



Gregory-Portland Independent School District

BOARD MEMORANDUM

TO: DR. MICHELLE CAVAZOS

FROM: DR. ISMAEL GONZALEZ III

CC: BOARD OF TRUSTEES
BRITTNEY SOLIZ SANDOVAL
DEBORAH GARZA
MICHAEL THIEME
DR. MICHAEL NORRIS
PENNY ARMSTRONG

DATE: Monday, December 15, 2025

SUBJECT: DISCUSS AND TAKE POSSIBLE ACTION REGARDING RFP# 2526-02
CONSTRUCTION MANAGER AT-RISK FOR BOND 2025 PROJECT(S): VISUAL &
PERFORMING ARTS AND CAREER & TECHNICAL EDUCATION ACADEMIC CENTER

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

4.3 Ensure strategic alignment of resources

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

4.1 Annually improve operational processes

BACKGROUND INFORMATION:

Type: Action

In May 2025, G-PISD voters approved a \$205 million bond program, which included two major capital projects: (1) the construction of a new Visual and Performing Arts Academic Center, funded at \$60 million, and (2) Career and Technical Education (CTE) Additions and Renovations at G-P High School, funded at \$20 million.

Following the bond's passage, district leadership evaluated the most effective way to deliver these projects. After extensive internal review and consultation with program leaders, the district determined that combining both projects into one comprehensive "next-generation" educational facility would maximize resources, create seamless student access, and produce a holistic learning environment that integrates arts, CTE pathways, and collaborative learning spaces.

In June 2025, the Board of Trustees approved the selection of Studio Red Architects to provide architectural design services for the combined project. The Board also approved Stridde, Callins & Associates to provide Mechanical, Electrical, and Plumbing (MEP) engineering services. All associated contracts were finalized in July 2025.

From August through November 2025, the district convened a Visioning Committee to guide the early planning stages. The committee met on August 21 and October 8 and was composed of district leadership, board members, community members, business partners, university representatives, and program professionals. These sessions were highly collaborative and deeply engaging, generating valuable input that has shaped the preliminary design concepts and educational purpose of the facility.

During this same period, Studio Red Architects conducted multiple user-group workshops with theater, art, band, audio/visual, CTE, and other program leaders to gather detailed operational and instructional needs. District leadership also met regularly with the design team to review progress, evaluate concept options, and prepare for the next major step in project delivery—initiating procurement for a Construction Manager-at-Risk (CMAR).

The proposed facility will be located on the existing high school campus, specifically in the current student parking area. This site was selected because it enhances student and staff circulation, maintains efficient campus flow, and aligns well with the high school's long-range master plan and architectural character along Wildcat Drive.

Purpose of Procuring a Construction Manager-at-Risk (CMAR)

The district is requesting authorization to approve and award a CMAR in accordance with **Texas Government Code Chapter 2269, Subchapter F**. This method allows the district to select a construction manager based on qualifications and best value, rather than low bid alone. Under the statute, the CMAR provides pre-construction services, collaborates with the architect during design, and later delivers the project at a contractually established Guaranteed Maximum Price (GMP).

For school districts, a CMAR plays a critical role in the success of complex, large-scale, and specialty facilities such as this one. Specifically, a CMAR will:

- **Provide real-time cost estimating, budgeting, and value-engineering** throughout the design phases to ensure the project remains within the voter-approved bond allocation;
- **Assist with scheduling, constructability reviews, phasing plans, and site logistics**, which is essential on an active high-school campus;
- **Support risk mitigation** by identifying potential challenges early and ensuring alignment between design intent, material availability, and construction sequencing;
- **Deliver the project under a GMP**, as required by Government Code §2269.255, providing the district cost protection and financial predictability;
- **Collaborate closely with the architect and district** to maintain project schedule, with a current target opening date of **July 2028**.

Use of the CMAR method is also consistent with **Texas Education Code §44.031**, which outlines purchasing and contracting standards for school districts and allows the use of alternative delivery methods authorized under Government Code Chapter 2269.

CMAR Solicitation, Evaluation, and Recommendation Process

G-PISD initiated the CMAR procurement process in accordance with state law by publicly advertising the Request for Proposals on November 20, 2025, and November 27, 2025, in the district's local newspaper of record. All CMAR proposals were required to be submitted no later than December 11, 2025, at 2:00 p.m. The district's evaluation committee—composed of district leadership, board members, program leaders, and supported by advisors including Studio Red Architects and the MEP engineering team—will convene on December 12, 2025, to review and score all submissions. Based on the committee's evaluations, a recommended firm will be brought forward to the Board of Trustees for consideration and potential approval on December 15, 2025.

RECOMMENDATION:

Administration recommends approval of the top-ranked Construction Manager-at-Risk (CMAR) firm, selected through the one-step CMAR delivery method and evaluated in accordance with Texas Government Code Chapter 2269 and Texas Education Code §44.031. The district’s evaluation committee conducted a comprehensive review of qualifications, proposed personnel, project methodology, past performance, and all required best-value criteria outlined in statute. Approving the highest-ranked CMAR will allow the district to move forward with pre-construction collaboration, cost analysis, and schedule development to keep this bond project on track.

FINANCIAL IMPACT AMOUNT AND FUNDING SOURCE (IF APPLICABLE):

The combined project total is \$80 million, with a construction budget of \$65 million, all of which will be funded through the voter-approved Bond 2025 program.

BOARD RELATED POLICY:

CH (LEGAL) (LOCAL)

CV (LEGAL) (LOCAL)

ACTION ITEM SUGGESTED MOTION (if applicable):

That the Board accept Administration’s recommendation and make a motion to approve and award a contract to the top-ranked Construction Manager-at-Risk (CMAR) firm, _____, selected through the one-step CMAR delivery method and evaluated in accordance with Texas Government Code Chapter 2269, Texas Education Code §44.031, and all applicable local board policies governing construction procurement.