAFF**

Year present firm established \_\_\_\_\_

Name of parent company, if any \_\_\_\_\_

Address \_\_\_\_\_

List principals of firm \_\_\_\_\_

Former company name(s), if any, and year(s) established:

Name \_\_\_\_\_ Year \_\_\_\_\_ To \_\_\_\_\_

Name \_\_\_\_\_ Year \_\_\_\_\_ To \_\_\_\_\_

Name \_\_\_\_\_ Year \_\_\_\_\_ To \_\_\_\_\_

Number of employees in firm locally: \_\_\_\_\_

Total of employees in firm (all office locations): \_\_\_\_\_

Who will be your designated representative assigned to the School?  
\_\_\_\_\_

Who is the senior member of the firm assigned to the School?  
\_\_\_\_\_

Number of persons with firm: \_\_\_\_\_

**5) INSURANCE REQUIREMENTS**

- a) The Charter requires all Vendors to carry professional liability, general liability, auto liability and umbrella liability, and worker’s compensation/employer’s liability insurance coverage. Professional liability insurance should remain in force during the term of contract and for one year following substantial completion of a project.
- b) Please state the carrier, agent, amount, expiration date and length of time you have maintained coverage for professional liability, general liability, auto liability and umbrella liability, and worker’s compensation/employer’s liability insurance coverage. Provide a sample certificate of insurance.

**6) CLAIMS**

Identify all building projects within the past five (5) years on which Firm, or Firm’s agents, employees or consultants, have rendered professional services wherein a construction or design claim has been asserted. “Claim” means litigation, submission to a dispute resolution board, or the use of the other alternate dispute resolution such as mediation or arbitration. For each such project identified, please state the nature and description of the claim, including alleged claims for professional errors or omissions, contract extras, delay, disruption or impact claims, time extension claims, or other similar claims; including the identity of the owner, Firm or consultant, and contractor, whether Firm, or Firm’s agents, employees or consultants, was a party or alleged to have some responsibility for the claim, and the disposition of the matter.

**7) PERSONNEL QUALIFICATIONS**

List the names and qualifications of consultant’s personnel proposed for the Qualification Statement. The education, experience, capabilities, and accomplishments of the key design team members who would be assigned to a project. Include brief resumes (1 page or less) of these individuals as well as, any licenses or certifications that they currently hold.

**8) ORGANIZATIONAL CHART**

Organizational chart, proposed schedule, and summary report reflecting the respondent’s approach and factors to be considered designing these projects. Description of planned effort to provide quality work, meet schedules, and work within an agreed upon budget for construction

**9) CURRENT CLIENTS/CURRENT PROJECTS**

a) List the total number of local projects currently in progress, including renovations and additions:

	Project Type	New Construction	Renovation/Addition	% Complete
<b>A.</b>	Schools			
<b>B.</b>	JROTC Facilities			
<b>C.</b>	Administrative/Support Facilities			
<b>D.</b>	Athletic Facilities/Gyms/Field Houses			
<b>E.</b>	Specialized Educational Facilities			
<b>F.</b>	Charter School Facilities			
<b>G.</b>				
<b>H.</b>				
<b>I.</b>				

b) All projects of any type currently in progress and the name and phone number of the owner’s representative

i) Project \_\_\_\_\_  
 Organization \_\_\_\_\_  
 Contact person/title \_\_\_\_\_  
 Phone number \_\_\_\_\_  
 Project description \_\_\_\_\_  
 # of Change Orders \_\_\_\_\_ Size (S.F.) \_\_\_\_\_ Cost \$ \_\_\_\_\_

ii) Projects \_\_\_\_\_  
 Organization \_\_\_\_\_  
 Contact person/title \_\_\_\_\_  
 Phone number \_\_\_\_\_  
 Project description \_\_\_\_\_  
 # of Change Orders \_\_\_\_\_ Size (S.F.) \_\_\_\_\_ Cost \$ \_\_\_\_\_

iii) Projects \_\_\_\_\_  
 Organization \_\_\_\_\_  
 Contact person/title \_\_\_\_\_  
 Phone number \_\_\_\_\_  
 Project description \_\_\_\_\_  
 # of Change Orders \_\_\_\_\_ Size (S.F.) \_\_\_\_\_ Cost \$ \_\_\_\_\_

**10) COMPLETED PROJECTS/EXPERIENCE PROFILE**

a) List the total number of completed projects for the last five years, including renovations and additions:

	Project Type	New Construction	Renovation/Addition	% Complete
<b>A.</b>	Schools			
<b>B.</b>	JROTC Facilities			
<b>C.</b>	Administrative/Support Facilities			
<b>D.</b>	Athletic Facilities/Gyms/Field Houses			
<b>E.</b>	Specialized Educational Facilities			
<b>F.</b>	Charter School Facilities			
<b>G.</b>				
<b>H.</b>				
<b>I.</b>				

b) State number of firm’s educational projects for each of the following years and total dollar figure:

2017 \_\_\_\_\_ \$ \_\_\_\_\_                      2018 \_\_\_\_\_ \$ \_\_\_\_\_  
 2019 \_\_\_\_\_ \$ \_\_\_\_\_                      2020 \_\_\_\_\_ \$ \_\_\_\_\_

- c) Please list five education-related projects that would be representative of your firm’s work and services provided within the last three years.

Total number of educational clients in the past three years \_\_\_\_\_

i) Project \_\_\_\_\_  
Organization \_\_\_\_\_  
Contact person/title \_\_\_\_\_  
Phone number \_\_\_\_\_  
Scope of Project \_\_\_\_\_

ii) Project \_\_\_\_\_  
Organization \_\_\_\_\_  
Contact person/title \_\_\_\_\_  
Phone number \_\_\_\_\_  
Scope of Project \_\_\_\_\_

iii) Project \_\_\_\_\_  
Organization \_\_\_\_\_  
Contact person/title \_\_\_\_\_  
Phone number \_\_\_\_\_  
Scope of Project \_\_\_\_\_

iv) Project \_\_\_\_\_  
Organization \_\_\_\_\_  
Contact person/title \_\_\_\_\_  
Phone number \_\_\_\_\_  
Scope of Project \_\_\_\_\_

v) Project \_\_\_\_\_  
Organization \_\_\_\_\_  
Contact person/title \_\_\_\_\_  
Phone number \_\_\_\_\_  
Scope of Project \_\_\_\_\_

- d) List of completed projects involving new construction and renovation of school spaces that have been successfully completed. The list shall indicate the project name, owner, owner’s contact, prime consultant, start and completion dates, size, budget, final cost, cost overruns, and a brief description of each project. Identify projects that have been designed but have not been built.

**11) CURRENT WORKLOAD**

List Current workload and availability to commence services (as projects demand) immediately after being selected by the School.

**12) PROFESSIONAL SERVICES (BASIC SERVICES) PROVIDED BY FIRM**

- a) Summarize services provided to the owner as part of the basic services. Please indicate services offered from listing found above in this RFQ:

\_\_\_\_\_  
\_\_\_\_\_

- b) Other advantages offered by the firm or unique qualifications that would be of benefit to the School:

\_\_\_\_\_  
\_\_\_\_\_

**13) TECHNOLOGY/ELECTRONIC DATA**

- a) The School requires service providers to grant to the School a license to reproduce any and all documents, including drawings, specifications, CAD drawings, etc., for purposes of use and maintenance of the building, future alterations to the building, or future additions to the building by other Consultants, assuming the author of such works would not be liable for derivative works.

Will you comply with this request? \_\_\_\_\_ Yes \_\_\_\_\_ No

- b) Please attach any additional information and/or brochures regarding technology that would provide additional information about your firm in relation to this request.
- c) Describe software and other technology utilized in delivery of services offered.

**14) APPLICATION SIGNATURE**

Until a contract resulting from this process is executed, no employee, agent or representative of any professional services provider shall make available or discuss its proposal with the media in any form, electronic or printed, any appointed official or officer of the School, or any employee, agent or other representative of the School, unless specifically allowed to do so by the School.

The information contained herein is true and accurate to the best of my knowledge. By signing below, the firm agrees to allow the School to check references given and that the information regarding the size and scope of each project is accurate. Further, the signature below certifies that this Qualification Statement has been completed with no consultation, collaboration or conversation with other firms competing on the same project.

\_\_\_\_\_  
NAME (Please print or type)

\_\_\_\_\_  
TITLE

\_\_\_\_\_  
DATE

\_\_\_\_\_  
SIGNATURE

## Felony Conviction Disclosure Statement

Texas Education Code Section 44.034, Notification of Criminal History, Subsection (a), states “[a] person or business entity that enters into a contract with a school district must give advance notice to Cumberland if the person or an owner or operator has been convicted of a felony. A notice must include a general description of the conduct resulting in the conviction of a felony.”

Subsection (b) states “[a] school district may terminate a contract with a person or business entity if the district 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 district must compensate the person or business entity for services performed before the termination of the contract.”

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

---

Vendor's Name

---

Signature of Authorized Company Official

---

Authorized Company Official's Name (Please Print)

- My firm is a publicly held corporation; therefore, this reporting requirement is not applicable.
- My firm is not owned or operated by anyone who has been convicted of a felony.
- My firm is owned or operated by the following individual(s) who has/have been convicted of a felony:

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<b>CONFLICT OF INTEREST QUESTIONNAIRE</b>		<b>FORM CIQ</b>
<b>For vendor doing business with local governmental entity</b>		
<p><b>This questionnaire reflects changes made to the law by H.B. 23, 84th Leg., Regular Session.</b></p> <p>This questionnaire is being filed in accordance with Chapter 176, Local Government Code, by a vendor who has a business relationship as defined by Section 176.001(1-a) with a local governmental entity and the vendor meets requirements under Section 176.006(a).</p> <p>By law this questionnaire must be filed with the records administrator of the local governmental entity not later than the 7th business day after the date the vendor becomes aware of facts that require the statement to be filed. See Section 176.006(a-1), Local Government Code.</p> <p>A vendor commits an offense if the vendor knowingly violates Section 176.006, Local Government Code. An offense under this section is a misdemeanor.</p>	<b>OFFICE USE ONLY</b>	
<p><b>1</b> Name of vendor who has a business relationship with local governmental entity.</p>	Date Received	
<p><b>2</b> <input type="checkbox"/> Check this box if you are filing an update to a previously filed questionnaire. (The law requires that you file an updated completed questionnaire with the appropriate filing authority not later than the 7th business day after the date on which you became aware that the originally filed questionnaire was incomplete or inaccurate.)</p>		
<p><b>3</b> Name of local government officer about whom the information is being disclosed.</p> <p style="text-align: center;">_____</p> <p style="text-align: center;">Name of Officer</p>		
<p><b>4</b> Describe each employment or other business relationship with the local government officer, or a family member of the officer, as described by Section 176.003(a)(2)(A). Also describe any family relationship with the local government officer. Complete subparts A and B for each employment or business relationship described. Attach additional pages to this Form CIQ as necessary.</p> <p style="margin-left: 40px;">A. Is the local government officer or a family member of the officer receiving or likely to receive taxable income, other than investment income, from the vendor?</p> <p style="margin-left: 80px;"><input type="checkbox"/> Yes      <input type="checkbox"/> No</p> <p style="margin-left: 40px;">B. Is the vendor receiving or likely to receive taxable income, other than investment income, from or at the direction of the local government officer or a family member of the officer AND the taxable income is not received from the local governmental entity?</p> <p style="margin-left: 80px;"><input type="checkbox"/> Yes      <input type="checkbox"/> No</p>		
<p><b>5</b> Describe each employment or business relationship that the vendor named in Section 1 maintains with a corporation or other business entity with respect to which the local government officer serves as an officer or director, or holds an ownership interest of one percent or more.</p>		
<p><b>6</b> <input type="checkbox"/> Check this box if the vendor has given the local government officer or a family member of the officer one or more gifts as described in Section 176.003(a)(2)(B), excluding gifts described in Section 176.003(a-1).</p>		
<p><b>7</b></p> <p style="text-align: center;">_____</p> <p style="text-align: center;">Signature of vendor doing business with the governmental entity      Date</p>		



**CONFLICT OF INTEREST QUESTIONNAIRE**  
**For vendor doing business with local governmental entity**

A complete copy of Chapter 176 of the Local Government Code may be found at <http://www.statutes.legis.state.tx.us/Docs/LG/htm/LG.176.htm>. For easy reference, below are some of the sections cited on this form.

**Local Government Code § 176.001(1-a):** "Business relationship" means a connection between two or more parties based on commercial activity of one of the parties. The term does not include a connection based on:

- (A) a transaction that is subject to rate or fee regulation by a federal, state, or local governmental entity or an agency of a federal, state, or local governmental entity;
- (B) a transaction conducted at a price and subject to terms available to the public; or
- (C) a purchase or lease of goods or services from a person that is chartered by a state or federal agency and that is subject to regular examination by, and reporting to, that agency.

**Local Government Code § 176.003(a)(2)(A) and (B):**

(a) A local government officer shall file a conflicts disclosure statement with respect to a vendor if:

\*\*\*

(2) the vendor:

(A) has an employment or other business relationship with the local government officer or a family member of the officer that results in the officer or family member receiving taxable income, other than investment income, that exceeds \$2,500 during the 12-month period preceding the date that the officer becomes aware that

- (i) a contract between the local governmental entity and vendor has been executed;
- or
- (ii) the local governmental entity is considering entering into a contract with the vendor;

(B) has given to the local government officer or a family member of the officer one or more gifts that have an aggregate value of more than \$100 in the 12-month period preceding the date the officer becomes aware that:

- (i) a contract between the local governmental entity and vendor has been executed; or
- (ii) the local governmental entity is considering entering into a contract with the vendor.

**Local Government Code § 176.006(a) and (a-1)**

(a) A vendor shall file a completed conflict of interest questionnaire if the vendor has a business relationship with a local governmental entity and:

- (1) has an employment or other business relationship with a local government officer of that local governmental entity, or a family member of the officer, described by Section 176.003(a)(2)(A);
- (2) has given a local government officer of that local governmental entity, or a family member of the officer, one or more gifts with the aggregate value specified by Section 176.003(a)(2)(B), excluding any gift described by Section 176.003(a-1); or
- (3) has a family relationship with a local government officer of that local governmental entity.

(a-1) The completed conflict of interest questionnaire must be filed with the appropriate records administrator not later than the seventh business day after the later of:

(1) the date that the vendor:

- (A) begins discussions or negotiations to enter into a contract with the local governmental entity; or
- (B) submits to the local governmental entity an application, response to a request for proposals or bids, correspondence, or another writing related to a potential contract with the local governmental entity; or

(2) the date the vendor becomes aware:

- (A) of an employment or other business relationship with a local government officer, or a family member of the officer, described by Subsection (a);
- (B) that the vendor has given one or more gifts described by Subsection (a); or
- (C) of a family relationship with a local government officer.

## Out of State Certification

As defined by Section 2252.001 of the Texas Government Code, a “nonresident proposer” means a proposer whose principal place of business is not in Texas, but excludes a contractor whose ultimate parent company or majority owner has its principal place of business in Texas.

I certify that my company is a “Resident Proposer”:

---

Company Name (Please Print)

---

I certify that my company qualifies as a “Nonresident Proposer”  
(NOTE: You must furnish the following information :)

Indicate the following information for your “Resident State”: (The state your principal place of business is located in)

\_\_\_\_\_  
Company Name Address

\_\_\_\_\_  
City State Zip Code

A. Does your “resident state” require Proposers whose principal place of business is in Texas to give preference to Proposers whose resident state is the same as yours by a prescribed amount or percentage to receive a comparable contract? (“Resident State” means the state in which the principal place of business is located.)

Yes

No

B. What is the prescribed amount or percentage? \$ \_\_\_\_\_ or \_\_\_\_\_ %

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**Certification:** I certify that the information provided above is correct.

---

Signature of Authorized Representative

\_\_\_\_\_  
Name (Please Print) Title



**State of Texas  
Health & Human Services Commission  
Child Support Certification**

**I.**

Section 231.006, Texas Family Code, as amended by Section 82 of House Bill No. 433, 74th Regular Legislative Session (Acts 1995, 74th Leg., R.S., ch. 751), prohibits the payment of state funds under a grant, contract, or loan to

- a person who is more than 30 days delinquent in the payment of child support, and
- a business entity in which such a person is the sole proprietor, partner, shareholder or owner with an ownership interest of at least 25%.

Section 231.006 further provides that a person or business entity that is ineligible to receive payments for the reasons stated above shall continue to be ineligible to receive payments from the state under a contract, grant, or loan until

- all arrearages have been paid, or
- the person is in compliance with a written repayment agreement or court order as to any existing delinquency.

Section 231.006 further requires each bid, or application for a contract, grant, or loan to include

- the name and social security number of the individual or sole proprietor and each partner, shareholder, or owner with an ownership interest of at least 25% of the business entity submitting the bid or application, and
- the statement in Part III below.

Section 231.006 authorizes a state agency to terminate a contract if it determines that statement required below is inaccurate or false. In the event the statement is determined to be false, the Vendor is liable to the state for attorney's fees, costs necessary to complete the contract [including the cost of advertising and awarding a second contract], and any other damages provided by law or contract.

**II.**

In accordance with Section 231.006, the names and social security numbers of the individual identified in the contract, bid, or application, or of each person with a minimum 25% ownership interest in the business entity identified therein are provided below.

<b>Name</b>	<b>Social Security</b>	<b>#</b>
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**III.**

As required by Section 231.006, the undersigned certifies the following:

*“Under Section 231.006, Family Code, the Vendor or applicant certifies that the individual or business entity named in this contract, bid, or application is not ineligible to receive the specified grant, loan, or payment, and acknowledges that this contract may be terminated and payment withheld if this certification is inaccurate.”*

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Title

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Date

Form <b>W-9</b> (Rev. January 2005) Department of the Treasury Internal Revenue Service	<h2 style="margin:0;">Request for Taxpayer Identification Number and Certification</h2>	Give form to the requester. Do not send to the IRS.
Print or type See Specific Instructions on page 3	Name (as shown on your income tax return)	
	Business name, if different from above	
	Check appropriate box: <input type="checkbox"/> Individual/Sole proprietor <input type="checkbox"/> Corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Other ▶ ..... <input type="checkbox"/> Exempt from backup withholding	
	Address (number, street, and apt. or suite no.)	Requester's name and address (optional)
	City, state, and ZIP code	List account number(s) here (optional)

**Part I Taxpayer Identification Number (TIN)**

Enter your TIN in the appropriate box. The TIN provided must match the name given on Line 1 to avoid backup withholding. For individuals, this is your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the Part I instructions on page 3. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN* on page 3.

**Note.** If the account is in more than one name, see the chart on page 4 for guidelines on whose number to enter.

Social security number
OR
Employer identification number

**Part II Certification**

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me), and
- I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding, and
- I am a U.S. person (including a U.S. resident alien).

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the Certification, but you must provide your correct TIN. (See the instructions on page 4.)

<b>Sign Here</b>	Signature of U.S. person ▶	Date ▶
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**Purpose of Form**

A person who is required to file an information return with the IRS, must obtain your correct taxpayer identification number (TIN) to report, for example, income paid to you, real estate transactions, mortgage interest you paid, acquisition or abandonment of secured property, cancellation of debt, or contributions you made to an IRA.

**U.S. person.** Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN to the person requesting it (the requester) and, when applicable, to:

- Certify that the TIN you are giving is correct (or you are waiting for a number to be issued),
- Certify that you are not subject to backup withholding,
- or
- Claim exemption from backup withholding if you are a U.S. exempt payee.

**Note.** If a requester gives you a form other than Form W-9 to request your TIN, you must use the requester's form if it is substantially similar to this Form W-9.

For federal tax purposes you are considered a person if you are:

- An individual who is a citizen or resident of the United States,
- A partnership, corporation, company, or association created or organized in the United States or under the laws of the United States, or

- Any estate (other than a foreign estate) or trust. See Regulations sections 301.7701-6(a) and 7(a) for additional information.

**Foreign person.** If you are a foreign person, do not use Form W-9. Instead, use the appropriate Form W-8 (see Publication 515, Withholding of Tax on Nonresident Aliens and Foreign Entities).

**Nonresident alien who becomes a resident alien.** Generally, only a nonresident alien individual may use the terms of a tax treaty to reduce or eliminate U.S. tax on certain types of income. However, most tax treaties contain a provision known as a "saving clause." Exceptions specified in the saving clause may permit an exemption from tax to continue for certain types of income even after the recipient has otherwise become a U.S. resident alien for tax purposes.

If you are a U.S. resident alien who is relying on an exception contained in the saving clause of a tax treaty to claim an exemption from U.S. tax on certain types of income, you must attach a statement to Form W-9 that specifies the following five items:

- The treaty country. Generally, this must be the same treaty under which you claimed exemption from tax as a nonresident alien.
- The treaty article addressing the income.
- The article number (or location) in the tax treaty that contains the saving clause and its exceptions.

	<b>NON COLLUSIVE PROPOSAL CERTIFICATE &amp; ACKNOWLEDGMENT</b>
<p>By submission of this proposal, the Vendor certifies that: (a) the proposal has been independently arrived at without collusion with any other vendor or with any competitor. (b) The proposal has not been knowingly disclosed and shall not be knowingly disclosed, prior to the opening of proposals for this project, to any other vendor, competitor or potential competitor. (c) No attempt has been or will be made to induce any other person, partnership or corporation to submit or not to submit a proposal. (d) The person signing this proposal certifies that he has fully informed himself regarding the accuracy of the statements contained in this certification and under the penalties being applicable to the Vendor as well as to the person signing in its behalf.</p>	
<ul style="list-style-type: none"> <li>• I certify that the above information is true and correct. <input type="checkbox"/> YES</li> </ul>	

	<b>CERTIFICATION REGARDING DEBARMENT SUSPENSION, INELIGIBILITY AND VOLUNTARY EXCLUSION - LOWER TIER COVERED TRANSACTIONS</b>
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<p>This certificate is required by the regulations implementing Executive Order 12549, Debarment and Suspension, 7 CFR Part 3017, Section 3017.510, Participants' responsibilities. The regulations were published as Part IV of the January 30, 1989, <i>Federal Register</i> (pages 4722-4733). Copies of the regulations may be obtained by contacting the Department of Agriculture agency with which this transaction originated.</p>	
<p>1) The prospective lower tier participant certifies, by submission of this proposal, that neither it nor its principals is presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in this transaction by a Federal department or agency.</p>	
<p>2) Where the prospective lower tier participant is unable to certify to any of the statements in this certification, such prospective participant shall attach an explanation to this proposal.</p>	
PR/Award # or Project Name:	
<b>Check applicable box</b>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> <li>• I (We) certify that our company has not been debarred and is not participating in lobbying activities.</li> </ul>	
<ul style="list-style-type: none"> <li>• See attached explanation and complete disclosure forms.</li> </ul>	

	<b>CLEAN AIR &amp; WATER ACT CERTIFICATION</b> (This is a Federal requirement)
<p>I certify that my company is in compliance with all applicable standards, orders or regulations issued pursuant to the Clean Air Act of 1970, as amended ( 42 U.S.C. 1857(h), Section 508 of the Clean Water Act, as amended (33 U.S.C. 1368), Executive Order 117389 and Environmental Protection Agency Regulation, 40 CFR Part 15 as required under OMB Circular A-102, Attachment O, Paragraph 14 (1) regarding reporting violations to the grantor agency and to the United States Environmental Protection Agency Assistant Administrator for the Enforcement.</p>	

	<b>CERTIFICATION REGARDING LOBBYING for FEDERAL FUNDS -                  Applicable to grants, Subgrants, Cooperative Agreements, and Contracts                  Exceeding \$100,000 in Federal Funds.</b>
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Submission of this certifications a prerequisite for making or entering into this transaction and is imposed by section 1352, Title 31, U.S. Code. This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

The undersigned certifies, to the best of his or her knowledge and belief, that:

(1) No Federal appropriated funds have been paid or will be paid by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of congress, or an employee of a Member of Congress in connection with the awarding of a Federal contract, the making of a Federal grant, the making of a Federal loan, the entering into a cooperative agreement, and the extension, continuation, renewal, amendment, or modification of a Federal contract, grant, loan, or cooperative agreement.

(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of congress, or an employee of a Member of Congress in connection with this Federal grant or cooperative agreement the undersigned shall complete and submit [StandardForm-LLL, "Disclosure of Lobbying Activities" Form](#) in accordance with its instructions.

