



Gregory-Portland Independent School District

BOARD MEMORANDUM

TO: DR. MICHELLE CAVAZOS

FROM: DR. ISMAEL GONZALEZ III

CC: BOARD OF TRUSTEES
DR. WILLIAM STOUT
DEBORAH GARZA
BRITTNEY SOLIZ SANDOVAL
DR. MICHAEL NORRIS
PENNY ARMSTRONG

DATE: Monday, September 21, 2026

SUBJECT: Discuss and Take Possible Action on Contract Addendum No. 1 with Studio Red Architects Relating to Architectural Professional Services for the Visual and Performing Arts Center

PRIORITIES

PRIORITY 4: EFFICIENT AND EFFECTIVE DISTRICT AND CAMPUS OPERATIONS

4.1 Annually improve operational processes

BACKGROUND INFORMATION:

Type: Action

Background

On August 25, 2025, the Board of Trustees approved an agreement with Studio Red Architects to provide architectural professional services for the District's new Visual and Performing Arts Center (VPAC) and related Career and Technical Education (CTE) improvements. At the time the agreement was negotiated, the project was based on an anticipated construction budget of approximately **\$65 million**, with an agreed-upon architectural Basic Services fee of **7.95%**, along with applicable supplemental services and adjustments for MEP services.

As the project has progressed through programming and design, the scope, program, and overall vision for the facility have been further defined. As a result, the current **estimated construction budget has increased from \$65 million to approximately \$74.98 million**. Studio Red has indicated that the increase in project scope and construction value requires additional effort by the design team to design, document, coordinate, and specify the project for construction.

Studio Red is proposing to reduce its **Basic Services fee percentage from the original 7.95% to 7.76%**. Under Contract Addendum No. 1, Studio Red is utilizing the current estimated construction budget of **\$74,981,210** to calculate the revised professional services fee. The proposed calculation consists of **7.76% for Basic Services, plus 1.82% for Supplemental Services, less 1.19% for estimated MEP fees**, resulting in a stated net architectural fee percentage of **8.39%**.

Based on this calculation, the architectural fee would increase from the original contract amount of **\$5,585,855 to \$6,290,923**, an increase of **\$705,068**.

It is important to note that the **\$74,981,210 construction budget utilized in the proposed amendment is currently an estimate and is not the project's final Guaranteed Maximum Price (GMP)**. The final construction cost will be established through the CMAR/GMP process. Because Studio Red's compensation is being calculated in relation to construction cost, the final GMP could result in a future adjustment to the architectural fee, depending on the final construction value and the applicable contractual fee methodology.

At this time, however, Studio Red is requesting approval of **Contract Addendum No. 1 based on the current estimated construction budget of \$74,981,210**, establishing a revised professional services fee of **\$6,290,923 and an additional contract amount of \$705,068**. The amendment also reflects an updated project schedule, with Construction Documents anticipated to be issued in **mid-June 2027**.

Contract Addendum No. 1 is being presented to the Board of Trustees for discussion, consideration, and possible action.

RECOMMENDATION:

Administration recommends that the Board of Trustees **consider Contract Addendum No. 1 with Studio Red Architects and provide final direction and authorization regarding approval of the proposed addendum** for architectural professional services related to the Visual and Performing Arts Center.

FINANCIAL IMPACT AMOUNT AND FUNDING SOURCE (IF APPLICABLE):

The financial impact of Contract Addendum No. 1 is an **increase of \$705,068**, increasing Studio Red Architects' total professional services fee from **\$5,585,855 to \$6,290,923**.

If approved, the additional **\$705,068 will be funded from available Bond 2025 project funds allocated to the Visual and Performing Arts Center project.**

BOARD RELATED POLICY:

CV (LEGAL) (LOCAL)

ACTION ITEM SUGGESTED MOTION (if applicable):

Optional Motion – Approval

“That the board make a motion to approve Contract Addendum No. 1 with Studio Red Architects for architectural professional services related to the Visual and Performing Arts Center, increasing the contract amount by \$705,068, from \$5,585,855 to \$6,290,923, as presented.”

Optional Motion – No Action / Additional Information

“That the board make a motion to take no action on Contract Addendum No. 1 with Studio Red Architects at this time and direct Administration to obtain additional information and/or clarification regarding the proposed fee adjustment for further consideration by the Board.”