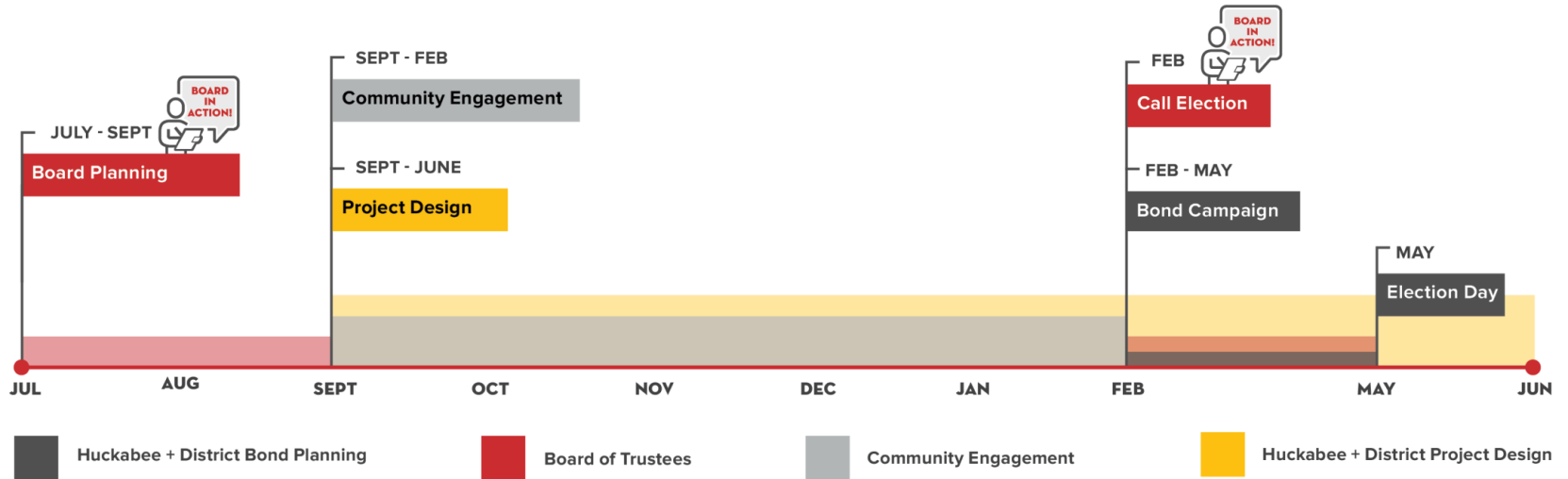


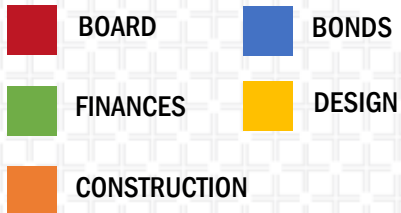
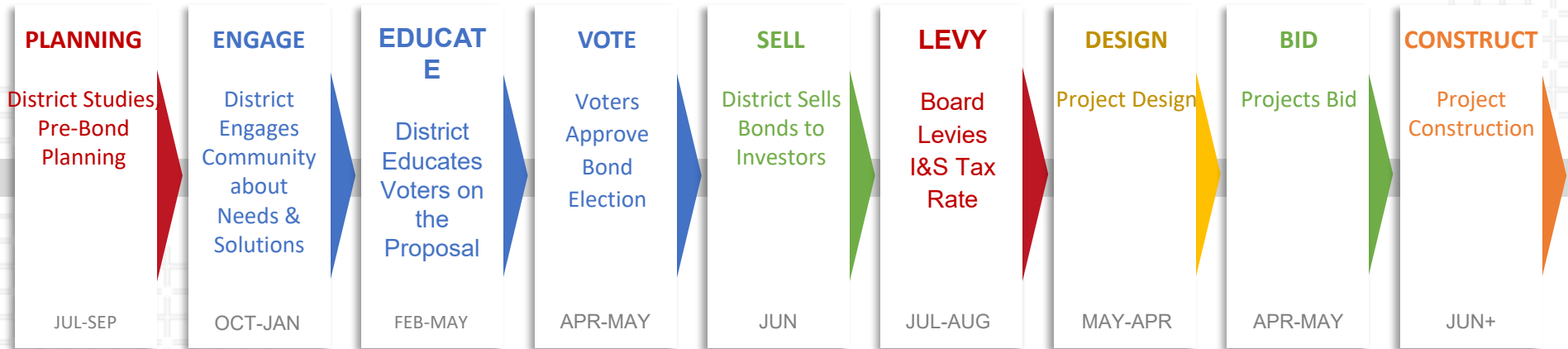
Gatesville ISD

