



25-045 (Rerelease) - Mixed Housing Project

Project Overview

Project Details	
Reference ID	25-045 (Rerelease)
Project Name	Mixed Housing Project
Project Owner	Monsherry Terrell
Project Type	RFPQ
Department	Legislature as a Whole
Budget	\$0.00 - \$0.00
Project Description	Legislative Bid for the construction of a Mixed Housing Project
Open Date	Dec 05, 2025 12:00 PM CST
Intent to Bid Due	Dec 23, 2025 1:00 PM CST
Close Date	Dec 23, 2025 2:00 PM CST

Highest Scoring Supplier	Score
Carlson Construction	92.25 pts

Seal status



Requested Information	Unsealed on	Unsealed by
Cover Letter	Dec 23, 2025 3:02 PM CST	Monsherry Terrell
Affidavit	Dec 23, 2025 3:02 PM CST	Monsherry Terrell
Addenda	Dec 23, 2025 3:02 PM CST	Monsherry Terrell
Two (2) Dedicated Email Addresses	Dec 23, 2025 3:02 PM CST	Monsherry Terrell
Certificate of Compliance	Dec 23, 2025 3:02 PM CST	Monsherry Terrell
Exhibit F - Exceptions	Dec 23, 2025 3:02 PM CST	Monsherry Terrell
Proposal/Qualifications	Dec 23, 2025 3:02 PM CST	Monsherry Terrell



Scoring Summary

Active Submissions

	Total	A - Purchasing Evaluation	A-1 - Cover Letter	A-2 - Qualifications	A-3 - Addenda
Supplier	/ 100 pts	/ 0 pts	Pass/Fail	Pass/Fail	Pass/Fail
Carlson Construction	92.25 pts	0 pts	Pass	Pass	Pass
AMB Development, LLC	88 pts	0 pts	Pass	Pass	Pass
Driven Development	77.75 pts	0 pts	Pass	Pass	Pass
Pate-Campbell Properties, Inc.	75.5 pts	0 pts	Pass	Pass	Pass



	A-4 - Affidavit	A-5 - Certificate of Compliance	A-6 - Exhibit F - Exceptions	A-7 - Two (2) Dedicated Email Addresses	B - Evaluation Committee
Supplier	Pass/Fail	Pass/Fail	Pass/Fail	Pass/Fail	/ 100 pts
Carlson Construction	Pass	Pass	Pass	Pass	92.25 pts
AMB Development, LLC	Pass	Pass	Pass	Pass	88 pts
Driven Development	Pass	Pass	Pass	Pass	77.75 pts
Pate-Campbell Properties, Inc.	Pass	Pass	Pass	Pass	75.5 pts

	B-1 - General Background	B-2 - Experience and References	B-3 - Qualifications	B-4 - Organizational (Chart) Capacity	B-5 - Resumes
Supplier	/ 25 pts	/ 25 pts	/ 25 pts	/ 10 pts	/ 10 pts
Carlson Construction	22.75 pts	22.75 pts	23.75 pts	9 pts	9.25 pts



	B-1 - General Background	B-2 - Experience and References	B-3 - Qualifications	B-4 - Organizational (Chart) Capacity	B-5 - Resumes
Supplier	/ 25 pts	/ 25 pts	/ 25 pts	/ 10 pts	/ 10 pts
AMB Development, LLC	21.75 pts	21 pts	22.5 pts	9 pts	9.25 pts
Driven Development	18.75 pts	19.75 pts	19.75 pts	7 pts	8.5 pts
Pate-Campbell Properties, Inc.	18.75 pts	19.75 pts	19.5 pts	5.75 pts	7.5 pts

	B-6 - Responsiveness
Supplier	/ 5 pts
Carlson Construction	4.75 pts
AMB Development, LLC	4.5 pts



B-6 - Responsiveness	
Supplier	/ 5 pts
Driven Development	4 pts
Pate-Campbell Properties, Inc.	4.25 pts



Proposal Score Comments

AMB Development, LLC - Scoring Comments

A-1 - Cover Letter - Reviewer Scores

Reviewer	Score	Reason	Comments
Monsherry Terrell	Pass	Meets the requirement(s)	Pass

