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May 20, 2024



Dr. Matthew Neighbors
Chief Executive Officer/Executive Director of Secondary Education
Galveston Independent School District
3904 Avenue T
Galveston, Texas 77550

RE: Austin Middle School Renovations – Parking Lot Phase
PBK Project No.: 220432

Dear Dr. Neighbors,

On Thursday, May 16, 2024, PBK Architects and Zero Six Consulting LLC received Competitive Sealed Proposals for the renovations to Austin Middle School Renovations – Parking Lot project located in the Galveston Independent School District. One general contractor submitted proposals for the Austin Middle School Renovations – Parking Lot phase.

A Selection Committee made up of personnel from GISD, PBK and Zero Six Consulting, LLC evaluated their proposal and ranked them based on the selection criteria as approved by the Galveston Board of Trustees, and also published in the Instructions to Offerors section of the Contract Documents. The selection committee considered the proposers proposal, information submitted as part of the pre-proposal submission and additional references from area school districts, architects, and consultants. After the evaluation process was complete, Lucas Construction Company, LLC was determined to be the “Best Value” to the district for the Austin Middle School Renovations – Parking Lot Phase project.

PBK Architects, Inc. and Z6 Consultants recommend to the Galveston Independent School District’s Board of Trustees, the acceptance of the Selection Committee’s recommendation to award a construction contract to Lucas Construction Company, LLC for the Austin Middle School Renovations – Parking Lot phase, in the amount of **\$1,049,000.00 (One-Million and Forty-Nine Thousand Dollars and Zero Cents).**

Lucas Construction Company, LLC, the recommended Offeror, has a large Galveston area presence and has executed several construction contracts in the city of Galveston, including the Ball High School Parking Lot, Galveston College Parking Lots, and various Galveston Seawall repairs.

We would like to express our sincere thanks to Galveston ISD Administration and Zero Six Consulting, LLC, for the assistance we received during the planning of this

project. We look forward to a successful construction phase for the Austin Middle School Renovations – Parking Lot Phase.

If you have any questions concerning the proposed general contractor or our recommendations, please do not hesitate to contact us.

Sincerely,
PBK Architects, Inc.



Manuel 'Manny' Torres
Partner

cc: Bill Coltzer, Zero Six Consulting
Zach Johnson, Zero Six Consulting
Chris Green, PBK

Lucas Construction Scoring Summary

Competitive Sealed Proposals

Galveston Independent School District

Austin Middle School Renovations Parking Lot Phase

Proposal Date and Time: Thursday, May 16, 2024

EVALUATION CRITERIA	WEIGHT	
		Average Total
1. The amount of the base proposal and each alternate	20	20.00
2. The length of construction time proposed	5	5.00
3. The responsibility and reputation of the Offeror	10	9.88
4. The record of Offeror to complete projects on schedule	5	4.94
5. The quality of the Offeror's performance and work on previous contracts and school projects of similar scope	15	14.75
6. Offeror's probability to participate with the Owner and Architect in a team effort in order to minimize additional costs and changer orders	10	9.81
7. The quality and availability of the offeror's personnel and services	10	9.88
8. The sub-offerer proposed to perform the work	10	9.75
9. The probability of satisfactory work, repair and service, and maintenance performed by the Offeror after substantial completion and during warranty periods	10	9.75
10. The Offeror's safety record, safety record being defined as an Offeror's OSHA (Officer of Safety and Health Administration) inspection logs for the last three years, a loss analysis from the Offeror's insurance carrier, and a loss history covering all lines of insurance coverage carried by the Offeror	5	4.63
TOTAL POINTS:	100.00	98.38