Process for Considering a
May 2026 Bond Election

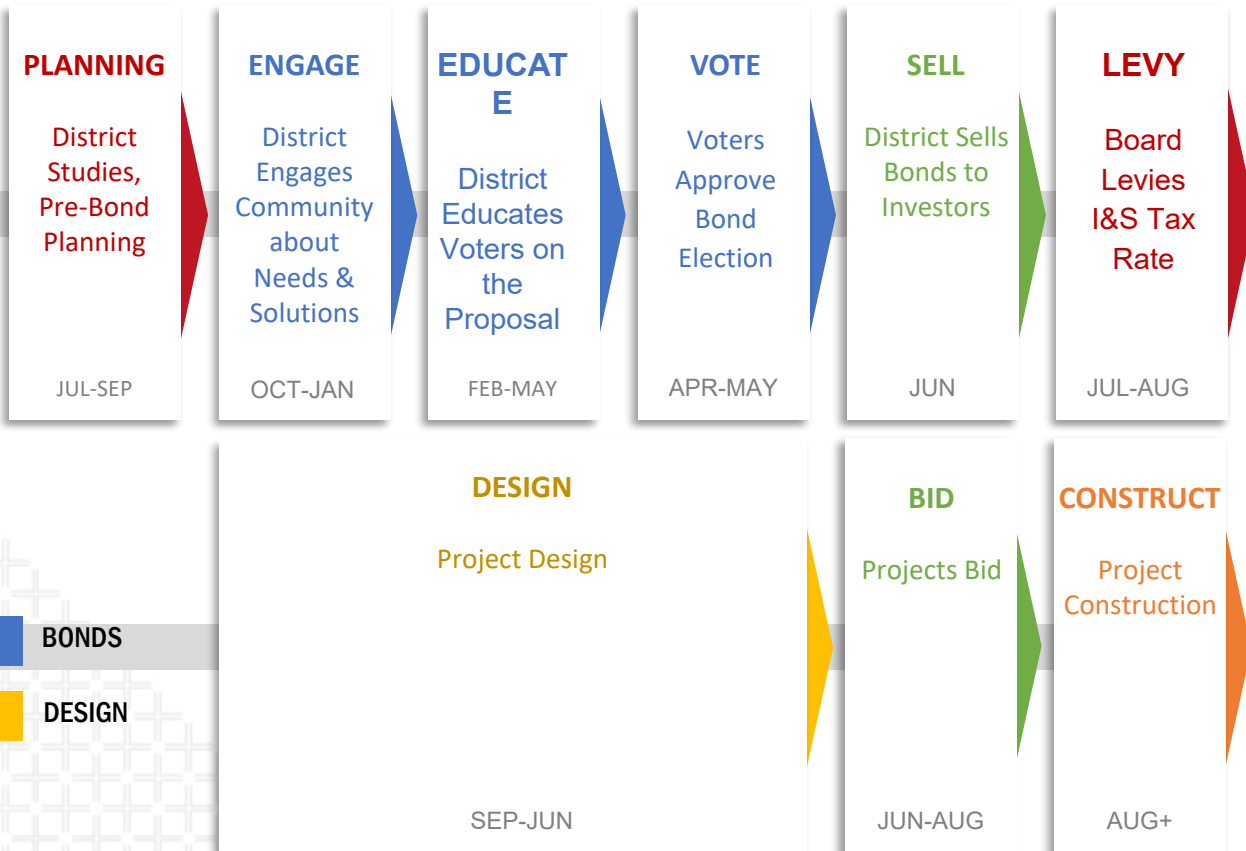
ROADMAP TO MAY 2026 BOND



PRE-BOND PLANNING TO CONSTRUCTION: LINEAR PROCESS



PRE-BOND PLANNING TO CONSTRUCTION: CONCURRENT DESIGN PROCESS



PLANNING & DESIGN

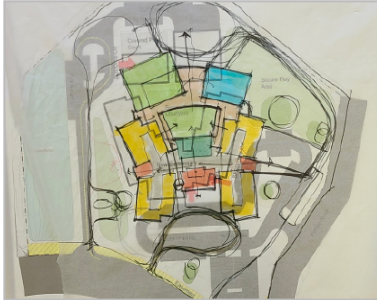
Board approved Huckabee as Architect on 7/21/2025

