

GREGORY PORTLAND I.S.D.
VISUAL & PERFORMING ARTS AND CAREER
& TECHNICAL EDUCATION ACADEMIC CENTER

SCHEMATIC DESIGN PRECONSTRUCTION REPORT
REVISION 1
JUNE 25, 2026

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GENERAL CONTRACTORS



GREGORY PORTLAND I.S.D. VISUAL & PERFORMING ARTS AND CAREER & TECHNICAL EDUCATION ACADEMIC CENTER

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EXECUTIVE SUMMARY

GREGORY PORTLAND I.S.D. VPAC & CTE will include construction of a new 2 level, multipurpose theater as well as associated support spaces. The CTE portion will include AV, Media, Technology, Academic, Administrative, and Community spaces.

The following is an estimate and schedule summary of detail within the Report.

ESTIMATE AND SCHEDULE SUMMARY

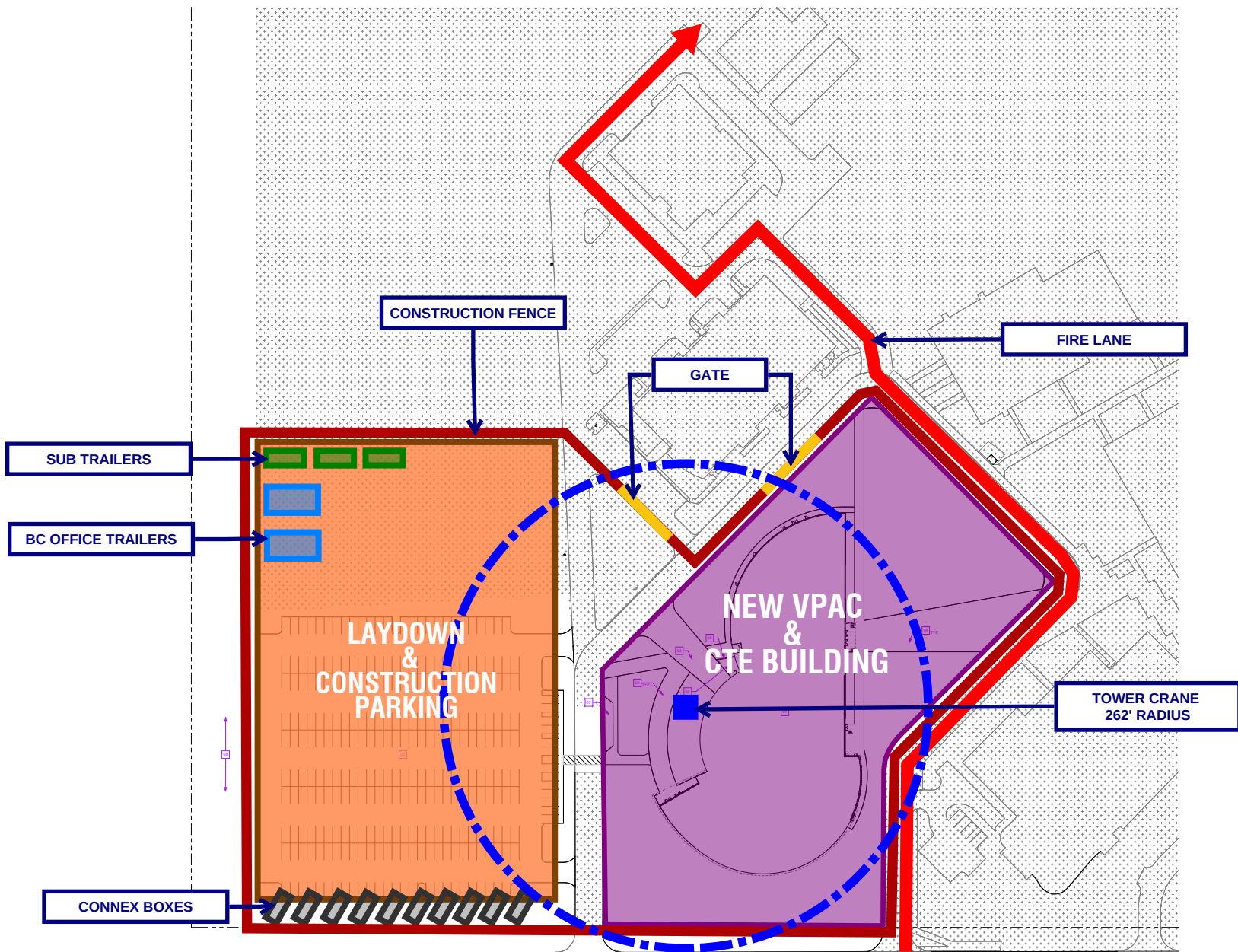
COST OF WORK	\$60,909,088
INSURANCE	705,618
CM CONSTRUCTION CONTINGENCY	1,499,624
CM ESTIMATE CONTINGENCY	1,874,530
OWNER CONTINGENCY	3,749,060
ESCALATION ALLOWANCE	1,124,718
GENERAL CONDITIONS	3,325,462
<u>CONSTRUCTION PHASE FEE</u>	<u>1,793,108</u>
SCHEMATIC DESIGN REVISION 1 ESTIMATE TOTAL	\$74,981,210

CONSTRUCTION SCHEDULE SUMMARY	25 MONTHS
NOTICE TO PROCEED WITH CONSTRUCTION - PACKAGE 1	05/18/2027
NOTICE TO PROCEED WITH CONSTRUCTION - PACKAGE 2	07/20/2027
SUBSTANTIAL COMPLETION	06/18/2029

ESTIMATE SUMMARY

OUR ESTIMATE SUMMARY shows our current Estimate by CSI Divisional Breakdown and Major Trades. The Estimate is based upon the List of Documents and Estimate Clarifications and Assumptions for the project.

The **80/20 REPORT** may be found on the pages immediately following the Estimate Summary. This Report shows the Estimate Summary's various "Cost of Work" line items in descending order.



SCHEDULE

PROJECT MILESTONES are per the summary below. Reference the attached schedule for additional details.

SCHEMATIC DESIGN APPROVAL	06/23/2026
DESIGN DEVELOPMENT APPROVAL	12/15/2026
BC BID DAY – PACKAGE 1	04/15/2027
GMP 01 BOARD APPROVAL FINAL	05/17/2027
BC BID DAY – PACKAGE 2	06/17/2027
GMP 02 BOARD APPROVAL FINAL	07/19/2027
TCEQ PERMITTING	TBD
SITE DEVELOPMENT PERMITTING	TBD
BUILDING PERMITTING	TBD
NTP WITH CONSTRUCTION – PACKAGE 1	05/18/2027
NTP WITH CONSTRUCTION – PACKAGE 2	07/20/2027
SUBSTANTIAL COMPLETION	06/18/2029