



MEMORANDUM

To: Dr. Tim Harkrider, Superintendent 

From: Paul Buckner, Executive Director Facilities 

Date: January 13, 2026

Subject: Authorizing Final Negotiations for the Construction Manager at Risk (CMAR) for the CSISD Central Office Project

Agenda Item: K-1

BACKGROUND

In November 2023, College Station ISD voters approved a bond issue of \$284,975,000 for the purpose of acquiring, constructing, updating, renovating and equipping school facilities consisting of: district-wide safety, security, technology infrastructure and facilities maintenance improvements. At the November 2025 Board of Trustees meeting, it was approved that the CSISD Central Office project utilize the Construction Manager at Risk (CMAR) procurement method for the construction of the new CSISD Central Office. CMAR is a delivery method by which a district contracts with an architect or engineer for design and construction phase services and contracts separately with a construction manager-at-risk to serve as the general contractor and to provide consultation during the design and construction, rehabilitation, alterations, or repair of a facility. A Request for Proposal (RFP) was released, and proposals were received on December 15, 2025. Seven entities responded to this CMAR RFP. A committee reviewed and scored the proposals coming to consensus on the best value CMAR firm based on published selection criteria. After the scoring and reference checks were completed, it was determined that Pogue Construction Co, LLC was the best value CMAR for the CSISD Central Office project. Pogue Construction Co, LLC is currently serving as the CMAR for the CTE Phase 2 project.

RECOMMENDATION

It is recommended that the College Station Independent School District Board of Trustees authorize the Superintendent or designee to enter final negotiations with Pogue Construction Co, LLC as the Construction Manager at Risk (CMAR) for the CSISD Central Office Project.