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January 13, 2023

VIA: E-MAIL



Dr. Jerry Gibson  
Superintendent of Schools  
Galveston Independent School District  
3904 Avenue T  
Galveston, Texas 77550

RE: CMAR Recommendation Letter  
New Ball High School, Natatorium, and Press Box at Courville Stadium  
Galveston Independent School District  
PBK Project Number: 220376

Dear Dr. Gibson,

On Wednesday, January 11, 2023, sealed proposals and qualification packages were received in the Galveston Independent School District for Construction Manager-at-Risk Services for the New Ball High School, Natatorium, and Press Box at Courville Stadium projects under a One-Step process in full compliance of Texas Government Code Section 2269.253. Six (6) construction managers submitted in response to the Request for Proposals (RFP) issued on Friday, December 16, 2023, and publicly advertised in full accordance with the Texas Government Code.

Immediately upon receipt of the proposals a Selection Committee comprised of representatives from Galveston ISD, Zero/Six and PBK evaluated the proposals against the selection criteria published in the RFP. Following an initial evaluation, the Committee shortlisted three (3) Construction Managers for an interview as planned and published in the RFP: 1) Turner Construction, 2) Pogue Construction & 3) Gilbane – J.W. Kelso. The interviews of each proposer were conducted on Friday, January 13, 2023.

After a detailed evaluation of all information submitted and extensive deliberation it is the Committee's recommendation that the Galveston Independent School District consider the award of the Construction Manager-at-Risk Services contract for the New Ball High School, Natatorium, and Press Box at Courville Stadium projects to the **Gilbane – J.W. Kelso** team. They received the highest ranking considering all criteria as outlined in the RFP. A proposal tabulation sheet and the Evaluation Worksheet is attached hereto.

The Gilbane – J.W. Kelso team has extensive experience in the construction of K-12 facilities. Gilbane Building Company is ranked the #1 K-12 construction company in the nation, by volume of work. The Gilbane – J.W. Kelso team has experience on multiple projects on Galveston Island and surrounding areas. It is the Selection Committee's position that the proposed team is well qualified to successfully execute the requirements of this contract and will bring the best value to the District.

We would like to express our sincere appreciation to you, the Board of Trustees, the Administration and Zero Six for the opportunity to be associated with this very important project. We look forward to a successful partnership with the District and the Gilbane – J.W. Kelso team in the planning and construction of these very important projects for the Galveston Independent School District.

Sincerely,  
PBK Architects, Inc.

Sincerely,

A handwritten signature in blue ink that reads "Manny Torres". The signature is fluid and cursive, with a long horizontal stroke at the end.

Manuel 'Manny' Torres  
*Partner*  
**PBK**

cc: Jeff Martello, GISD  
Matt Neighbors, GISD  
Bill Coltzer, Zero/Six  
Ron Bailey, PBK  
Gloria Carlos, PBK