



Gregory-Portland Independent School District

BOARD MEMORANDUM

TO: DR. MICHELLE CAVAZOS

FROM: DR. ISMAEL GONZALEZ III

CC: BOARD OF TRUSTEES
CRYSTAL MATERN

DATE: Monday July 29, 2024

SUBJECT: Discuss and Take Possible Action on RFP # 2324-04 Construction Services of New T.M. Clark Elementary School Construction Manager At-Risk

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

BACKGROUND INFORMATION:

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.

Subsequently, district administration has 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 evaluation and ranking committee will meet on Monday, July 29, 2024 to review, evaluate, score, and consider a proposed recommendation based on the following criteria:

- 35/35 The Construction Manager's Fee and General Conditions
- 25/25 The reputation and experience of the Proposer and their services with similar school projects and conditions as a Construction Manager.
- 10/10 The Quality of the Construction Manager's work and services.
- 5/5 The Construction Manager's past relationship with the District. (Criteria will be graded with all proposers starting at 5 points.
- 10/10 The experience and reputation of the Construction Manager's project team that would be assigned.
- 5/5 The Construction Manager's financial capacity is appropriate to the size and scope of the project. (Provide the last fiscal year's financial report).
- 10/10 Safety Record. Provide information regarding EMR (Employee Modifier Rate) or OSHA incident rate.

RECOMMENDATION:

The evaluation and ranking committee will complete the evaluation and assessment of the proposal(s) submitted and rank on the criteria stipulated in the RFP package. The committee will present a recommendation to the board of trustees at the regular board meeting.

FINANCIAL IMPACT:

The Construction Budget is Forty Million Dollars: \$40,000,000

BOARD RELATED POLICY:

CH (LEGAL)

CV (LEGAL)

ACTION ITEM SUGGESTED MOTION (if applicable):

That the board make a motion to approve and award RFP #2324-04 Construction Services of the New T.M. Clark Elementary School Construction Manager At-Risk to vendor; _____ authorizing the Superintendent to negotiate a contract and guaranteed maximum price (GMP) for final board approval.