(3) The undersigned shall required that the language of this certification be included in the award documents for all covered subawards exceeding \$100,000 in Federal funds at all appropriate tiers and that all subrecipients shall certify and disclose accordingly.

<b>Check applicable box</b>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> <li>I (We) certify that our company has not been debarred and is not participating in lobbying activities.</li> </ul>	
<ul style="list-style-type: none"> <li>See attached explanation and complete disclosure forms.</li> </ul>	

**I (We) the undersigned, agent for the firm, named below certify that all information in the above certifications is true and correct to the best of my knowledge.**

**Name/Title:** \_\_\_\_\_ **Company Name:** \_\_\_\_\_  
**Original Signature:** \_\_\_\_\_ **Date** \_\_\_\_\_

## Cover Sheet

### CONSIDER/ACT TO AUTHORIZE SUPERINTENDENT TO CLOSE ON MANSFIELD K8 PROPERTY

**Section:** VIII. Board Items for Discussion/Action  
**Item:** C. CONSIDER/ACT TO AUTHORIZE SUPERINTENDENT TO  
CLOSE ON MANSFIELD K8 PROPERTY  
**Purpose:** Vote  
**Submitted by:**  
**Related Material:** IL Texas PSA Signed 082321.pdf



PROMULGATED BY THE TEXAS REAL ESTATE COMMISSION (TREC)

11-10-2020

**UNIMPROVED PROPERTY CONTRACT**  
NOTICE: Not For Use For Condominium Transactions



**1. PARTIES:** The parties to this contract are TEXDEVCO GP LLC (Seller) and International Leadership of Texas (Buyer). Seller agrees to sell and convey to Buyer and Buyer agrees to buy from Seller the Property defined below.

**2. PROPERTY:** Lot \_\_\_\_\_, Block \_\_\_\_\_, Addition, 616 J LAWRENCE City of Grand Prairie, County of Ellis Texas, known as TBD Davis Rd, Grand Prairie, TX 76065 being 18.48 acres more or less as depicted on Exhibit "B" (address/zip code), or as described on attached exhibit together with all rights, privileges and appurtenances pertaining thereto, including but not limited to: water rights, claims, permits, strips and gores, easements, and cooperative or association memberships (Property). RESERVATIONS: Any reservation for oil, gas, or other minerals, water, timber, or other interests is made in accordance with an attached addendum.

**3. SALES PRICE:**

A. Cash portion of Sales Price payable by Buyer at closing .....	\$	<u>5,232,427.20</u>
B. Sum of all financing described in the attached: <input type="checkbox"/> Third Party Financing Addendum, <input type="checkbox"/> Loan Assumption Addendum, <input type="checkbox"/> Seller Financing Addendum .....	\$	
C. Sales Price (Sum of A and B) .....	\$	<u>5,232,427.20</u>

**4. LEASES:**

- A. Except as disclosed in this contract, Seller is not aware of any leases affecting the Property. After the Effective Date, Seller may not, without Buyer's written consent, create a new lease, amend any existing lease, or convey any interest in the Property.
- B. NATURAL RESOURCE LEASES: "Natural Resource Lease" means an existing oil and gas, mineral, water, wind, or other natural resource lease affecting the Property to which Seller is a party. Seller  is  is not a party to a Natural Resource Lease. If Seller is a party to a Natural Resource Lease, check one of the following:
  - (1) Seller has delivered to Buyer a copy of all the Natural Resource Leases.
  - (2) Seller has not delivered to Buyer a copy of all the Natural Resource Leases. Seller shall provide to Buyer a copy of all the Natural Resource Leases within 3 days after the Effective Date. Buyer may terminate the contract within \_\_\_\_\_ days after the date the Buyer receives all the Natural Resource Leases and the earnest money shall be refunded to Buyer.

**5. EARNEST MONEY AND TERMINATION OPTION:**

- A. DELIVERY OF EARNEST MONEY AND OPTION FEE: Within 3 days after the Effective Date, Buyer must deliver to Janet Ceron, as escrow agent, at Republic Title of Texas- 201 Main St, Ste 1400, Fort Worth, TX 76102 (address): \$ 100,000 as earnest money and \$ 100.00 as the Option Fee. The earnest money and Option Fee shall be made payable to escrow agent and may be paid separately or combined in a single payment.
  - (1) Buyer shall deliver additional earnest money of \$ \_\_\_\_\_ to escrow agent within \_\_\_\_\_ days after the Effective Date of this contract.
  - (2) If the last day to deliver the earnest money, Option Fee, or the additional earnest money falls on a Saturday, Sunday, or legal holiday, the time to deliver the earnest money, Option Fee, or the additional earnest money, as applicable, is extended until the end of the next day that is not a Saturday, Sunday, or legal holiday.
  - (3) The amount(s) escrow agent receives under this paragraph shall be applied first to the Option Fee, then to the earnest money, and then to the additional earnest money.
  - (4) Buyer authorizes escrow agent to release and deliver the Option Fee to Seller at any time without further notice to or consent from Buyer, and releases escrow agent from liability for delivery of the Option Fee to Seller. The Option Fee will be credited to the Sales Price at closing.
- B. TERMINATION OPTION: For nominal consideration, the receipt of which Seller acknowledges, and Buyer's agreement to pay the Option Fee within the time required, Seller grants Buyer the unrestricted right to terminate this contract by giving notice of termination to Seller within 60 days after the Effective Date of this contract (Option Period). Notices under this paragraph must be given by 5:00 p.m. (local time where the Property is located) by the date specified. If Buyer gives notice of termination within the time prescribed: (i) the Option Fee will not be refunded and escrow agent shall release any Option Fee remaining with escrow agent to Seller; and (ii) any earnest money will be refunded to Buyer.

Initialed for identification by Buyer \_\_\_\_\_ and Seller DCB

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Contract Concerning TBD Davis Dr, Grand Prairie, TX 76065 Page 2 of 10 11-10-2020  
(Address of Property)

C. FAILURE TO TIMELY DELIVER EARNEST MONEY: If Buyer fails to deliver the earnest money within the time required, Seller may terminate this contract or exercise Seller's remedies under Paragraph 15, or both, by providing notice to Buyer before Buyer delivers the earnest money.

D. FAILURE TO TIMELY DELIVER OPTION FEE: If no dollar amount is stated as the Option Fee or if Buyer fails to deliver the Option Fee within the time required, Buyer shall not have the unrestricted right to terminate this contract under this Paragraph 5.

E. TIME: **Time is of the essence for this paragraph and strict compliance with the time for performance is required.**

#### 6. TITLE POLICY AND SURVEY:

A. TITLE POLICY: Seller shall furnish to Buyer at  Seller's  Buyer's expense an owner's policy of title insurance (Title Policy) issued by Republic Title of Texas

(Title Company) in the amount of the Sales Price, dated at or after closing, insuring Buyer against loss under the provisions of the Title Policy, subject to the promulgated exclusions (including existing building and zoning ordinances) and the following exceptions:

- (1) Restrictive covenants common to the platted subdivision in which the Property is located.
- (2) The standard printed exception for standby fees, taxes and assessments.
- (3) Liens created as part of the financing described in Paragraph 3.
- (4) Utility easements created by the dedication deed or plat of the subdivision in which the Property is located.
- (5) Reservations or exceptions otherwise permitted by this contract or as may be approved by Buyer in writing.
- (6) The standard printed exception as to marital rights.
- (7) The standard printed exception as to waters, tidelands, beaches, streams, and related matters.
- (8) The standard printed exception as to discrepancies, conflicts, shortages in area or boundary lines, encroachments or protrusions, or overlapping improvements:

- (i) will not be amended or deleted from the title policy; or  
 (ii) will be amended to read, "shortages in area" at the expense of  Buyer  Seller.

(9) The exception or exclusion regarding minerals approved by the Texas Department of Insurance.

B. COMMITMENT: Within 20 days after the Title Company receives a copy of this contract, Seller shall furnish to Buyer a commitment for title insurance (Commitment) and, at Buyer's expense, legible copies of restrictive covenants and documents evidencing exceptions in the Commitment (Exception Documents) other than the standard printed exceptions. Seller authorizes the Title Company to deliver the Commitment and Exception Documents to Buyer at Buyer's address shown in Paragraph 21. If the Commitment and Exception Documents are not delivered to Buyer within the specified time, the time for delivery will be automatically extended up to 15 days or 3 days before the Closing Date, whichever is earlier. If the Commitment and Exception Documents are not delivered within the time required, Buyer may terminate this contract and the earnest money will be refunded to Buyer.

C. SURVEY: The survey must be made by a registered professional land surveyor acceptable to the Title Company and Buyer's lender(s). (Check one box only)

(1) Within 7 days after the Effective Date of this contract, Seller shall furnish to Buyer and Title Company Seller's existing survey of the Property and a Residential Real Property Affidavit promulgated by the Texas Department of Insurance (T-47 Affidavit). **If Seller fails to furnish the existing survey or affidavit within the time prescribed, Buyer shall obtain a new survey at Seller's expense no later than 3 days prior to Closing Date.** If the existing survey or affidavit is not acceptable to Title Company or Buyer's lender(s), Buyer shall obtain a new survey at  Seller's  Buyer's expense no later than 3 days prior to Closing Date.

(2) Within \_\_\_\_\_ days after the Effective Date of this contract, Buyer shall obtain a new survey at Buyer's expense. Buyer is deemed to receive the survey on the date of actual receipt or the date specified in this paragraph, whichever is earlier.

(3) Within \_\_\_\_\_ days after the Effective Date of this contract, Seller, at Seller's expense shall furnish a new survey to Buyer.

D. OBJECTIONS: Buyer may object in writing to (i) defects, exceptions, or encumbrances to title: disclosed on the survey other than items 6A(1) through (7) above; or disclosed in the Commitment other than items 6A(1) through (9) above; (ii) any portion of the Property lying in a special flood hazard area (Zone V or A) as shown on the current Federal Emergency Management Agency map; or (iii) any exceptions which prohibit the following use or activity:

Buyer must object the earlier of (i) the Closing Date or (ii) 10 days after Buyer receives the Commitment, Exception Documents, and the survey. Buyer's failure to object within the time allowed will constitute a waiver of Buyer's right to object; except that the requirements in Schedule C of the Commitment are not waived. Provided Seller is not obligated to incur any expense, Seller shall cure any timely objections of Buyer or any third party lender within 15 days after Seller receives the objections (Cure Period) and the Closing Date will be extended as necessary. If objections are not cured within the Cure Period, Buyer may, by delivering notice to Seller within 5 days after the end of the Cure Period: (i) terminate this contract and the earnest money will be refunded to Buyer; or (ii) waive the objections. If Buyer does not terminate

Initialed for identification by Buyer DS and Seller EB

EGC

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within the time required, Buyer shall be deemed to have waived the objections. If the Commitment or Survey is revised or any new Exception Document(s) is delivered, Buyer may object to any new matter revealed in the revised Commitment or Survey or new Exception Document(s) within the same time stated in this paragraph to make objections beginning when the revised Commitment, Survey, or Exception Document(s) is delivered to Buyer.

E. TITLE NOTICES:

(1) ABSTRACT OR TITLE POLICY: Broker advises Buyer to have an abstract of title covering the Property examined by an attorney of Buyer's selection, or Buyer should be furnished with or obtain a Title Policy. If a Title Policy is furnished, the Commitment should be promptly reviewed by an attorney of Buyer's choice due to the time limitations on Buyer's right to object.

(2) MEMBERSHIP IN PROPERTY OWNERS ASSOCIATION(S): The Property  is  is not subject to mandatory membership in a property owners association(s). If the Property is subject to mandatory membership in a property owners association(s), Seller notifies Buyer under §5.012, Texas Property Code, that, as a purchaser of property in the residential community identified in Paragraph 2 in which the Property is located, you are obligated to be a member of the property owners association(s). Restrictive covenants governing the use and occupancy of the Property and all dedicatory instruments governing the establishment, maintenance, and operation of this residential community have been or will be recorded in the Real Property Records of the county in which the Property is located. Copies of the restrictive covenants and dedicatory instruments may be obtained from the county clerk. **You are obligated to pay assessments to the property owners association(s). The amount of the assessments is subject to change. Your failure to pay the assessments could result in enforcement of the association's lien on and the foreclosure of the Property.**

Section 207.003, Property Code, entitles an owner to receive copies of any document that governs the establishment, maintenance, or operation of a subdivision, including, but not limited to, restrictions, bylaws, rules and regulations, and a resale certificate from a property owners' association. A resale certificate contains information including, but not limited to, statements specifying the amount and frequency of regular assessments and the style and cause number of lawsuits to which the property owners' association is a party, other than lawsuits relating to unpaid ad valorem taxes of an individual member of the association. These documents must be made available to you by the property owners' association or the association's agent on your request.

**If Buyer is concerned about these matters, the TREC promulgated Addendum for Property Subject to Mandatory Membership in a Property Owners Association should be used.**

(3) STATUTORY TAX DISTRICTS: If the Property is situated in a utility or other statutorily created district providing water, sewer, drainage, or flood control facilities and services, Chapter 49, Texas Water Code, requires Seller to deliver and Buyer to sign the statutory notice relating to the tax rate, bonded indebtedness, or standby fee of the district prior to final execution of this contract.

(4) TIDE WATERS: If the Property abuts the tidally influenced waters of the state, §33.135, Texas Natural Resources Code, requires a notice regarding coastal area property to be included in the contract. An addendum containing the notice promulgated by TREC or required by the parties must be used.

(5) ANNEXATION: If the Property is located outside the limits of a municipality, Seller notifies Buyer under §5.011, Texas Property Code, that the Property may now or later be included in the extraterritorial jurisdiction of a municipality and may now or later be subject to annexation by the municipality. Each municipality maintains a map that depicts its boundaries and extraterritorial jurisdiction. To determine if the Property is located within a municipality's extraterritorial jurisdiction or is likely to be located within a municipality's extraterritorial jurisdiction, contact all municipalities located in the general proximity of the Property for further information.

(6) PROPERTY LOCATED IN A CERTIFICATED SERVICE AREA OF A UTILITY SERVICE PROVIDER: Notice required by §13.257, Water Code: The real property, described in Paragraph 2, that you are about to purchase may be located in a certificated water or sewer service area, which is authorized by law to provide water or sewer service to the properties in the certificated area. If your property is located in a certificated area there may be special costs or charges that you will be required to pay before you can receive water or sewer service. There may be a period required to construct lines or other facilities necessary to provide water or sewer service to your property. You are advised to determine if the property is in a certificated area and contact the utility service provider to determine the cost that you will be required to pay and the period, if any, that is required to provide water or sewer service to your property. The undersigned Buyer hereby acknowledges receipt of the foregoing notice at or before the execution of a binding contract for the purchase of the real property described in Paragraph 2 or at closing of purchase of the real property.

(7) PUBLIC IMPROVEMENT DISTRICTS: If the Property is in a public improvement district, §5.014, Property Code, requires Seller to notify Buyer as follows: As a purchaser of this parcel of real property you are obligated to pay an assessment to a municipality or county for an improvement project undertaken by a public improvement district under Chapter 372,

Initialed for identification by Buyer <sup>DS</sup> EGC and Seller XB

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Local Government Code. The assessment may be due annually or in periodic installments. More information concerning the amount of the assessment and the due dates of that assessment may be obtained from the municipality or county levying the assessment. The amount of the assessments is subject to change. Your failure to pay the assessments could result in a lien on and the foreclosure of your property.

- (8) TEXAS AGRICULTURAL DEVELOPMENT DISTRICT: The Property  is  is not located in a Texas Agricultural Development District. For additional information, contact the Texas Department of Agriculture.
- (9) TRANSFER FEES: If the Property is subject to a private transfer fee obligation, §5.205, Property Code requires Seller to notify Buyer as follows: The private transfer fee obligation may be governed by Chapter 5, Subchapter G of the Texas Property Code.
- (10) PROPANE GAS SYSTEM SERVICE AREA: If the Property is located in a propane gas system service area owned by a distribution system retailer, Seller must give Buyer written notice as required by §141.010, Texas Utilities Code. An addendum containing the notice approved by TREC or required by the parties should be used.
- (11) NOTICE OF WATER LEVEL FLUCTUATIONS: If the Property adjoins an impoundment of water, including a reservoir or lake, constructed and maintained under Chapter 11, Water Code, that has a storage capacity of at least 5,000 acre-feet at the impoundment's normal operating level, Seller hereby notifies Buyer: "The water level of the impoundment of water adjoining the Property fluctuates for various reasons, including as a result of: (1) an entity lawfully exercising its right to use the water stored in the impoundment; or (2) drought or flood conditions."

**7. PROPERTY CONDITION:**

A. ACCESS, INSPECTIONS AND UTILITIES: Seller shall permit Buyer and Buyer's agents access to the Property at reasonable times. Buyer may have the Property inspected by inspectors selected by Buyer and licensed by TREC or otherwise permitted by law to make inspections. Seller at Seller's expense shall immediately cause existing utilities to be turned on and shall keep the utilities on during the time this contract is in effect.

**NOTICE:** Buyer should determine the availability of utilities to the Property suitable to satisfy Buyer's needs.

B. ACCEPTANCE OF PROPERTY CONDITION: "As Is" means the present condition of the Property with any and all defects and without warranty except for the warranties of title and the warranties in this contract. Buyer's agreement to accept the Property As Is under Paragraph 7B (1) or (2) does not preclude Buyer from inspecting the Property under Paragraph 7A, from negotiating repairs or treatments in a subsequent amendment, or from terminating this contract during the Option Period, if any.

(Check one box only)

- (1) Buyer accepts the Property As Is.
- (2) Buyer accepts the Property As Is provided Seller, at Seller's expense, shall complete the following specific repairs and treatments: \_\_\_\_\_

(Do not insert general phrases, such as "subject to inspections" that do not identify specific repairs and treatments.)

C. COMPLETION OF REPAIRS: Unless otherwise agreed in writing: (i) Seller shall complete all agreed repairs and treatments prior to the Closing Date; and (ii) all required permits must be obtained, and repairs and treatments must be performed by persons who are licensed to provide such repairs or treatments or, if no license is required by law, are commercially engaged in the trade of providing such repairs or treatments. At Buyer's election, any transferable warranties received by Seller with respect to the repairs and treatments will be transferred to Buyer at Buyer's expense. If Seller fails to complete any agreed repairs and treatments prior to the Closing Date, Buyer may exercise remedies under Paragraph 15 or extend the Closing Date up to 5 days, if necessary, for Seller to complete repairs and treatments.

D. ENVIRONMENTAL MATTERS: Buyer is advised that the presence of wetlands, toxic substances, including asbestos and wastes or other environmental hazards, or the presence of a threatened or endangered species or its habitat may affect Buyer's intended use of the Property. If Buyer is concerned about these matters, an addendum promulgated by TREC or required by the parties should be used.

E. SELLER'S DISCLOSURES: Except as otherwise disclosed in this contract, Seller has no knowledge of the following:

- (1) any flooding of the Property which has had a material adverse effect on the use of the Property;
- (2) any pending or threatened litigation, condemnation, or special assessment affecting the Property;
- (3) any environmental hazards that materially and adversely affect the Property;
- (4) any dumpsite, landfill, or underground tanks or containers now or previously located on the Property;
- (5) any wetlands, as defined by federal or state law or regulation, affecting the Property; or
- (6) any threatened or endangered species or their habitat affecting the Property.

DS  
EGE

Initialed for identification by Buyer \_\_\_\_\_ and Seller DOB \_\_\_\_\_

TREC NO. 9-14

Contract Concerning TBD Davis Dr, Grand Prairie, TX 76065 Page 5 of 10 11-10-2020  
(Address of Property)

## 8. BROKERS AND SALES AGENTS:

- A. **BROKER OR SALES AGENT DISCLOSURE:** Texas law requires a real estate broker or sales agent who is a party to a transaction or acting on behalf of a spouse, parent, child, business entity in which the broker or sales agent owns more than 10%, or a trust for which the broker or sales agent acts as a trustee or of which the broker or sales agent or the broker or sales agent's spouse, parent or child is a beneficiary, to notify the other party in writing before entering into a contract of sale. Disclose if applicable: \_\_\_\_\_.
- B. **BROKERS' FEES:** All obligations of the parties for payment of brokers' fees are contained in separate written agreements.

## 9. CLOSING:

- A. The closing of the sale will be on or before 30 days after inspection period expiration, 20\_\_\_\_, or within 7 days after objections made under Paragraph 6D have been cured or waived, whichever date is later (Closing Date). If either party fails to close the sale by the Closing Date, the non-defaulting party may exercise the remedies contained in Paragraph 15.
- B. At closing:
- (1) Seller shall execute and deliver a general warranty deed conveying title to the Property to Buyer and showing no additional exceptions to those permitted in Paragraph 6 and furnish tax statements or certificates showing no delinquent taxes on the Property.
  - (2) Buyer shall pay the Sales Price in good funds acceptable to the escrow agent.
  - (3) Seller and Buyer shall execute and deliver any notices, statements, certificates, affidavits, releases, loan documents and other documents reasonably required for the closing of the sale and the issuance of the Title Policy.
  - (4) There will be no liens, assessments, or security interests against the Property which will not be satisfied out of the sales proceeds unless securing the payment of any loans assumed by Buyer and assumed loans will not be in default.

**10. POSSESSION:** Seller shall deliver to Buyer possession of the Property in its present or required condition upon closing and funding.

**11. SPECIAL PROVISIONS:** (Insert only factual statements and business details applicable to the sale. TREC rules prohibit license holders from adding factual statements or business details for which a contract addendum or other form has been promulgated by TREC for mandatory use.)

1) Buyer will have one (1) option to extend the Inspection Period for thirty (30) days and an additional \$10,000 will be nonrefundable at this time but shall be applied at Closing to the Purchase Price.

2) The Sales Price set forth in Section 3 of this contract is based on \$6.50 multiplied by the total number of square feet of the Property, which is currently estimated to be 804,988.8 square feet. If the square footage of the Property increases or decreases based on the Survey, the Sales Price will be adjusted accordingly at the rate of \$6.50 per square foot.

## 12. SETTLEMENT AND OTHER EXPENSES:

- A. The following expenses must be paid at or prior to closing:
- (1) Expenses payable by Seller (Seller's Expenses):
    - (a) Releases of existing liens, including prepayment penalties and recording fees; release of Seller's loan liability; tax statements or certificates; preparation of deed; one-half of escrow fee; and other expenses payable by Seller under this contract.
    - (b) Seller shall also pay an amount not to exceed \$ \_\_\_\_\_ N/A to be applied in the following order: Buyer's Expenses which Buyer is prohibited from paying by FHA, VA, Texas Veterans Land Board or other governmental loan programs, and then to other Buyer's Expenses as allowed by the lender.
  - (2) Expenses payable by Buyer (Buyer's Expenses): Appraisal fees; loan application fees; origination charges; credit reports; preparation of loan documents; interest on the notes from date of disbursement to one month prior to dates of first monthly payments; recording fees; copies of easements and restrictions; loan title policy with endorsements required by lender; loan-related inspection fees; photos; amortization schedules; one-half of escrow fee; all prepaid items, including required premiums for flood and hazard insurance, reserve deposits for insurance, ad valorem taxes and special governmental assessments; final compliance inspection; courier fee; repair inspection; underwriting fee; wire transfer fee; expenses incident to any loan; Private Mortgage Insurance Premium (PMI), VA Loan Funding Fee, or FHA Mortgage Insurance Premium (MIP) as required by the lender; and other expenses payable by Buyer under this contract.
- B. If any expense exceeds an amount expressly stated in this contract for such expense to be paid by a party, that party may terminate this contract unless the other party agrees to pay such excess. Buyer may not pay charges and fees expressly prohibited by FHA, VA, Texas Veterans Land Board or other governmental loan program regulations.

## 13. PRORATIONS AND ROLLBACK TAXES:

- A. **PRORATIONS:** Taxes for the current year, interest, maintenance fees, assessments, dues and rents will be prorated through the Closing Date. The tax proration may be calculated taking into consideration any change in exemptions that will affect the current year's taxes. If taxes for the current year vary from the amount prorated at closing, the parties shall adjust the prorations when tax statements for the current year are available. If taxes are not paid at or prior to closing, Buyer shall pay taxes for the current year.