A-2 - Qualifications - Reviewer Scores

Reviewer	Score	Reason	Comments
Monsherry Terrell	Pass	Meets the requirement(s)	Pass

A-3 - Addenda - Reviewer Scores



Reviewer	Score	Reason	Comments
Monsherry Terrell	Pass	Meets the requirement(s)	Pass

A-4 - Affidavit - Reviewer Scores

Reviewer	Score	Reason	Comments
Monsherry Terrell	Pass	Meets the requirement(s)	Pass

A-5 - Certificate of Compliance - Reviewer Scores

Reviewer	Score	Reason	Comments
Monsherry Terrell	Pass	Meets the requirement(s)	Pass

A-6 - Exhibit F - Exceptions - Reviewer Scores

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Reviewer	Score	Reason	Comments
Monsherry Terrell	Pass	Meets the requirement(s)	Pass

A-7 - Two (2) Dedicated Email Addresses - Reviewer Scores

Reviewer	Score	Reason	Comments
Monsherry Terrell	Pass	Meets the requirement(s)	Pass

B-1 - General Background - Reviewer Scores

Reviewer	Score	Reason	Comments
Brian Gaddie	25 pts	Meets or exceeds my expectations	Developer provided great detail in organizational experience and process.



Reviewer	Score	Reason	Comments
Earl Newill	23 pts	High level of detail in response	Great Detail in Proposal
LEONETTA BROWN	15 pts	Other	The proposal contained a substantial amount of information, but the volume and density made it difficult to identify the most important elements of the project. Key details were present but not clearly organized or prioritized, which affected the overall clarity and ease of evaluation. A more structured presentation would strengthen the proposal and make the core components of the housing project easier to assess.
Tina Spallo	24 pts	Strongly fits desired attribute(s)	AMB has sufficiently provided background information to support their expertise managing this type of development

B-2 - Experience and References - Reviewer Scores



Reviewer	Score	Reason	Comments
Brian Gaddie	23 pts	Meets or exceeds my expectations	Developer has exclusive relevant experience with affordable housing.
Earl Newill	23 pts	Meets or exceeds my expectations	Great Experience
LEONETTA BROWN	13 pts	Other	The proposal includes a significant amount of information; however, the way it is organized and presented makes it difficult to follow. A more streamlined and reader-friendly format would strengthen the submission and improve clarity.
Tina Spallo	25 pts	Meets or exceeds my expectations	The information provided outlines several projects managed by AMB with investments managed by individuals with urban planning experience.

B-3 - Qualifications - Reviewer Scores



Reviewer	Score	Reason	Comments
Brian Gaddie	23 pts	Meets or exceeds my expectations	Developer has high levels of experience and appropriate team members to deliver the request.
Earl Newill	23 pts	Meets or exceeds my expectations	Good Qualifications.
LEONETTA BROWN	19 pts	Strongly fits desired attribute(s)	The bidder demonstrates a great range of experience, supported by a diverse portfolio of completed projects. This contributes positively to their qualifications. However, the information provided was lengthy, which made it more difficult to efficiently assess the relevant experience.
Tina Spallo	25 pts	Meets or exceeds my expectations	Excellent Qualifications with over 30 years experience in managing housing projects

B-4 - Organizational (Chart) Capacity - Reviewer Scores

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Reviewer	Score	Reason	Comments
Brian Gaddie	9 pts	Meets or exceeds my expectations	Developer illustrated in great detail the team assembles and the roles to be fulfilled.
Earl Newill	10 pts	Meets or exceeds my expectations	Submitted Org Chart
LEONETTA BROWN	7 pts	Strongly fits desired attribute(s)	The organizational chart meets the basic requirements outlined; however, it lacks detail regarding roles, responsibilities, and lines of authority. While the structure is presented, the absence of supporting information makes it difficult to fully understand how the team will function. Providing more detail would strengthen this section.
Tina Spallo	10 pts	Strongly fits desired attribute(s)	The team is well rounded and suited for the task.



