

NAVARRO INDEPENDENT SCHOOL DISTRICT

Subject: Consider and Take Possible Action to Approve the Guaranteed Maximum Price Amendment for Navarro South Elementary School Project, Including Possible Delegation of Authority to Superintendent

Date: December 15, 2025

Administrator Responsible/Position: Mandy Epley, Superintendent of Schools

A. Purpose of Agenda Item:

☐ Information Only

☒ Action Needed

☐ Receive Input

B. Authority for This Action:

☒ Local Policy

☒ Law or Rule

☐ N/A

C. Priority, Goal, or Need Addressed:

☒ Strategic Plan

☐ District/Campus
Improvement
Plan

☐ Other

Priorities

☐ **Priority 1:** Recruiting, Hiring, Coaching, and Retaining High Quality Teachers and Staff to Support Student Outcomes.

☐ **Priority 2:** Maximizing Academic Performance.

☐ **Priority 3:** Maximizing Co-Curricular and Extra-Curricular Opportunities, Performance, and Engagement.

☒ **Priority 4:** Planning, Preparing, and Maintaining Facilities and Environments for Learning.

☐ **Priority 5:** Obtaining and Maintaining Top Rated District Recognition

Board Goals for 2023-2028

☐ **Goal 1*:** The percent of 3rd grade students that score meets grade level or above on STAAR Reading will increase from 49% to 60% by June 2024, 65% for 2024-2025, 70% for 2025-2026, 75% for 2026-2027, 80% for 2027-2028. **(HB3 Required Goal)**

☐ **Goal 2*:** Increased overall student performance in mathematics to 85% Meets Standard by 2028. The percent of 3rd grade students that score meets grade level or above on STAAR Math will increase from 53% to 65% by June 2024, 70% for 2024-2025, 75% for 2025-2026, 80% for 2026-2027, 85% for 2027-2028. **(HB3 Required Goal)**

☐ **Goal 3*:** The percentage of graduates that meet the criteria for CCMR will increase from 72% to 88% by August 2024 and increase to 95% by 2028. **(HB3 Required Goal)**

D.

Summary: Construction Manager at Risk has provided a Guaranteed Maximum Price of \$42,990,093. This is within the budgeted cost of construction allotted in the 2024 Bond. In addition the action asks for delegation of authority to the Superintendent to negotiate within the GMP.

**Background
Information:**

NAVARRO I.S.D. SOUTH ELEMENTARY SCHOOLS scope of work includes proposed construction of a new elementary school at approximately 88,500 SF, serving grades 2-5. The project includes Administration areas, a Library, Gymnasium, Kitchen/Cafeteria, General Education Classrooms, Special Education Classrooms, Specials Classrooms, Support Spaces, Outdoor Play and Learning spaces, as well as site improvements and associated utilities. The following is a GMP and schedule summary of detail within the Report.

GUARANTEED MAXIMUM PRICE AND SCHEDULE SUMMARY COST OF
WORK SUBTOTAL \$ 38,055,563

BONDS & INSURANCE \$1,050,059

CM CONSTRUCTION CONTINGENCY \$859,802

ESCALATION ALLOWANCE \$500,000

COST OF WORK TOTAL \$ 40,465,424

GENERAL CONDITIONS \$1,618,244

CONSTRUCTION PHASE FEE \$906,425

GUARANTEED MAXIMUM PRICE TOTAL \$ 42,990,093

CONSTRUCTION SCHEDULE SUMMARY 16.03 MONTHS

NOTICE TO PROCEED WITH CONSTRUCTION 12/16/2025

SUBSTANTIAL COMPLETION 04/16/2027

E. Comments Received:

☒ LT

☐ DEIC

☒ Other- Long
Range

Master
Planning

All agenda items are reviewed by the Superintendent's Leadership Team.

F.

**Administrative
Recommendation:**

To approve the Guaranteed Maximum Price Amendment for the Navarro South Elementary School Project as presented by Administration and further authorize the Superintendent to negotiate and finalize the terms of the required GMP Amendment in a form approved by legal counsel and to also execute the same.

G. Fiscal Impact and Cost:

☐ Budget

☒ Bond

Amount: 2024 Approved Bond Funds

☐ Grant/Special
Funds

☐ Other

H. Exhibits: Executive Summary

Action: “I move the Board ‘approve/disapprove/postpone’ the Guaranteed Maximum Price Amendment for the Navarro South Elementary School Project as presented by Administration and further authorize the Superintendent to negotiate and finalize the terms of the required GMP Amendment in a form approved by legal counsel and to also execute the same.”

Motion by: _____ Second by: _____

FOR: J. Frederick, D. Gilliam, L. Gosch, D. Reinhard, M. Sartain, C. Scheib, B. Stephenson

AGAINST: J. Frederick, D. Gilliam, L. Gosch, D. Reinhard, M. Sartain, C. Scheib, B. Stephenson

ABSTAIN: J. Frederick, D. Gilliam, L. Gosch, D. Reinhard, M. Sartain, C. Scheib, B. Stephenson

MOTION CARRIED/DENIED/POSTPONED