



Port Neches-Groves  
Independent School District  
Bond 2025



Turner & Townsend  
Heery

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**REQUEST FOR PROPOSALS (RFP) #2026-001**  
**CONSTRUCTION MANAGER AT-RISK SERVICES FOR**  
**PORT NECHES-GROVES INDEPENDENT SCHOOL DISTRICT**  
**BOND 2025 - MULTIPLE PROJECTS**  
**ADDENDUM #01**

Date of Addendum: April 16, 2026

**SCOPE OF ADDENDUM**

1. Presentation from the Pre-Proposal Meeting on Friday, April 10, 2026, at 10:30 a.m.
2. Sign-In Sheet from the Pre-Proposal Meeting on Friday, April 10, 2026.
3. Questions asked during the Pre-Qualification meeting and sent to [Komail.Abbas@turntown.com](mailto:Komail.Abbas@turntown.com).
4. Updated 'Attachment A – Proposal Form' to include General Conditions Monthly Rate. Replace this form with the original form included in One Step CMAR Specification.



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1. Presentation from the Pre-Proposal Meeting on  
Friday, April 10, 2026, at 10:30 a.m.



Bond 2025  
Construction Manager-At-Risk  
(CMAR)  
Request for Proposals  
RFP #2026-001  
Pre-Proposal Meeting  
Multiple Projects

# Welcome/Introduction

Dr. Mike Gonzales, Superintendent

Julie Gauthier, Deputy Superintendent

Sarah Leblanc, Business Manager

Jeff Bergeron, Director of Facilities and Planning

Komail Abbas, Program Manager (TTH)

Emilio Velazquez, Program Manager (TTH)

Monika Castillo, Architect (VLK)



# Schedule

- Advertisement: April 1 & 8, 2026
- Pre-Proposal Meeting: Friday, April 10, 2026
- Questions Deadline: Tuesday, April 14, 2026 (12:00 p.m.)
- Addendum Issued: Thursday, April 16, 2026
- Proposal Due: Thursday, April 23, 2026 @ 2:00 p.m.

# Advertisement

*Pursuant to the provisions of the Texas Government Code Chapter 2269, Subchapter F, it is the intent of the Port Neches-Groves Independent School District to select a Construction Manager At-Risk (CMAR), via a one-step Request for Proposals (RFP) process, for the construction of Multiple Projects, resulting from the 2025 Bond Referendum.*

