



Gregory-Portland Independent School District

BOARD MEMORANDUM

TO: DR. MICHELLE CAVAZOS

FROM: DR. ISMAEL GONZALEZ III

CC: BOARD OF TRUSTEES
DEBORAH GARZA
MICHAEL THIEME
DR. MICHAEL NORRIS
PENNY ARMSTRONG

DATE: Monday, May 19, 2025

SUBJECT: Discuss and Take Possible Action for Approval of a Change Order and Budget Increase Regarding CSP# 2425-01 High School Additions & Renovations Project(s)

PRIORITIES

PRIORITY 1: EXCEPTIONAL STUDENT PERFORMANCE

N/A

PRIORITY 2: HIGH PERFORMING AND ENGAGED WORKFORCE

N/A

PRIORITY 3: QUALITY SERVICE AND IMPACTFUL COMMUNITY ENGAGEMENT

N/A

PRIORITY 4: EFFICIENT AND EFFECTIVE DISTRICT AND CAMPUS OPERATIONS

N/A

BACKGROUND INFORMATION:

Type: Action

The *High School Fine Arts Upgrades* (including a new band hall) and *Cafeteria Additions & Renovations* were approved by voters as part of the May 2023 Bond Election.

In September 2023, the District engaged Rawley McCoy & Associates (Architects & Interior Designers) as the architectural firm for the design of the new construction project. Throughout the design phase, the District collaborated closely with key stakeholders to develop a facility that meets current and future needs. Upon completion of design and construction documents, the District proceeded with the Competitive Sealed Proposals (CSP) procurement method in accordance with Texas Government Code Chapter 2269.

On September 23, 2024, the Board of Trustees awarded the CSP to Weaver & Jacobs Constructors, naming them the General Contractor for the project with a total contract amount of \$24,629,073.

Following bid acceptance and project budgeting, it was determined that the total project cost came in under budget. As a result, on November 18, 2024, the Board of Trustees approved Contract Addendum #1 with Rawley McCoy & Associates. This addendum authorized additional design services for further enhancements at the high school campus, within an approved budget range of \$2 million to \$5 million.

Based on available funds and stakeholder priorities, the District has identified the following enhancements for construction during Summer 2025:

- **Gymnasium Renovations**
 - Main Gym and Practice Gym
 - Scope includes new lighting, upgraded sound system, new scoreboard, painting, and acoustical panels, practice gym floor refurbishes
- **Restroom Renovations**
 - Located across from the Main Gym and Library
 - Scope includes interior fixture and finish replacements

To ensure construction efficiency and meet summer completion timelines, the District has requested a change order proposal from Weaver & Jacobs Constructors for the additional scope of work. In accordance with Texas Education Code § 44.0411(d), change orders on contracts originally valued at \$1 million or more must not increase the contract total by more than 25%. The proposed change order remains well within this statutory threshold, allowing the District to proceed with consideration of the request using this delivery method.

***See attached documents for visual designs related to the proposed scope of work.**

RECOMMENDATION:

District administration recommends to proceed with approval of the submitted change order and budget increase to the original project budget

FINANCIAL IMPACT AMOUNT AND FUNDING SOURCE (IF APPLICABLE):

Available funding within the original BOND allocation: Approximately \$2,250,000

Funding Source: BOND 2023

BOARD RELATED POLICY:

CH (LOCAL)

CV (LEGAL) (LOCAL)

ACTION ITEM SUGGESTED MOTION (if applicable):

That the Board make a motion to approve Change Order #3 for CSP #2425-01 — Construction of High School Fine Arts Upgrades (including a new band hall) and Cafeteria Additions & Renovations — with general contractor Weaver and Jacobs Constructors, in the amount not to exceed \$2,028,259.

Additionally, approve an increase of \$153,122 for the inclusion of a scoreboard upgrade and refurbishment of the practice gym floor. This action increases the original project budget by a total of \$2,181,381.