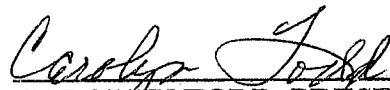


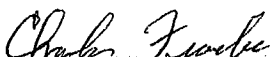
RESOLUTION NO. 13-2026
BOARD OF COMMISSIONERS MEETING
June 18, 2026

At a Regular meeting of the Smith County Emergency Services District No. 1 meeting, Lindale, Texas, Board of Commissioners, Board President Carolyn Todd presiding and Board Members Louie Brown, Charles Froebe, Cory Crowell and Owen Scott being present the following business was transacted pursuant to the notice being duly posted, to-wit:

Louie Brown made a motion, seconded by Cory Crowell, which motion carried unanimously that the results of evaluating six (6) companies during the two-step process for hiring a Construction Manager at Risk Company have determined that Watson Commercial Construction Ltd provides the Best Value as the Construction Manager At Risk Company for building the Smith County Emergency Services District No.1, Fire Station #4." Carolyn Todd, Board President, is authorized to sign any paperwork regarding the hiring of Watson Commercial Construction Ltd.


CAROLYN TODD, PRESIDENT

ATTEST:


CHARLES FROEBE, SECRETARY

THE STATE OF TEXAS
COUNTY OF SMITH

CITY OF LINDALE: I, CHARLES FROEBE, Secretary of the Smith County Emergency Services District No. 1, do hereby certify that the above is a true copy of a part of a Minutes of Board of Commissioners Meeting as it appears of record in the Smith County Emergency Services District No. 1 Minutes of Lindale, Texas.

CHARLES FROEBE, SECRETARY





HARRIS-CRAIG
ARCHITECTS INC.

Date: May 26, 2026
Time: 2:00 PM

CRITERIA	TOTAL POSSIBLE	HGR	Jackson	Kea	Riley Harris	Sci	Watson			
	POINTS	SCORE	SCORE	SCORE	SCORE	SCORE	SCORE	SCORE	SCORE	SCORE
A EXPERIENCE - RESPONDENT'S TECHNICAL AND CONSTRUCTION MANAGEMENT BACKGROUND	10	10	10	10	10	10	10			
B RESPONDENT'S REFERENCES	5	5	5	5	5	5	5			
C RESPONDENT'S PAST PERFORMANCE ON COMPARABLE JOBS	15	15	15	15	15	15	15			
D PERSONNEL / METHODOLOGY - QUALIFICATIONS AND EXPERIENCE OF TEAM MEMBERS - METHODOLOGY	5	4	5	3	3	3	3			
E BONDING AND INSURANCE ABILITY TO PROVIDE BONDS/INSURANCE	5	5	5	5	5	5	5			
F SAFETY - RESPONDENT'S SAFETY RECORD	5	5	5	5	5	5	5			
G FINANCIAL - RESPONDENT'S CAPABILITY AND FINANCIAL RESOURCES TO PERFORM PAST WORK EXPERIENCE	10	10	10	9	9	9	9			
H WITH DISTRICT - DESIGN TEAM	10	10	10	10	10	10	10			
I PROXIMITY OF RESPONDENT'S HOME TO EMERGENCY SERVICES DISTRICT No.1	5	5	5	5	5	5	5			
J Fee Proposal	30	24	26	22	28	20	30			
Total Points	100	93	96	89	95	87	97			

FEE PROPOSAL SUMMARY

PROJECT: New Lindale Fire Station No. 4
Smith County ESD No. 1

DATE: June 11, 2026
TIME: 2:00 PM
LOCATION: Tyler, TX

CM at Risk	1. CM Fee Preconst.	CM Fee Const.	% of Actual Const Cost	2. P & P Bonds	3. Insurance	4. Bldg Risk Ins.	5. Indirect Costs	6. Total	7. Savings Split / CM
HGR	0%	3.5%	%	0.99%	0.3%	0.18%	3.59%	8.56%	100% / 0%
Jackson	0%	2.5%	Lump Sum	0.99%	0.55%	0.1%	4.06%	8.2%	100% / 0%
Kea	0%	4.68%	%	1%	0.5%	0.15%	4.3%	10.63%	100% / 0%
Riley Harris	0%	2.52%	%	1%	0.73%	0.1%	3.25%	7.6%	100% / 0%
SCI	0.1%	4.5%	%	0.99%	0.2%	0.1%	5.16%	11.05%	100% / 0%
Watson	0%	3%	%	1.46%	0.47%	0.07%	2.31%	7.31%	100% / 0%

HC HARRIS-CRAIG
ARCHITECTS INC.

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