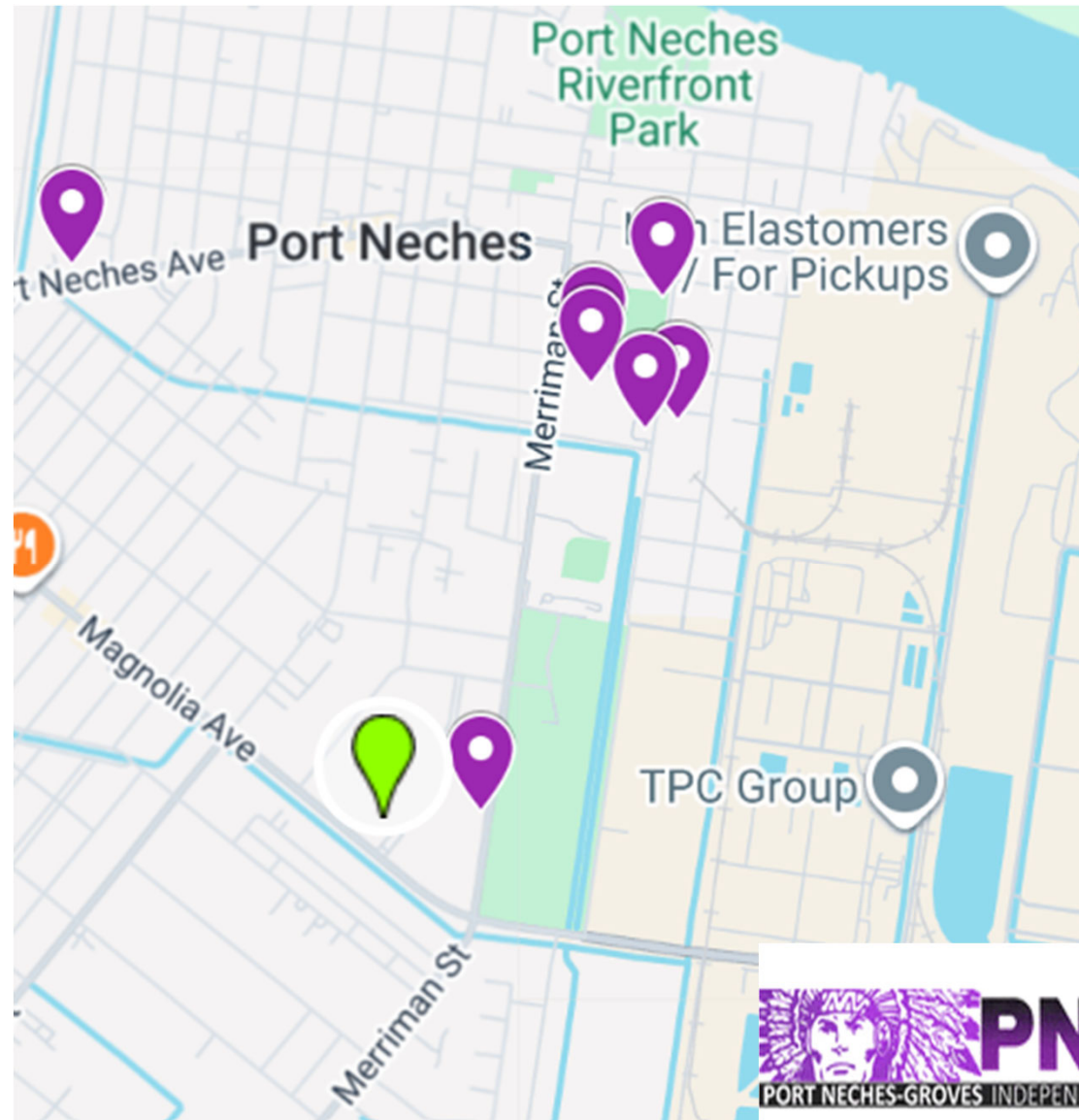
*The RFP package is available through Port Neches-Groves Independent School District website. Questions regarding the RFP should be directed in writing via email to [Komail.Abbas@turntown.com](mailto:Komail.Abbas@turntown.com). Sealed responses marked “CMAR Request for Proposals” are due and will be publicly opened at 2:00 p.m. (Local Time) on April 23, 2026 at 776 Magnolia Avenue, Port Neches, TX 77651. The selection committee will review submissions and rank them according to the criteria established for this process as published in the request for proposals package. Submittals received by hand delivery or mail after that time will be returned unopened.*



# Submissions

- Submit original + 2 copies + 1 electronic copy
- Sealed proposals required
- Deadline: April 23, 2026 @ 2:00 p.m.
- Late submissions will not be accepted
- Include all required Appendix forms (A–F)

# Project Locations



# New Transportation Center

- a. **Location:** Project located at 2116 Merriman St, Port Neches, TX 77651
- b. **County:** Jefferson County
- c. **Scope:** Construction of a new approximately 12,500 SF Transportation Center consisting of an administration building and service bay facility designed to accommodate larger bus maintenance bays and improve operational safety. The project will include visitor and staff parking, covered parking for buses and fleet vehicles, as well as a new bus wash and fueling station.
- d. **Estimated Start of Construction:** October 2026
- e. **Substantial Completion Date:** December 2027
- f. **Estimated Construction Budget:** \$ 6,187,500



# New Transportation Center



# Multipurpose Covered Facility

- a. **Location:** Bus Parking Lot located at Park Street & Avenue G, Port Neches, TX 77651
- b. **County:** Jefferson County
- c. **Scope:** Construction of a new covered athletic practice facility consisting of a 120-yard synthetic turf field with structural cover. The facility will include support spaces such as equipment storage and an observation tower.
- d. **Estimated Start of Construction:** September 2026
- e. **Substantial Completion Date:** July 2027
- f. **Estimated Construction Budget:** \$ 8,694,000