B-5 - Resumes - Reviewer Scores

Reviewer	Score	Reason	Comments
Brian Gaddie	9 pts	Meets or exceeds my expectations	Resumes clearly supported organizational chart.
Earl Newill	10 pts	Meets or exceeds my expectations	Submitted Resumes
LEONETTA BROWN	8 pts	Other	The resume section was highly detailed and provided a clear picture of the team's experience and qualifications.
Tina Spallo	10 pts	Meets or exceeds my expectations	Strong resumes with the required experience.

B-6 - Responsiveness - Reviewer Scores



Reviewer	Score	Reason	Comments
Brian Gaddie	5 pts	Meets or exceeds my expectations	Respondent met the requirements of the request.
Earl Newill	5 pts	Meets or exceeds my expectations	Was Responsive.
LEONETTA BROWN	3 pts	Partially fits desired attributes	The submission contained a large volume of information, but the way it was presented made it difficult to navigate. The organization of the material made the proposal lengthy to read and challenging to verify whether all required qualifications were fully addressed. A clearer, more streamlined structure would improve readability and strengthen the overall response.
Tina Spallo	5 pts	Meets or exceeds my expectations	Thorough submission with all relevant information



Driven Development - Scoring Comments

A-1 - Cover Letter - Reviewer Scores

Reviewer	Score	Reason	Comments
Monsherry Terrell	Pass	Meets the requirement(s)	Pass

A-2 - Qualifications - Reviewer Scores

Reviewer	Score	Reason	Comments
Monsherry Terrell	Pass	Meets the requirement(s)	Pass

A-3 - Addenda - Reviewer Scores



Reviewer	Score	Reason	Comments
Monsherry Terrell	Pass	Meets the requirement(s)	Pass

A-4 - Affidavit - Reviewer Scores

Reviewer	Score	Reason	Comments
Monsherry Terrell	Pass	Meets the requirement(s)	Pass

A-5 - Certificate of Compliance - Reviewer Scores

Reviewer	Score	Reason	Comments
Monsherry Terrell	Pass	Meets the requirement(s)	Pass

A-6 - Exhibit F - Exceptions - Reviewer Scores



Reviewer	Score	Reason	Comments
Monsherry Terrell	Pass	Meets the requirement(s)	Pass - However submission does have exceptions

A-7 - Two (2) Dedicated Email Addresses - Reviewer Scores

Reviewer	Score	Reason	Comments
Monsherry Terrell	Pass	Meets the requirement(s)	Pass

B-1 - General Background - Reviewer Scores

Reviewer	Score	Reason	Comments
Brian Gaddie	20 pts	Other	Developer indicated general structure of their organization and explained their capabilities.



Reviewer	Score	Reason	Comments
Earl Newill	20 pts	Meets or exceeds my expectations	Good Background.
LEONETTA BROWN	15 pts	Partially meets my expectations	The information provided an adequate overview of the project's purpose, but additional details were missing that could have been helpful.
Tina Spallo	20 pts	Strongly fits desired attribute(s)	Driven Development only states two years of experience in developing affordable housing as a non-profit organization.

B-2 - Experience and References - Reviewer Scores

Reviewer	Score	Reason	Comments
Brian Gaddie	20 pts	Well-supported claim(s)	Developer has reasonable experience with affordable housing.



Reviewer	Score	Reason	Comments
Earl Newill	18 pts	Meets or exceeds my expectations	Good Experience
LEONETTA BROWN	16 pts	Medium level of detail in response	The team's background reflects familiarity with similar developments and an understanding of the operational demands involved. But more detailed explanation would have been helpful.
Tina Spallo	25 pts	Meets or exceeds my expectations	The team has historical experience needed for this project. The one project which stands out is Meadowbrook park, which has been one of the most successful developments in the region.

B-3 - Qualifications - Reviewer Scores



Reviewer	Score	Reason	Comments
Brian Gaddie	20 pts	Other	Developer has high levels of experience in varying fields. Key industry members appear to focus on delivery.
Earl Newill	15 pts	Partially meets my expectations	Limited Qualifications
LEONETTA BROWN	20 pts	Other	iven demonstrates strong mission alignment and benefits from substantial development capacity through its partnership with VanTrust. Additional detail on internal staffing and past project execution would strengthen the qualifications.
Tina Spallo	24 pts	Strongly fits desired attribute(s)	Amplly qualified for this project as demonstrated by the attached projects.