Initialed for identification by Buyer <sup>DS</sup> EGC and Seller DCB

TREC NO. 9-14

Contract Concerning TBD Davis Dr, Grand Prairie, TX 76065 Page 6 of 10 11-10-2020  
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**B. ROLLBACK TAXES:** If this sale or Buyer's use of the Property after closing results in the assessment of additional taxes, penalties or interest (Assessments) for periods prior to closing, the Assessments will be the obligation of Buyer. If Assessments are imposed because of Seller's use or change in use of the Property prior to closing, the Assessments will be the obligation of Seller. Obligations imposed by this paragraph will survive closing.

- 14. CASUALTY LOSS:** If any part of the Property is damaged or destroyed by fire or other casualty after the Effective Date of this contract, Seller shall restore the Property to its previous condition as soon as reasonably possible, but in any event by the Closing Date. If Seller fails to do so due to factors beyond Seller's control, Buyer may (a) terminate this contract and the earnest money will be refunded to Buyer (b) extend the time for performance up to 15 days and the Closing Date will be extended as necessary or (c) accept the Property in its damaged condition with an assignment of insurance proceeds, if permitted by Seller's insurance carrier, and receive credit from Seller at closing in the amount of the deductible under the insurance policy. Seller's obligations under this paragraph are independent of any other obligations of Seller under this contract.
- 15. DEFAULT:** If Buyer fails to comply with this contract, Buyer will be in default, and Seller may ~~(a) enforce specific performance, seek such other relief as may be provided by law, or both, or (b) terminate this contract and receive the earnest money as liquidated damages, thereby releasing both parties from this contract.~~ If Seller fails to comply with this contract, Seller will be in default and Buyer may (a) enforce specific performance, ~~seek such other relief as may be provided by law, or both,~~ or (b) terminate this contract and receive the earnest money, thereby releasing both parties from this contract.
- 16. MEDIATION:** It is the policy of the State of Texas to encourage resolution of disputes through alternative dispute resolution procedures such as mediation. Any dispute between Seller and Buyer related to this contract which is not resolved through informal discussion will be submitted to a mutually acceptable mediation service or provider. The parties to the mediation shall bear the mediation costs equally. This paragraph does not preclude a party from seeking equitable relief from a court of competent jurisdiction.
- 17. ATTORNEY'S FEES:** A Buyer, Seller, Listing Broker, Other Broker, or escrow agent who prevails in any legal proceeding related to this contract is entitled to recover reasonable attorney's fees and all costs of such proceeding.
- 18. ESCROW:**
- A. ESCROW: The escrow agent is not (i) a party to this contract and does not have liability for the performance or nonperformance of any party to this contract, (ii) liable for interest on the earnest money and (iii) liable for the loss of any earnest money caused by the failure of any financial institution in which the earnest money has been deposited unless the financial institution is acting as escrow agent. Escrow agent may require any disbursement made in connection with this contract to be conditioned on escrow agent's collection of good funds acceptable to escrow agent.
- B. EXPENSES: At closing, the earnest money must be applied first to any cash down payment, then to Buyer's Expenses and any excess refunded to Buyer. If no closing occurs, escrow agent may: (i) require a written release of liability of the escrow agent from all parties; and (ii) require payment of unpaid expenses incurred on behalf of a party. Escrow agent may deduct authorized expenses from the earnest money payable to a party. "Authorized expenses" means expenses incurred by escrow agent on behalf of the party entitled to the earnest money that were authorized by this contract or that party.
- C. DEMAND: Upon termination of this contract, either party or the escrow agent may send a release of earnest money to each party and the parties shall execute counterparts of the release and deliver same to the escrow agent. If either party fails to execute the release, either party may make a written demand to the escrow agent for the earnest money. If only one party makes written demand for the earnest money, escrow agent shall promptly provide a copy of the demand to the other party. If escrow agent does not receive written objection to the demand from the other party within 15 days, escrow agent may disburse the earnest money to the party making demand reduced by the amount of unpaid expenses incurred on behalf of the party receiving the earnest money and escrow agent may pay the same to the creditors. If escrow agent complies with the provisions of this paragraph, each party hereby releases escrow agent from all adverse claims related to the disbursement of the earnest money.
- D. DAMAGES: Any party who wrongfully fails or refuses to sign a release acceptable to the escrow agent within 7 days of receipt of the request will be liable to the other party for (i) damages; (ii) the earnest money; (iii) reasonable attorney's fees; and (iv) all costs of suit.
- E. NOTICES: Escrow agent's notices will be effective when sent in compliance with Paragraph 21. Notice of objection to the demand will be deemed effective upon receipt by escrow agent.
- 19. REPRESENTATIONS:** All covenants, representations and warranties in this contract survive closing. If any representation of Seller in this contract is untrue on the Closing Date, Seller will be in default. Unless expressly prohibited by written agreement, Seller may continue to show the Property and receive, negotiate and accept back up offers.
- 20. FEDERAL TAX REQUIREMENTS:** If Seller is a "foreign person," as defined by Internal Revenue Code and its regulations, or if Seller fails to deliver an affidavit or a certificate of non-foreign status to Buyer that Seller is not a "foreign person," then Buyer shall withhold from the sales proceeds an amount sufficient to comply with applicable tax law and deliver the same to the

Initialed for identification by Buyer <sup>DS</sup> EGC and Seller DSB

TREC NO. 9-14

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Internal Revenue Service together with appropriate tax forms. Internal Revenue Service regulations require filing written reports if currency in excess of specified amounts is received in the transaction.

**21. NOTICES:** All notices from one party to the other must be in writing and are effective when mailed to, hand-delivered at, or transmitted by fax or electronic transmission as follows:

**To Buyer at:** \_\_\_\_\_

**To Seller at:** \_\_\_\_\_

International Leadership of Texas  
\_\_\_\_\_

Bob JONAS - DAVID BERZINA  
\_\_\_\_\_

Phone: ( ) 972-479-9078  
\_\_\_\_\_

Phone: ( )  
\_\_\_\_\_

E-mail/Fax: 972-479-9129  
\_\_\_\_\_  
econger@iltexas.org

E-mail/Fax: RMJ@TEXDEV.COM.COM  
\_\_\_\_\_

E-mail/Fax: cklein@iltexas.org  
\_\_\_\_\_

E-mail/Fax: DAVID@INSIGHTS.EDC.COM  
\_\_\_\_\_

**22. AGREEMENT OF PARTIES:** This contract contains the entire agreement of the parties and cannot be changed except by their written agreement. Addenda which are a part of this contract are (check all applicable boxes):

- Third Party Financing Addendum
- Seller Financing Addendum
- Addendum for Property Subject to Mandatory Membership in a Property Owners Association
- Buyer's Temporary Residential Lease
- Seller's Temporary Residential Lease
- Addendum for Reservation of Oil, Gas and Other Minerals
- Addendum for "Back-Up" Contract
- Addendum Concerning Right to Terminate Due to Lender's Appraisal

- Addendum for Coastal Area Property
- Environmental Assessment, Threatened or Endangered Species and Wetlands Addendum
- Addendum for Property Located Seaward of the Gulf Intracoastal Waterway
- Addendum for Sale of Other Property by Buyer
- Addendum for Property in a Propane Gas System Service Area
- Other (list): \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**23. CONSULT AN ATTORNEY BEFORE SIGNING:** TREC rules prohibit real estate license holders from giving legal advice. READ THIS CONTRACT CAREFULLY.

Buyer's Attorney is: Abernathy, Roeder, Boyd & Hullett, P.C.  
Attention: Chris Zillmer  
1700 Redbud Blvd., Suite 300, McKinney, TX 75069

Phone: (214) 544-4046  
\_\_\_\_\_

Fax: ( )  
\_\_\_\_\_

E-mail: czillmer@abernathy-law.com  
\_\_\_\_\_

Seller's Attorney is: JACK EGGLESTON  
\_\_\_\_\_

EGGLESTON, KING LLP  
\_\_\_\_\_

Phone: (817) 596 4200  
\_\_\_\_\_

Fax: ( )  
\_\_\_\_\_

E-mail: JACK@EKTREXOS.COM  
\_\_\_\_\_

Initialed for identification by Buyer EGC and Seller DOB

TREC NO. 9-14

Contract Concerning TBD Davis Dr, Grand Prairie, TX 76065 Page 8 of 10 11-10-2020  
(Address of Property)

EXECUTED the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ (Effective Date).  
(BROKER: FILL IN THE DATE OF FINAL ACCEPTANCE.)

DocuSigned by:

*Edward G. Conger*

3390E738E7BE48F

Buyer



Seller

Buyer

Seller



The form of this contract has been approved by the Texas Real Estate Commission. TREC forms are intended for use only by trained real estate license holders. No representation is made as to the legal validity or adequacy of any provision in any specific transactions. It is not intended for complex transactions. Texas Real Estate Commission, P.O. Box 12188, Austin, TX 78711-2188, (512) 936-3000 (<http://www.trec.texas.gov>) TREC NO. 9-14. This form replaces TREC NO. 9-13.

TREC NO. 9-14

Contract Concerning TBD Davis Dr, Grand Prairie, TX 76065 Page 9 of 10 11-10-2020  
 (Address of Property)

**BROKER INFORMATION**  
 (Print name(s) only. Do not sign)

Colliers International North Texas, LLC  
 Other Broker Firm License No.

SRS Real Estate Partners- Southwest, LLC 600324  
 Listing Broker Firm License No.

represents  Buyer only as Buyer's agent  
 Seller as Listing Broker's subagent

represents  Seller and Buyer as an intermediary  
 Seller only as Seller's agent

Will Haynes, III  
 Associate's Name License No.

Tyler Isbell 537583  
 Listing Associate's Name License No.

Team Name

Team Name

Associate's Email Address Phone

tyler.isbell@SRSRE.com 214-560-3145  
 Listing Associate's Email Address Phone

Licensed Supervisor of Associate License No.

Mark Reeder 318755  
 Licensed Supervisor of Listing Associate License No.

Other Broker's Address Phone

8144 Walnut Hill Ln  
 Listing Broker's Office Address Phone

City State Zip

Dallas TX 75231  
 City State Zip

Selling Associate's Name License No.

Team Name

Selling Associate's Email Address Phone

Licensed Supervisor of Selling Associate License No.

Selling Associate's Office Address

City State Zip

Disclosure: Pursuant to a previous, separate agreement (such as a MLS offer of compensation or other agreement between brokers), Listing Broker has agreed to pay Other Broker a fee (\_\_\_\_\_). This disclosure is for informational purposes and does not change the previous agreement between brokers to pay or share a commission.



Contract Concerning TBD Davis Dr, Grand Prairie, TX 76065 Page 10 of 10 11-10-2020  
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**OPTION FEE RECEIPT**

Receipt of \$ \_\_\_\_\_ (Option Fee) in the form of \_\_\_\_\_  
is acknowledged.

Escrow Agent \_\_\_\_\_ Date \_\_\_\_\_

**EARNEST MONEY RECEIPT**

Receipt of \$ \_\_\_\_\_ Earnest Money in the form of \_\_\_\_\_  
is acknowledged.

Escrow Agent \_\_\_\_\_ Received by \_\_\_\_\_ Email Address \_\_\_\_\_ Date/Time \_\_\_\_\_

Address \_\_\_\_\_ Phone \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_ Fax \_\_\_\_\_

**CONTRACT RECEIPT**

Receipt of the Contract is acknowledged.

Escrow Agent \_\_\_\_\_ Received by \_\_\_\_\_ Email Address \_\_\_\_\_ Date \_\_\_\_\_

Address \_\_\_\_\_ Phone \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_ Fax \_\_\_\_\_

**ADDITIONAL EARNEST MONEY RECEIPT**

Receipt of \$ \_\_\_\_\_ additional Earnest Money in the form of \_\_\_\_\_  
is acknowledged.

Escrow Agent \_\_\_\_\_ Received by \_\_\_\_\_ Email Address \_\_\_\_\_ Date/Time \_\_\_\_\_

Address \_\_\_\_\_ Phone \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_ Fax \_\_\_\_\_

Exhibit "A"

Special Provisions to TREC Unimproved Property Contract

1. General Terms of Special Provisions. This Exhibit "A" is attached to and made a part of that certain TREC Unimproved Property Contract dated August 2021 (the "Contract") by and between TEXDEVCO GP, LLC, a Texas limited liability company ("Seller") and International Leadership of Texas ("Buyer"). In the event of a conflict between this Exhibit "A" and the Contract, the terms and conditions of this Exhibit "A" shall control. Capitalized terms not defined in this Exhibit "A" shall have those meanings defined in the Contract or other addend thereto.

2. Property sold "AS IS". This contract is an arms-length agreement between the parties. The purchase price was bargained for on the basis of an "AS IS, WHERE IS" transaction and reflects the agreement of the parties that there are no representations, disclosures, or express or implied warranties except for the warranty of title stated in the Contract. SELLER SHALL CONVEY THE PROPERTY AT CLOSING TO BUYER "AS IS", "WHERE IS", AND "WITH ALL FAULTS" AND WITHOUT ANY WARRANTY, EXPRESS OR IMPLIED. SELLER HEREBY SPECIFICALLY DISCLAIMS ANY AND ALL WARRANTIES, GUARANTIES, PROMISES, COVENANTS, AGREEMENTS, OR REPRESENTATIONS OF ANY KIND WHATSOEVER, PAST, PRESENT, OR FUTURE RELATED TO THE PROPERTY, INCLUDING BUT NOT LIMITED TO THOSE WHICH MIGHT BE IMPLIED AT LAW. Buyer acknowledges and agrees that, except for Seller's representations contained in the Contract, Seller has not made, has disclaimed, does not make and does specifically disclaim any representations regarding compliance with any environmental laws or any land use laws, rules, regulations, orders or requirements or any other applicable laws, including the presence or absence of hazardous substances in or on the Property. Seller has not made, has disclaimed, does not make and does specifically disclaim any representations, warranties, promises, covenants, agreements or guaranties of any kind or character whatsoever, whether express or implied, oral, written, past, present or future, of, as to, concerning or with respect to (i) the value, nature, quality or physical or other condition of the Property, including, without limitation, the water, soil and geology, and/or the environmental condition of the Property; (ii) the income to be derived from the Property; (iii) the water, soil, and geology, the suitability thereof and/or of the Property for any and all activities and uses which Buyer may elect to conduct; (iv) the compliance of or by the Property or its operations with any applicable laws or other laws, rules, ordinances, or regulations of any applicable governmental authority; (v) the habitability, merchantability, marketability, suitability, profitability, developability, or fitness for a particular purpose of the Property; (vi) the manner or quality of the construction or materials, if any, incorporated into the Property; (vii) the manner, quality or state of repair of the Property; or (viii) the correctness or accuracy of any information provided by Seller to Buyer or whether Buyer should rely upon or use such information (if any) provided by Seller. Buyer further acknowledges that it shall rely solely on its own investigation of the Property and not on any information provided or to be provided by Seller, and that Closing shall constitute acceptance of the Property by Buyer "AS IS" and waiver of all objections or claims against Seller (including, but not limited to, any right or claim of contribution) arising from or related to the matters set forth above. THE PROVISIONS OF THIS SECTION 2 ARE A MATERIAL PART OF THE CONSIDERATION FOR SELLER'S ENTERING INTO THE CONTRACT AND SHALL SURVIVE CLOSING. BUYER ACKNOWLEDGES THAT BUT FOR BUYER'S AGREEMENT TO THE PROVISIONS OF THIS SECTION 5 SELLER WOULD NOT SELL THE PROPERTY TO BUYER.

3. Intentionally deleted,

DS  
EQC

Initials: Buyer \_\_\_\_\_ Seller DB

Deleted: 5  
Deleted: Confidentiality. All information provided by or on behalf of Seller to Buyer or obtained by Buyer relating to the Contract and/or the Property in the course of Buyer's inspections, investigations, and review shall be treated as confidential information by Buyer, and Buyer shall instruct all of its employees, agents, representatives and contractors as to the confidentiality of all such information. The disclosing party shall be liable for all damage or injury to the other party resulting from any such failure to keep all such information confidential, whether occasioned by the acts of the party receiving such information or any of its employees, agents or representatives and the party receiving such information shall indemnify and hold harmless the other party from any liability resulting therefrom. This indemnification section shall survive Closing or the termination of the Contract, as applicable

4. **1031 EXCHANGE.** Seller and Buyer shall each have the right to assign, in whole or in part, its rights hereunder to a "qualified intermediary" in connection with a "like-kind exchange", as those terms are used pursuant to Section 1031 of the Internal Revenue Code of 1986, as amended, and agree to cooperate with the other party to the extent such transaction does not result in additional expense to the cooperating party or delay the Closing, including execution of documents reasonably requested to effectuate such exchange, provided that such documents are in a form reasonably satisfactory to the executing party. In the event the cooperating party determines that the like-kind exchange transaction will cause it to incur additional expense or delay the Closing, such party agrees to allow the other party, at the latter's option, to (i) reimburse or compensate the cooperating party for any such additional expense and/or delay, or (ii) terminate the like-kind exchange transaction and pay all expenses of either party related thereto. Notwithstanding anything in the Contract to the contrary, any such assignment pursuant to this Section 4 shall not relieve the assigning party of or be deemed to modify in any way any of the assigning party's obligations, representations, warranties, or covenants in this Agreement.

5. **Construction, Interpretation, and Severability.**

a. The Contract contains the entire agreement between the Parties relating to the Property. The parties agree that there are no oral agreements, understandings, representations, or warranties which are not expressly set forth herein. The Contract cannot be varied except by written agreement executed by the parties.

b. The parties acknowledge and agree that each has been given the opportunity to independently review the Contract with legal counsel, and/or has the requisite experience and sophistication to understand, interpret, and agree to the particular language of the provisions hereof. The parties have equal bargaining power, and intend the plain meaning of the provisions herein. In the event of an ambiguity in or dispute regarding the interpretation of the Contract, the interpretation of the Contract shall not be resolved by any rule of interpretation providing for interpretation against the party who causes the uncertainty to exist or against the draftsman.

6. **CCR.** Seller and Buyer acknowledge and agree the nature of the Property and the remaining surplusing property owned by Seller warrant the parties executing at the Closing a written declaration of covenants, conditions and restrictions (the "CCR") which will apply to the Property. The CCR shall cover and include construction and development requirements regarding the Property (i.e. aesthetics, building materials, features, etc.). Seller shall present a draft of the CCR to Buyer no less than ten (10) days prior to the expiration of the Option Period.

Deleted: the following: (a) property owners association, including membership requirements, (b) common area maintenance and associated expenses, and (c)

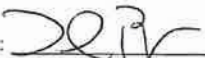
DS  
EGC

Exhibit A – Special Provisions - Page 2

Initials: Buyer \_\_\_\_\_ Seller DB

**SELLER:**

TEXDEVCO GP, LLC



By:   
Name: David Bergins  
Title: Partner

**BUYER:**

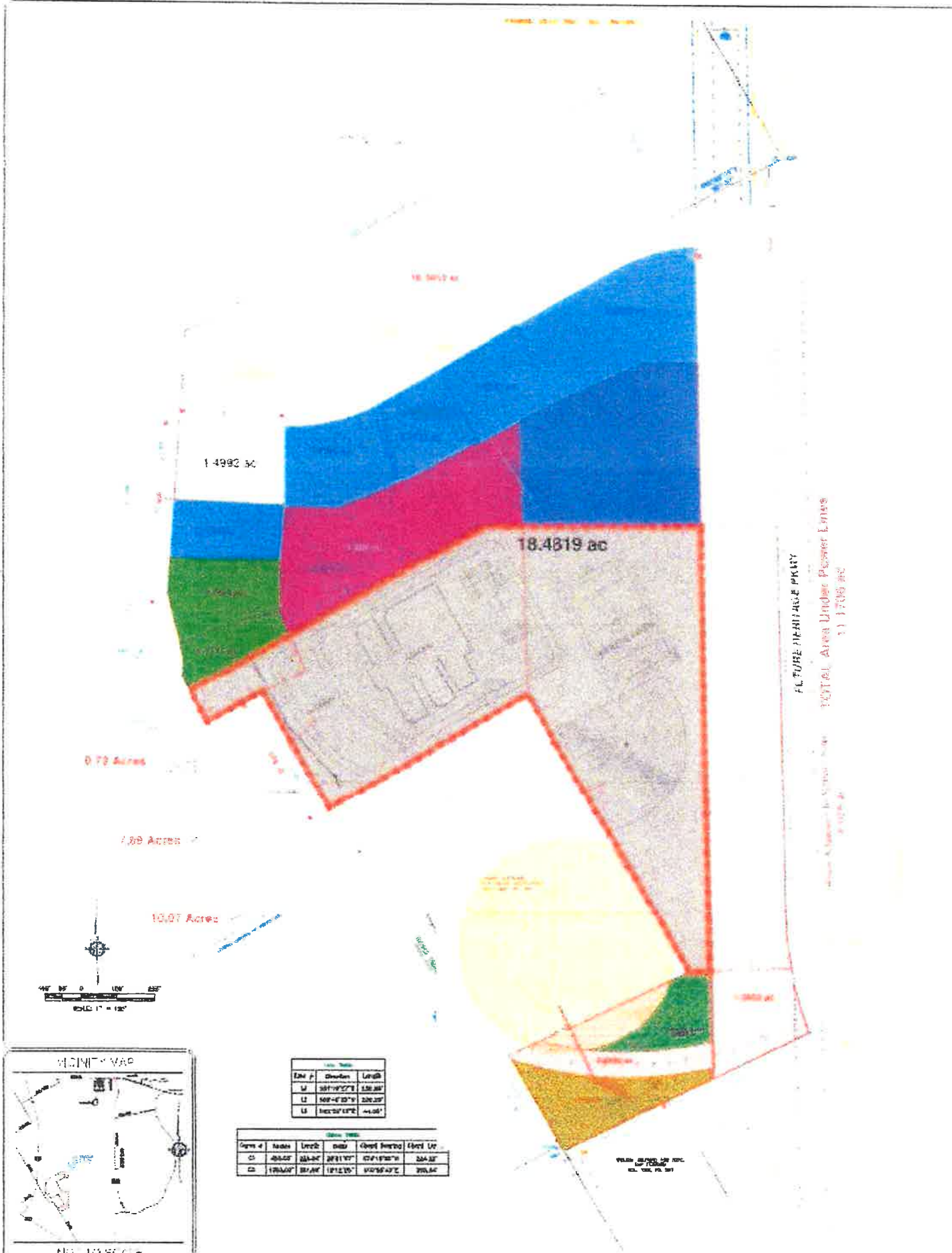
International Leadership of Texas

By: \_\_\_\_\_  
Name: Edward G. Conger  
Title: Superintendent-CEO

Exhibit A – Special Provisions - Page 3

Initials: Buyer  Seller 

**EXHIBIT "B"**





PROMULGATED BY THE TEXAS REAL ESTATE COMMISSION (TREC)

11-18-14

**ADDENDUM FOR RESERVATION OF OIL, GAS, AND OTHER MINERALS**



**ADDENDUM TO CONTRACT CONCERNING THE PROPERTY AT**

TBD Davis Rd, Grand Prairie, TX 76065  
(Street Address and City)

*NOTICE: For use ONLY if Seller reserves all or a portion of the Mineral Estate.*

- A. "Mineral Estate" means all oil, gas, and other minerals in and under and that may be produced from the Property, any royalty under any existing or future mineral lease covering any part of the Property, executive rights (including the right to sign a mineral lease covering any part of the Property), implied rights of ingress and egress, exploration and development rights, production and drilling rights, mineral lease payments, and all related rights and benefits. The Mineral Estate does NOT include water, sand, gravel, limestone, building stone, caliche, surface shale, near-surface lignite, and iron, but DOES include the reasonable use of these surface materials for mining, drilling, exploring, operating, developing, or removing the oil, gas, and other minerals from the Property.
- B. *Subject to Section C below*, the Mineral Estate owned by Seller, if any, will be conveyed unless reserved as follows (check one box only):
  - (1) Seller reserves all of the Mineral Estate owned by Seller.
  - (2) Seller reserves an undivided \_\_\_\_\_ interest in the Mineral Estate owned by Seller. *NOTE: If Seller does not own all of the Mineral Estate, Seller reserves only this percentage or fraction of Seller's interest.*
- C. Seller  ~~does~~  ~~does not~~ reserve and retain implied rights of ingress and egress and of reasonable use of the Property (including surface materials) for mining, drilling, exploring, operating, developing, or removing the oil, gas, and other minerals. *NOTE: Surface rights that may be held by other owners of the Mineral Estate who are not parties to this transaction (including existing mineral lessees) will NOT be affected by Seller's election. Seller's failure to complete Section C will be deemed an election to convey all surface rights described herein.* Seller shall include a surface waiver in the Deed to be delivered at Closing.
- D. If Seller does not reserve all of Seller's interest in the Mineral Estate, Seller shall, within 7 days after the Effective Date, provide Buyer with the contact information of any existing mineral lessee known to Seller.