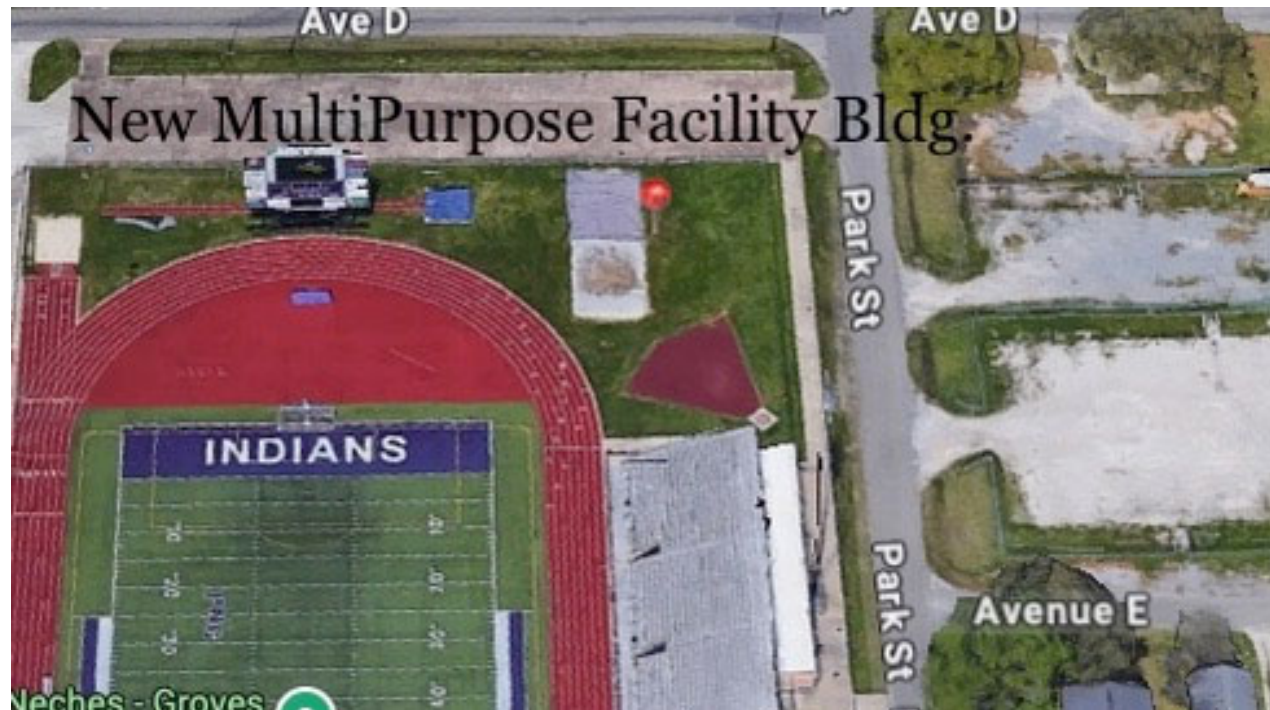
# Multipurpose Covered Facility



# New Multipurpose Building

- a. **Location:** Project located at High School Football Field at 1401 Merriman St, Port Neches, TX 77651
- b. **County:** Jefferson County
- c. **Scope:** Construction of a new approximately 2,500 SF multipurpose building at the stadium site to serve visiting teams. The facility will include locker rooms, restrooms, and field storage areas.
- d. **Estimated Start of Construction:** September 2026
- e. **Substantial Completion Date:** July 2027
- f. **Estimated Construction Budget:** \$ 1,000,000

