

**Belton Independent School District**  
***Board of Trustee Meeting Agenda Item***  
***June 16, 2025***

**Item:** Acceptance and Close Out of Hubbard Branch Elementary and Approval of Final Payment

**Contact Person:** Michael Morgan

**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 American Constructors as the Construction Manager at Risk (CMAR) for the construction management of the Hubbard Branch Elementary bond project at the July 25, 2022 Board meeting.

The Guaranteed Maximum Price (GMP) of \$37,704,479 for the construction of Hubbard Branch Elementary was proposed by American Constructors and approved by the Board at the February 20, 2023 Board meeting. Change Order No. 2 reduces the GMP in the amount of \$1,913,241.82 for a final construction cost of \$35,791,237.18. The remaining balance is \$146,518.18.

The Final Certificate of Substantial Completion dated 08/12/2024, was executed by the contractor, architect, and owner. The Certificate of Occupancy was received and dated 08/27/2024. Close-out documents, warranties, lien waivers, consent of surety for final payment, the Operations Maintenance Manual, 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 Hubbard Branch Elementary and release the final payment of \$146,518.18 as presented.