



Gregory-Portland Independent School District

BOARD MEMORANDUM

TO: DR. MICHELLE CAVAZOS

FROM: DR. ISMAEL GONZALEZ III

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

DATE: Monday, July 21, 2025

SUBJECT: Consider Approval of a Professional Services Contract with Lamar Womack & Associates Architects for BOND 2025 Projects – Parking Lot Improvements at the High School Complex, Demolition of Aging Facilities/Structures, and Elementary Playground Improvements, pursuant to RFQ #2425-04

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

4.1 Annually improve operational processes

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

4.3 Ensure strategic alignment of resources

BACKGROUND INFORMATION:

Type: Consent

Following the successful passage of the Bond 2025 package on May 3, 2025—totaling \$205 million in voter-approved capital improvements—the district initiated a formal Request for Qualifications (RFQ #2425-04) to procure professional architectural services in accordance with Texas Government Code Chapter 2254, which governs the acquisition of professional services, including architecture, based on demonstrated competence and qualifications.

As part of the early planning and design phases for bond-funded projects, the district must secure architectural services to lead programming, design development, budgeting alignment, and visioning to ensure that each project supports the mission, vision, and long-term goals of Gregory-Portland ISD.

On June 16, 2025, the Board of Trustees approved the administration's recommendation to award Lamar Womack & Associates Architects to design the Parking Lot Improvements at the High School Complex, Demolition of Aging Facilities/Structures, and Elementary Playground Improvements

Since that board action, district staff have been working closely with legal counsel and Lamar Womack & Associates Architects to draft and negotiate a fair and reasonable professional services agreement. This includes aligning scope, deliverables, and architectural cost of services in accordance with best practices and in compliance with local policy and applicable state law.

Pursuant to Board Policy CV(LOCAL), construction-related professional service contracts exceeding \$50,000 require formal board approval. The contract presented for consideration reflects the next procedural step in implementing the board's June action.

Bond Allocations:

Parking Lot Improvements at the High School Complex: \$5,000,000

Demolition of Aging Facilities/Structures: \$2,500,000

Elementary Playground Improvements: \$2,500,000

If approved, the district will formally initiate the design phase with Lamar Womack & Associates Architects, which will begin with an in-depth visioning and programming process.

The design phase is anticipated to span approximately 6 to 9 months.

RECOMMENDATION:

District administration recommends approval and award of a professional services contract with Lamar Womack & Associates Architects for the design of the Parking Lot Improvements at the High School Complex, Demolition of Aging Facilities/Structures, and Elementary Playground Improvements, as part of the Bond 2025 program.

FINANCIAL IMPACT AMOUNT AND FUNDING SOURCE (IF APPLICABLE):

Summary of Proposed Fees for Architectural & Engineering Services:

Project	Construction Budget	A/E Fixed Fee	Estimated Pass-Through Costs	Total Not-to-Exceed Amount
Parking Lot Improvements (HS Complex)	\$4,250,000	\$250,750	\$3,000 (printing)	\$253,750
Demolition of Aging Facilities/Structures	\$2,200,000	\$132,000	\$2,500 (printing)	\$134,500
Elementary Playground Improvements	\$2,000,000	\$120,000	\$3,000 (printing)	\$123,000

**Formal proposals attached below*

BOARD RELATED POLICY:

CH (LEGAL) (LOCAL)

CV (LEGAL) (LOCAL)

CVB (LEGAL)

ACTION ITEM SUGGESTED MOTION (if applicable):

That the Board make a motion to approve and award a contract to Lamar Womack & Associates Architects for professional architectural services related to the following Bond 2025 projects: (1) Parking Lot Improvements at the High School Complex, (2) Demolition of Aging Facilities/Structures, and (3) Elementary Playground Improvements, pursuant to RFQ #2425-04, as presented.