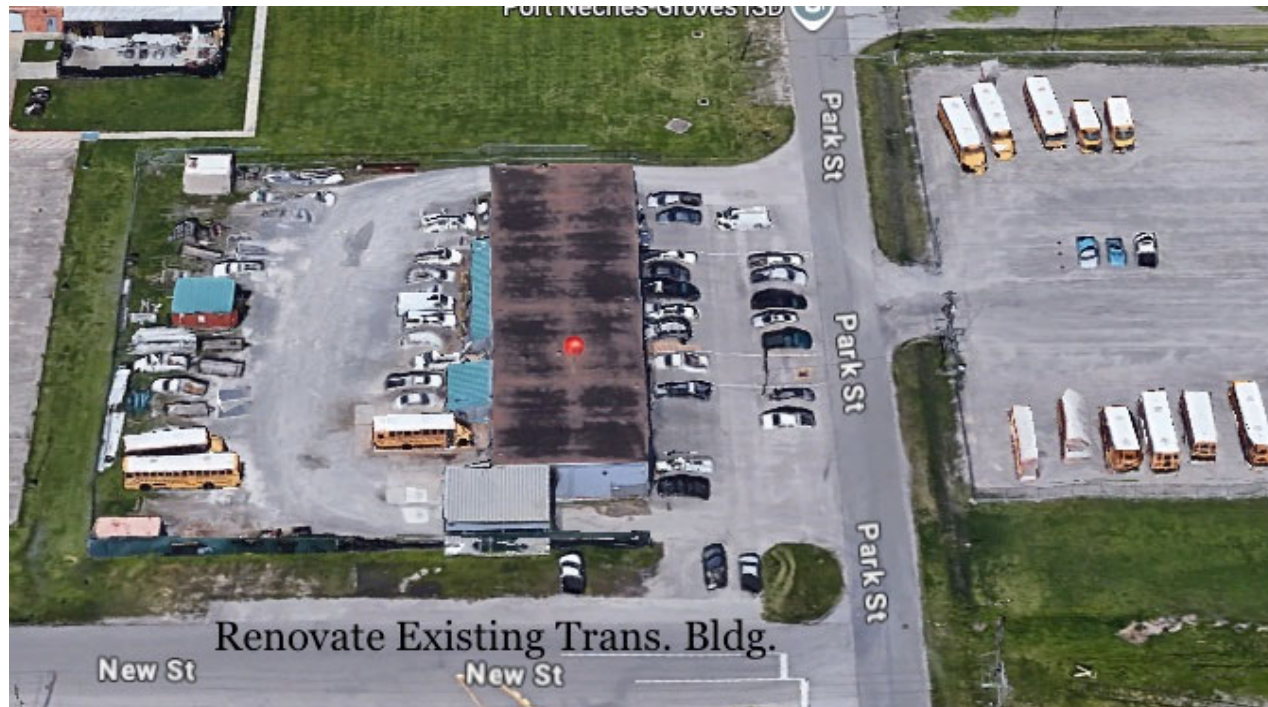
# New Multipurpose Building



# Renovate Existing Transportation Building

- a. **Location:** Project located at 1606 Park Street, Port Neches, TX 77651 (across from Bus Parking Lot)
- b. **County:** Jefferson County
- c. **Scope:** Renovation and repurposing of the existing 7,500 SF transportation facility to create a new athletic weight room and training space. The project will also include the addition of an outdoor covered practice yard to support athletic programs.
- d. **Estimated Start of Construction:** January 2028
- e. **Substantial Completion Date:** July 2028
- f. **Estimated Construction Budget:** \$ 3,375,000

# Renovate Existing Transportation Building



# High School Auditorium Renovations

- a. **Location:** Port Neches High School located at 1401 Merriman St, Port Neches, TX 77651
- b. **County:** Jefferson County
- c. **Scope:** Renovations to the high school auditorium including replacement and upgrades to seating, finishes, and building systems supporting the performance space.
- d. **Estimated Start of Construction:** January 2027
- e. **Substantial Completion Date:** December 2027
- f. **Estimated Construction Budget:** \$ 6,400,000

