



## Gregory-Portland Independent School District

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### BOARD MEMORANDUM

TO: DR. MICHELLE CAVAZOS

FROM: DR. ISMAEL GONZALEZ III

CC: BOARD OF TRUSTEES  
BRITTNEY SOLIZ SANDOVAL  
DEBORAH GARZA  
MICHAEL THIEME  
DR. MICHAEL NORRIS  
PENNY ARMSTRONG

DATE: Monday, May 18, 2026

SUBJECT: Discuss and Take Possible Action on Guaranteed Maximum Price (GMP) for Phase 1-A of BOND 2025 Project: High School Renovations

#### PRIORITIES

##### PRIORITY 4: EFFICIENT AND EFFECTIVE DISTRICT AND CAMPUS OPERATIONS

4.2 Maintain fiscal viability; stewardship; and improve staff knowledge of sustainable budgeting processes

#### BACKGROUND INFORMATION:

Type: Action

#### **Purpose of Board Item**

The purpose of this agenda item is to present administration's recommendation for the Board of Trustees to approve the Guaranteed Maximum Price (GMP) for **Phase 1-A of the BOND 2025 High School Renovations Project**, to be delivered through Construction Manager at Risk (CMAR) by **Fulton Coast\*Con Construction**. This phase focuses on **Area C at the high school (Primarily Classroom and Common Area Spaces)**. Please note that this item is similar to the approval of the GMP for the same project, specifically "Area B" for the gym locker-rooms

at the high school in which the board approved a GMP of \$8,901,848. The project design team includes **Turner | Ramirez Architects** and **Stridde, Callins & Associates (MEP Engineers)**.

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## **Background**

Gregory-Portland High School opened in 2002 and has served as the home of the Wildcats since that time. As with any facility, continued enrollment growth and evolving program needs require periodic modernization. G-PISD currently serves over 5,100 students, with approximately 1,500 students—nearly 30% of the district—enrolled at the high school.

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## **Projects Completed (2020–2025)**

Since 2020, the district has successfully completed multiple capital improvement projects that are fully operational and positively impacting students, including:

- Dr. Paul Clore Career & Technical Education Center
  - Agriscience Facility, Project Center, & Greenhouse
  - Classroom Additions
  - Front Entrance & Canopy Upgrades
  - Perimeter Fencing for enhanced security
  - HVAC System Improvements
  - Districtwide Furniture Upgrades (2024–2025)
  - Gymnasium Renovations
  - Wildcat Park (Baseball & Softball Facilities)
  - All-Purpose Facility & George W. Harris Fieldhouse
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## **Projects in Progress (2023–2026)**

The following projects are currently under construction and are anticipated to be completed by Summer 2026 (ready for the 2026–2027 school year):

- Cafeteria Additions & Renovations
  - Fine Arts Classroom Renovations
  - New Band Hall
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## **Bond 2025 – High School Projects**

Bond 2025, approved by voters in May 2025, supports additional renovations and new construction projects currently in progress and several still in the design phase. Planning efforts include collaboration among district leadership, campus staff, architects, and community stakeholders to ensure alignment with district goals and community expectations.

### **High School Renovations (Subject of This Agenda Item):**

- **Construction in Progress:** Gym Locker Room Renovations (Phase 1)
- **Action Item:** Classroom and Common Area Renovations (Phase 1-A)
- Library and Administrative Spaces
- Welding Shop Expansion

### **Other Bond 2025 Projects (Not Part of This Action):**

- Visual & Performing Arts / CTE Facility
- Parking Lot Upgrades

*Note: Board action requested today applies only to Phase 1A – “Area C” Classroom and Common Area Renovations*

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## **Project Timeline & Progress (High School Renovations – Bond 2025)**

While this report outlines the broader scope of improvements at Gregory-Portland High School, Board action is specific to the High School Renovations project under Bond 2025.

- **June 16, 2025:** Turner | Ramirez Architects selected
- **June–October 2025:** Schematic design development with district stakeholders
- **October 20, 2025:** Fulton Coast\*Con Construction selected as CMAR
- **November-January:** Turner Ramirez Finalized Design for Phase 1 (Area B)
- **February:** CMAR Procurement for Phase 1 (Area B)
- **March 19, 2026:** District met with Fulton and T|R to review subcontractor bid proposals for Phase 1
- **March 30, 2026:** Board Approved GMP for \$8,901,848 for Gym Locker Room Renovations
- **April:** CMAR Procurement for Phase 1-A (Area C)
- **April 24, 2026:** District met with Fulton and T|R to review subcontractor bid proposals for Phase 1-A

**RECOMMENDATION:**

Administration recommends approval of the Guaranteed Maximum Price (GMP) in the amount of \$8,655,464 for Phase 1-A of the BOND 2025 High School Renovations Project under RFP #2526-01 for Construction Manager at Risk (CMAR) services, awarding the GMP to Fulton Coast\*Con Construction, and authorizing the administration to complete all appropriate contractual obligations related to the CMAR GMP.

**FINANCIAL IMPACT AMOUNT AND FUNDING SOURCE (IF APPLICABLE):**

Phase 1 Financial Overview		
<b>Total Construction Budget</b> <b>\$20,000,000</b>	<b>Phase 1 GMP</b> <b>\$8,901,848</b>	<b>Phase 1-A GMP</b> <b>\$8,655,464</b>
<b>Total Committed (Phase 1 + 1-A)</b> <b>\$17,557,312</b>	<b>Remaining Balance</b> <b>\$2,442,688</b>	<b>Funding Source</b> <b>BOND 2025</b>
Phase 1 Allocation 44.5%	Phase 1-A Allocation 43.3%	Remaining Balance 12.2%

**BOARD RELATED POLICY:**

CH (LOCAL) (LEGAL)  
CV (LOCAL) (LEGAL)

**ACTION ITEM SUGGESTED MOTION (if applicable):**

That the board make a motion to approve administration’s recommendation to accept the Guaranteed Maximum Price (GMP) in the amount of \$8,655,464 for Phase 1-A of the BOND 2025 High School Renovations Project under RFP #2526-01 for Construction Manager at Risk (CMAR) services, award the GMP to Fulton Coast\*Con Construction, and authorize the administration to complete the appropriate contractual obligations related to the CMAR GMP, as presented.