



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, February 23, 2026

SUBJECT: Discuss and Take Possible Action for CSP# 2526-04 Construction High School Parking Lot and Back Drive

PRIORITIES

PRIORITY 1: EXCEPTIONAL STUDENT PERFORMANCE

PRIORITY 2: HIGH PERFORMING AND ENGAGED WORKFORCE

PRIORITY 3: QUALITY SERVICE AND IMPACTFUL COMMUNITY ENGAGEMENT

PRIORITY 4: EFFICIENT AND EFFECTIVE DISTRICT AND CAMPUS OPERATIONS

4.1 Annually improve operational processes

4.3 Ensure strategic alignment of resources

BACKGROUND INFORMATION:

Type: Action

In an effort to improve parking capacity and traffic efficiency at Gregory-Portland High School, and in collaboration with the Board of Trustees and district administration, it was determined that the existing front parking lot should be expanded. Upon completion, this area will serve as the designated student parking lot.

This expansion is necessary because the current student parking lot is planned to become the future site of the 2025 Bond Visual and Performing Arts facility, with construction anticipated to begin in Fall 2026. Proactively expanding the front parking lot ensures minimal disruption to campus operations and supports long-term facility planning.

To ensure the proposed expansion is legally and operationally sound, a boundary study was conducted to verify property lines, easements, setback requirements, and school district boundary considerations. This review confirmed that the planned parking lot expansion and rear drive improvements will remain fully within district-owned property and will not encroach upon adjacent parcels, utility easements, or other jurisdictional boundaries.

In addition, a formal traffic study was commissioned and is currently in its final stages of review. This analysis evaluated peak traffic flow during student arrival and dismissal, stacking capacity, ingress and egress efficiency, pedestrian safety, and overall campus circulation. The study is designed to ensure that the parking lot expansion and future rear drive not only address current congestion concerns but also integrate seamlessly into the district's long-term traffic flow plan for Gregory-Portland High School.

Together, these steps reflect a proactive, compliance-focused, and data-driven approach that prioritizes safety, efficiency, and responsible stewardship of district assets.

This agenda item authorizes the award of a contractor to construct the front parking lot expansion and to add a rear access drive behind the high school. The rear drive will provide improved access to the CTE facilities and will ultimately serve as a key component of the campus's comprehensive traffic flow plan.

The district solicited Competitive Sealed Proposals (CSP) in accordance with Texas Education Code § 44.031, based on design documents prepared by Lamar Womack & Associates (LWA). Sealed proposals were received by the district by 2:00 p.m. on February 19, 2026. Proposals were publicly opened and subsequently evaluated by a district committee in accordance with established procurement criteria.

RECOMMENDATION:

Administration recommends that the Board approve the selection and award of a contract to the top-ranked general contractor for the Construction of the High School Parking Lot and Back Drive, as determined through the Competitive Sealed Proposal (CSP) process conducted in accordance with Texas Government Code Chapter 2269, Texas Education Code §44.031, and all applicable local board policies.

FINANCIAL IMPACT AMOUNT AND FUNDING SOURCE (IF APPLICABLE):

LWA Opinion of Probable Costs: \$2,253,892

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 proposer for CSP# 2526-04 Construction of High School Parking Lot and Back Drive, selected through the Competitive Sealed Proposal (CSP) process and evaluated in accordance with Texas Government Code Chapter 2269, Texas Education Code §44.031, and all applicable local board policies.