



Gregory-Portland Independent School District

BOARD MEMORANDUM

TO: DR. MICHELLE CAVAZOS

FROM: CHRIS CASAREZ

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

DATE: Monday March 28, 2025

SUBJECT: Discuss and Take Possible Action on RFP # 2425-03 Construction Services Experiential Learning at three (3) Elementary Schools Construction Manager at-Risk

PRIORITIES:

PRIORITY 1: EXCEPTIONAL STUDENT PERFORMANCE

- 1.1 Annually increase performance in reading for all students and all student groups
- 1.2 Annually increase performance in math for all students and all student groups
- 1.3 Annually increase performance in College; Career; and Military Readiness for all students and all student groups
- 1.4 Annually increase student engagement for all students and all student groups
- 1.5 Annually increase the percentage of students who feel safe at school

PRIORITY 2: HIGH PERFORMING AND ENGAGED WORKFORCE

N/A

PRIORITY 3: QUALITY SERVICE AND IMPACTFUL COMMUNITY ENGAGEMENT

- 3.1 Annually increase the percentage of student satisfaction

PRIORITY 4: EFFICIENT AND EFFECTIVE DISTRICT AND CAMPUS OPERATIONS

- 4.3 Ensure Strategic Alignment of Resources
- 4.4 Annually improve safety and security

BACKGROUND INFORMATION:

The following project is part of the approved BOND 2023 package listed as Hands-On Learning Experiences at Four (4) Elementary Campuses. The district acquired Pfluger Architects to provide professional architectural services for this project.

G-PISD's elementary schools for this request consist of four (4) schools. The schools are East Cliff Elementary, Stephen F. Austin Elementary, WC Andrews Elementary, and TM Clark Elementary. The usable space within each school varies between entry, outdoor, hallways, specific rooms, and cafeteria spaces. The total area for experiential learning spaces in square footage varies for each school.

GPISD has contracted with Exhibit Concepts to provide turnkey design and construction/installation services to deliver experiential learning at multiple campuses. The District has budgeted approximately \$2M in other funds for support projects related to this program. These projects are intended to facilitate the installation of the exhibits and any supporting/ building modifications required, such as:

- Electrical relocation
- Lighting additions
- Sheetrock repairs
- Temporary walls
- Etc.

The Proposals were received on April 10th, and the committee met April 15th to review, evaluate, score, and decide on a proposed recommendation based on the following criteria:

- (40 Pts.) The Offeror's monetary proposal.
- (20 Pts.) Ability to meet District's needs.
- (15 Pts.) Quality of Vendors.
- (15 Pts.) Reputation of Vendors Services.
- (10 Pts.) Quality of Vendor's Proposal Packet

The committee reviewing the proposal was:

Dr. Ismael Gonzalez III, Assistant Superintendent
Michael Thieme, Executive Director for Safety & Operations
Alton Alexander, Construction Manager
Lee Roy Gonzalez, Maintenance Director
Chris Casarez, Purchasing Coordinator
Todd Brendalen, Architect LWA- Non-Scoring Member

Contractors who submitted:	Points
- Weaver & Jacobs Constructors, Inc.	88
FEE (overhead & profit): 8%	
General Conditions Cost: 17.11%	
Pre-Construction Cost not to exceed: \$10,000	

RECOMMENDATION:

The committee recommends that the School Board accept _____ for the following fee schedule: _____

Alternate Motion: Reject all bids regarding RFP# 2425-03 Construction Services Experiential Learning at three (3) Elementary Schools Construction Manager at-Risk.

FINANCIAL IMPACT:

The Budget provided by the district is \$2,000,000

BOARD RELATED POLICY:

CH (LEGAL)
CV (LEGAL)

ACTION ITEM SUGGESTED MOTION (if applicable):

That the Board accept Administration's recommendation to approve contractor _____ with a fee structure of _____ regarding RFP# 2425-03 Construction Services Experiential Learning at three (3) Elementary Schools Construction Manager at-Risk.

Alternate Motion: Reject all bids regarding RFP# 2425-03 Construction Services Experiential Learning at three (3) Elementary Schools Construction Manager at-Risk.