



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, December 15, 2025

SUBJECT: DISCUSS AND TAKE POSSIBLE ACTION REGARDING CSP# 2526-02
CONSTRUCTION OF HIGH SCHOOL PARKING LOT COMPLEX IMPROVEMENTS

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

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

BACKGROUND INFORMATION:

Type: Action

In May 2025, G-PISD voters approved a \$205 million bond program, which included **\$5 million** for the High School Parking Lot Complex improvements. This project is being delivered in multiple phases to address current and future parking needs at G-P High School and to maintain safe, functional traffic circulation during ongoing construction associated with other bond projects.

In July 2025, the Board of Trustees approved LWA Architects to provide design services for this project. Since that time, district leadership, campus administration, and the design team have collaborated to develop a phased approach that expands parking capacity, enhances traffic flow, and ensures year-round access to parking despite multiple simultaneous construction activities at the high school.

The first phase consists of constructing a **new parking lot on the south end of Ray Akins Stadium**, planned for completion by **Summer 2026**. Once operational, this new lot will allow the district to maintain required parking capacity as additional phases progress. Subsequent phases include improving traffic flow across the high school complex and refurbishing the **main stadium parking lot** during **Summer 2026**, followed by continued upgrades aligned with the long-range phasing plan. Additional improvements—such as expanding the front entrance parking lot, constructing a new access road, and staging construction where the new Visual & Performing Arts/CTE Academic Center will be built—are also integrated into the broader high school site plan as outlined in the districts **Long-Range Phasing Plan**.

Procurement Delivery Method

To ensure the best-value selection of a qualified contractor, the district is utilizing the **Competitive Sealed Proposal (CSP)** delivery method, authorized under **Texas Government Code Chapter 2269, Subchapter D**, and **Texas Education Code §44.031**. Under the CSP method, contractors submit sealed proposals that include both pricing and qualifications, and proposals are evaluated on best value—not low bid alone—based on criteria approved by the district and allowed by statute.

The solicitation for CSPs was advertised in the district's local newspaper of record on **November 20, 2025**, and **November 27, 2025**, consistent with statutory procurement requirements. Proposals are due **December 11, 2025, at 2:00 p.m.**

The district's evaluation committee—composed of district leadership, board members, program stakeholders, and supported by advisors including LWA Architects and engineering consultants—will convene on **December 12, 2025**, to review and score the proposals. Based on the committee's evaluations, a recommendation will be presented to the **Board of Trustees on December 15, 2025**, for consideration and possible approval.

RECOMMENDATION:

Administration recommends that the Board approve the selection and award of a contract to the top-ranked proposer for the High School Parking Lot Complex project, based on the evaluation committee's scoring 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. Approval of the highest-ranked firm will allow the district to proceed with Phase 1 construction and maintain critical parking and traffic flow needs during ongoing high school bond projects.

FINANCIAL IMPACT AMOUNT AND FUNDING SOURCE (IF APPLICABLE):

The total project budget allocated through Bond 2025 is \$5 million, with an estimated construction budget of approximately \$4 million dedicated to the phased High School Parking Lot Complex improvements. All expenses will be fully funded through the voter-approved Bond 2025 program.

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 _____ as the top-ranked proposer for the High School Parking Lot Complex project, selected through the Competitive Sealed Proposal (CSP) delivery method and evaluated in accordance with Texas Government Code Chapter 2269, Texas Education Code §44.031, and all applicable local board policies.