**IMPORTANT NOTICE: The Mineral Estate affects important rights, the full extent of which may be unknown to Seller. A full examination of the title to the Property completed by an attorney with expertise in this area is the only proper means for determining title to the Mineral Estate with certainty. In addition, attempts to convey or reserve certain interest out of the Mineral Estate separately from other rights and benefits owned by Seller may have unintended consequences. Precise contract language is essential to preventing disagreements between present and future owners of the Mineral Estate. If Seller or Buyer has any questions about their respective rights and interests in the Mineral Estate and how such rights and interests may be affected by this contract, they are strongly encouraged to consult an attorney with expertise in this area.**

**CONSULT AN ATTORNEY BEFORE SIGNING:** TREC rules prohibit real estate licensees from giving legal advice. READ THIS FORM CAREFULLY.

DocuSigned by:  
Edward G. Conger  
3390E738E7BF48F...  
Buyer

[Signature] 8-23-21  
Seller

Buyer

Seller



The form of this addendum has been approved by the Texas Real Estate Commission for use with similarly approved or promulgated contract forms. Such approval relates to this contract form only. TREC forms are intended for use only by trained real estate license holders. No representation is made as to the legal validity or adequacy of any provision in any specific transactions. It is not intended for complex transactions. Texas Real Estate Commission, P.O. Box 12188, Austin, TX 78711-2188, 512-936-3000 (<http://www.trec.texas.gov>) TREC No. 44-2. This form replaces TREC No. 44-1.

## Cover Sheet

### CONSIDER/ACT TO APPROVE AUDIO VISUAL PACKAGE FOR ILTEXAS HEADQUARTERS PROJECT

**Section:** VIII. Board Items for Discussion/Action  
**Item:** D. CONSIDER/ACT TO APPROVE AUDIO VISUAL PACKAGE  
FOR ILTEXAS HEADQUARTERS PROJECT  
**Purpose:** Vote  
**Submitted by:**  
**Related Material:** PROP, IL TEXAS, HQ AV SCOPE, 09-14-2021.pdf  
ILT, IL TEXAS, HQ ACS VMS IDS 09-15-2021.pdf  
ILTHQSECURITY.pdf

# Proposal



To:  
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Submitted by:

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Title: International Leadership of Texas, New HQ Security Scope  
Contract Number: DIR-CPO-4742  
Date Submitted: 9/15/2021  
Point of Contact: Alan Ham  
*Sales and Design Professional*  
Base Proposal Amount: \$149,786.80

Signed:

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## Overview

Preferred Technologies, LLC. (Pref-Tech) will provide an access control system, video management system and intrusion detection system for International Leadership of Texas at their new HQ. Pref-Tech’s work will be compliant with manufacturer requirements, applicable codes, and the highest industry standards.

## Scope of Work

Preferred Technologies, LLC. will perform the following tasks:

- License
  - Pref-Tech will provide the necessary base software, device connection licenses and accompanying Advantage licensing for access control system and video management system functionality within Genetec Security Center.
  - Pref-Tech will provide a Genetec – DMP Intrusion Panel connection to integrate the IDS into Genetec Security Center.
- Head End Equipment
  - IT Work Room
    - Pref-Tech will provide and install (1) 4-Post Rack to house the hardware listed below.
    - Pref-Tech will provide and install (1) HP 1950 48-port network switch.
      - This switch will be equipped with (1) SFP.
    - Pref-Tech will provide a BCD Server in the IT Work Room to support the ACS and VMS. This server will operate as the directory, archiver, and access control manager for the system.
  - IDF – 2<sup>nd</sup>, 3<sup>rd</sup>, and 4<sup>th</sup> floors
    - Pref-Tech will provide and install (1) wall mounted cabinet and (1) HP1950 48-port switch in each of the three IDF locations.
      - This switch will be equipped with (1) SFP.
- Access Control
  - Pref-Tech will provide and install (2) access control enclosures. (1) enclosure will be installed in the IT Work Room on the 1<sup>st</sup> floor and (1) will be installed in the IDF on the 3<sup>rd</sup> floor.
    - Each enclosure will be equipped with the following parts:
      - Life Safety Power Unified Power Supply
      - (1) Mercury LP1502 Intelligent Controller
        - A patch cord will be used to connect this board to the switch.
      - (2) NP7-12V Batteries
    - The enclosure located in the IT Work Room will be equipped with a Cloudlink. A patch cord will be used to connect this device to the switch.
  - Pref-Tech will provide (16) access-controlled door portals.
    - Pref-Tech will provide composite cabling infrastructure to supply power to the door hardware and devices.
    - Each door portal will be equipped with the following parts:
      - (1) Request-to-exit motion sensor
      - (1) Door position switch
      - (1) Terminal Strip inside of a NEMA enclosure
      - Proper resistance



- Note: Others will provide electrified door hardware.
    - Pref-Tech will provide and install (2) door release button banks. On each bank, one door release button will open the door leading into the community space and one door release button will open the elevator door.
  - Pref-Tech will provide and install (1) 2N Verso Video Door Station at the entrance of the building.
    - Pref-Tech will provide (1) data drop to support the door station to be installed.
    - Pref-Tech will provide a Wiegand module and a Bluetooth/RFID module.
  - Note: (15) door portals will be equipped with an HID Signo card reader. The 2N Verso door station will server as the reader at the entrance of the building.
  - Note: The reader located at the elevator will only be responsible for opening the elevator door on a valid card read.
  - Pref-Tech will provide and install (1) Grandstream GVX3370 IP Phone
    - Pref-Tech will provide (1) data drop to support the IP phone to be installed.
    - Pref-Tech will provide a Wiegand module and a Bluetooth/RFID module.
  - Upon activating the video door station, it will call back to the Grandstream at the reception desk to initiate 2-way communication. The Grandstream phone with then be able to initiate a door unlock function to allow access.
- Video Management
  - Pref-Tech will provide and install (22) cameras on the interior and exterior of the building. The quantities of each camera type are shown below. They will be installed at the locations shown in the drawings.
    - (1) Hanwha PNM-8082VT Multi-sensor Network Camera
      - This camera will be equipped with surge protection as it is located on the exterior of the building.
    - (3) Hanwha PNM-9022V Panoramic Network Cameras
      - These cameras will be equipped with surge protection as they are located on the exterior of the building.
    - (4) Hanwha PNM-9084RQZ Multi-sensor Network Cameras
      - These cameras will be equipped with surge protection as they are located on the exterior of the building.
    - (14) Hanwha QND-8080R Dome Network Camaras
  - Pref-Tech will provide the necessary (22) data drops to support the cameras to be installed.
    - Commscope CAT6 data cabling will be used.
- Intrusion Detection
  - Pref-Tech will provide and install (1) DMP XR550 intrusion panel inside of the IT Work Room.
    - This panel will be equipped with a network dialer to be used to call out to the central station.
  - Pref-Tech will provide and install (4) DMP 7060N-W keypads on the 1<sup>st</sup> floor in accordance with the drawings.
  - Pref-Tech will provide and install (1) DMP 714-16 Zone Expander in the 1<sup>st</sup> floor IT Work Room.
  - Pref-Tech will provide and install (4) DMP External contact transmitters in accordance with the drawings.
  - Pref-Tech will provide and install (5) Wireless Ceiling mount PIR Motion sensors. (3) will be on the 1<sup>st</sup> floor and (2) will be on the 3<sup>rd</sup> floor.



- Pref-Tech will provide and install (2) Wireless Receivers to support the edge devices. (1) will be installed on the 1<sup>st</sup> floor and (1) will be installed on the 3<sup>rd</sup> floor.
- Pref-Tech will provide and install (11) DMP Glass Breaks on the 1<sup>st</sup> floor.
- Pref-Tech will provide and install (1) Duress Button at the reception desk on the 1<sup>st</sup> floor.
- Pref-Tech will provide 1-year of central station monitoring through Southwest Dispatch.
- Pref-Tech Labor Service
  - Pref-Tech will provide project management services to include proper project facilitation and close out documentation to International Leadership of Texas.
  - Pref-Tech will provide a Genetec-certified and DMP-certified programming to configure and commission the system.
  - Pref-Tech will provide training on the Genetec system. An 8-hour course will be held for users of the system and an 8-hour course will be held for administrators of the system.

### Assumptions

The below assumptions were applied when pricing this project. The pricing in this proposal is contingent upon the validity of these assumptions. Additional charges may result if these assumptions be found false.

- Pref-Tech's work is limited to the installation of the bill of materials listed in the Pricing Sheet.
- Others will provide construction drawings in AutoCAD format for permitting.
- Others will provide all required 120VAC power.
- Others will coordinate the fire alarm tie-in with the fire contractor. Pref-Tech is not responsible for any fees from the fire alarm contractor for the tie-in.
- Others will provide all necessary network access, server and workstation permissions, and IP information.
- Others will provide physical access to all work locations.
- Others will provide adequate pathway for cabling.
- Others will provide client workstations.
- Others will provide necessary wall space.
- Others will provide necessary electrified door hardware.
- Training for the Genetec system will be held in Houston, Texas.
- All material shipments will be standard ground. If expedited shipping is required, then extra charges may apply.
- Taxes are excluded. If taxes apply, then Pref-Tech will apply the required taxes to each invoice.



# Bill of Material

DIR ITEM TYPE	MANUF	PART NUMBER	BILL OF MATERIALS						MSRP			DISCOUNT		SUBTOTAL		DIR FEE			TOTAL	
			DESCRIPTION	QTY OF KITS	QTY PER KIT	TOTAL QTY	UNIT	UNIT MSRP	TOTAL MSRP	% OFF MSRP	UNIT RETAIL	TOTAL RETAIL	DIR FEE %	DIR FEE TOTAL	DIR FEE TOTAL	DIR UNIT RETAIL	DIR TOTAL RETAIL			
DIR LABOR	PREF-TECH	DOCUMENTATION	DOCUMENTATION	NA	NA	6.00	HR	\$ 175.00	\$ 1,050.00	15.00%	\$ 148.75	\$ 892.50	0.75%	\$ 1.12	\$ 6.72	\$ 149.87	\$ 899.22			
DIR LABOR	PREF-TECH	PROGRAMMING	PROGRAMMING	NA	NA	10.00	HR	\$ 175.00	\$ 1,750.00	15.00%	\$ 148.75	\$ 1,487.50	0.75%	\$ 1.12	\$ 11.20	\$ 149.87	\$ 1,498.70			
DIR LABOR	PREF-TECH	PROJECT MANAGEMENT	PROJECT MANAGEMENT	NA	NA	19.00	HR	\$ 175.00	\$ 3,325.00	15.00%	\$ 148.75	\$ 2,826.25	0.75%	\$ 1.12	\$ 21.28	\$ 149.87	\$ 2,847.53			
DIR LABOR	PREF-TECH	PERMITTING	PERMITTING	NA	NA	4.00	HR	\$ 175.00	\$ 700.00	15.00%	\$ 148.75	\$ 596.00	0.75%	\$ 1.12	\$ 4.48	\$ 149.87	\$ 599.48			
DIR KIT	PREFERRED TECHNOLOGIES, LLC	LT-OREM-B123-INTER-ACS-VMS-08-09-2021	B123-INTER-ACS-VMS	1.00	NA	1.00	EA	\$ 34,142.33	\$ 34,142.33	15.00%	\$ 29,020.98	\$ 29,020.98	0.75%	\$ 217.66	\$ 217.66	\$ 29,238.64	\$ 29,238.64			
GENETEC SOFTWARE																				
DIR KIT COMPONENT	GENETEC	GSC-5.10	SOFTWARE VERSION	NA	1.00	1.00	EA	\$ -	\$ -	28.50%	\$ -	\$ -	0.75%	\$ -	\$ -	\$ -	\$ -			
DIR KIT COMPONENT	GENETEC	GSC-BASE-5.10	GENETEC SECURITY CENTER (OSS) BASE PACKAGE VERSION 5.10 WHICH INCLUDES: 1 DIRECTORY, 5 SECURITY DESK CLIENT CONNECTIONS (INCL. WEB CLIENT), PLAN MANAGER BASIC, ALARM MANAGEMENT, ADVANCED REPORTING, SYSTEM PARTITIONING, ZONE MONITORING, 10 MODULES SUPPORT	NA	1.00	1.00	EA	\$ -	\$ -	28.50%	\$ -	\$ -	0.75%	\$ -	\$ -	\$ -	\$ -			
DIR KIT COMPONENT	GENETEC	GSC-EDU-OM-BASE	OMINICAST™ EDUCATION K12 PACKAGE WHICH INCLUDES: ARCHIVING AND AUXILIARY ARCHIVING SUPPORT, MEDIA ROUTER, AUDIO, REMOTE SECURITY DESK, CAMERA SEQUENCES, CAMERA BLOCCON/CAMERA DEWARPING, HARDWARE MATRIX SUPPORT, TIME ZONE, EDGE RECORDING, TRICKLING AND AK	NA	1.00	1.00	EA	\$ -	\$ -	28.50%	\$ -	\$ -	0.75%	\$ -	\$ -	\$ -	\$ -			
DIR KIT COMPONENT	GENETEC	GSC-EDU-SY-BASE	SYNERGIS™ EDUCATION K12 PACKAGE WHICH INCLUDES: ACCESS MANAGER SUPPORT, REMOTE SECURITY DESK, BADGE DESIGNER - ACTIVE DIRECTORY - THREAT LEVELS - MOBILE CLIENTS - DESKTOP CLIENTS - PLAN MANAGER ADVANCED - 1 SYNERGIS™ EDUCATION READER CONNECTION INCLUDES	NA	1.00	1.00	EA	\$ -	\$ -	28.50%	\$ -	\$ -	0.75%	\$ -	\$ -	\$ -	\$ -			
ENTERPRISE CONNECTIONS/ ADVANTAGES																				
DIR KIT COMPONENT	GENETEC	GSC-EDU-OM-1C	1 OMINICAST EDUCATION CAMERA CONNECTION FOR K12. MUST PURCHASE OMINICAST™ EDUCATION K12 PACKAGE (GSC-EDU-OM-BASE). INCLUDES GENETEC™ ADVANTAGE FOR 1 OMINICAST EDUCATION CAMERA CONNECTION FOR K12 - 5 YEARS	NA	1.00	1.00	EA	\$ -	\$ -	28.50%	\$ -	\$ -	0.75%	\$ -	\$ -	\$ -	\$ -			
DIR KIT COMPONENT	GENETEC	GSC-EDU-SY-1R	1 SYNERGIS EDUCATION READER CONNECTION FOR K12. MUST PURCHASE SYNERGIS™ EDUCATION K12 PACKAGE (GSC-EDU-SY-BASE). INCLUDES GENETEC™ ADVANTAGE FOR 1 SYNERGIS EDUCATION READER CONNECTION FOR K12 - 5 YEARS	NA	2.00	2.00	EA	\$ -	\$ -	28.50%	\$ -	\$ -	0.75%	\$ -	\$ -	\$ -	\$ -			
APPLIANCE / SERVERS - SUPPORTS EXISTING SYSTEM					1.00															
DIR KIT COMPONENT	GENETEC	SV-ACC-SRV-RAIDS-CONFIG	STREAMSMART™ CONFIGURE ARCHIVE DRIVES AS RAID 5. ONLY APPLIES TO SYSTEMS WITH THE RIGHT NUMBER OF HD/SSD AND RAID SUPPORT IN THE SV-1000 (RS, SV-2000 AND SV-4000 AND UP)	NA	1.00	1.00	EA	\$ -	\$ -	28.50%	\$ -	\$ -	0.75%	\$ -	\$ -	\$ -	\$ -			
DIR KIT COMPONENT	GENETEC	SV-1011E-R6-16T4-20B	STREAMSMART™ 10T1E APPLIANCE SERIES RACKMOUNTED 4 BAYS 16TB (1) 16GB DDR4 16 (4) 10GB RJ45 (4) 4TB SATA (2) 2TB 2.5 HOT-PLUG SSD (3) 110W PSU WINDOWS 10 LTSC 2019. RAID5, SVR, HD RMD, ERNOX EXPRESS, GENETEC™ SECURITY CENTER PRE-INSTALLED LICENSE	NA	1.00	1.00	EA	\$ -	\$ -	28.50%	\$ -	\$ -	0.75%	\$ -	\$ -	\$ -	\$ -			
INTERCOM																				
DIR KIT COMPONENT	AXIS 2N	01273-001	2NB IP VERSO - MAN W CAMERA	NA	1.00	1.00	EA	\$ -	\$ -	0.00%	\$ -	\$ -	0.75%	\$ -	\$ -	\$ -	\$ -			
DIR KIT COMPONENT	AXIS 2N	01269-001	2NB IP VERSO - 2M SURFACE FRAME	NA	1.00	1.00	EA	\$ -	\$ -	0.00%	\$ -	\$ -	0.75%	\$ -	\$ -	\$ -	\$ -			
DIR KIT COMPONENT	AXIS 2N	01294-001	2M BACKPLATE 2 MODULES GLASS OR UNEVEN SURFACE INSTALLATION	NA	1.00	1.00	EA	\$ -	\$ -	0.00%	\$ -	\$ -	0.75%	\$ -	\$ -	\$ -	\$ -			
DIR KIT COMPONENT	AXIS 2N	01630-001	BILE TOOTH & RFID READER MODULE FOR 2NB IP VERSO AND 2NB LTE VERSO V28 KVM, 13.56 MHz, NFC	NA	1.00	1.00	EA	\$ -	\$ -	0.00%	\$ -	\$ -	0.75%	\$ -	\$ -	\$ -	\$ -			
DIR KIT COMPONENT	AXIS 2N	01259-001	WEGAND MODULE FOR 2NB IP VERSO, 2NB LTE VERSO AND 2N ACCESS UNITS	NA	1.00	1.00	EA	\$ -	\$ -	0.00%	\$ -	\$ -	0.75%	\$ -	\$ -	\$ -	\$ -			
DIR KIT COMPONENT	AXIS 2N	01260-001	TAMPER SWITCH MODULE FOR 2NB IP VERSO, 2NB LTE VERSO AND 2N ACCESS UNITS	NA	1.00	1.00	EA	\$ -	\$ -	0.00%	\$ -	\$ -	0.75%	\$ -	\$ -	\$ -	\$ -			
DIR KIT COMPONENT	PREF-TECH	MSC-CAM-ST	MISCELLANEOUS CONSUMABLES SCREWS, TOGGLES, ANCHORS, FITTINGS, CONNECTORS AND SILICON	NA	1.00	1.00	EA	\$ -	\$ -	0.00%	\$ -	\$ -	0.75%	\$ -	\$ -	\$ -	\$ -			
DIR KIT COMPONENT	PREF-TECH	PT-LABOR-ST	LABOR TO INSTALL INTERCOM	NA	1.00	1.00	EA	\$ -	\$ -	0.00%	\$ -	\$ -	0.75%	\$ -	\$ -	\$ -	\$ -			
ACS HEAD END PANEL																				
DIR KIT COMPONENT	LSP	FP075-B1000-OMP2M	4 READER UNIFIED MERCURY STANDARD POWER SUPPLY	NA	2.00	2.00	EA	\$ -	\$ -	0.00%	\$ -	\$ -	0.75%	\$ -	\$ -	\$ -	\$ -			
DIR KIT COMPONENT	MERCURY	Sy-LP1502	MERCURY INTELLIGENT CONTROLLER, 10MB SMM ETHERNET IN/OUTPORTS (SOFTWARE CONNECTIONS INCLUDED)	NA	2.00	2.00	EA	\$ -	\$ -	0.00%	\$ -	\$ -	0.75%	\$ -	\$ -	\$ -	\$ -			
DIR KIT COMPONENT	GENETEC	SY-CLOUDLINK	SYNERGIS CLOUD LINK WITH 2GB OF RAM, 16GB FLASH, IMAGE INSTALLED WITH SYNERGIS ACCESS CONTROL FIRMWARE, FOUR RS-485 PORTS, POE	NA	1.00	1.00	EA	\$ -	\$ -	28.50%	\$ -	\$ -	0.75%	\$ -	\$ -	\$ -	\$ -			
DIR KIT COMPONENT	ENERSYS	NP7-12	12V 7AMP BATTERY	NA	4.00	4.00	EA	\$ -	\$ -	0.00%	\$ -	\$ -	0.75%	\$ -	\$ -	\$ -	\$ -			
DIR KIT COMPONENT	EMT	200E	2 IN. X 10 FT. ELECTRIC METALLIC TUBE (EMT) CONDUIT	NA	2.00	2.00	EA	\$ -	\$ -	0.00%	\$ -	\$ -	0.75%	\$ -	\$ -	\$ -	\$ -			
DIR KIT COMPONENT	HALEX	62720	2 IN. ELECTRICAL METALLIC TUBE (EMT) SET-SCREW CONNECTOR	NA	2.00	2.00	EA	\$ -	\$ -	0.00%	\$ -	\$ -	0.75%	\$ -	\$ -	\$ -	\$ -			
DIR KIT COMPONENT	ERC	CD6B	#5 ACC CONDUIT AND PIPE HANGER	NA	2.00	2.00	EA	\$ -	\$ -	0.00%	\$ -	\$ -	0.75%	\$ -	\$ -	\$ -	\$ -			
DIR KIT COMPONENT	BRI	TWB-56	2 IN. ELECTRICAL METALLIC TUBE (EMT) INSULATING BUSHING	NA	2.00	2.00	EA	\$ -	\$ -	0.00%	\$ -	\$ -	0.75%	\$ -	\$ -	\$ -	\$ -			
DIR KIT COMPONENT	BRI	660-DC2	3/4 IN. NON-METALLIC (NM) TWIN-SCREW CLAMP CONNECTORS	NA	2.00	2.00	EA	\$ -	\$ -	0.00%	\$ -	\$ -	0.75%	\$ -	\$ -	\$ -	\$ -			
DIR KIT COMPONENT	CGO	9482	UNIVERSAL POWER CORD, 3YR, C13 (EQUINEMA 5-15 MALE (UL) CONNECTOR), 120 VOLT, 10 AMPERE, 10' LENGTH, BLACK	NA	2.00	2.00	EA	\$ -	\$ -	0.00%	\$ -	\$ -	0.75%	\$ -	\$ -	\$ -	\$ -			
DIR KIT COMPONENT	TBD	MSC-PANEL	MISCELLANEOUS CONSUMABLES SCREWS, TOGGLES, ANCHORS, FITTINGS	NA	2.00	2.00	EA	\$ -	\$ -	0.00%	\$ -	\$ -	0.75%	\$ -	\$ -	\$ -	\$ -			
DIR KIT COMPONENT	PREF-TECH	PT-LABOR-ST	LABOR TO INSTALL ACS HEAD END	NA	2.00	2.00	EA	\$ -	\$ -	0.00%	\$ -	\$ -	0.75%	\$ -	\$ -	\$ -	\$ -			



