

**Belton Independent School District**  
***Board of Trustee Meeting Agenda Item***

**January 26, 2026**

**Item:** Acceptance and Close-out of the Southwest Elementary School 2022 Bond Project and Approval of Final Payment

**Contact Person:** Melissa Lafferty

**Presented for:**  Action    Report Only

**Supporting Documents:** None     Attached    Provided Later

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**District Goal or Objective Addressed:**

Goal 1: Strengthen and support the engagement of all stakeholders in the pursuit of the BISD vision.

**Background Information:**

Board Policy CV(LOCAL) provides that the District shall not make final payments for construction or supervision of construction until the work has been completed and the Board has accepted the work.

The Board approved Core Construction as the Construction Manager at Risk (CMAR) for the construction management of the Southwest Elementary bond project at the September 19, 2022 Board meeting.

Guaranteed Maximum Price No. 1 (GMP#1) of \$1,085,116 for demolition, earthwork, and site utility work was proposed by Core Construction and approved by the Board at the April 17, 2023 Board meeting. Guaranteed Maximum Price No. 2 (GMP#2) of \$4,152,838 for concrete, steel, and roofing work was proposed by Core Construction and approved by the Board at the May 15, 2023 Board meeting. Guaranteed Maximum Price No. 3 (GMP#3) of \$10,749,004 for all remaining scope of work was proposed by Core Construction and approved by the Board at the June 12, 2023 Board meeting.

Change Order No. 1 was approved by the Board at the May 13, 2024 Board Meeting. This Change Order reduced the GMP in the amount of \$250,000.00. Change Order No. 2 was approved by the Board at the June 16, 2025 Board meeting. Change Order No. 2 reduced the GMP in the amount of \$1,000,000.00. Change Order No. 3 will be presented for Board approval at the January 26, 2026 Board meeting. Change Order No.3 further reduces the GMP in the amount of \$682,891.00 for a final total construction cost of \$14,054,067.00.

The Certificate of Substantial Completion dated 08/14/2024, was executed by the contractor, architect, and owner. The Certificate of Occupancy was received and dated 08/14/2024. Close-out documents, warranties, lien waivers, consent of surety for final payment, Operations

Maintenance Manuals, and the final pay application have been received.

**Fiscal Implications:**

This project is funded through 2022 bond funds.

**Administrative Recommendation(s):**

Recommend acceptance and close-out of the Southwest Elementary 2022 bond project and release the final payment of \$959,894.00 to Core Construction as presented.