

Cedar Hill Independent School District

BOARD OF TRUSTEES

Meeting Date: May 5, 2025

Presented by: Dr. Gerald Hudson, Superintendent of Schools

Subject: 2024 Bond Program – High Pointe Elementary School
Guaranteed Maximum Price (GMP)

Action

BACKGROUND INFORMATION:

In May 2024, Cedar Hill ISD voters approved two bond referendums totaling \$282.4 million to support capital improvements, the purchase of new buses, and the enhancement of district-wide technology. High Pointe Elementary is one of the campuses included in the 2024 Bond Program.

Design for the renovation of High Pointe Elementary School began in July 2024 and is being led by Huckabee & Associates. In the same month, CORE Construction was awarded the Construction Manager at Risk (CMAR) contract to provide pre-construction services. As part of this phase, CORE Construction supported the project through cost estimating, scheduling, and constructability reviews.

Following completion of the design, CORE Construction solicited competitive bids from trade contractors, evaluated the proposals, and submitted a Guaranteed Maximum Price (GMP) proposal in the amount of \$10,302,375.

Scope of Work

The scope of work for High Pointe Elementary includes:

- **Safety & Security Upgrades:** New secured vestibule, upgraded security camera systems, enhancements to the public address system (PA/Bells/Clocks) and new access control updates
- **Building Systems Improvements:** Installation of new fire sprinkler service
- **Exterior Renovations:** Installation of new lightning protection, replacement and installation of all exterior windows and entrances (doors and sidelights), select sidewalk and pavement improvements
- **Interior Renovations:** Renovation for a new Fine Arts Academy that includes: Black Box Theater, Dance, Music and Art Classrooms. Campus renovations throughout include new interior finishes (floor, corridor wall protection, paint and new ceilings), Updates to stage lighting and sound enhancements, full restroom renovations, new gymnasium flooring and paint, and new classroom casework
- **ADA Upgrades:** All campus renovations will include ADA upgrades, as required by applicable regulations

Construction Timeline

Construction is scheduled to begin in June 2025 and will follow a phased approach, with substantial completion expected by July 2026.

RECOMMENDATION:

CHISD Administration recommends awarding the Guaranteed Maximum Price (GMP) for the High Pointe Elementary School project to CORE Construction in the amount of \$10,302,375.

BOARD ACTION REQUIRED:

Yes

POLICY AUTHORIZATION:

CCA Local, CHG Legal

CONTACT PERSON:

Dr. Gerald B. Hudson, Superintendent

Josh Skains, Executive Director of Maintenance and Operations

FUNDING SOURCE:

Bond Funds

ENCLOSURES:

Cedar Hill ISD High Pointe ES Reno – GMP 4.30.25 Final