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ELR DOOR																	
DIR KIT COMPONENT	COMMAND ACCESS	MLRK1-FAL17	CAT MLR KIT FOR FALCON 1617 SERIES	NA	1.00	1.00	EA	\$ -	\$ -	0.00%	\$ -	\$ -	0.75%	\$ -	\$ -	\$ -	\$ -
DIR KIT COMPONENT	BOSCH	DB150	REQUEST-TO-EXIT PIR DETECTOR, LIGHT GRAY	NA	1.00	1.00	EA	\$ -	\$ -	0.00%	\$ -	\$ -	0.75%	\$ -	\$ -	\$ -	\$ -
DIR KIT COMPONENT	MAGNASPHERE	MSS-302C-W	1" DIAMETER RECESSED STEEL DOOR CONTACT W/ WIRE LEADS DPDT, WHITE	NA	2.00	2.00	EA	\$ -	\$ -	0.00%	\$ -	\$ -	0.75%	\$ -	\$ -	\$ -	\$ -
DIR KIT COMPONENT	MAGNASPHERE	MSS-1605	RAVE EARTH MAGNET FOR MAGNETIC STEEL DOOR CONTACTS	NA	2.00	2.00	EA	\$ -	\$ -	0.00%	\$ -	\$ -	0.75%	\$ -	\$ -	\$ -	\$ -
DIR KIT COMPONENT	SECURITRON	EL-CEPT	CEPT - CONCEALED, US30, ELECTROLYNK	NA	1.00	1.00	EA	\$ -	\$ -	0.00%	\$ -	\$ -	0.75%	\$ -	\$ -	\$ -	\$ -
DIR KIT COMPONENT	MCKINNEY	MK-QC-C100P	10' DOOR HARNESS	NA	1.00	1.00	EA	\$ -	\$ -	0.00%	\$ -	\$ -	0.75%	\$ -	\$ -	\$ -	\$ -
DIR KIT COMPONENT	MCKINNEY	MK-QC-C300P	30' RACEWAY CABLE	NA	1.00	1.00	EA	\$ -	\$ -	0.00%	\$ -	\$ -	0.75%	\$ -	\$ -	\$ -	\$ -
DIR KIT COMPONENT	HAMMOND	CHKO1014	NEMA 1 ENCLOSURE, 10" X 10" X 4"	NA	1.00	1.00	EA	\$ -	\$ -	0.00%	\$ -	\$ -	0.75%	\$ -	\$ -	\$ -	\$ -
DIR KIT COMPONENT	IDEAL INDUSTRIES	89-612	TERMINAL STRIP	NA	2.00	2.00	EA	\$ -	\$ -	0.00%	\$ -	\$ -	0.75%	\$ -	\$ -	\$ -	\$ -
DIR KIT COMPONENT	TBD	MISC. DOOR-ST	MISCELLANEOUS MATERIALS FOR DOOR SET UP SCREWS, CONNECTORS AND THE LIKE	NA	1.00	1.00	EA	\$ -	\$ -	0.00%	\$ -	\$ -	0.75%	\$ -	\$ -	\$ -	\$ -
DIR KIT COMPONENT	PREF-TECH	PT-LABOR-ST	LABOR TO INSTALL DOOR HARDWARE	NA	1.00	1.00	EA	\$ -	\$ -	0.00%	\$ -	\$ -	0.75%	\$ -	\$ -	\$ -	\$ -
DOOR RELEASE BUTTON																	
DIR KIT COMPONENT	UNITED SECURITY PRODUCTS	HJ82	HOLD UP BTN, DPDT, LATCH (6SLDR)	NA	1.00	1.00	EA	\$ -	\$ -	0.00%	\$ -	\$ -	0.75%	\$ -	\$ -	\$ -	\$ -
DIR KIT COMPONENT	TBD	MISC. DOOR-ST	MISCELLANEOUS MATERIALS FOR DOOR RELEASE BUTTON	NA	1.00	1.00	EA	\$ -	\$ -	0.00%	\$ -	\$ -	0.75%	\$ -	\$ -	\$ -	\$ -
DIR KIT COMPONENT	PREF-TECH	PT-LABOR-ST	LABOR TO INSTALL DOOR HARDWARE	NA	1.00	1.00	EA	\$ -	\$ -	0.00%	\$ -	\$ -	0.75%	\$ -	\$ -	\$ -	\$ -
STRUCTURED CABLING																	
DIR KIT COMPONENT	COMMSCOPE	CSMP-RJ45 OR 423 LUTIP ORK 100FT	CS4P CATEGORY 6 RJ45 CAT 6, PLENM, BLUE JACKET, 4 PAIR COUNT, 1000 FT (305 M) LENGTH, REEL	NA	300.00	300.00	EA	\$ -	\$ -	0.00%	\$ -	\$ -	0.75%	\$ -	\$ -	\$ -	\$ -
DIR KIT COMPONENT	VCW	4481030	4 ELEMENT COMPOSITE (184 + 228 SHIELDED + 222 + 224) PLENM YELLOW JACKET, 1000FT PUT UPS	NA	300.00	300.00	EA	\$ -	\$ -	0.00%	\$ -	\$ -	0.75%	\$ -	\$ -	\$ -	\$ -
DIR KIT COMPONENT	VCW	442340	18 GAUGE 4 CONDUCTOR SHIELDED STRANDED PLENM WHITE JACKET	NA	250.00	250.00	EA	\$ -	\$ -	0.00%	\$ -	\$ -	0.75%	\$ -	\$ -	\$ -	\$ -
DIR KIT COMPONENT	COMMSCOPE	UNRISSE-BL	UNRISSE MODULAR RJ45 JACK CAT 6, UTP 8 POSITION, BLUE	NA	2.00	2.00	EA	\$ -	\$ -	0.00%	\$ -	\$ -	0.75%	\$ -	\$ -	\$ -	\$ -
DIR KIT COMPONENT	COMMSCOPE	UC18882-029703	UNRISSE CATEGORY 6 LUTIP PATCH CORD, RJ45 TO RJ45, 4-PAIR, NON-PLENM, BLUE JACKET, 3 FEET	NA	1.00	1.00	EA	\$ -	\$ -	0.00%	\$ -	\$ -	0.75%	\$ -	\$ -	\$ -	\$ -
DIR KIT COMPONENT	COMMSCOPE	UC18882-029705	UNRISSE CATEGORY 6 LUTIP PATCH CORD, RJ45 TO RJ45, 4-PAIR, NON-PLENM, BLUE JACKET, 5 FEET	NA	1.00	1.00	EA	\$ -	\$ -	0.00%	\$ -	\$ -	0.75%	\$ -	\$ -	\$ -	\$ -
DIR KIT COMPONENT	COMMSCOPE	MI025MB-B-262	M102 TYPE SURFACE MOUNT BOX, DUAL PORT WHITE	NA	1.00	1.00	EA	\$ -	\$ -	0.00%	\$ -	\$ -	0.75%	\$ -	\$ -	\$ -	\$ -
DIR KIT COMPONENT	PREF-TECH	CUSTOM	CABLE LABEL	NA	2.00	2.00	EA	\$ -	\$ -	0.00%	\$ -	\$ -	0.75%	\$ -	\$ -	\$ -	\$ -
DIR KIT COMPONENT	COMMSCOPE	UNP-6-DM-1U-24	DISTRIBUTION MODULE PANEL, CAT 6, UTP, 1U, 24 PORT	NA	1.00	1.00	EA	\$ -	\$ -	0.00%	\$ -	\$ -	0.75%	\$ -	\$ -	\$ -	\$ -
DIR KIT COMPONENT	ARLINGTON	TL20	2" CABLE SUPPORT	NA	40.00	40.00	EA	\$ -	\$ -	0.00%	\$ -	\$ -	0.75%	\$ -	\$ -	\$ -	\$ -
DIR KIT COMPONENT	HILT	2148820	WIRE HANGERS, 6"	NA	40.00	40.00	EA	\$ -	\$ -	0.00%	\$ -	\$ -	0.75%	\$ -	\$ -	\$ -	\$ -
DIR KIT COMPONENT	3M	1700-SLP	ELECTRICAL TAPE	NA	4.00	4.00	EA	\$ -	\$ -	0.00%	\$ -	\$ -	0.75%	\$ -	\$ -	\$ -	\$ -
DIR KIT COMPONENT	VELCRO	189646	3/4 INCH VELCRO, 75'	NA	0.00	0.00	EA	\$ -	\$ -	0.00%	\$ -	\$ -	0.75%	\$ -	\$ -	\$ -	\$ -
DIR KIT COMPONENT	ARLINGTON	430	JETLINE	NA	0.00	0.00	EA	\$ -	\$ -	0.00%	\$ -	\$ -	0.75%	\$ -	\$ -	\$ -	\$ -
DIR KIT COMPONENT	PREF-TECH	PM-P-FEE	DOOR PERMITTING	NA	1.00	1.00	EA	\$ -	\$ -	0.00%	\$ -	\$ -	0.75%	\$ -	\$ -	\$ -	\$ -
ENTERPRISE CONNECTIONS/ADVANTAGES																	
DIR KIT COMPONENT	GENETEC	GSC-EDU-OM-1C	1 OMNICAST EDUCATION CAMERA CONNECTION FOR K12. MUST PURCHASE OMNICAST EDUCATION K12 PACKAGE (GSC-EDU-OM-BASE). INCLUDES GENETEC ADVANTAGE FOR 1 OMNICAST EDUCATION CAMERA CONNECTION FOR K12 - 5 YEARS.	NA	1.00	1.00	EA	\$ -	\$ -	28.50%	\$ -	\$ -	0.75%	\$ -	\$ -	\$ -	\$ -
DIR KIT COMPONENT	GENETEC	GSC-EDU-SY-1R	1 SYNERGIS EDUCATION READER CONNECTION FOR K12. MUST PURCHASE SYNERGIS™ EDUCATION K12 PACKAGE (GSC-EDU-SY-BASE). INCLUDES GENETEC ADVANTAGE FOR 1 SYNERGIS EDUCATION READER CONNECTION FOR K12 - 5 YEARS.	NA	2.00	2.00	EA	\$ -	\$ -	28.50%	\$ -	\$ -	0.75%	\$ -	\$ -	\$ -	\$ -
2N INTERCOM																	
DIR KIT COMPONENT	AXIS 2N	01273-001	2NB IP VERSO - MAIN W CAMERA	NA	1.00	1.00	EA	\$ -	\$ -	0.00%	\$ -	\$ -	0.75%	\$ -	\$ -	\$ -	\$ -
DIR KIT COMPONENT	AXIS 2N	01289-001	2NB IP VERSO - 2M SURFACE FRAME	NA	1.00	1.00	EA	\$ -	\$ -	0.00%	\$ -	\$ -	0.75%	\$ -	\$ -	\$ -	\$ -
DIR KIT COMPONENT	AXIS 2N	01294-001	2M BACKPLATE 2 MODULES CLASS OR UNEVEN SURFACE INSTALLATION	NA	1.00	1.00	EA	\$ -	\$ -	0.00%	\$ -	\$ -	0.75%	\$ -	\$ -	\$ -	\$ -
DIR KIT COMPONENT	AXIS 2N	01639-001	BLUETOOTH & RFID READER MODULE FOR 2NB IP VERSO AND 2NB LTE VERSO 125 KHZ, 13.56 MHZ, NFC	NA	1.00	1.00	EA	\$ -	\$ -	0.00%	\$ -	\$ -	0.75%	\$ -	\$ -	\$ -	\$ -
DIR KIT COMPONENT	AXIS 2N	01259-001	WIEGAND MODULE FOR 2NB IP VERSO, 2NB LTE VERSO AND 2N ACCESS UNITS	NA	1.00	1.00	EA	\$ -	\$ -	0.00%	\$ -	\$ -	0.75%	\$ -	\$ -	\$ -	\$ -
DIR KIT COMPONENT	AXIS 2N	01260-001	TAMPER SWITCH MODULE FOR 2NB IP VERSO, 2NB LTE VERSO AND 2N ACCESS UNITS	NA	1.00	1.00	EA	\$ -	\$ -	0.00%	\$ -	\$ -	0.75%	\$ -	\$ -	\$ -	\$ -
DIR KIT COMPONENT	PREF-TECH	MISC. CMA-ST	MISCELLANEOUS CONSUMABLES SCREWS, TOOLS, ANCHORS, FITTINGS, CONNECTORS AND SILICON	NA	1.00	1.00	EA	\$ -	\$ -	0.00%	\$ -	\$ -	0.75%	\$ -	\$ -	\$ -	\$ -
DIR KIT COMPONENT	PREF-TECH	PT-LABOR-ST	LABOR TO INSTALL INTERCOM	NA	1.00	1.00	EA	\$ -	\$ -	0.00%	\$ -	\$ -	0.75%	\$ -	\$ -	\$ -	\$ -



MAG LOCK DOOR																	
DIR KIT COMPONENT	ROFU	8612-8D	ROFU MAGLOCK 1224VDC W/ SENSOR ALUMINUM	N/A	1.00	1.00	EA	\$ -	\$ -	0.00%	\$ -	\$ -	0.75%	\$ -	\$ -	\$ -	\$ -
DIR KIT COMPONENT	BOSCH	D5150I	REQUEST-TO-EXIT PIR DETECTOR LIGHT GRAY	N/A	1.00	1.00	EA	\$ -	\$ -	0.00%	\$ -	\$ -	0.75%	\$ -	\$ -	\$ -	\$ -
DIR KIT COMPONENT	DOORTRONICS	5216-MP23DA/RX/E	PUSH BUTTON, MUSHROOM, 2-3/8" DIA, PNEUMATIC 2, 60 SEC DELAY, FORM Z, SINGLE GANG PLATE 5210 SERIES	N/A	1.00	1.00	EA	\$ -	\$ -	0.00%	\$ -	\$ -	0.75%	\$ -	\$ -	\$ -	\$ -
DIR KIT COMPONENT	MAGNASPHERE	MSS-302C-W	1" DIAMETER RECESSED STEEL DOOR CONTACT W/ WIRE LEADS DPDT, WHITE	N/A	2.00	2.00	EA	\$ -	\$ -	0.00%	\$ -	\$ -	0.75%	\$ -	\$ -	\$ -	\$ -
DIR KIT COMPONENT	MAGNASPHERE	MSS-1605	RARE EARTH MAGNET FOR MAGNETIC STEEL DOOR CONTACTS	N/A	2.00	2.00	EA	\$ -	\$ -	0.00%	\$ -	\$ -	0.75%	\$ -	\$ -	\$ -	\$ -
DIR KIT COMPONENT	THOMAS & BETTS	SC100RR	1-GANG NON-METALLIC LOW-VOLTAGE OLD WORK BRACKET	N/A	1.00	1.00	EA	\$ -	\$ -	0.00%	\$ -	\$ -	0.75%	\$ -	\$ -	\$ -	\$ -
DIR KIT COMPONENT	HAMMOND	CHK01014	NEMA 1 ENCLOSURE, 10" X 10" X 4"	N/A	1.00	1.00	EA	\$ -	\$ -	0.00%	\$ -	\$ -	0.75%	\$ -	\$ -	\$ -	\$ -
DIR KIT COMPONENT	IDEAL INDUSTRIES	89-612	TERMINAL STRIP	N/A	2.00	2.00	EA	\$ -	\$ -	0.00%	\$ -	\$ -	0.75%	\$ -	\$ -	\$ -	\$ -
DIR KIT COMPONENT	TBD	MISC. DOOR-ST	MISCELLANEOUS MATERIALS FOR DOOR SET UP SCREWS, CONNECTORS AND THE LIKE	N/A	1.00	1.00	EA	\$ -	\$ -	0.00%	\$ -	\$ -	0.75%	\$ -	\$ -	\$ -	\$ -
DIR KIT COMPONENT	PREF-TECH	PT-LABOR-ST	LABOR TO INSTALL DOOR HARDWARE	N/A	1.00	1.00	EA	\$ -	\$ -	0.00%	\$ -	\$ -	0.75%	\$ -	\$ -	\$ -	\$ -
DOOR RELEASE BUTTON																	
DIR KIT COMPONENT	UNITED SECURITY PRODUCTS	HUB2	HOLD-UP BTN, DPDT, LATCHN (48SLDR)	N/A	1.00	1.00	EA	\$ -	\$ -	0.00%	\$ -	\$ -	0.75%	\$ -	\$ -	\$ -	\$ -
DIR KIT COMPONENT	TBD	MISC. DOOR-ST	MISCELLANEOUS MATERIALS FOR DOOR RELEASE BUTTON	N/A	1.00	1.00	EA	\$ -	\$ -	0.00%	\$ -	\$ -	0.75%	\$ -	\$ -	\$ -	\$ -
DIR KIT COMPONENT	PREF-TECH	PT-LABOR-ST	LABOR TO INSTALL DOOR HARDWARE	N/A	1.00	1.00	EA	\$ -	\$ -	0.00%	\$ -	\$ -	0.75%	\$ -	\$ -	\$ -	\$ -
STRUCTURED CABLING																	
DIR KIT COMPONENT	COMMSCOPE	CS34P-BLU-06-4/23	CS34P CATEGORY 6 FTP/UTP CABLE, PLENM, BLUE JACKET, 4 PAIR COUNT, 1000 FT (305 M) LENGTH, REEL	N/A	300.00	300.00	EA	\$ -	\$ -	0.00%	\$ -	\$ -	0.75%	\$ -	\$ -	\$ -	\$ -
DIR KIT COMPONENT	WCW	4461030	4 ELEMENT COMPOSITE (184 + 2216 SHELDED + 222 + 224) PLENM YELLOW JACKET-1000FT PUT UPS	N/A	300.00	300.00	EA	\$ -	\$ -	0.00%	\$ -	\$ -	0.75%	\$ -	\$ -	\$ -	\$ -
DIR KIT COMPONENT	WCW	442340	18 GAUGE 4 CONDUCTOR SHELDED STRANDED PLENM WHITE JACKET	N/A	250.00	250.00	EA	\$ -	\$ -	0.00%	\$ -	\$ -	0.75%	\$ -	\$ -	\$ -	\$ -
DIR KIT COMPONENT	COMMSCOPE	UN4500-BL	UNPRISE MODULAR RJ45 JACK CAT 6, UTP 8 POSITION, BLUE	N/A	2.00	2.00	EA	\$ -	\$ -	0.00%	\$ -	\$ -	0.75%	\$ -	\$ -	\$ -	\$ -
DIR KIT COMPONENT	COMMSCOPE	UC188B2-02F03	UNPRISE CATEGORY 6 U/UTP PATCH CORD, RJ45 TO RJ45, 4-PAIR, NON-PLENM, BLUE JACKET, 3 FEET	N/A	1.00	1.00	EA	\$ -	\$ -	0.00%	\$ -	\$ -	0.75%	\$ -	\$ -	\$ -	\$ -
DIR KIT COMPONENT	COMMSCOPE	UC188B2-02F05	UNPRISE CATEGORY 6 U/UTP PATCH CORD, RJ45 TO RJ45, 4-PAIR, NON-PLENM, BLUE JACKET, 5 FEET	N/A	2.00	2.00	EA	\$ -	\$ -	0.00%	\$ -	\$ -	0.75%	\$ -	\$ -	\$ -	\$ -
DIR KIT COMPONENT	COMMSCOPE	M1025MB-B-262	M102 TYPE SURFACE MOUNT BOX, DUAL PORT WHITE	N/A	1.00	1.00	EA	\$ -	\$ -	0.00%	\$ -	\$ -	0.75%	\$ -	\$ -	\$ -	\$ -
DIR KIT COMPONENT	PREF-TECH	CUSTOM	CABLE LABEL	N/A	2.00	2.00	EA	\$ -	\$ -	0.00%	\$ -	\$ -	0.75%	\$ -	\$ -	\$ -	\$ -
DIR KIT COMPONENT	COMMSCOPE	UNP-6-DM-1U-24	DISTRIBUTION MODULE PANEL, CAT 6, UTP, 1U, 24 PORT	N/A	1.00	1.00	EA	\$ -	\$ -	0.00%	\$ -	\$ -	0.75%	\$ -	\$ -	\$ -	\$ -
DIR KIT COMPONENT	ARLINGTON	TL20	2" CABLE SUPPORT	N/A	20.00	20.00	EA	\$ -	\$ -	0.00%	\$ -	\$ -	0.75%	\$ -	\$ -	\$ -	\$ -
DIR KIT COMPONENT	HELTI	2149820	WIRE HANGERS, 6"	N/A	20.00	20.00	EA	\$ -	\$ -	0.00%	\$ -	\$ -	0.75%	\$ -	\$ -	\$ -	\$ -
DIR KIT COMPONENT	3M	1700-SLP	ELECTRICAL TAPE	N/A	1.00	1.00	EA	\$ -	\$ -	0.00%	\$ -	\$ -	0.75%	\$ -	\$ -	\$ -	\$ -
DIR KIT COMPONENT	VELCRO	189645	3/4 INCH VELCRO, 75'	N/A	1.00	1.00	EA	\$ -	\$ -	0.00%	\$ -	\$ -	0.75%	\$ -	\$ -	\$ -	\$ -
DIR KIT COMPONENT	ARLINGTON	430	JETLINE	N/A	1.00	1.00	EA	\$ -	\$ -	0.00%	\$ -	\$ -	0.75%	\$ -	\$ -	\$ -	\$ -
DIR KIT COMPONENT	TBD	MISC. CABLE	MISCELLANEOUS MATERIALS FOR CABLE ROUTE	N/A	1.00	1.00	EA	\$ -	\$ -	0.00%	\$ -	\$ -	0.75%	\$ -	\$ -	\$ -	\$ -
								<b>MSRP TOTAL</b>	<b>SUBTOTAL</b>	<b>DIR FEE</b>	<b>TOTAL</b>						
								\$ 40,967.33	\$ 34,822.23	\$ 261.34	\$ 35,083.57						



P: 281.442.0550

F: 281.449.5597

[www.pref-tech.com](http://www.pref-tech.com)

## **Acceptance of Proposal**

The Pref-Tech team thanks you for allowing us the opportunity to work with you on this project. To accept this proposal and allow Pref-Tech to proceed with the scope of work outlined above, please sign below and fax or email to your account executive.

My signature below constitutes acceptance of this proposed scope of work and the Terms and Conditions provided.

---

Signature

---

Name and Title

---

Company

---

Date



## Terms and Conditions

**This proposal is valid for 30 days.**

### **Invoicing:**

- **Pref-Tech will submit a mobilization invoice upon contract award for 25% of the total contract amount.** Mobilization includes (but is not limited to) all preparatory work necessary for the coordination and organization of personnel, procurement of materials, equipment, supplies, and incidentals required to begin the project; for the establishment of all necessary storage and facilities to facilitate the work; for premiums on bond and insurance (as applicable); and for all procedures/actions performed or costs incurred before the beginning of work.
- **Customer expressly allows Pref-Tech to invoice for stored materials.** Pref-Tech will store materials at the customer location or in the Pref-Tech bonded and insured warehouse and provide backup documentation with inventories by part number, pictures, etc., as requested by the Customer.
- **Customer expressly allows Pref-Tech to submit progressive invoices based upon completed work percentage or other production milestone.**

Payment terms are NET 30 days from the date of invoice. Past due amounts shall incur interest at 8% per annum, accrued daily from the date due (NET 30) until paid in full.

Pref-Tech may elect to preserve our right to perfect a bond or lien by sending notices in accordance with statutory requirements.

Any change to the scope of work or materials described in this proposal involving extra cost will only be effective upon the execution of a written change order by involved parties.

Pricing is conditional upon unrestricted access to all applicable areas where work is to be performed or access to and from areas where work is to be performed. Unless otherwise noted, the scope of work shown in this proposal is to be performed without delays. Additional trip charges may apply if delays caused by reasons outside of Pref-Tech's control are incurred.

Pref-Tech will guarantee all material and workmanship for a period of one year from the completion of the work included in this proposal. The warranty will commence upon final project acceptance and will terminate the 365<sup>th</sup> day beyond the date of final acceptance, regardless of warranty work conducted during the warranty period. The Owner is responsible for troubleshooting and identifying faults covered under this warranty. Additional fees may apply if Pref-Tech must troubleshoot issues for the Owner and/or if, during the course acting on a warranty request, Pref-Tech determines that the issue was not generated by failures in material or workmanship. Except for the foregoing warranty, Preferred Technologies specifically disclaims all other warranties, express or implied, including but not limited to the warranties of merchantability and of fitness for a particular purpose.

Pref-Tech shall not be liable for any special, consequential, incidental or exemplary damages or loss. Pref-Tech will not be responsible for equipment or parts which are in disrepair due to misuse, accident or mishandled by others not authorized to service this equipment during our agreement time. Pref-Tech will not be responsible for damages caused by fire, the elements, civil commotion, and malicious mischief, negligence of the customer, its agents or acts of God.

This proposal is the property of Pref-Tech. It is not for publication and is issued expressly on the condition that it is not to be copied, reprinted or reproduced in any manner; nor is it to be disclosed to any third party, either wholly or in part without the express written consent of Pref-Tech.



