

Belton Independent School District
Board of Trustee Meeting Agenda Item

January 26, 2026

Item: Change Order #3 with Core Construction for the Southwest Elementary School 2022 Bond project.

Contact Person: Michael Morgan

Presented for: ☒ Action Report Only

Supporting Documents: None ☒ Attached Provided Later

District Goal or Objective Addressed:

Goal 5: Maximize our use of resources for both current priorities and plans for the future.

Background Information:

The Board approved Core Construction as the Construction Manager at Risk (CMAR) for the construction management of the Southwest ES 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 is presented for Board approval at this time. 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.

Approval of this change order will release the currently encumbered funds for this project and return the funds to the 2022 Bond Program to be used on other 2022 Bond projects.

Fiscal Implications:

The project is funded through 2022 bond funds.

Administrative Recommendation(s):

Approve Change Order No. 3, reducing the contract sum by -\$682,891.00 and authorize the Superintendent to execute the change order document as presented.