



## Board Agenda Item

	Reports of the Superintendent	Action Item	Consent Agenda	Reports, Routine Monthly	Other
2-17-2026	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Subject:	<b>IX. ACTION ITEMS</b> B. Consider Approving 2024 Bond Program – Guaranteed Maximum Price (GMP) for Plummer Elementary, Waterford Oaks Elementary, and Lacy Enrollment Center Phase 2				
Presenter or Contact Person:	<b>Executive Director of Operations Josh Skains</b>				
Policy/Code:	CCA (LOCAL) and CHG (LEGAL)				
Summary:	In May 2024, Cedar Hill ISD voters approved two bond referendums totaling \$282.4 million to fund capital improvements, the purchase of new buses, and district-wide technology enhancements.  <b>Plummer Elementary, Waterford Oaks Elementary and Lacy Enrollment Center – Phase 2</b> are three of the projects included in the 2024 Bond Program. Design for all three renovation projects has been completed by Huckabee & Associates. Following design completion, CORE Construction solicited competitive bids from trade contractors, evaluated proposals, and submitted Guaranteed Maximum Price (GMP) proposals to the Bond Program Team.				
	The GMP for <b>Plummer Elementary</b> in the amount of \$9,085,444 was presented to the Facilities Committee on January 22, 2026. Scope of work includes: <ul style="list-style-type: none"><li>• Safety and security upgrades: secure vestibule with access control, campus-wide cameras, new public address system, bells and clocks, and safety glazing film</li><li>• Roof and HVAC upgrades (2001 addition only); installation of fire sprinklers</li></ul>				

- Interior improvements for new Biomedical Science classrooms; stage lighting and sound upgrades; restroom renovations; ceiling tile repairs; painting; new cabinetry
- Furniture and equipment

Construction for **Plummer Elementary** is scheduled to begin in June 2026 with an anticipated construction completed in August 2027.

The GMP for **Waterford Oaks Elementary** in the amount of \$12,152,145 was presented to the Facilities Committee on January 22, 2026. Scope of work includes:

- Safety and security upgrades: secure vestibule with access control, campus-wide cameras, new public address system, bells and clocks, and safety glazing film
- Roof and HVAC upgrades; exterior improvements; installation of fire sprinklers
- Interior renovations including restrooms, library, flooring, ceiling tile repairs, painting, new cabinetry, and stage lighting and sound upgrades
- Furniture and equipment

Construction for **Waterford Oaks Elementary** is scheduled to begin in June 2026 with an anticipated construction completed in June 2027.

The GMP for **Lacy Enrollment Center - Phase 2** in the amount of \$2,470,260 was presented to the Facilities Committee on January 22, 2026. Scope of work includes:

- Safety and security upgrades: secure vestibule with access control, campus-wide cameras, and safety glazing film
- Interior renovations including restrooms

Construction for **Lacy Enrollment – Phase 2** is scheduled to begin in June 2026 with an anticipated construction completed in June 2027.

**Attachments:** Pricing document

**Recommendation:** The Administration recommends awarding the Guaranteed Maximum Price (GMP) to CORE Construction as follows:  
**Plummer Elementary \$9,085,444**  
**Waterford Oaks Elementary \$12,152,145**  
**Lacy Enrollment Center Phase 2 \$2,470,260**

**Recommended Motion:** I move to approve the Guaranteed Maximum Price (GMP) to CORE Construction as follows:  
**Plummer Elementary \$9,085,444**  
**Waterford Oaks Elementary \$12,152,145**  
**Lacy Enrollment Center Phase 2 \$2,470,260**