B-4 - Organizational (Chart) Capacity - Reviewer Scores



Reviewer	Score	Reason	Comments
Brian Gaddie	6 pts	Partially meets my expectations	Organizational structure was provided but key industry partners could have been identified.
Earl Newill	8 pts	Meets or exceeds my expectations	Submitted Org Chart
LEONETTA BROWN	5 pts	Other	The organizational chart lacks sufficient detail to be meaningful. More clarity is needed on functional roles to fully evaluate organizational readiness.
Tina Spallo	9 pts	Strongly fits desired attribute(s)	The one red light I see is the statement in the Exceptions about not having dedicated staffing. The principles who are listed as the Board are more than qualified to run the non-profit organization.

B-5 - Resumes - Reviewer Scores



Reviewer	Score	Reason	Comments
Brian Gaddie	6 pts	Partially meets my expectations	Developer supplied key personnel resumes. It is unsure who else will participate in key disciplines.
Earl Newill	10 pts	Meets or exceeds my expectations	Submitted Resumes.
LEONETTA BROWN	8 pts	Other	The resumes are professional and demonstrate relevant experience and a capable team with the skills needed for the project. The qualifications are solid overall, additional detail on specific project roles and responsibilities would be helpful.
Tina Spallo	10 pts	Meets or exceeds my expectations	Resumes presented represent qualified individuals with excellent educational, finance and real estate backgrounds

B-6 - Responsiveness - Reviewer Scores



Reviewer	Score	Reason	Comments
Brian Gaddie	3 pts	Partially meets my expectations	Though perhaps realistic, the developer stated that the request is unlikely to be fulfilled in the timeline provided.
Earl Newill	5 pts	Meets or exceeds my expectations	Was Responsive.
LEONETTA BROWN	3 pts	Other	The submission was generally responsive to the RFP requirements, but several sections lacked the level of detail needed for a full evaluation.
Tina Spallo	5 pts	Meets or exceeds my expectations	Response was professionally presented with the required information



Carlson Construction - Scoring Comments

A-1 - Cover Letter - Reviewer Scores

Reviewer	Score	Reason	Comments
Monsherry Terrell	Pass	Meets the requirement(s)	Pass

A-2 - Qualifications - Reviewer Scores

Reviewer	Score	Reason	Comments
Monsherry Terrell	Pass	Meets the requirement(s)	Pass

A-3 - Addenda - Reviewer Scores



Reviewer	Score	Reason	Comments
Monsherry Terrell	Pass	Meets the requirement(s)	Pass

A-4 - Affidavit - Reviewer Scores

Reviewer	Score	Reason	Comments
Monsherry Terrell	Pass	Meets the requirement(s)	Pass

A-5 - Certificate of Compliance - Reviewer Scores

Reviewer	Score	Reason	Comments
Monsherry Terrell	Pass	Meets the requirement(s)	Pass

A-6 - Exhibit F - Exceptions - Reviewer Scores



Reviewer	Score	Reason	Comments
Monsherry Terrell	Pass	Meets the requirement(s)	Pass

A-7 - Two (2) Dedicated Email Addresses - Reviewer Scores

Reviewer	Score	Reason	Comments
Monsherry Terrell	Pass	Meets the requirement(s)	Pass

B-1 - General Background - Reviewer Scores

Reviewer	Score	Reason	Comments
Brian Gaddie	23 pts	Meets or exceeds my expectations	Strong explanation of the development structure and process. Provided strong insight on how to approach the request.



Reviewer	Score	Reason	Comments
Earl Newill	23 pts	Meets or exceeds my expectations	Good Background
LEONETTA BROWN	20 pts	High level of detail in response	This section presents a strong, well-organized narrative that clearly communicates the team's strengths, and long-term commitment to the project.
Tina Spallo	25 pts	Meets or exceeds my expectations	The qualifications presented, along with the team exceed expectations.