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9 of 9



NOT FOR REGULATORY  
APPROVAL, PERMITTING, OR  
CONSTRUCTION  
05.21.2021

MARK	ISSUE	DATE
Job Number	141509.000	
TITLE		

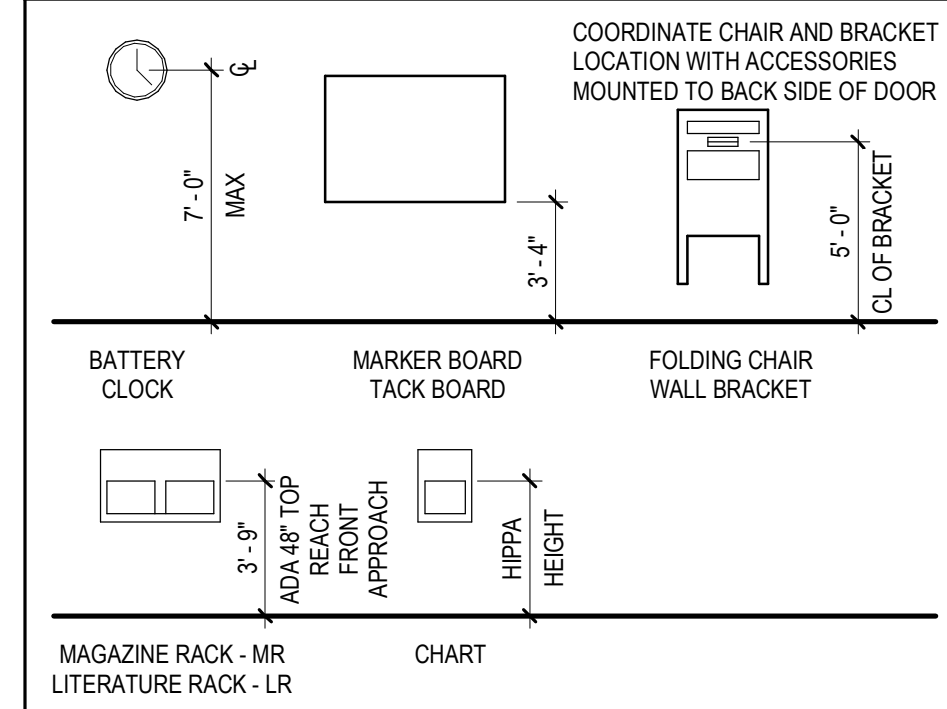
**FURNITURE PLAN GENERAL NOTES**

- FURNITURE SHOWN FOR REFERENCE AND COORDINATION PURPOSES ONLY.
- FURNITURE DEALER TO MAINTAIN REQUIRED CLEARANCES AT ALL EGRESS PATHS. FIELD VERIFICATION REQUIRED FOR FINAL LAYOUTS PRIOR TO INSTALLATION.

**FURNITURE PLAN LEGEND**

- NEW FURNITURE (FOI)
- EXISTING FURNITURE (FOI)

**FURNITURE PLAN MOUNTING HEIGHTS**



**FURNITURE PLAN NOTES BY NUMBER**

<<< Indicates Sheet Keynote on Plan

**VMS LEGEND**

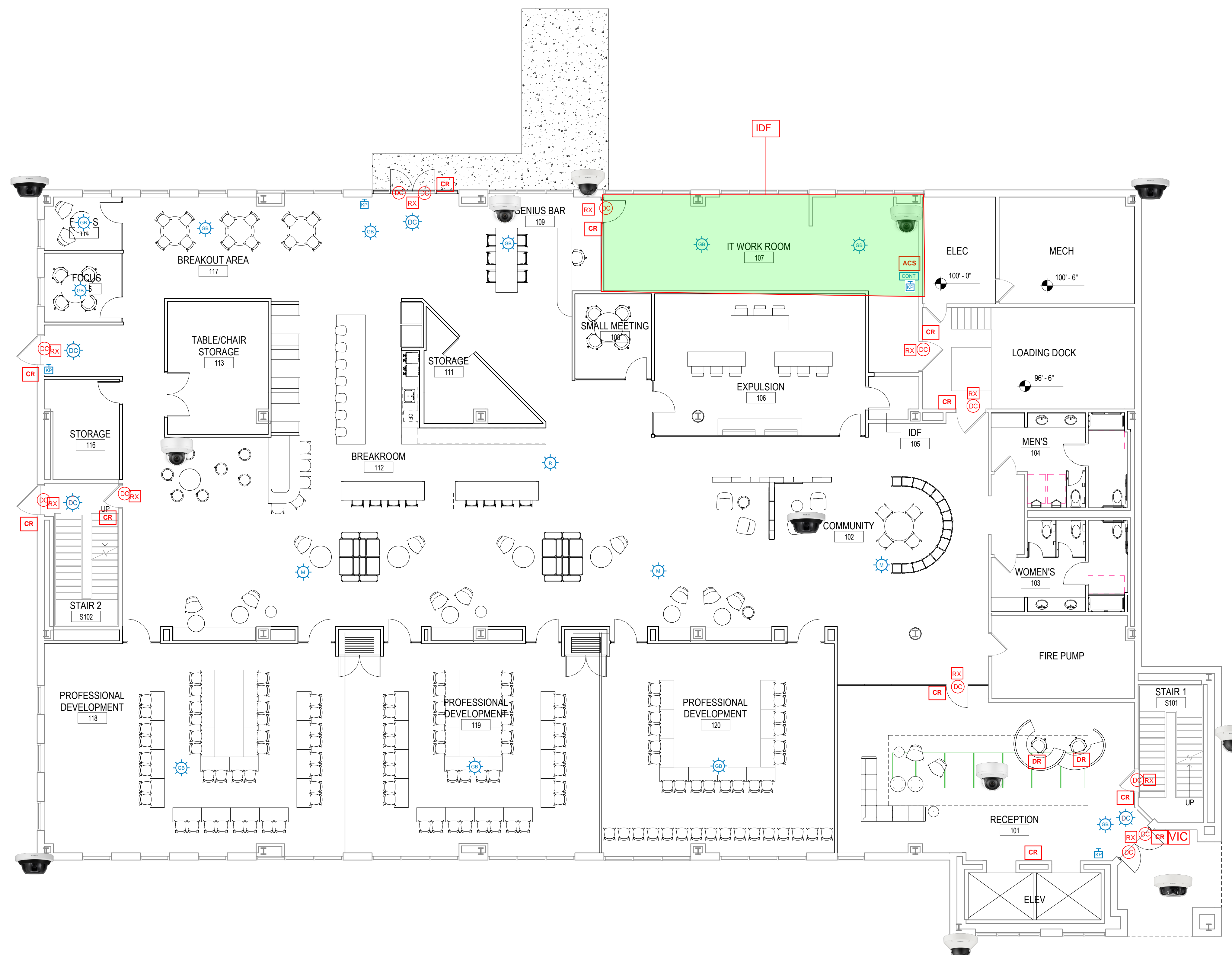
Description	Quantity	MOUNT
PNM-8082VT	1	CEILING
PNM-9022V	3	WALL
PNM-9084RQZ	1	CEILING
PNM-9084RQZ	3	CORNER
QND-8080R	4	CEILING

**ACS LEGEND**

Description	Quantity
Access Control System	1
Door Contact	12
Door Release Button	2
REX DOOR FRAME	10
SIGNO 40	11
Video Intercom	1

**IDS LEGEND**

Description	Quantity	Unit
DC TRANSMITTER	4	Count
Glass Break Detector	11	Count
Intrusion control Panel	1	Count
Intrusion Keypad	4	Count
Motion Detector	3	Count
Receiver	1	Count



**1 FURNITURE PLAN - LEVEL 01 - FOR REFERENCE ONLY**  
1/8" = 1'-0"

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CONSTRUCTION  
05.21.2021

MARK	ISSUE	DATE
Job Number	141509.000	

TITLE

**FURNITURE PLAN -  
LEVEL 02**



SHEET NUMBER

**T15-02**

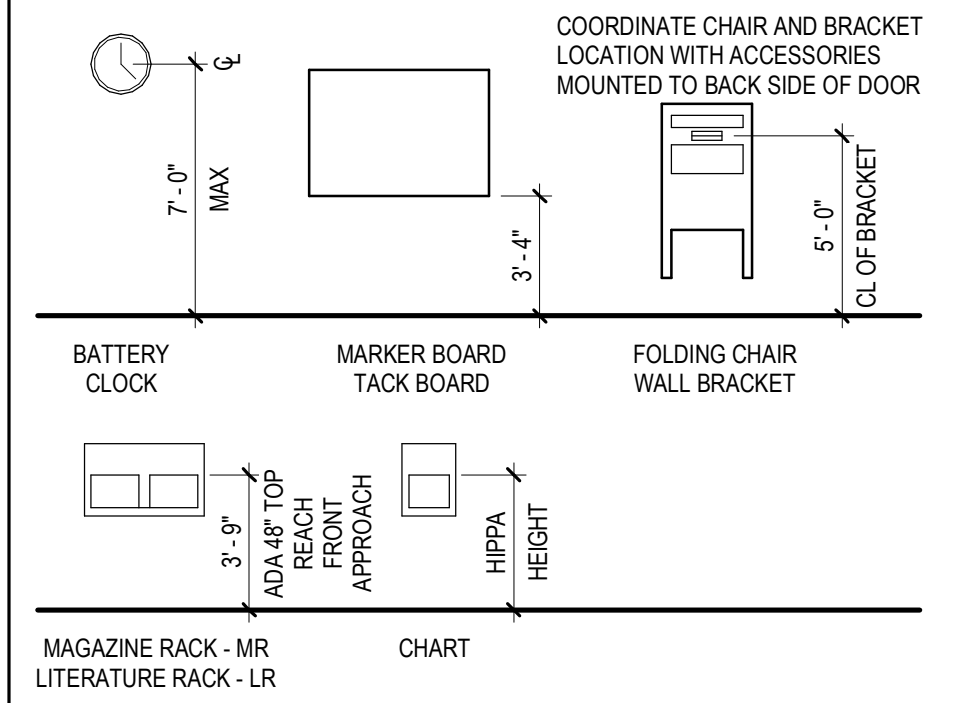
**FURNITURE PLAN  
GENERAL NOTES**

- FURNITURE SHOWN FOR REFERENCE AND COORDINATION PURPOSES ONLY.
- FURNITURE DEALER TO MAINTAIN REQUIRED CLEARANCES AT ALL EGRESS PATHS. FIELD VERIFICATION REQUIRED FOR FINAL LAYOUTS PRIOR TO INSTALLATION.

**FURNITURE PLAN LEGEND**

-  NEW FURNITURE (FOI)
-  EXISTING FURNITURE (FOI)


**FURNITURE PLAN  
MOUNTING HEIGHTS**






**FURNITURE PLAN  
NOTES BY NUMBER**

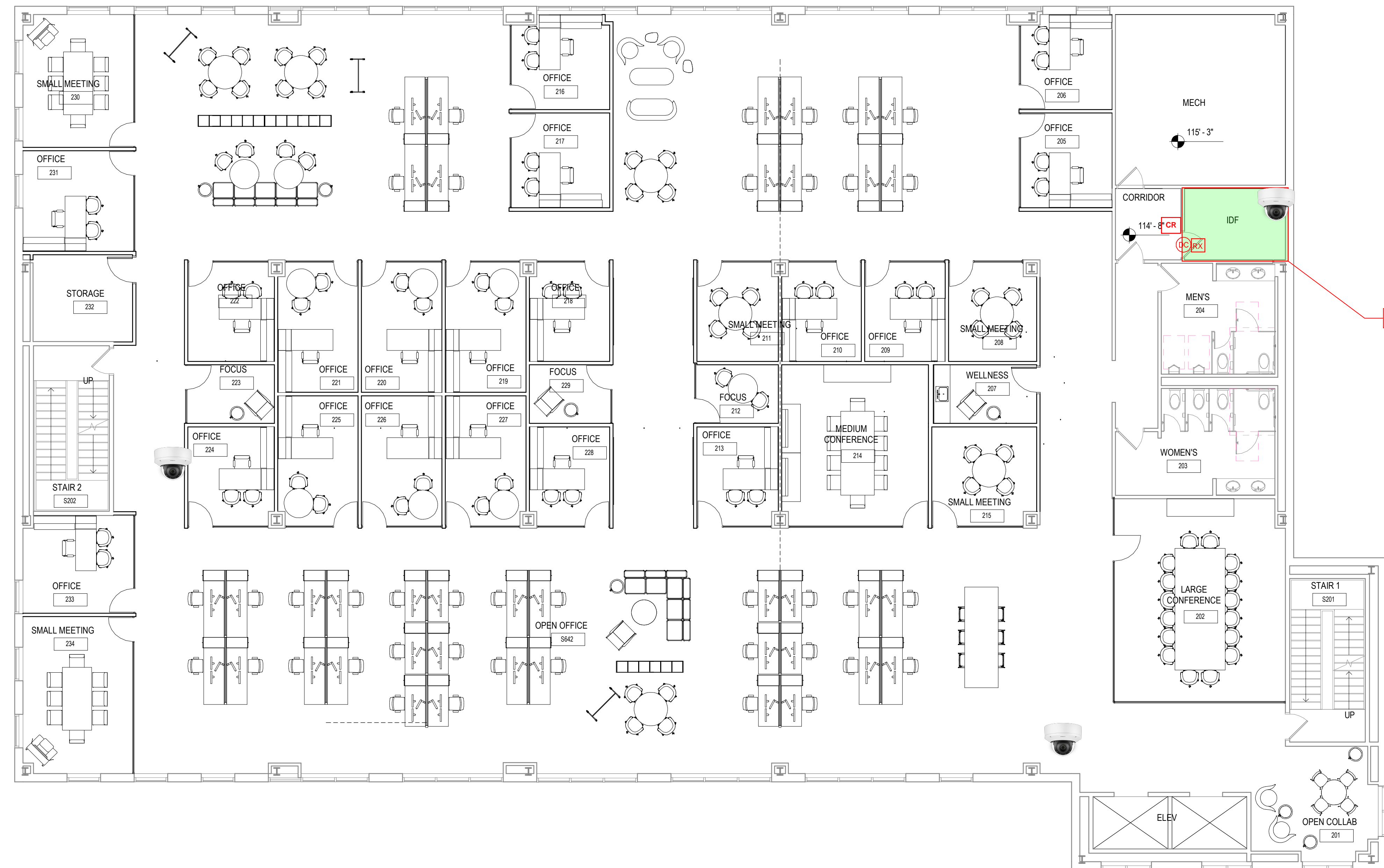
 <<< Indicates Sheet Keynote on Plan

**VMS LEGEND**

Description	Quantity	MOUNT
 XND-8082RV	3	CEILING

**ACS LEGEND**

Description	Quantity	Unit
 Card Reader	1	Count
 Door Contact	1	Count
 REX DOOR FRAME	1	Count



**1 FURNITURE PLAN - LEVEL 02 - FOR REFERENCE ONLY**  
1/8" = 1'-0"

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05.21.2021

DESIGN DEVELOPMENT 05.21.2021

MARK	ISSUE	DATE
Job Number	141509.000	

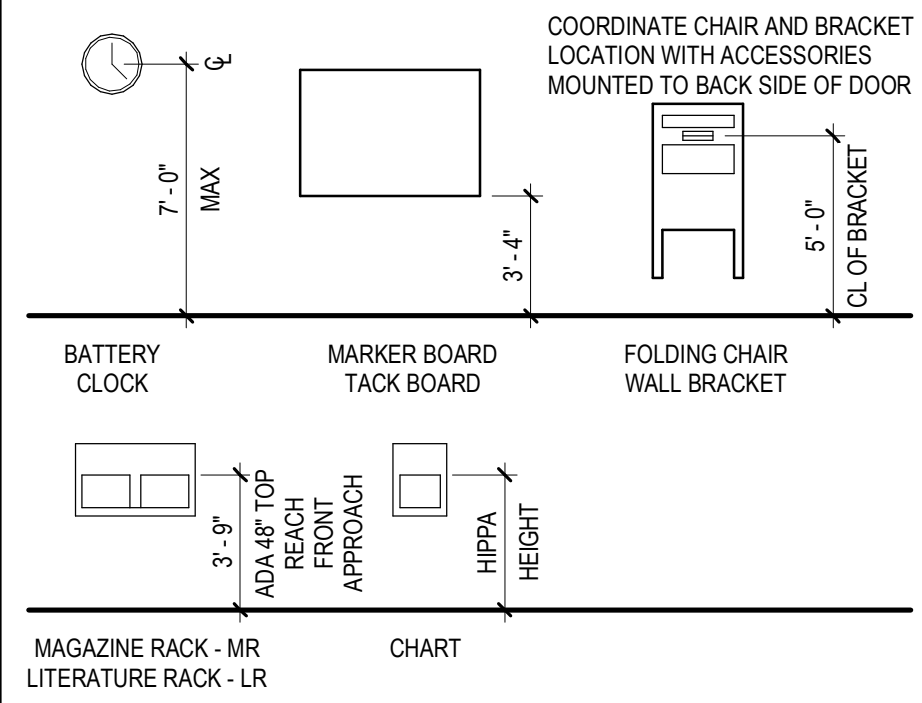
**FURNITURE PLAN  
GENERAL NOTES**

- FURNITURE SHOWN FOR REFERENCE AND COORDINATION PURPOSES ONLY.
- FURNITURE DEALER TO MAINTAIN REQUIRED CLEARANCES AT ALL EGRESS PATHS. FIELD VERIFICATION REQUIRED FOR FINAL LAYOUTS PRIOR TO INSTALLATION.

**FURNITURE PLAN LEGEND**

- NEW FURNITURE (FOI)
- EXISTING FURNITURE (FOI)

**FURNITURE PLAN  
MOUNTING HEIGHTS**



**FURNITURE PLAN  
NOTES BY NUMBER**

<<< Indicates Sheet Keynote on Plan

**VMS LEGEND**

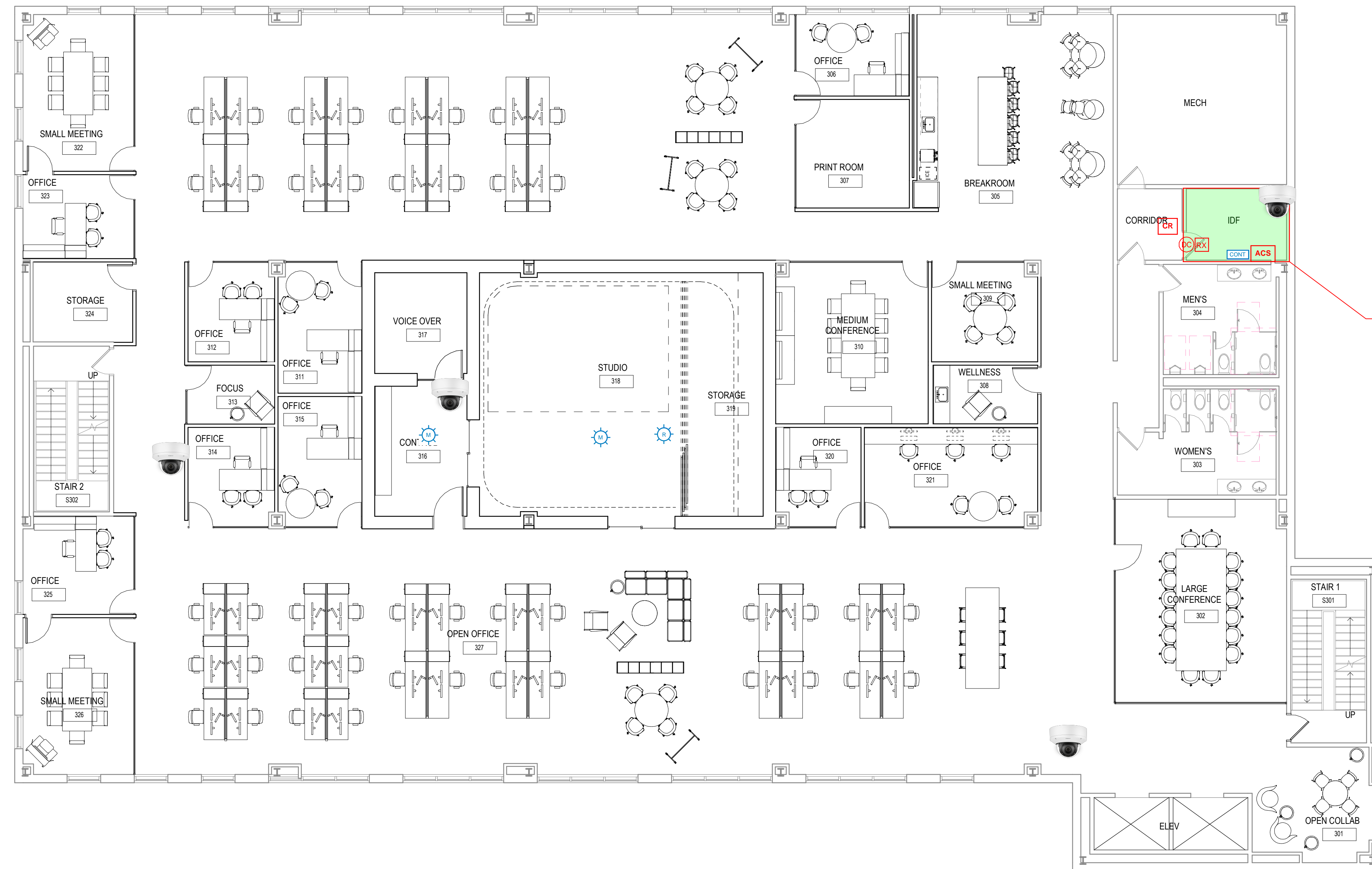
Description	Quantity	MOUNT
XND-8082RV	4	CEILING

**ACS LEGEND**

Description	Quantity	Unit
Access Control System	1	Count
Card Reader	1	Count
Door Contact	1	Count
REX DOOR FRAME	1	Count

**IDS LEGEND**

Description	Quantity	Unit
Intrusion control Panel	1	Count
Motion Detector	2	Count
Receiver	1	Count



**1 FURNITURE PLAN - LEVEL 03 - FOR REFERENCE ONLY**  
1/8" = 1'-0"

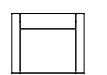
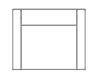
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APPROVAL, PERMITTING, OR  
CONSTRUCTION  
05.21.2021

MARK	ISSUE	DATE
Job Number	141509.000	

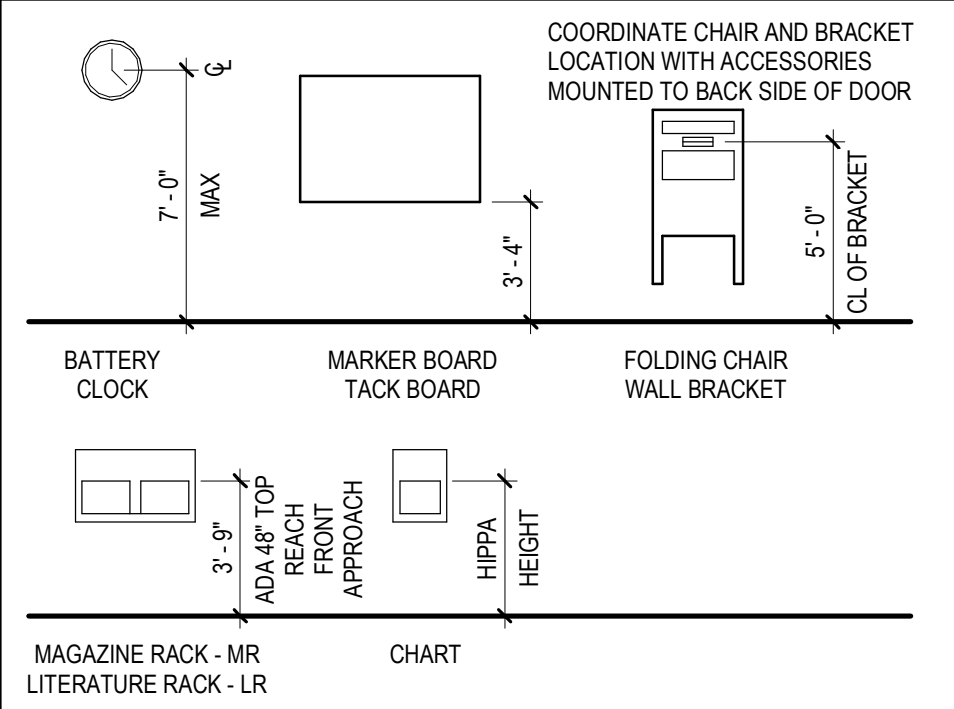
**FURNITURE PLAN  
GENERAL NOTES**

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- FURNITURE DEALER TO MAINTAIN REQUIRED CLEARANCES AT ALL EGRESS PATHS. FIELD VERIFICATION REQUIRED FOR FINAL LAYOUTS PRIOR TO INSTALLATION.