Next Steps:

- Approve Agreement between GISD & Huckabee
- Huckabee starts bond program planning with GISD
- Approve Huckabee to simultaneously start project planning and design
 - Pay design fees from fund balance with option to approve reimbursement resolution to repay costs from bond proceeds
- Start project programming & planning with GISD
- Schematic Design – Board approval as needed
- Design Development – Board approval as needed

DESIGN PROCESS

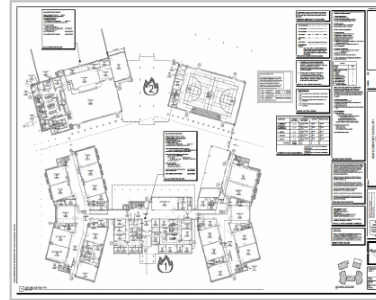
PRE-DESIGN



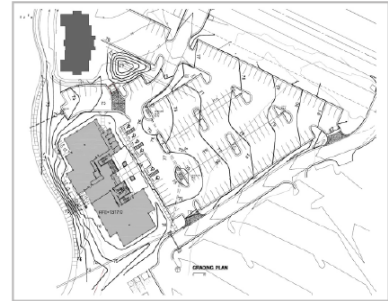
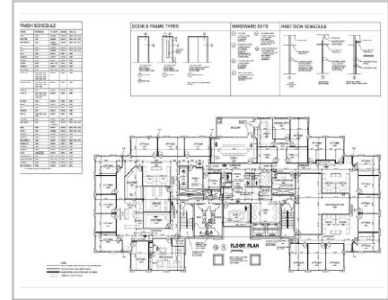
SCHEMATIC DESIGN



DESIGN DEVELOPMENT



CONSTRUCTION DOCUMENTS



DESIGN SCHEDULE

Pre-Design / Programming: September - October 2025

Schematic Design: October 2025 – January 2026

Design Development: January 2026 – April 2026

Bond Election: May 2026

Construction Documents: April 2026 – June 2026

Bidding / Procurement / Permitting: June 2026 – August 2026

Notice to Proceed with Construction: August / September 2026

CONSTRUCTION DELIVERY METHOD: CONSTRUCTION MANAGER AT RISK

Board approved Construction Manager at Risk method for the Junior High on 8/5/2025

Next Steps:

- Confirm if CM method will apply to athletics projects
- Release Request for Proposals (Huckabee to assist)
- Bring administration recommendation to Board for approval
- Approve agreement with CM
- CM works with GISD & Huckabee during planning & design
- CM solicits bids from subcontractors & suppliers
- CM constructs projects

CONSTRUCTION DELIVERY METHOD: CONSTRUCTION MANAGER AT RISK

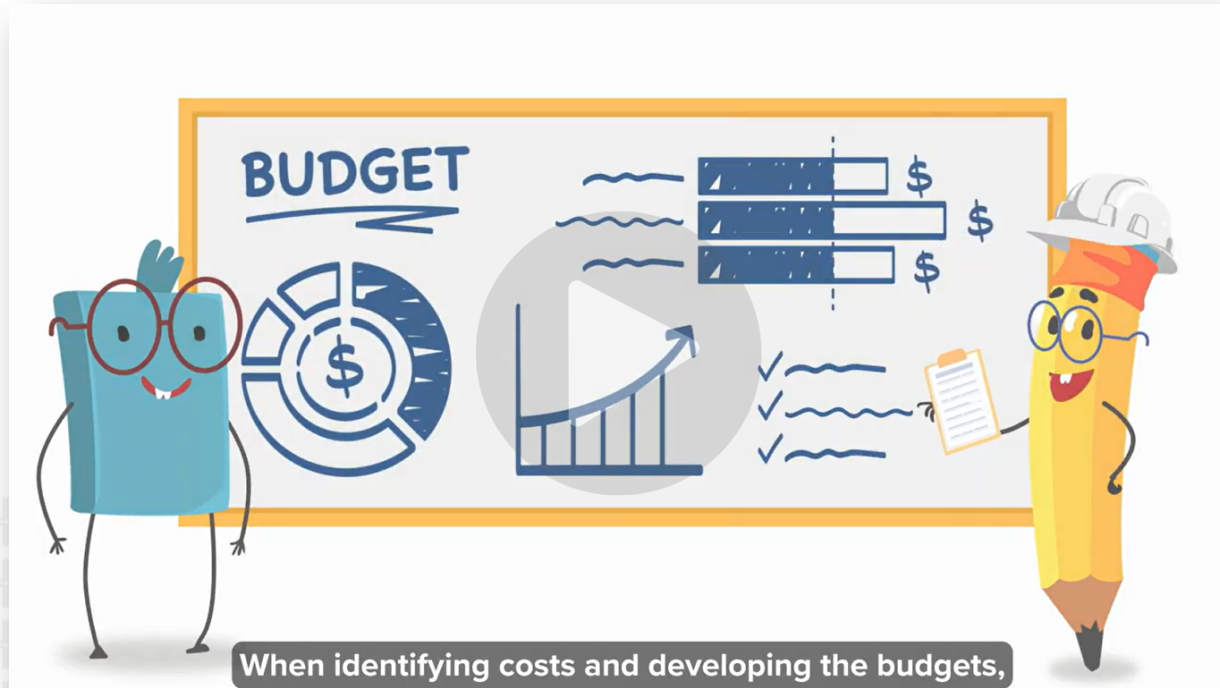
Pre-Construction Services:

- Investigate existing conditions
- Provide construction cost estimates & suggest cost savings opportunities
- Conduct constructability reviews of design
- Develop construction schedule
- Identify long-lead items that may require early bidding

Bidding Phase:

- Solicit bids from subcontractors & suppliers
- Submit Guaranteed Maximum Price (GMP) for Board approval

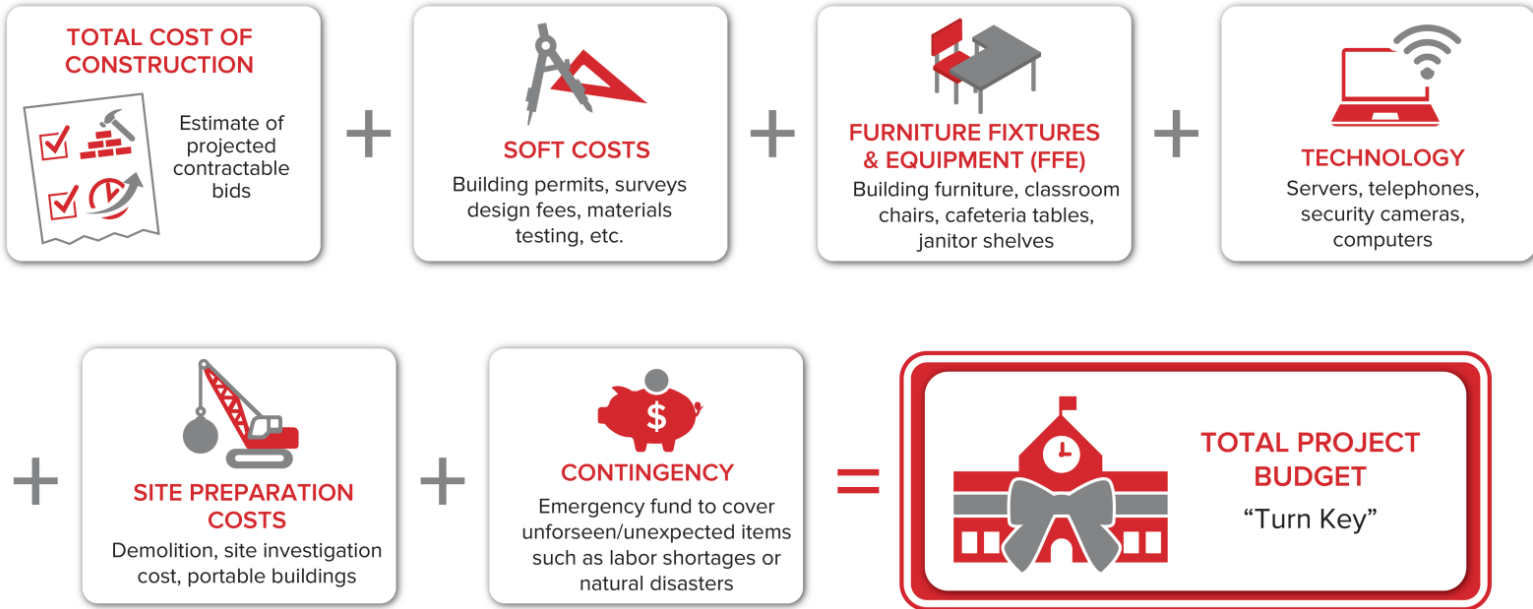
BUILDING AN ALL-IN BOND BUDGET



HOW TO BUILD A PROJECT BUDGET



HOW TO BUILD A PROJECT BUDGET



POTENTIAL MAY 2026 BOND

Total Construction Cost Budget: \$22,155,000

Total Soft Costs + FFE +
Technology + Contingency: \$3,845,000

Total Project Budget: **\$26,000,000**

No Tax Rate Increase

Gatesville ISD Opinion of Probable Cost (OPC) Bond Summary

9/15/2025

May 2026 Bond

ID #		Site	Construct. Start Date	Facility Opening Date	Estimated Construction Cost	Escalation Cost	Construction Cost (Escalated)	Fees/ Permits/ Soft Costs	Project Contingency 4.00%	Total Fees & Contingency	FF&E + Tech. 6.50%	Totals
1	New JH Band Hall, Choir & Theater Rooms, Staff & Student RR											
	1.1	New JH Band Hall, Choir & Theater Rooms, Staff & Student RR	9/15/26	1/15/28	\$4,200,000	\$336,000	\$4,536,000	\$498,960	\$181,440	\$680,400	\$339,066	\$5,555,466
2	Junior High - Replace Portables w/ Permanent Classrooms											
	2.1	Remove JH portables, Add 4 new classrooms, connect to gym	9/15/26	1/15/28	\$1,800,000	\$144,000	\$1,944,000	\$213,840	\$77,760	\$291,600	\$0	\$2,235,600
3	Junior High Auditorium Renovation											
	3.1	Renovation of JH auditorium - Acoustics Only	9/15/26	3/15/27	\$100,000	\$8,000	\$108,000	\$11,880	\$4,320	\$16,200	\$0	\$124,200
4	New Field House											
	4.1	New field house behind current visitor's side (all Boys' Athletics except Tennis)	9/15/26	1/15/28	\$6,650,000	\$532,000	\$7,182,000	\$790,020	\$287,280	\$1,077,300	\$0	\$8,259,300
5	New Press Box											
