



Gregory-Portland Independent School District

BOARD MEMORANDUM

TO: DR. MICHELLE CAVAZOS

FROM: DR. ISMAEL GONZALEZ III

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

DATE: Monday, October 20, 2025

SUBJECT: Discuss and Take Possible Action on Request for Proposals (RFP)
#2526-01 Construction Manager At-Risk BOND 2025 Project: High School
Renovations

PRIORITIES

PRIORITY 4: EFFICIENT AND EFFECTIVE DISTRICT AND CAMPUS OPERATIONS

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

BACKGROUND INFORMATION:

Type: Action

Purpose of Board Item

The purpose of this agenda item is to present a recommendation for the Board of Trustees to move forward with the **selection of a Construction Manager at Risk (CMAR)** for the High School Renovations project funded through Bond 2025.

In compliance with applicable procurement laws, G-PISD issued a public solicitation notice in the local newspaper for CMAR services. Proposals are due **October 9, 2025**. Following this deadline, the Selection Committee will evaluate all submissions, score and rank the proposals, and bring forward a final recommendation for Board approval.

- **Scope of Action:** This request is specific to the High School Renovations portion of Bond 2025. It does not include other Bond 2025 projects currently in design.
 - **Construction Budget:** \$20,000,000
 - **Design Team:** Turner | Ramirez Architects and Stridde, Callins & Associates (MEP Engineers) have been approved and are actively working with district staff to finalize schematic designs for the High School Renovations.
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Background

Gregory-Portland High School opened in 2002 and became home to Wildcats for the first time. Like any facility, time, enrollment growth, and evolving program needs create the necessity for modernization. Today, G-PISD serves more than 5,100 students, with over 1,500 attending the high school—nearly 30% of the district’s total enrollment.

Projects Completed (2020–2025)

Since 2020, the district has completed several major upgrades that are fully operational and benefiting students daily:

- **Dr. Paul Clore Career & Technical Education Center** – Expanded career pathway opportunities.
 - **Agriscience Facility, Project Center, & Greenhouse** – Modernized spaces for hands-on agricultural education.
 - **Classroom Additions** – Additional instructional space to support student growth.
 - **Front Entrance & Canopy Upgrades** – Improved safety and accessibility.
 - **Perimeter Fencing Project** – Enhanced campus security.
 - **HVAC Improvements** – Reliable, efficient systems for comfort.
 - **Furniture Upgrades** – New classroom, library, and front office furniture installed for the 2024–2025 school year.
 - **Gymnasium Renovations** – Updated spaces for athletics and student gatherings.
 - **Wildcat Park** – New baseball and softball stadiums.
 - **All-Purpose Facility & George W. Harris Fieldhouse** – Multi-functional spaces supporting academics, athletics, and extracurricular programs.
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Projects in Progress (2023–2026)

Currently under construction with anticipated completion by Summer 2026 (ready for the 2026–2027 school year):

- **Cafeteria Additions & Renovations** – Expanded and modernized dining facilities.
 - **Fine Arts Classroom Renovations** – Upgraded instructional space for performing arts.
 - **New Band Hall** – A state-of-the-art home for the G-PHS Band program.
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Projects in Design Phase (Bond 2025)

Bond 2025, approved by voters in May 2025, funds additional renovations and new construction currently in the design phase. District leaders, campus staff, architects, and community committees are collaborating to create facilities that align with G-PISD's vision and community values.

Planned projects include:

- **High School Renovations (subject of this agenda item):**
 - Gym Locker Room Renovations – Modernized athletic and student health facilities.
 - Welding Shop – Expanded space for technical training and workforce readiness.
 - General Classroom, Library, & Common Area Renovations – Flexible, collaborative learning environments.
- **Other Bond 2025 Projects (not part of this action item):**
 - Visual & Performing Arts / CTE Facility – A transformational space combining fine arts and technical education.
 - Parking Lot Upgrades – Improved traffic flow, safety, and accessibility.

*Note: The action before the Board today applies only to the **High School Renovations project** listed above (locker rooms, welding shop, classrooms, library, and common areas).*

Project Timeline & Progress (High School Renovations – Bond 2025)

While this report provides a comprehensive view of all upgrades at Gregory-Portland High School, the **agenda item and Board action pertain solely to the High School Renovations project included in Bond 2025.**

- **June 16, 2025:** Turner | Ramirez Architects selected as the architectural firm for the High School Renovations Project.
- **June - October:** Turner | Ramirez and Stridde, Callins & Associates have collaborated with district leadership and stakeholders throughout the schematic design process.
- **October 1, 2025:** Pre-bid meeting held to address contractor questions and provide updates on the RFP.
- **October 9, 2025:** Bids scheduled to be received and opened.
- **October 10, 2025:** Evaluation Committee will review, score, and make a recommendation for CMAR selection specific to the High School Renovations project.

Proposals submitted through this solicitation will be evaluated by the following Selection Committee members:

Voting Members

- Dr. Michelle Cavazos, Superintendent
- Dr. Ismael Gonzalez III, Assistant Superintendent
- Michael Thieme, Executive Director for Safety & Operations
- Alton Alexander, Construction Manager
- Dominick Hernandez, Construction Specialist
- Dr. Michael Norris, Executive Director for School Leadership
- Lee Roy Gonzalez, Maintenance Director
- Elizabeth Shubert, High School Principal
- Brent Davis, Athletic Director
- School Board Member
- School Board Member

Non-Voting Members (Advisory)

- Chris Casarez, Purchasing Coordinator
- Phillip Ramirez, Architect, Turner Ramirez
- Brian Bienek, Architect, Turner Ramirez
- Christine Valenti-Gamucci, Associate, Turner Ramirez
- Scott Stridde, MEP, Stridde Callins
- Jared Merdes, MEP, Stridde Callins

RECOMMENDATION:

District administration recommends moving forward with the selection of a Construction Manager at Risk (CMAR) for the High School Renovations project under Bond 2025. The evaluation committee will present its recommendation to the Board of Trustees.

FINANCIAL IMPACT AMOUNT AND FUNDING SOURCE (IF APPLICABLE):

Construction Budget: \$20,000,000

Funding Source: BOND 2025

BOARD RELATED POLICY:

CH (LOCAL) (LEGAL)

CV (LOCAL) (LEGAL)

ACTION ITEM SUGGESTED MOTION (if applicable):

That the Board of Trustees make a motion and approve administration's recommendation to award a contract for RFP #2526-01, Construction Manager at Risk (CMAR), to Vendor _____, as presented.