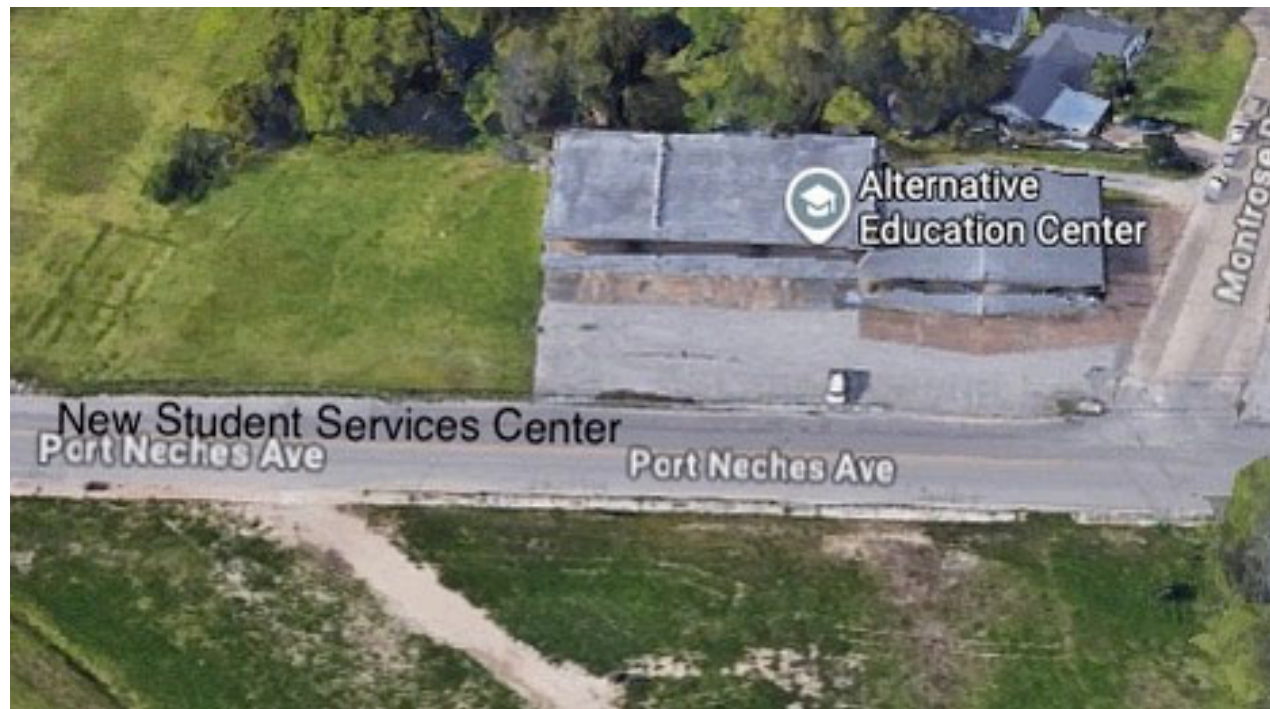
# HS New CTE Construction Science Classroom

- a. **Location:** Port Neches High School located at 1401 Merriman St, Port Neches, TX 77651
- b. **County:** Jefferson County
- c. **Scope:** Renovation of existing Career and Technical Education (CTE) spaces to support new and expanded CTE programs. Work may include reconfiguration of classrooms, upgrades to infrastructure, and specialized program support spaces.
- d. **Estimated Start of Construction:** March 2027
- e. **Substantial Completion Date:** July 2027
- f. **Estimated Construction Budget:** \$ 1,250,000

# New Student Service Center

- a. **Location:** Project located at 1840 Port Neches Ave, Port Neches, TX 77651
- b. **County:** Jefferson County
- c. **Scope:** Construction of a new Student Services Center to support district programs including AEC and homebound services. The facility will include classrooms, support spaces, and district registration services.
- d. **Estimated Start of Construction:** March 2027
- e. **Substantial Completion Date:** July 2028
- f. **Estimated Construction Budget:** \$ 14,575,000

# New Student Service Center



# Questions

All questions must be directed to  
*[Komail.Abbas@turntown.com](mailto:Komail.Abbas@turntown.com)*

Questions will be accepted through 12 p.m.,  
on April 14, 2026.