	5.1	New press box on current visitor side, add 1000 seats, switch home/ visitor	9/15/26	11/15/27	\$550,000	\$44,000	\$594,000	\$65,340	\$23,760	\$89,100	\$44,402	\$727,502
6	Sixth Grade Addition at Junior High											
	6.1	Add 10 classrooms, 4 student & 2 staff restrooms, 2 offices, 2 intervention rooms	9/15/26	1/15/28	\$4,100,000	\$328,000	\$4,428,000	\$487,080	\$177,120	\$664,200	\$0	\$5,092,200
7	Junior High Cafeteria Expansion & New Library											
	7.1	Expand cafeteria into library, Add new library	9/15/26	1/15/28	\$2,000,000	\$160,000	\$2,160,000	\$237,600	\$86,400	\$324,000	\$161,460	\$2,645,460
8	Junior High Restroom Renovations											
	8.1	Update 3 Girl/ Boy restrooms in the 3 main hallways	6/1/27	8/1/27	\$405,000	\$57,283	\$462,283	\$50,851	\$18,491	\$69,343	\$0	\$531,626
9	New Junior High Parking Lot											
	9.1	Add parking lot at grassy area at front of Junior High	9/15/26	1/15/27	\$375,000	\$30,000	\$405,000	\$44,550	\$16,200	\$60,750	\$0	\$465,750
12	Resurface Track											
	12.1	Resurface existing track	9/15/26	1/15/27	\$310,884	\$24,871	\$335,755	\$36,933	\$13,430	\$50,363	\$0	\$386,118
TOTALS					\$20,490,884	\$1,664,154	\$22,155,038	\$2,437,054	\$886,202	\$3,323,257	\$544,928	\$26,023,223

POTENTIAL PROJECTS & ESTIMATED COSTS - OPTIONS

Synthetic Turf at Baseball & Softball Fields:

Synthetic Turf Infield w/ Grass Outfield

\$903,175 construction cost | \$1,135,000 project cost

All Synthetic Turf

\$1,647,000 construction cost | \$2,070,000 project cost

Junior High Full Auditorium Renovation:

Acoustics, AV, lighting, seating

\$812,500 construction cost | \$1,008,000 project cost

Band Instruments & Storage: TBD

Repair cracks at Junior High Administration area: TBD

The background of the image shows a group of students in a classroom or library setting, looking at books and papers. A semi-transparent red overlay covers the entire image, with a pattern of overlapping diamond shapes in various shades of red. The text is centered in the middle of the image.

Huckabee

MORE THAN ARCHITECTS