



Gregory-Portland Independent School District

BOARD MEMORANDUM

TO: DR. MICHELLE CAVAZOS

FROM: CHRIS CASAREZ/ALTON ALEXANDER

CC: BOARD OF TRUSTEES
DR. ISMAEL GONZALEZ III
DEBORAH GARZA
DR. MICHAEL NORRIS
PENNY ARMSTRONG

DATE: Monday March 24, 2025

SUBJECT: Discuss and Take Possible Action on Commissioning Services for Four (4) Bond 2023 Projects per RFQ #2223-01

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

4.4 Annually Improve Safety & Security

BACKGROUND INFORMATION:

For Bond 2023 Projects, the District is seeking a qualified HVAC Engineering Firm to conduct Professional Commissioning Services of the new HVAC systems at T.M. Clark Elementary, High

School Cafeteria/Culinary Renovations, High School Fine Arts/Band Hall Renovations, and the Operations & Family Resource Center Facility. The primary goal of commissioning any project or system is to ensure that success for the project is clearly defined in the Owner's Project Requirements (OPR) and that the building and systems perform as intended to fulfill that mission. DBR is developing the specifications for the Operations/Family Resource Project, while Stridde Callins is developing the specifications for the three Instructional projects. Bids were received March 10th and the committee evaluated them on March 19th.

Committee Evaluating the Qualifications:

Alton Alexander, Construction Manager

Sridhar Kota, Project Manager

Firm Rankings:

Cleary Zimmerman	95
Bath Group	90
CSI	89
Terracon	88
CBRE	87
Parkhill	86
Ethos	85
Leaf	84
DBR	83

RECOMMENDATION:

Administration recommends to award Cleary Zimmerman and Bath Group to provide Commissioning Services for each of the Four (4) Bond 2023 Projects.

FINANCIAL IMPACT:

Commissioning is an Engineering service, thus will be scored based on qualifications. Proposals will be sought from the awarded Contractors as the scope of each project is developed. Administration will bring the contracts with costs to the subsequent School Board Meeting for possible approval after proposals have been negotiated and deemed acceptable by the District.

BOARD RELATED POLICY:

CH (LEGAL)

CV (LEGAL)

CVB (LEGAL)

ACTION ITEM SUGGESTED MOTION (if applicable):

The School Board accept Administration's recommendation to award Cleary Zimmerman and Bath Group for Commissioning Services for each of the Four (4) Bond 2023 Projects in accordance with RFQ #2425-01.