B-2 - Experience and References - Reviewer Scores

Reviewer	Score	Reason	Comments
Brian Gaddie	22 pts	Strongly fits desired attribute(s)	Developer has high level of experience with affordable housing.
Earl Newill	24 pts	Meets or exceeds my expectations	Great experience.



Reviewer	Score	Reason	Comments
LEONETTA BROWN	20 pts	High level of detail in response	The team's experience and references are exceptionally strong, demonstrating a deep and relevant track record across multiple developments and partnerships with housing authorities.
Tina Spallo	25 pts	Meets or exceeds my expectations	The team presented has outstanding credentials and experience to make this project a success.

B-3 - Qualifications - Reviewer Scores

Reviewer	Score	Reason	Comments
Brian Gaddie	23 pts	Meets or exceeds my expectations	Developer has high levels of experience and appropriate team members to deliver the request.



Reviewer	Score	Reason	Comments
Earl Newill	23 pts	Meets or exceeds my expectations	Good qualifications.
LEONETTA BROWN	24 pts	High level of detail in response	The qualifications presented are exceptionally strong, demonstrating a highly capable team with deep expertise across development, finance, construction, and long-term operations.
Tina Spallo	25 pts	Meets or exceeds my expectations	The team presented is nationally and locally known. Their reputations precede them and they know how to get a project to the finish line, while being fiscally responsible.

B-4 - Organizational (Chart) Capacity - Reviewer Scores



Reviewer	Score	Reason	Comments
Brian Gaddie	9 pts	Strongly fits desired attribute(s)	Developer provided a strong list of capable professionals in a variety of disciplines.
Earl Newill	10 pts	Meets or exceeds my expectations	Submitted Org Chart
LEONETTA BROWN	7 pts	Other	The organizational chart provides a clear overview of the partnering entities and their relationship, which is helpful for understanding the project structure.
Tina Spallo	10 pts	Meets or exceeds my expectations	Well rounded, educated and talented team

B-5 - Resumes - Reviewer Scores



Reviewer	Score	Reason	Comments
Brian Gaddie	9 pts	Strongly fits desired attribute(s)	Resumes supported org chart well and reinforced the strong team assembled.
Earl Newill	10 pts	Meets or exceeds my expectations	Submitted resumes.
LEONETTA BROWN	8 pts	Strongly fits desired attribute(s)	The references provided are strong and demonstrate extensive, relevant experience across multiple housing authorities and developments.
Tina Spallo	10 pts	Meets or exceeds my expectations	Meets the needs for this project. Diversified and strong talent

B-6 - Responsiveness - Reviewer Scores



Reviewer	Score	Reason	Comments
Brian Gaddie	5 pts	Meets or exceeds my expectations	Developer met all requirements within the request.
Earl Newill	5 pts	Meets or exceeds my expectations	Was responsive
LEONETTA BROWN	4 pts	High level of detail in response	The response was strong overall and addressed the key elements of the project effectively. The team demonstrated clear understanding of the RFP requirements. The level of detail needed for a fully comprehensive evaluation, was limited in some areas.
Tina Spallo	5 pts	Meets or exceeds my expectations	Very responsive complete package provided for scoring



Pate-Campbell Properties, Inc. - Scoring Comments

A-1 - Cover Letter - Reviewer Scores

Reviewer	Score	Reason	Comments
Monsherry Terrell	Pass	Meets the requirement(s)	Pass

A-2 - Qualifications - Reviewer Scores

Reviewer	Score	Reason	Comments
Monsherry Terrell	Pass	Meets the requirement(s)	Pass

A-3 - Addenda - Reviewer Scores



Reviewer	Score	Reason	Comments
Monsherry Terrell	Pass	Meets the requirement(s)	Pass

A-4 - Affidavit - Reviewer Scores

Reviewer	Score	Reason	Comments
Monsherry Terrell	Pass	Meets the requirement(s)	Pass

A-5 - Certificate of Compliance - Reviewer Scores

Reviewer	Score	Reason	Comments
Monsherry Terrell	Pass	Meets the requirement(s)	Pass

A-6 - Exhibit F - Exceptions - Reviewer Scores



Reviewer	Score	Reason	Comments
Monsherry Terrell	Pass	Meets the requirement(s)	Pass

A-7 - Two (2) Dedicated Email Addresses - Reviewer Scores

Reviewer	Score	Reason	Comments
Monsherry Terrell	Pass	Meets the requirement(s)	Pass

B-1 - General Background - Reviewer Scores

Reviewer	Score	Reason	Comments
Brian Gaddie	19 pts	Other	Developer provided detail into their organizational structure but not necessarily into the development process.