**FURNITURE PLAN LEGEND**

-  NEW FURNITURE (FOI)
-  EXISTING FURNITURE (FOI)

**FURNITURE PLAN  
MOUNTING HEIGHTS**



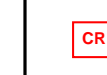


**FURNITURE PLAN  
NOTES BY NUMBER**

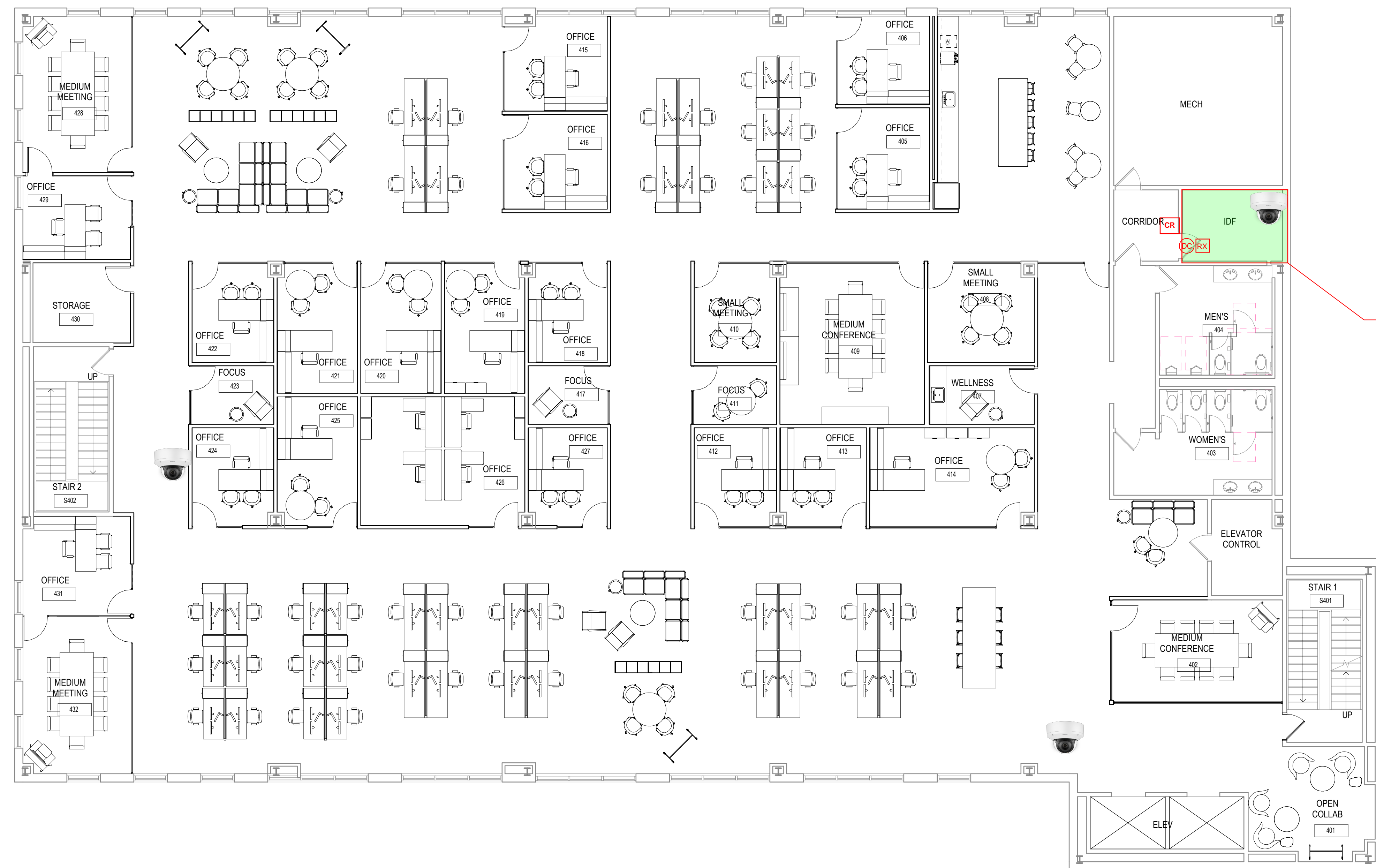
 <<< Indicates Sheet Keynote on Plan

**VMS LEGEND**

Description	Quantity	MOUNT
XND-8082RV	3	CEILING

**ACS LEGEND**

Description	Quantity	Unit
 Card Reader	1	Count
 Door Contact	1	Count
 REX DOOR FRAME	1	Count



**1** FURNITURE PLAN - LEVEL 04 - FOR REFERENCE ONLY  
1/8" = 1'-0"

# Proposal



To:  
**Charles Klein**  
**International Leadership of Texas**  
1651 N. Glenville Dr., Ste. 216  
Richardson, TX 75081  
C: 713-309-5046  
E: [cklein@ILTexas.org](mailto:cklein@ILTexas.org)

Submitted by:

**Preferred Technologies, LLC**  
3709 Promontory Point Drive, Ste. 106  
Austin, TX 78744  
Telephone: (281) 442-0550  
Facsimile: (281) 449-5597

Title: International Leadership of Texas, New HQ A/V Solution  
Contract Number: DIR-CPO-4742  
Date Submitted: 9/14/2021  
Point of Contact: Alan Ham  
*Sales and Design Professional*  
Proposal Amount: \$637,948.59

Signed:

Alan Ham  
*Sales and Design Professional*  
Preferred Technologies, LLC  
(346) 262-3792  
[alanham@pref-tech.com](mailto:alanham@pref-tech.com)



P: 281.442.0550

F: 281.449.5597

[www.pref-tech.com](http://www.pref-tech.com)

## Overview

Preferred Technologies, LLC. (Pref-Tech) will provide an A/V solution for International Leadership of Texas at their new headquarters facility located at 2021 Lakeside Blvd in Richardson, Texas 75082. Pref-Tech's work will be compliant with manufacturer requirements, applicable codes, and the highest industry standards.

## Scope of Work

Pref-Tech's tasks will include, but are not limited to, the following:

- Pref-Tech will provide and install an audio/video solution within the Medium/Large conference rooms, Expulsion room, Professional Development rooms, and Studio.

### **1. Medium Conference Rooms (6—214, 310, 402, 409, 428, and 432):**

Summary: Project upgrades the audio and video components within the 6 medium conference spaces, as well as providing client-based video teleconferencing and signal extension to the studio control room's production system for recording/streaming of key meetings within rooms. Client-based video teleconferencing achieved over an OFE rack mounted PC, allowing an OFE VTC client such as MS Teams, Zoom, GoToMeeting, WebEx, and others to be utilized; an NDI HD PTZ wall-mounted camera delivers a USB-bridged HDMI signal to the OFE PC for camera pickup, while also simultaneously providing video link to the production system over NDI video networking. Video inputs for the room are an HDMI cable-whip and the OFE PC. Video output for the room is a wall-mounted 65" display (except for room 402, which is a ceiling-mounted display in the prescribed corner of the room). Audio pickup for the room comes from a Shure MXA710 ceiling-mounted in-tile microphone array, which utilizes Dante-based audio networking, allowing for simultaneous deliver of audio to the room's A/V bridge as well as the studio's production system. A digital signal processor provides Dante interface for the microphone, content audio input, and A/V bridging of the audio to the room's OFE PC's VTC client. Audio output for the room comes from 4 ceiling-mounted in-tile speakers fed by 1 modular power amplifier. Room control achieved via a tabletop-mounted 7" touch panel, providing room on/of, input selection, camera PTZ controls, audio controls, microphone mute, and a visual notification of when the production studio is utilizing the room's camera/audio systems. Room on/off macros reset the room into a known-good configuration established at the commissioning of the system that ensures the system "just works" when activated. A 7" room scheduling touch panel is mounted outside the room's door for scheduling/availability visibility and will be owner accessioned into their conferencing room scheduling (such as MS Exchange, etc.). Equipment for room stored in a furniture-matched 16U rack, placed adjacent to the credenza.



- a. Room Requirements:
  - i. Provide ability to send signal to a centralized A/V system in studio:
    - 1. Use Crestron DM-NVX A/V routing to allow for central distribution.
    - 2. Use an NDI-capable camera for video teleconferencing, allowing for central distribution.
    - 3. Use Dante-based audio networking, allowing for central distribution.
- b. Video Teleconferencing:
  - i. Provide system interfaced A/V bridged audio and video inputs for client-based video teleconferencing over a rack-based OFE PC.
    - 1. Camera:
      - a. 1 wall-mounted camera with USB signal delivery to OFE PC for camera feed to client-based video teleconferencing software.
      - b. Camera also capable of sending NDI video signal to central studio's A/V system for session recording and streaming.
    - 2. Microphone:
      - a. 1 ceiling-mounted microphone array with Dante audio networking to a USB A/V bridge for audio feed to client-based video teleconferencing software.
      - b. Microphone also capable of sending signal to central studio's A/V system for session recording and streaming.
  - ii. Video System:
    - 1. Inputs:
      - a. OFE PC with client-based video teleconferencing.
      - b. 1 x HDMI cable-whip at table for BYOD presentations.
    - 2. Outputs:
      - a. 1 wall-mounted 65" display.
  - iii. Audio System:
    - 1. Inputs:
      - a. 1 Shure MXA-series ceiling-mounted in-tile microphone array.
        - i. Dante audio flows sent to both the USB A/V bridge for room's client-based video teleconferencing as well as central studio.
        - b. Content feed from A/V inputs listed above.
    - 2. Outputs:
      - a. 4 ceiling-mounted in-tile speakers providing adequate room coverage, fed by 1 modular power amplifier.
  - iv. Control System:
    - 1. Extend control from a centralized control system over an A/V network fabric interconnected to central A/V system.
    - 2. Provide a 7" tabletop control touch panel for room control, on/of macros, source selection, camera PTZ control, "on air" recording visual notification, and volume control/mute.



## 2. Large Conference Rooms (2—202 and 302):

Summary: Project upgrades the audio and video components within the 2 large conference spaces, as well as providing client-based video teleconferencing and signal extension to the studio control room's production system for recording/streaming of key meetings within rooms. Client-based video teleconferencing achieved over an OFE rack mounted PC, allowing an OFE VTC client such as MS Teams, Zoom, GoToMeeting, WebEx, and others to be utilized; an NDI HD PTZ wall-mounted camera delivers a USB-bridged HDMI signal to the OFE PC for camera pickup, while also simultaneously providing video link to the production system over NDI video networking. Video inputs for the room are an HDMI cable-whip and the OFE PC. Video output for the room is a wall-mounted 75" display. Audio pickup for the room comes from a Shure MXA710 ceiling-mounted in-tile microphone array, which utilizes Dante-based audio networking, allowing for simultaneous delivery of audio to the room's A/V bridge as well as the studio's production system. A digital signal processor provides Dante interface for the microphone, content audio input, and A/V bridging of the audio to the room's OFE PC's VTC client. Audio output for the room comes from 4 ceiling-mounted in-tile speakers fed by 1 modular power amplifier. Room control achieved via a tabletop-mounted 7" touch panel, providing room on/of, input selection, camera PTZ controls, audio controls, microphone mute, and a visual notification of when the production studio is utilizing the room's camera/audio systems. Room on/off macros reset the room into a known-good configuration established at the commissioning of the system that ensures the system "just works" when activated. A 7" room scheduling touch panel is mounted outside the room's door for scheduling/availability visibility and will be owner accessioned into their conferencing room scheduling (such as MS Exchange, etc.). Equipment for room stored in a furniture-matched 16U rack, placed adjacent to the credenza.

### a. Room Requirements:

#### i. Provide ability to send signal to a centralized A/V system in studio:

1. Use Crestron DM-NVX A/V routing to allow for central distribution.
2. Use an NDI-capable camera for video teleconferencing, allowing for central distribution.
3. Use Dante-based audio networking, allowing for central distribution.

### b. Video Teleconferencing:

#### i. Provide system interfaced A/V bridged audio and video inputs for client-based video teleconferencing over a rack-based OFE PC.

##### 1. Camera:

- a. 1 wall-mounted camera with USB signal delivery to OFE PC for camera feed to client-based video teleconferencing software.
- b. Camera also capable of sending NDI video signal to central studio's A/V system for session recording and streaming.





- 2. Microphone:
  - a. 1 ceiling-mounted microphone array with Dante audio networking to a USB A/V bridge for audio feed to client-based video teleconferencing software.
  - b. Microphone also capable of sending signal to central studio's A/V system for session recording and streaming.
- ii. Video System:
  - 1. Inputs:
    - a. OFE PC with client-based video teleconferencing.
    - b. 1 x HDMI cable-whip at table for BYOD presentations.
  - 2. Outputs:
    - a. 1 wall-mounted 75" display.
- iii. Audio System:
  - 1. Inputs:
    - a. 1 Shure MXA-series ceiling-mounted on-tile microphone array.
      - i. Dante audio flows sent to both the USB A/V bridge for room's client-based video teleconferencing as well as central studio.
      - b. Content feed from A/V inputs listed above.
  - 2. Outputs:
    - a. 4 ceiling-mounted in-tile speakers providing adequate room coverage, fed by 1 modular power amplifier.
- iv. Control System:
  - 1. Extend control from a centralized control system over an A/V network fabric interconnected to central A/V system.
  - 2. Provide a 7" tabletop control touch panel for room control, on/off macros, source selection, camera PTZ control, "on air" recording visual notification, and volume control/mute.



### 3. Expulsion Room/Meeting Room:

Summary: Project upgrades the audio and video components within this space, as well as providing client-based video teleconferencing and signal extension to the studio control room's production system for recording/streaming of key meetings within rooms. Client-based video teleconferencing achieved over an OFE rack mounted PC, allowing an OFE VTC client such as MS Teams, Zoom, GoToMeeting, WebEx, and others to be utilized; an NDI HD PTZ wall-mounted camera delivers a USB-bridged HDMI signal to the OFE PC for camera pickup, while also simultaneously providing video link to the production system over NDI video networking. Video inputs for the room are an HDMI cable-whip and the OFE PC. Video output for the room is a pair of wall-mounted 75" displays. Audio pickup for the room comes from two Shure MXA710 ceiling-mounted in-tile microphone arrays, which utilize Dante-based audio networking, allowing for simultaneous deliver of audio to the room's A/V bridge as well as the studio's production system. A digital signal processor provides Dante interface for the microphone, content audio input, and A/V bridging of the audio to the room's OFE PC's VTC client. Audio output for the room comes from 6 ceiling-mounted in-tile speakers fed by 1 modular power amplifier. Room control achieved via a tabletop-mounted 7" touch panel, providing room on/of, input selection, camera PTZ controls, audio controls, microphone mute, and a visual notification of when the production studio is utilizing the room's camera/audio systems. Room on/off macros reset the room into a known-good configuration established at the commissioning of the system that ensures the system "just works" when activated. A 7" room scheduling touch panel is mounted outside the room's door for scheduling/availability visibility and will be owner accessioned into their conferencing room scheduling (such as MS Exchange, etc.). Equipment for room stored in a furniture-matched 16U rack, placed adjacent to the credenza.

#### a. Room Requirements:

##### i. Provide ability to send signal to a centralized A/V system in studio:

1. Use Crestron DM-NVX A/V routing to allow for central distribution.
2. Use an NDI-capable camera for video teleconferencing, allowing for central distribution.
3. Use Dante-based audio networking, allowing for central distribution.

#### b. Video Teleconferencing:

##### i. Provide system interfaced A/V bridged audio and video inputs for client-based video teleconferencing over a rack-based OFE PC.

##### 1. Camera:

- a. 1 wall-mounted camera with USB signal delivery to OFE PC for camera feed to client-based video teleconferencing software.
- b. Camera also capable of sending NDI video signal to central studio's A/V system for session recording and streaming.

##### 2. Microphone:

- a. 1 ceiling-mounted microphone array with Dante audio networking to a USB A/V bridge for audio feed to client-based video teleconferencing software.



- b. Microphone also capable of sending signal to central studio's A/V system for session recording and streaming.
- ii. Video System:
  - 1. Inputs:
    - a. OFE PC with client-based video conferencing.
    - b. 1 x HDMI cable-whip at table for BYOD presentations.
  - 2. Outputs:
    - a. 2 wall-mounted 75" displays.
- iii. Audio System:
  - 1. Inputs:
    - a. 2 Shure MXA-series ceiling-mounted in-tile microphone array.
      - i. Dante audio flows sent to both the USB A/V bridge for room's client-based video conferencing as well as central studio.
      - b. Content feed from A/V inputs listed above.
  - 2. Outputs:
    - a. 6 ceiling-mounted in-tile speakers providing adequate room coverage, fed by 1 modular power amplifier.
- iv. Control System:
  - 1. Extend control from a centralized control system over an A/V network fabric interconnected to central A/V system.
  - 2. Provide a 7" tabletop control touch panel for room control, on/off macros, source selection, camera PTZ control, "on air" recording visual notification, and volume control/mute.



#### 4. Combinable Training Rooms (3 – 118, 119, and 120):

**Summary:** Project upgrades the audio and video components within the 3 multipurpose spaces, as well as providing client-based video teleconferencing and signal extension to the studio control room’s production system for recording/streaming of key meetings within rooms. Rooms can operate independently, or combined as 118-119, 119-120, or 118-120. When operating individually, Client-based video teleconferencing achieved over an OFE rack mounted PC, allowing an OFE VTC client such as MS Teams, Zoom, GoToMeeting, WebEx, and others to be utilized; an NDI HD PTZ wall-mounted camera delivers a USB-bridged HDMI signal to the OFE PC for camera pickup, while also simultaneously providing video link to the production system over NDI video networking. 120 receives a second camera, allowing for podium and participant views for board meetings and other ad-hoc needs. Video inputs for the room are a Barco Clickshare wireless presentation system with 1 USB step-in-puck, a podium HDMI cable-whip and the room’s rack mounted OFE PC. Video output for the room is a wall-mounted 98” display placed at the usable center of each room’s wall alcove. For voice reinforcement, each room receives a pair of wireless rechargeable Shure MX-series handheld-lavalier kits (microphones will be set to be either/or handheld or lavalier per-channel, allowing for presenter choice of mic), that are color-coded to provide easy identification of per-channel assignment and room assignment. Conferencing audio pickup for the room comes from a Shure MXA910 ceiling-mounted in-tile microphone array. For board/ad-hoc meetings, 119 also has 12 Shure MXW wireless rechargeable 15” desktop gooseneck mics to pick up table participants in a board-style/discussion type setup. All microphone systems within the spaces utilize Dante-based audio networking, allowing for simultaneous deliver of audio to the room’s A/V bridge as well as the studio’s production system. A digital signal processor provides Dante interface for the microphone, content audio input, and A/V bridging of the audio to the room’s OFE PC VTC clients. Audio output for the room comes from 6 ceiling-mounted in-tile speakers fed by 1 modular power amplifier. Additional custom audio/video input plates are placed in room 119, providing SDI and audio input directly to the studio’s production system. Each room also receives a removable Spectrum Elite podium, with an HDMI input cable-whip for BYOD connectivity and is easily added/removed from each room via a custom color-coded wall plate for the podium’s color-coded connectors. Room control achieved via a wall-mounted 7” touch panel in 118 and 120, and a wireless 9” touch panel with wall-dock in 119 (two tabletop docks are provided for the wireless touch panel—1 atop the podium, and a second floater for use at any table location). Touch panels provide room on/of, input selecton, camera PTZ controls, audio controls, microphone mute, and also a visual notification of when the production studio is utilizing the room’s camera/audio systems. A 7” room scheduling touch panel is mounted outside the room’s door for scheduling/availability visibility and will be owner accessioned into their conferencing room scheduling (such as MS Exchange, etc.). Room on/off macros reset the room into a known-good configuration established at the commissioning of the system that ensures the system “just works” when activated. Equipment for rooms stored in a 40U rack, placed in the rear corner of 120.



a. Room Requirements:

- i. Provide ability to send signal to a centralized A/V system in studio:
  - 1. Use Crestron DM-NVX A/V routing to allow for central distribution.
  - 2. Use an NDI-capable camera for video teleconferencing, allowing for central distribution.
  - 3. Use Dante-based audio networking, allowing for central distribution.
- ii. Provide ability to combine/separate rooms and for each room to operate independently when separate.

b. Video Teleconferencing:

- i. Provide system interfaced A/V bridged audio and video inputs for client-based video teleconferencing over a rack-based OFE PC.
  - 1. Camera:
    - a. 1 wall-mounted camera with USB signal delivery to OFE PC for camera feed to client-based video teleconferencing software.
    - b. Camera also capable of sending NDI video signal to central studio's A/V system for session recording and streaming.
  - 2. Microphone:
    - a. 1 ceiling-mounted microphone array with Dante audio networking to a USB A/V bridge for audio feed to client-based video teleconferencing software.
    - b. Microphone also capable of sending signal to central studio's A/V system for session recording and streaming.

ii. Video System:

- 1. Inputs:
  - a. OFE PC with client-based video teleconferencing.
  - b. 1 x HDMI cable-whip at podium for BYOD presentations.
  - c. 1 wireless presentation system with USB step-in puck.
- 2. Outputs:
  - a. 1 wall-mounted ~100" display.

iii. Audio System:

- 1. Inputs:
  - a. Content feed from A/V inputs listed above.
  - b. 2 wireless rechargeable handheld/lavalier combination sets for presentations.
  - c. In central room:
    - i. 12 wireless rechargeable 15" desktop gooseneck microphones for board and other meeting layouts.
  - d. 1 Shure MXA-series ceiling-mounted in-tile microphone array.
    - i. Dante audio flows sent to both the USB A/V bridge for room's client-based video teleconferencing as well as central studio.
  - e. Content feed from A/V inputs listed above.



- 2. Outputs:
  - a. 6 ceiling-mounted in-tile speakers providing adequate room coverage, fed by 1 modular power amplifier.
- iv. Podiums:
  - 1. Provide a podium for each room, that's removable.
    - a. Podium connections to interface via a custom color-coded wall plate at each podium location.
- v. Control System:
  - 1. Extend control from a centralized control system over an A/V network fabric interconnected to central A/V system.
  - 2. In central room:
    - a. Provide 1 wireless touch panel wall-docking near removable podium location with 1 tabletop mount at podium, and 1 tabletop mount for use within room at tables.
  - 3. Inside rooms:
    - a. Provide a 7" wall-mounted control touch panel for room control, on/of macros, source selection, camera PTZ control, "on air" recording visual notification, and volume control/mute.
- vi. Production System Interface:
  - 1. Provide 2 wall plates in 119 with audio and video (SDI) connectivity direct to control room.



## 6. Studio:

**Summary:** Studio systems stored in a central Middle Atlantic 40U rack, that's mounted in the provided wall space, and houses the Tricaster, sound expansion, A/V control, A/V routing, and central network stack for the entire system. Within the production/control room, a production console consisting of a Middle Atlantic ESUR 60" production desk with 2 4U over bridge rack bays, and over bridge console provides an optimized production space for production crews. Video control and production achieved by a NewTek Tricaster 2 Elite A/V switching, recording, and streaming system that's controlled by a NewTek Tricaster 4-Stripe control panel (video switcher inputs are SDI inputs from control room, voice-over room, studio, wall plates in 119, NDI video inputs from conference rooms with HD PTZ cameras, and 3 content inputs from central DM-NVX A/V content delivery system). Audio mixing for the system delivered by an Allen & Heath dLive C-class C2500 fader with 64x64 Dante audio networking interface with an Allen & Heath dLive C-Class CDM32 32 input by 16 output rack mounted central audio expander. Monitoring of audio provided by a Marshall Electronics AR-AM over bridge rack bay rack mounted audio monitor, stereo, with 4 inputs. Lighting control provided by a Chauvet Chamsys MagicQ MQ50 lighting and scene control interface, which also has a PC-based software piece for offline learning/configuration, as well as extensive online training. Lighting consists of 2 FloLight BladeLight 36" Green LED Strips, 2 FloLight BladeLight 36" LED Strips, 1 Dracast LED2000 Kala Bi-Color LED 3-Light Kit, and 1 Dracast LED1000 X Series RGB and Bi-Color LED 3 Light Kit. Ceiling and wall-mounted DMX network connections will be provided for control interface for the luminaires and fixtures. Camera control achieved through the built-in camera controller on the TriCaster control panel. A/V content and other control achieved via a 7" tabletop control panel for content and alternative audio signal routing from central A/V system. Additional video monitoring for the production system delivered by 2 55" NEC professional displays, wall-mounted at production console wall. Within the studio itself, 3 custom wall plates provide SDI and audio inputs to production studio system, with a 55" wall-mounted NEC professional-grade display providing video reinforcement. For audio pickup, a set of 8 wired Shure MX150 lavalier microphones with RK-100 belt XLR interfaces allowing direct connect to the soundboard via wall plates. Studio also receives 2 of the requested A-Frame on-air lights, one for the hallways, one for in-studio. Microphones may be used in pairs on each person to provide a true stereo audio input. Within the podcast/voiceover studio, 1 custom wall plate provides SDI and audio inputs to production system, with 6 Shure SM7B broadcast tabletop microphones with 6 tabletop stands.