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Bond 2025



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2. Sign-In Sheet from the Pre-Proposal Meeting on  
Friday, April 10, 2026.



Port Neches-Groves Independent School District  
Bond 2025 CMAR RFQ Pre-Proposal Meeting  
Sign-In Sheet

PN-G ISD Administration Building  
April 10, 2026  
10:30 a.m. - 11:30 a.m.

| Name                | Email                             | Mobile Phone   | Company / Firm             |
|---------------------|-----------------------------------|----------------|----------------------------|
| 1 Velazquez Emilio  | Emilio.velazquez@turntown.com     | (915) 351-8875 | TT#                        |
| 2 Nikki McDonald    | n.mcdonald@gardengenterprises.com | 409-779-7819   | G:G Enterprises            |
| 3 Andrew Wilson     | awilson@doeris.com                | 281-757-5781   | Doeris General Contractors |
| 4 Kenneth Mannino   | Kmannino@DanielsInc.com           | 409-748-9145   | Daniels Building + Const   |
| 5 Janet Daniels     | Daniels@DanielsInc.com            | " "            | " "                        |
| 6 Ellen Williams    | williams@handtconstruction.com    | 409-813-8592   | N+T Construction           |
| 7 Shellie Natto     | snatto@bartlettcocker.com         | 281-725-8055   | Bartlett Cocker            |
| 8 Josh Baker        | josh.baker@spawglass.com          | 832-435-2235   | Spaw Glass                 |
| 9 Bonnie Rose Ruvia | brds@setexconstruction.com        | 409 842 8181   | SETEX Construction Corp    |
| 10 Micah Harsh      | micah@midcountytch.com            | 409 594 8903   | Mid County Tech            |
| 11 Gerritt Erust    | gerust@hbnild.com                 | 409.728 2821   | HB Naild                   |
| 12 Darren Scott     | darren.scott@lmoine.com           | 337-889-5197   | LEMOINE                    |
| 13 JOSE CARDENAS    | JCARDENAS@CMOSTEX.COM             | 409-548-2344   | CMOST                      |
| 14 Matt Ueding      | mueding@cmoetx.com                | 409. 782. 4040 | CMOST                      |
| 15 James Pallone    | JPallone@TS-GRP.com               | (512) 796-7800 | Signature Group            |
| 16 Brandon Presley  | Bpresley@ts-grp.com               | 409. 782-5722  | Signature Group            |
| 17 Montana Morgan   | aa.estimating@MPS-team.com        | 281-328-2200   | Mill Creek PS              |
| 18 Kameil Abbas     | Kameil.abbas@turntown.com         | 469.450.8693   | TOT #                      |
| 19                  |                                   |                |                            |
| 20                  |                                   |                |                            |



Port Neches-Groves Independent School District  
Bond 2025 CMAR RFQ Pre-Proposal Meeting  
Sign-In Sheet

PN-G ISD Administration Building  
April 10, 2026  
10:30 a.m. - 11:30 a.m.

| Name               | Email                          | Mobile Phone | Company / Firm                  |
|--------------------|--------------------------------|--------------|---------------------------------|
| 1 Todd Langston    | Langston@hbneild.com           | 409-988-3818 | HB Neild                        |
| 2 GORDON KAVENDER  | ESTIMATING@gttaustrian.com     | 936-648-0024 | G.T.T.                          |
| 3 Ronnie Daniels   | Rdaniels@gttconstruction.com   | 936-264-6379 | G.T.T.                          |
| 4 Cecilia Valadez  | cecilia.valadez@fealcon.com    | 281-701-1032 | Feal Construction               |
| 5 David Croak      | d.croak@gagenterprises.com     | 409-659-6810 | GeG Enterprises                 |
| 6 Will Paz         | WR28mps-team.com               | 346 349 2001 | to Millennium Project Solutions |
| 7 Hannah Champagne | hannah.Champagne@3pawglass.com | 409-790-9731 | 3pawglass                       |
| 8                  |                                |              |                                 |
| 9                  |                                |              |                                 |
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### 3. Questions asked during the Pre-Proposal meeting and sent via Email



