



Stridde, Callins & Associates, Inc.

Texas Firm No. F006328
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August 19, 2026

Dr. William Stout
Executive Director of Operations
Gregory-Portland I.S.D.
608 College St.
Portland, Texas 78374

RE: Gregory-Portland I.S.D. Visual and Performing Arts / Career & Technical Education
Academic Center Project
Amendment to MEP Engineering Services Subconsultant Contract

Dear Dr. Stout:

Please recall that the construction budget for referenced project has been increased. Please refer to the attached updated total construction budget received from Bartlett Cocke and the attached updated MEP portion of this construction budget. We propose that the contract dated September 5, 2025 be amended. Refer to Paragraph B.2 of this contract. We propose that the amount \$15,000,000.00 for the MEP construction budget be deleted. Insert the amount of \$18,065,847.00 in lieu thereof.

Please indicate your acceptance of this amendment to referenced agreement by signing in the space provided and returning one signed copy.

STRIDDE, CALLINS & ASSOCIATES, INC.

Scott E. Stridde, PE

Accepted by
G-PISD

By: _____

Name: _____

Date: _____

CC: Ismael Gonzalez III, MBA

G-PISD PERFORMING ARTS CENTER / CTE

Based on Board Approved SD Budget 06/25/2026

5.75% of MEP

Based on Originally Contracted MEP Budget

5.75% of MEP SOV's

MEP Fee \$1,038,786.23

Schematic Design (15%)	\$155,817.93
Design Development (15%)	\$155,817.93
50% Construction Documents (14%)	\$145,430.07
90% Construction Documents (14%)	\$145,430.07
Bidding (13%)	\$135,042.21
Construction Administration (24%)	\$249,308.69
Closeout Documents (5%)	\$51,939.31
Total	\$1,038,786.23

MEP Item	Value
Plumbing	\$2,361,587.00
HVAC + Controls	\$6,655,820.00
Electrical = 90% x 9,657,686	\$8,691,917.40
Fire Alarm	\$356,523.00
Total MEP Values	\$18,065,847.40

MEP Fee \$862,500.00

Schematic Design (15%)	\$129,375.00
Design Development (15%)	\$129,375.00
50% Construction Documents (14%)	\$120,750.00
90% Construction Documents (14%)	\$120,750.00
Bidding (13%)	\$112,125.00
Construction Administration (24%)	\$207,000.00
Closeout Documents (5%)	\$43,125.00
Total	\$862,500.00

MEP Item	Value
Plumbing	\$0.00
HVAC	\$0.00
Electrical	\$0.00
Fire Alarm	\$0.00
Total Initial MEP Budget Estimate	\$15,000,000.00

BARTLETT COCKE

GENERAL CONTRACTORS

Estimate Summary - Gregory Portland I.S.D. VPAC &
CTE - SD
6/22/2026

DESCRIPTION	ITEM TOTAL	\$/GSE	DIVISION TOTAL
01 MISC. JOB REQUIREMENTS			2,267,200
01.0000 Miscellaneous Job Costs	2,267,200	\$27.85	
03 CONCRETE			4,379,112
03.3000 Cast-In-Place Concrete	4,379,112	\$53.80	
04 MASONRY			858,835
04.0000 Masonry	858,835	\$10.55	
05 METALS			5,917,317
05.1000 Structural Steel - Fabrication	3,526,279	\$43.32	
05.1100 Structural Steel - Erection	2,151,735	\$26.43	
05.7300 Decorative Metal Railings	239,304	\$2.94	
06 WOOD, PLASTICS AND COMPOSITES			650,842
06.4100 Millwork / Finish Carpentry	650,842	\$8.00	
07 THERMAL AND MOISTURE PROTECTION			2,674,119
07.1000 Waterproofing	802,696	\$9.86	
07.5000 Roofing	1,551,434	\$19.06	
07.8100 Spray Insulation and Spray Fireproofing	319,989	\$3.93	
08 OPENINGS			2,620,139
08.1000 Doors, Frames & Hardware	1,166,097	\$14.33	
08.3300 Overhead Doors	80,913	\$0.99	
08.4000 Glass and Glazing	1,373,129	\$16.87	
09 FINISHES			8,393,896
09.2400 Plaster / EIFS	920,360	\$11.31	
09.2900 Drywall	5,638,500	\$69.27	
09.3000 Tile	173,363	\$2.13	
09.6000 Flooring (Resilient, Carpet, VCT)	449,316	\$5.52	
09.6400 Wood Flooring	111,968	\$1.38	
09.6800 Polished / Sealed Concrete Flooring	59,911	\$0.74	
09.9000 Painting	1,040,478	\$12.78	
10 SPECIALTIES			277,955
10.0000 Miscellaneous Specialties	7,814	\$0.10	
10.1100 Visual Display Boards	15,102	\$0.19	
10.1400 Signage	150,301	\$1.85	
10.2100 Toilet Partitions and Accessories	77,570	\$0.95	
10.4300 Emergency Access & Aid Specialties	421	\$0.01	
10.4400 Fire Protection Specialties	4,968	\$0.06	
10.5100 Lockers	19,680	\$0.24	