Reviewer	Score	Reason	Comments
Earl Newill	18 pts	Meets or exceeds my expectations	Submitted Background info.
LEONETTA BROWN	23 pts	Strongly fits desired attribute(s)	The general background is well-developed and offers a solid foundation for understanding the project's purpose and context.
Tina Spallo	15 pts	Partially meets my expectations	The response was extremely general and did not provide the in-depth information provided by the other respondents

B-2 - Experience and References - Reviewer Scores

Reviewer	Score	Reason	Comments
Brian Gaddie	19 pts	Well-supported claim(s)	Developer has experience in the industry but did not indicate relevant experience to affordable housing.



Reviewer	Score	Reason	Comments
Earl Newill	18 pts	Meets or exceeds my expectations	Decent Experience
LEONETTA BROWN	22 pts	Strongly fits desired attribute(s)	The experience presented is highly relevant, and the references provide confidence in their performance and professionalism. Their background positions them well for a successful project.
Tina Spallo	20 pts	High level of detail in response	Several references are personal and character based. I would have liked to see more references revolving around development projects and financing.

B-3 - Qualifications - Reviewer Scores

Reviewer	Score	Reason	Comments
Brian Gaddie	20 pts	High level of detail in response	Respondent has experience in residential development but did not



Reviewer	Score	Reason	Comments
			indicate affordable housing experience.
Earl Newill	10 pts	Partially fits desired attributes	Limited Qualifications
LEONETTA BROWN	24 pts	Meets or exceeds my expectations	The qualifications presented are impressive, with multiple completed projects that showcase their capability. Their experience stands out as a meaningful strength in this proposal.
Tina Spallo	24 pts	Strongly fits desired attribute(s)	Pate Campbell is qualified to do the work, I am just not impressed with their proposal. The lack of professionalism in the proposal leads me to think will this transfer into the project.

B-4 - Organizational (Chart) Capacity - Reviewer Scores



Reviewer	Score	Reason	Comments
Brian Gaddie	8 pts	Well-supported claim(s)	Developer has a quality team of professionals in a variety of necessary disciplines.
Earl Newill	0 pts	Incomplete response	Didn't find Org chart in submittal
LEONETTA BROWN	5 pts	Other	While the team structure may be present, the format made it difficult to recognize the document as the organizational chart. Clearer labeling or layout would help convey the information more effectively.
Tina Spallo	10 pts	Meets or exceeds my expectations	Pate Campbell lists several associates with qualifying backgrounds.

B-5 - Resumes - Reviewer Scores



Reviewer	Score	Reason	Comments
Brian Gaddie	6 pts	Medium level of detail in response	Respondent did not adequately supply resumes for key professionals but did supply some explanation to their individual background.
Earl Newill	10 pts	Meets or exceeds my expectations	Submitted Resumes
LEONETTA BROWN	9 pts	Strongly fits desired attribute(s)	The resumes were clear, informative, and aligned well with the project requirements. The information provided meets expectations and demonstrates strong individual qualifications.
Tina Spallo	5 pts	Medium level of detail in response	Resume presentation was weak. A paragraph about each person instead of a well created document lends to the unprofessional presentation of the proposal.

B-6 - Responsiveness - Reviewer Scores



Reviewer	Score	Reason	Comments
Brian Gaddie	5 pts	Meets or exceeds my expectations	Developer met the requirements to the request.
Earl Newill	5 pts	Meets or exceeds my expectations	Was responsive
LEONETTA BROWN	4 pts	Strongly fits desired attribute(s)	The submission showed good responsiveness and covered most requested components effectively. A small amount of additional clarity would enhance completeness.
Tina Spallo	3 pts	Partially meets my expectations	As previously mentioned the response was unprofessional and seems to have been thrown together.



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