# Port Neches-Groves Independent School District Bond 2025



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## Questions Asked During the Pre-Proposal Meeting and Sent via Email

1. Clarify the requirement for 10% proposal security under Submission Instructions – Item 4D.

*Response: The requirement for the 10% proposal security has been waived. A proposal security or bid bond is not required as part of the proposal submission.*

2. Clarify whether the Fifteen (15) page limit applies to Part 3.1 only, or to all of Section 3 – Experience?

*Response: The page limit referenced above applies to Section 3.1 only.*

3. Please provide the additions / deletions report for the AIA sample contract. With that, we would also like to request the Microsoft Word version of the contract in order for our team to submit a tracked changes version with our proposal.

*Response: The Contract Documents have been provided. Neither the additions/deletions report nor the Word versions of the contract documents will be provided.*

4. Please clarify and confirm the insurance requirements for the excess/umbrella limits is \$5m/occurrence and \$25m/aggregate. Can risk assessment please consider lowering these limits?

*Response: Yes, the insurance requirements referenced above are outlined in Exhibit B – Insurance & Bonds. These limits were established based on project risk and are not being reduced at this time. The District may consider this request and reserves the right to address insurance requirements, if necessary, during contract negotiations with the selected firm.*

5. Clarify duration for the General Conditions cost to be provided for these projects.

*Response: General Conditions Costs should be provided to cover entire duration of the projects listed in the RFP document. In addition, all proposers must provide a monthly General Conditions Rate, using updated 'Attachment A – Proposal Form'.*



## 4. Updated ‘Attachment A – Proposal Form’

**ATTACHMENT A: PROPOSAL FORM**

PROJECT TITLE: **Port Neches-Groves ISD's Multiple Projects resulting from the 2025 Bond Referendum**  
RFP JOB NUMBER # 2026-001

Name of Proposer/Contractor: \_\_\_\_\_  
Address: \_\_\_\_\_  
Telephone: \_\_\_\_\_  
Fax: \_\_\_\_\_  
E-mail: \_\_\_\_\_

Receipt of Addenda: \_\_\_\_\_

**PN-G ISD Multiple Projects:**

|   |                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                              |          |
|---|-------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|
| 1 | <b>Total Proposal Amount<br/>for Pre-Construction<br/>Services Lump Sum</b>               | _____<br>amount written (this governs)                                                                                                                                                                                                                                                                                                                                                       | \$ _____ |
| 2 | <b>Total Proposal Amount<br/>for CMAR Fee,<br/>Percentage of the Cost of<br/>the Work</b> | _____ percent of Cost of<br>the Work amount written (this governs)                                                                                                                                                                                                                                                                                                                           | % _____  |
| 3 | <b>Total Proposal Amount<br/>for General Conditions</b>                                   | _____<br>amount written (this governs)<br><br>General Conditions (costs to be reimbursed) shall be<br>delineated separately in the GMP Proposal and GMP<br>Amendment and may only include the items in the A-<br>133 and Exhibit D thereto<br><br>For purposes of the Proposal and General Conditions,<br>use construction durations provided in Section 3 –<br>Projects' Scopes and Budgets | \$ _____ |
| 4 | <b>Total Proposal Amount<br/>for Monthly General<br/>Conditions Rate</b>                  | _____<br>amount written (this governs)                                                                                                                                                                                                                                                                                                                                                       | \$ _____ |

The undersigned hereby proposes to furnish all labor, materials, supervision and any other services necessary to complete the above-referenced project for the proposal amount(s) listed. **Proposal prices are firm for acceptance by PN-G ISD for 60 days from the date opening of proposals has occurred.**

Signed By: \_\_\_\_\_ Name \_\_\_\_\_

Title: \_\_\_\_\_ ATTEST: \_\_\_\_\_

SEAL: (If Corporation)