DESCRIPTION	ITEM TOTAL	\$/GSF	DIVISION TOTAL
10.5600 Storage Shelving	2,100	\$0.03	
11 EQUIPMENT			4,499,957
11.6100 Theatre and Stage Equipment	4,493,100	\$55.20	
11.9200 Miscellaneous Equipment	6,857	\$0.08	
12 FURNISHINGS			860,355
12.4813 Entrance Floor Mats	80,055	\$0.98	
12.6100 Audience Seating	780,300	\$9.59	
14 CONVEYING EQUIPMENT			441,000
14.2000 Elevators / Escalators	355,000	\$4.36	
14.4000 Lifts	86,000	\$1.06	
21 FIRE SUPPRESSION			727,672
21.0000 Fire Suppression	727,672	\$8.94	
22 PLUMBING			2,361,587
22.0000 Plumbing	2,361,587	\$29.01	
23 HVAC			6,655,820
23.0000 Mechanical	5,797,071	\$71.22	
23.0900 Controls	858,749	\$10.55	
26 ELECTRICAL			9,657,686
26.0000 Electrical	9,657,686	\$118.65	
27 COMMUNICATIONS			4,527,883
27.0000 Structured Cabling	274,311	\$3.37	
27.4100 AV Systems	3,911,700	\$48.06	
27.5300 Clock and PA Systems	341,872	\$4.20	
28 ELECTRONIC SAFETY AND SECURITY			825,376
28.1000 Access Control	150,586	\$1.85	
28.1600 Intrusion Detection	85,468	\$1.05	
28.2300 Video Surveillance	109,887	\$1.35	
28.3113 Emergency Responder Radio Coverage System	122,911	\$1.51	
28.4600 Fire Alarm	356,523	\$4.38	
31 EARTHWORK			1,199,075
31.0000 Earthwork and Asphalt	1,113,877	\$13.68	
31.2500 Erosion Controls	85,198	\$1.05	
32 EXTERIOR IMPROVEMENTS			250,713
32.1700 Pavement Markings and Signage	29,111	\$0.36	
32.8000 Landscaping	221,602	\$2.72	
33 UTILITIES			685,973
33.0000 Utilities	685,973	\$8.43	
SUB-TOTAL		\$746.12	60,732,513

	DESCRIPTION	ITEM TOTAL	\$/GSF	DIVISION TOTAL
	Builders Risk Insurance			\$670,554
	Building Permit			N/A
	Plan Checking Fee			N/A
2.00%	CM Construction Contingency			\$1,425,103
2.50%	CM Estimate Contingency			\$1,781,378
1.00%	Owner Contingency			\$712,551
1.50%	Escalation Allowance (0.125% per Month) 12 Months			\$1,068,827
	SUB-TOTAL		\$815.63	66,390,926
4.76%	General Conditions			\$3,160,208
2.45%	Construction Phase Fee			\$1,704,003
	TOTAL		\$875.39	71,255,137