



# Gregory-Portland Independent School District

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## BOARD MEMORANDUM

TO: DR. MICHELLE CAVAZOS

FROM: DR. ISMAEL GONZALEZ III

CC: BOARD OF TRUSTEES  
CRYSTAL MATERN  
DEBORAH GARZA  
MICHAEL THIEME  
DR. MICHAEL NORRIS  
PENNY ARMSTRONG

DATE: Monday, October 21, 2024

SUBJECT: Discuss and Take Possible Action on Construction Manager At-Risk (CMAR) Guaranteed Maximum Price (GMP) and Budget/Funding Allocation for BOND 2023 Project: Rebuild T.M. Clark Elementary School

### PRIORITIES

PRIORITY 1: EXCEPTIONAL STUDENT PERFORMANCE

N/A

PRIORITY 2: HIGH PERFORMING AND ENGAGED WORKFORCE

N/A

PRIORITY 3: QUALITY SERVICE AND IMPACTFUL COMMUNITY ENGAGEMENT

N/A

PRIORITY 4: EFFICIENT AND EFFECTIVE DISTRICT AND CAMPUS OPERATIONS

4.2 Maintain fiscal viability; stewardship; and improve staff knowledge of sustainable budgeting processes

### BACKGROUND INFORMATION:

Type: Action

A new T.M. Clark Elementary School was approved to be constructed as part of the voter approved MAY 2023 BOND ELECTION.

On September 2023, the district acquired Pfluger Architects as the architectural firm to design the new construction project. Since then, the district has collaboratively worked with all necessary stakeholders to design the new campus. Upon completion of design and construction documents, the district initiated a Competitive Sealed Proposals (CSP) delivery method to procure the construction project. Following that, on June 17, 2024, the Board of Trustees rejected all bids submitted as recommended by district administration due to the proposal being 20% higher than the construction budget.

Subsequently, district administration modified that procurement delivery method from a "Competitive Sealed Proposals (CSP)" to a "Construction Manager At-Risk (CMAR)".

Request for Proposals via CMAR were received on July 25, 2024 and the district evaluation and ranking committee met on Monday, July 29, 2024 to review, evaluate, score, and consider a proposed recommendation. Furthermore, on July 29, 2024 at the regular board meeting, the board of trustees approved administrations recommendation to award Fulton Construction as the CMAR, pending final contractual/guaranteed maximum price (GMP) reviews and final board approval.

Since then, district officials have been meeting with all appropriate parties to go over the project design, the construction budget, and overall variables that play a vital role in this project. Furthermore, prior to any changes being made to the scope or design or the project (due to the CSP over 20% of construction budget), district administration requested that Fulton Construction procure the project through the CMAR delivery method in an effort to obtain an updated cost proposal (GMP) for the new campus that is within range of the original construction budget of \$40 Million.

The evaluation and ranking committee met on October 1, 2024 to go over the status of Fulton Construction procuring for proposals from all necessary sub-contractors. Meeting attendees included District Officials (all internal committee members such as board members, administrators, etc.), Fulton Construction, Pfluger Architects, and Stridde, Callins & Associates. Fulton Construction shared a summary of their procurement results, however were requested to breakdown this analysis in greater detail for final committee review on October 16, 2024.

Any GMP documentation, resources, budget analysis, and final recommendations from the October 16th ranking committee meeting will be shared with the board of trustees at the October 21, 2024 regular board meeting.

Lastly, in an effort to finalize contractual agreements with the CMAR and recommend a final GMP to the board of trustees, district administration is reviewing all project logistics, including budget/funding allocations to ensure this project commences in a timely manner. In essence, administration is also recommending to consider final budget/funding allocations prior to any changes being made to the scope or design of the project, if feasible.

**RECOMMENDATION:**

Administration recommends to consider CMAR GMP and budget/funding allocation for BOND 2023 Project: Rebuild T.M. Clark Elementary School

**FINANCIAL IMPACT AMOUNT AND FUNDING SOURCE (IF APPLICABLE):**

Construction Budget: \$40,000,000.00 (Forty-million dollars)

**BOARD RELATED POLICY:**

CV (LEGAL) (LOCAL)

**ACTION ITEM SUGGESTED MOTION (if applicable):**

That the board accept the recommendation as presented by administration to approve a Guaranteed Maximum Price (GMP) not to exceed \$\_\_\_\_\_ with general contractor, Fulton Construction (board approved Construction Manager At-Risk for this project) and a budget/funding allocation for a total amount of \$\_\_\_\_\_ for BOND 2023 Project: Rebuild T.M. Clark Elementary School, as presented by administration