### a. Central Rack:

- i. 1 Middle Atlantic 40U rack, mounted in provided wall space.

### b. Production/Control Room:

#### i. Production Console:

1. 1 Middle Atlantic ESUR 60" production desk with 2 4U over bridge rack bays, and over bridge console.



ii. Video Switcher:

1. Provide a NewTek Tricaster 2 Elite A/V switching, recording, and streaming system.
2. Provide a NewTek Tricaster 4-Stripe control panel.
  - a. Note, a 4-stripe control panel will likely require a custom table, due to its size.
3. Video Switcher Inputs:
  - a. SDI inputs from control room, voice-over room, studio, and wall plates in 119.
  - b. NDI video inputs from conference rooms with HD PTZ cameras.
  - c. 3 content inputs from central DM-NVX A/V content delivery system.

iii. Audio Mixing System:

1. 1 Allen & Heath dLive C-class C2500 fader with 64x64 Dante audio networking interface.
2. 1 Allen & Heath dLive C-Class CDM32 32-input by 16-output rack mounted central audio expander.
3. 1 Marshall Electronics AR-AM over bridge rack bay rackmount audio monitor, stereo, with 4 inputs.

iv. Lighting Control System:

1. 1 Chauvet Chamsys MagicQ MQ50 lighting and scene control interface.

v. Control Interface:

1. 1 7" tabletop control panel for content and alternative audio signal routing from central A/V system.

vi. Video Monitoring:

1. 2 55" professional displays, wall-mounted at production console wall.

c. Studio:

- i. 3 custom wall plates providing SDI and audio inputs to production studio system.

ii.1 controlled lighting system covering both general fill, spot, and ad-hoc needs.

1. 2 x FloLight BladeScreen Green LED Strip BladeLight 36".
2. 2 x FloLight BladeScreen LED Strip BladeLight 36".
3. 1 x Dracast LED2000 Kala Bi-Color LED 3-Light Kit.
4. 1 x Dracast LED1000 X Series RGB and Bi-Color LED 3 Light Kit with Travel Case.

iii. 8 Shure MX150 lavalier microphones with RK-100 belt XLR interfaces for direct connect to soundboard via wall plates.

iv. 2 55" professional displays, wall-mounted.

d. Podcast Studio:

i. 1 custom wall plate providing SDI and audio inputs to production system.

ii.6 Shure SM7B broadcast tabletop microphones with 6 tabletop stands.





**Items altered/removed from scope for the studio:**

1. Camera needs specified as under consideration; however, Pref-Tech can source and provide the cameras and camera accessories required for the studio space when finalized. The requested LED track lighting to be treated as construction-scope, as these would be electrician installed. The requested ceiling tile and grid needs to be treated as construction-scope and managed by the general contractor for the project.
2. The requested 55” broadcast displays are cost-prohibitive (\$7,500 each), and professional NEC M551 displays are quoted in their place.
3. The additional cable runs and specialty cable bundles aren’t included per discussion with customer in August.
4. The AJA KUMO 64x64, with all requested accessories isn’t included as it’s redundant given that all conference room inputs are operable over NDI networking, and the included NewTek Tricaster Elite 2 offers 32 channels of NDI inputs, with 8 hardwired SDI inputs (can be expanded another 8 or 16 if need be).
5. A dedicated camera controller isn’t included, as the NewTek Tricaster includes camera controls, per the NDI request within the specifications document.
6. The studio cyclorama, NAS media server, and soft drape background aren’t included as they’re construction provided, under evaluation, and should be interior designer provided, respectively.

**Updates from 08/23/2021 and 08/30/2021 discussions:**

- a. Remove small meeting/conference rooms from quote
- b. Add expulsion room as a large conference room with dual displays.
- c. Move room scheduling panels from option into main room builds for quote.
- d. Update studio portion of quote to reflect V5 of the FLHT studio overview.



## Assumptions

The below assumptions were applied when pricing this project. The pricing in this proposal is contingent upon the validity of these assumptions. Additional charges may result if these assumptions be found false.

- Pref-Tech’s work is limited to the installation of the bill of materials listed in the Pricing Sheet.
- Others will provide all required 120VAC power.
- Others will provide adequate cabling pathway in accordance with local code.
- Others will provide permitting, where applicable.
- Others will provide necessary wall space.
- Others will provide physical access to all work locations during business hours, Monday through Friday 8AM-5PM, at a minimum.
- Others are responsible for receiving and storing equipment prior to installation. After installation, others will be responsible for keeping equipment safe and secured.
- Network infrastructure is in place and has been tested prior to installation and commissioning of the A/V solution proposed. This includes any network switches and firewalls. Switches must be patched-in and correct VLAN and appropriate network configuration must be applied.
- All furniture is in working order.
- Remote access must be made available for programming and configuration.
- All material shipments will be standard ground. If expedited shipping is required, then extra charges may apply.
- Taxes are excluded. If taxes apply, then Pref-Tech will apply the required taxes to each invoice.

## Bill of Material

BILL OF MATERIALS							MSRP			DISCOUNT		SUBTOTAL		DIR FEE			TOTAL	
DIR ITEM TYPE	MANUF	PART NUMBER	DESCRIPTION	QTY OF KITS	QTY PER KIT	TOTAL QTY	UNIT	UNIT MSRP	TOTAL MSRP	% OFF MSRP	UNIT RETAIL	TOTAL RETAIL	DIR FEE %	DIR FEE TOTAL	DIR FEE TOTAL	DIR UNIT RETAIL	DIR TOTAL RETAIL	
DIR LABOR	PREF-TECH	PROJECT MANAGEMENT	PROJECT MANAGEMENT	NA	NA	160.00	HR	\$ 175.00	\$ 28,000.00	15.00%	\$ 148.75	\$ 23,800.00	0.75%	\$ 1.12	\$ 179.20	\$ 149.87	\$ 23,979.20	
DIR KIT	PREFERRED TECHNOLOGIES, LLC	ILT-HQ-AV KIT-09102021	A/V KIT	1.00	NA	1.00	EA	\$ 706,541.58	\$ 706,541.58	15.00%	\$ 600,560.34	\$ 600,560.34	0.75%	\$ 4,504.20	\$ 4,504.20	\$ 605,064.54	\$ 605,064.54	
DIR KIT COMPONENT	VISIONALITY	MED CONF	MEDIUM CONFERENCE ROOMS	NA		6.00	EA	\$ -	\$ -	0.00%	\$ -	\$ -	0.75%	\$ -	\$ -	\$ -	\$ -	
DIR KIT COMPONENT	VISIONALITY	LAR CONF	LARGE CONFERENCE ROOMS	NA		2.00	EA	\$ -	\$ -	0.00%	\$ -	\$ -	0.75%	\$ -	\$ -	\$ -	\$ -	
DIR KIT COMPONENT	VISIONALITY	PD 119	PRIMARY PD ROOM (RM 119)	NA		1.00	EA	\$ -	\$ -	0.00%	\$ -	\$ -	0.75%	\$ -	\$ -	\$ -	\$ -	
DIR KIT COMPONENT	VISIONALITY	SEC PD	SECONDARY PD ROOMS	NA		2.00	EA	\$ -	\$ -	0.00%	\$ -	\$ -	0.75%	\$ -	\$ -	\$ -	\$ -	
DIR KIT COMPONENT	VISIONALITY	EXP ROOM	EXPULSION ROOM	NA		1.00	EA	\$ -	\$ -	0.00%	\$ -	\$ -	0.75%	\$ -	\$ -	\$ -	\$ -	
DIR KIT COMPONENT	VISIONALITY	STUDIO	STUDIO	NA		1.00	EA	\$ -	\$ -	0.00%	\$ -	\$ -	0.75%	\$ -	\$ -	\$ -	\$ -	
DIR KIT COMPONENT	VISIONALITY	INSTALL	LABOR, PROGRAMMING AND COMMISSIONING	NA		1.00	EA	\$ -	\$ -	0.00%	\$ -	\$ -	0.75%	\$ -	\$ -	\$ -	\$ -	
GENERAL CONDITIONS																		
DIR MATERIAL	PREF-TECH	ILT-HQ-PERDIEM-09102021	PER DIEM	NA	NA	1.00	EA	\$ 5,246.37	\$ 5,246.37	0.00%	\$ 5,246.37	\$ 5,246.37	0.75%	\$ 39.35	\$ 39.35	\$ 5,285.72	\$ 5,285.72	
DIR MATERIAL	PREF-TECH	ILT-HQ-TRAVEL-09102021	TRAVEL	NA	NA	1.00	EA	\$ 3,592.19	\$ 3,592.19	0.00%	\$ 3,592.19	\$ 3,592.19	0.75%	\$ 26.94	\$ 26.94	\$ 3,619.13	\$ 3,619.13	
MSRP TOTAL												SUBTOTAL		DIR FEE			TOTAL	
\$ 743,380.14												\$ 633,198.90		\$ 4,749.69			\$ 637,948.59	



## **Acceptance of Proposal**

The Pref-Tech team thanks you for allowing us the opportunity to work with you on this project. To accept this proposal and allow Pref-Tech to proceed with the scope of work outlined above, please sign below and fax or email to your account executive.

My signature below constitutes acceptance of this proposed scope of work and the Terms and Conditions provided.

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Signature

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Name and Title

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Company

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Date



## Terms and Conditions

**This proposal is valid for 30 days.**

### **Invoicing:**

- **Pref-Tech will submit a mobilization invoice upon contract award for 25% of the total contract amount.** Mobilization includes (but is not limited to) all preparatory work necessary for the coordination and organization of personnel, procurement of materials, equipment, supplies, and incidentals required to begin the project; for the establishment of all necessary storage and facilities to facilitate the work; for premiums on bond and insurance (as applicable); and for all procedures/actions performed or costs incurred before the beginning of work.
- **Customer expressly allows Pref-Tech to invoice for stored materials.** Pref-Tech will store materials at the customer location or in the Pref-Tech bonded and insured warehouse and provide backup documentation with inventories by part number, pictures, etc., as requested by the Customer.
- **Customer expressly allows Pref-Tech to submit progressive invoices based upon completed work percentage or other production milestone.**

Payment terms are NET 30 days from the date of invoice. Past due amounts shall incur interest at 8% per annum, accrued daily from the date due (NET 30) until paid in full.

Pref-Tech may elect to preserve our right to perfect a bond or lien by sending notices in accordance with statutory requirements.

Any change to the scope of work or materials described in this proposal involving extra cost will only be effective upon the execution of a written change order by involved parties.

Pricing is conditional upon unrestricted access to all applicable areas where work is to be performed or access to and from areas where work is to be performed. Unless otherwise noted, the scope of work shown in this proposal is to be performed without delays. Additional trip charges may apply if delays caused by reasons outside of Pref-Tech's control are incurred.

Pref-Tech will guarantee all material and workmanship for a period of one year from the completion of the work included in this proposal. The warranty will commence upon final project acceptance and will terminate the 365<sup>th</sup> day beyond the date of final acceptance, regardless of warranty work conducted during the warranty period. The Owner is responsible for troubleshooting and identifying faults covered under this warranty. Additional fees may apply if Pref-Tech must troubleshoot issues for the Owner and/or if, during the course acting on a warranty request, Pref-Tech determines that the issue was not generated by failures in material or workmanship. Except for the foregoing warranty, Preferred Technologies specifically disclaims all other warranties, express or implied, including but not limited to the warranties of merchantability and of fitness for a particular purpose.

Pref-Tech shall not be liable for any special, consequential, incidental or exemplary damages or loss. Pref-Tech will not be responsible for equipment or parts which are in disrepair due to misuse, accident or mishandled by others not authorized to service this equipment during our agreement time. Pref-Tech will not be responsible for damages caused by fire, the elements, civil commotion, and malicious mischief, negligence of the customer, its agents or acts of God.

This proposal is the property of Pref-Tech. It is not for publication and is issued expressly on the condition that it is not to be copied, reprinted or reproduced in any manner; nor is it to be disclosed to any third party, either wholly or in part without the express written consent of Pref-Tech.



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## Cover Sheet

### CONSIDER/ACT TO APPROVE GMP FOR CONSTRUCTION OF BG RAMIREZ K8

**Section:** VIII. Board Items for Discussion/Action  
**Item:** E. CONSIDER/ACT TO APPROVE GMP FOR  
CONSTRUCTION OF BG RAMIREZ K8  
**Purpose:** Vote  
**Submitted by:**  
**Related Material:** ILT New Caney September 2021 Budget.pdf

# ILTEXAS BG RAMIREZ K-8



## PRELIMINARY BUDGET: SEPTEMBER 2021

	QUANTITY	UNIT	COST/UNIT	LABOR	MATERIAL	SUB	TOTAL
<b>PRE CONSTRUCTION</b>							
PRE CONSTRUCTION PROGRAMING AND CONSULTING	1	LSUM	\$ 42,225.00			\$ 42,225.00	\$ 42,225.00
<b>DESCRIPTION</b>							
CLEAN UP	1	LSUM	\$ 41,512.50	\$ -	\$ -	\$ 41,512.50	\$ 41,512.50
STORM MAINTENANCE	1	LSUM	\$ 19,344.00	\$ -	\$ -	\$ 19,344.00	\$ 19,344.00
TEMP UTILITIES	1	LSUM	\$ 85,000.00	\$ -	\$ -	\$ 85,000.00	\$ 85,000.00
DUMPSTERS	1	LSUM	\$ 30,000.00	\$ -	\$ -	\$ 30,000.00	\$ 30,000.00
EROSION CONTROLS	1	LSUM	\$ 20,000.00	\$ -	\$ -	\$ 20,000.00	\$ 20,000.00
CAST IN PLACE CONCRETE	1	LSUM	\$ 2,854,559.40	\$ -	\$ -	\$ 2,854,559.40	\$ 2,854,559.40
CONCRETE FLOOR FINISHES	1	LSUM	\$ 20,000.00	\$ -	\$ -	\$ 20,000.00	\$ 20,000.00
MASONRY VENEER (70% EXTERIOR)	28000	SQFT	\$ 30.00	\$ -	\$ -	\$ 840,000.00	\$ 840,000.00
MASONRY CMU	19500	SQFT	\$ 24.00	\$ -	\$ -	\$ 468,000.00	\$ 468,000.00
MASONRY CMU - ACCESSORIES/BRACING	1	LSUM	\$ 150,000.00	\$ -	\$ -	\$ 150,000.00	\$ 150,000.00
STRUCTURAL STEEL	1	LSUM	\$ 540,000.00	\$ -	\$ -	\$ 540,000.00	\$ 540,000.00
STEEL ERECTRION	1	LSUM	\$ 150,000.00	\$ -	\$ -	\$ 150,000.00	\$ 150,000.00
PIPE AND TUBE RAILINGS	1	LSUM	\$ 85,000.00	\$ -	\$ -	\$ 85,000.00	\$ 85,000.00
ROUGH CARPENTRY	1	LSUM	\$ 75,000.00	\$ -	\$ -	\$ 75,000.00	\$ 75,000.00
SHEATHING (MISC CARPENTRY WORK)	1	LSUM	\$ 50,000.00	\$ -	\$ -	\$ 50,000.00	\$ 50,000.00
FINISH CARPENTRY (MISC INSTALL)	1	LSUM	\$ 50,400.00	\$ -	\$ -	\$ 50,400.00	\$ 50,400.00
ARCHITECTURAL CASEWORK	1	LSUM	\$ 454,515.60	\$ -	\$ -	\$ 454,515.60	\$ 454,515.60
PLASTIC PANELING (FRP)	1	LSUM	\$ 11,160.00	\$ -	\$ -	\$ 11,160.00	\$ 11,160.00
GLASS FIBER REINFORCED PLASTIC	1	LSUM	\$ 96,344.40	\$ -	\$ -	\$ 96,344.40	\$ 96,344.40
WEATHER BARRIERS	1	LSUM	\$ 120,000.00	\$ -	\$ -	\$ 120,000.00	\$ 120,000.00
[ADDER FOR METAL PANEL ILO ASPHALT SHINGLES]	1	LSUM	\$ 48,000.00	\$ -	\$ -	\$ 48,000.00	\$ 48,000.00
MOD-BIT ROOFING & ACCESSORIES	1	LSUM	\$ 970,879.10	\$ -	\$ -	\$ 970,879.10	\$ 970,879.10
SHEET METAL	1	LSUM	\$ 22,500.00	\$ -	\$ -	\$ 22,500.00	\$ 22,500.00
FIRESTOP	1	LSUM	\$ 9,113.50	\$ -	\$ -	\$ 9,113.50	\$ 9,113.50
JOINT SEALANTS	1	LSUM	\$ 63,250.00	\$ -	\$ -	\$ 63,250.00	\$ 63,250.00
HOLLOW METAL DOORS	1	LSUM	\$ 230,659.00	\$ -	\$ -	\$ 230,659.00	\$ 230,659.00
COILING COUNTER DOORS	1	LSUM	\$ 11,602.80	\$ -	\$ -	\$ 11,602.80	\$ 11,602.80
ALUMINUM FRAMED STROEFRONTS	1	LSUM	\$ 450,000.00	\$ -	\$ -	\$ 450,000.00	\$ 450,000.00
GYPSUM BOARD ASSEMBLIES / METAL STUD FRAMING	1	LSUM	\$ 3,125,000.00	\$ -	\$ -	\$ 3,125,000.00	\$ 3,125,000.00
CEMENT STUCCO / CMU WALLS	1	LSUM	\$ 250,000.00	\$ -	\$ -	\$ 250,000.00	\$ 250,000.00
TILING	1	LSUM	\$ 190,218.00	\$ -	\$ -	\$ 190,218.00	\$ 190,218.00
WOOD ATHLETIC FLOORING	1	LSUM	\$ 96,750.00	\$ -	\$ -	\$ 96,750.00	\$ 96,750.00
RESILIENT FLOORING	1	LSUM	\$ 95,000.00	\$ -	\$ -	\$ 95,000.00	\$ 95,000.00
RESINOUS FLOORING	1	LSUM	\$ 18,293.75	\$ -	\$ -	\$ 18,293.75	\$ 18,293.75
TILE CARPETING	1	LSUM	\$ 303,403.20	\$ -	\$ -	\$ 303,403.20	\$ 303,403.20
ACOUSTIC ROOM COMPONENTS	1	LSUM	\$ 70,200.00	\$ -	\$ -	\$ 70,200.00	\$ 70,200.00
PAINTINGS AND COATING	1	LSUM	\$ 222,240.00	\$ -	\$ -	\$ 222,240.00	\$ 222,240.00
VISUAL DISPLAY BOARDS	1	LSUM	\$ 57,989.90	\$ -	\$ -	\$ 57,989.90	\$ 57,989.90
SIGNAGE	1	LSUM	\$ 33,695.00	\$ -	\$ -	\$ 33,695.00	\$ 33,695.00
METAL TOILET COMPARTMENTS	1	LSUM	\$ 10,300.55	\$ -	\$ -	\$ 10,300.55	\$ 10,300.55
FOLDING PANEL PARTITIONS	1	LSUM	\$ 23,944.15	\$ -	\$ -	\$ 23,944.15	\$ 23,944.15
TOILET AND BATH ACC	1	LSUM	\$ 17,492.65	\$ -	\$ -	\$ 17,492.65	\$ 17,492.65
FIRE PROTECTION SPECIALS	1	LSUM	\$ 2,064.00	\$ -	\$ -	\$ 2,064.00	\$ 2,064.00
FLAG POLES	1	LSUM	\$ 1,729.00	\$ -	\$ -	\$ 1,729.00	\$ 1,729.00
FOOD SERVICE EQUIP	1	LSUM	\$ 213,200.00	\$ -	\$ -	\$ 213,200.00	\$ 213,200.00
GYMNASIUM EQUIP	1	LSUM	\$ 82,777.00	\$ -	\$ -	\$ 82,777.00	\$ 82,777.00
INTERIOR SYNTHETIC TURF	1	LSUM	\$ 51,257.80	\$ -	\$ -	\$ 51,257.80	\$ 51,257.80
ELECTRONIC SCOREBOARDS	1	LSUM	\$ 10,444.30	\$ -	\$ -	\$ 10,444.30	\$ 10,444.30
PLAYGROUND EQUIP	1	LSUM	\$ 94,635.80	\$ -	\$ -	\$ 94,635.80	\$ 94,635.80
ATHLETIC FIELD EQUIPMENT	1	LSUM	\$ 24,756.05	\$ -	\$ -	\$ 24,756.05	\$ 24,756.05
HORIZONTAL LOUVER BLINDS	1	LSUM	\$ 13,064.00	\$ -	\$ -	\$ 13,064.00	\$ 13,064.00
ENTRANCE FLOOR MATS	1	LSUM	\$ 15,625.20	\$ -	\$ -	\$ 15,625.20	\$ 15,625.20
TELESCOPING BLEACHERS	1	LSUM	\$ 35,400.00	\$ -	\$ -	\$ 35,400.00	\$ 35,400.00
BICYCLE RACKS	1	LSUM	\$ 2,047.50	\$ -	\$ -	\$ 2,047.50	\$ 2,047.50
FIRE SUPPRESSION SYSTEMS	1	LSUM	\$ 277,695.00	\$ -	\$ -	\$ 277,695.00	\$ 277,695.00
PLUMBING	1	LSUM	\$ 736,924.50	\$ -	\$ -	\$ 736,924.50	\$ 736,924.50
HVAC	1	LSUM	\$ 2,260,800.00	\$ -	\$ -	\$ 2,260,800.00	\$ 2,260,800.00
ELECTRICAL	1	LSUM	\$ 1,752,130.50	\$ -	\$ -	\$ 1,752,130.50	\$ 1,752,130.50
FIRE ALARM	1	LSUM	\$ 70,980.00	\$ -	\$ -	\$ 70,980.00	\$ 70,980.00
SURVEYING	1	LSUM	\$ 40,250.00	\$ -	\$ -	\$ 40,250.00	\$ 40,250.00
EARTHWORK - UTILITIES	1	LSUM	\$ 2,150,000.00	\$ -	\$ -	\$ 2,150,000.00	\$ 2,150,000.00
TERMITE CONTROL	1	LSUM	\$ 8,872.25	\$ -	\$ -	\$ 8,872.25	\$ 8,872.25
PAINTED MARKINGS	1	LSUM	\$ 25,251.60	\$ -	\$ -	\$ 25,251.60	\$ 25,251.60
CHAINLINK	1	LSUM	\$ 65,422.00	\$ -	\$ -	\$ 65,422.00	\$ 65,422.00
MULCH, SEED, SOD	1	LSUM	\$ 382,292.20	\$ -	\$ -	\$ 382,292.20	\$ 382,292.20
COLUMN TOTALS				\$ -	\$ -	\$ 20,841,211.20	\$ 20,841,211.20
TAX					\$ -		
SUBTOTAL					\$ 20,841,211.20		
BUILDING PERMITS AND PLAN REVIEW FEES -					\$ -		
BOND				1.00%	\$ 257,804.22		
<b>INSURANCE</b>							
BUILDERS RISK INSURANCE				LSUM	\$ 40,000.00		
<b>GENERAL CONDITIONS</b>							
GENERAL CONDITIONS				6.7500%	\$ 1,740,178.47		
<b>SCOPE/TRADE CONTINGENCY</b>							
CM BUDGET CONTINGENCY				2.5%	\$ 644,510.55		
OVERTIME ACCELERATION				2.5%	\$ 644,510.55		
OWNER CONTINGENCY				2.5%	\$ 644,510.55		
<b>KEY OVERHEAD AND PROFIT</b>							
OH & PROFIT				3.90%	\$ 967,696.30		
<b>TOTAL BUDGET</b>					<b>\$ 25,780,421.82</b>	<b>96,000</b>	

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