

GMP PROPOSAL

Prepared for: Groesbeck Independent School District

Prepared by: Champco, Inc.

June 26, 2026

H.O. WHITEHURST ELEMENTARY RENOVATIONS

GROESBECK ISD



EXECUTIVE SUMMARY

Objective

Present the School Board and Superintendent of Groesbeck Independent School District with a Guaranteed Maximum Price Contract for the desired improvements at H.O. Whitehurst Elementary School

Goals

- Provide detailed and accurate pricing for the desired renovations
- Answer any questions that GISD Board Members and/or Representatives may have regarding the GMP
- Reach an agreement between Champco, Inc. (CMAR) and GISD to approve a resolution for the GMP

Project Scope

- **H.O. Whitehurst Building Renovations**
 - Flooring
 - Remove and replace flooring in Library, Theater, and Admin Offices
 - Install new carpet and LVT flooring in designated areas
 - Wall Repairs
 - Patch and repair upper walls in cafeteria area
 - Replace damaged ceiling tiles in cafeteria area
 - Remove all corridor walls on South and West sides of cafeteria (both sides of these walls)
 - Install new drywall, finish and paint to match existing as best as possible
 - Remove and reinstall frames, doors and hardware
 - Window Replacement
 - Remove existing window system at cafeteria clerestory
 - Install a new window system that includes energy efficient, 1" Low-E glass
 - Gutter Replacement
 - Removal of gutters and downspouts in designated areas
 - Provide and install new shop-fabricated replacement gutters and downspouts
 - **New Drop-Off Canopy**
 - Fabricate and install new structural steel canopy per drawings created by Dudley Engineering
 - Provide and install roof panels, soffit panels, trim, gutter, and downspouts
 - Demo existing sidewalk area and pour back with new concrete
 - Paint exposed structural steel components with color to be selected by school
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BUDGET

Description	Cost
H.O. Whitehurst - New Canopy Structure	\$799,298
H.O. Whitehurst - Building Renovations	\$537,710
Subtotal - Base Scope of Works	\$1,337,008
Owner's Contingency	\$125,000
Owner's Allowance	\$19,500
CMAR General Conditions (5.6% of subtotal)	\$74,872
CMAR Fee (3.0% of subtotal)	\$40,110
Pre-Construction Services	\$6,800
Total GMP Proposal Amount	\$1,603,290

Notes:

- Owner's Contingency accounts for the following but not limited to
 - Unforeseen subsurface conditions
 - Existing MEP conflicts and renovations
 - Existing structural deficiencies
 - Weather delay mitigation
 - Miscellaneous unforeseen
 - Refundable to Owner if not used
 - Owner's Allowance accounts for the following but not limited to
 - Landscaping & Site Amenities
 - Artwork & Graphics
 - Testing & Special Inspections
 - Utility Company Charges
 - Technology / AV Equipment
 - Refundable to Owner if not used
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PROJECT SCHEDULE & KEY MILESTONES

Phase	Milestone / Activity	Start Date	End Date	Duration	Responsibility
Pre-Construction					
PC-01	GMP Board Approval	6/26/26	6/27/26	1 Day	School Board
PC-02	Contract Execution	6/26/26	6/27/26	1 Day	Owner / GC
PC-03	Building Permit Submission	6/26/26	6/29/26	3 Days	GC
PC-04	Building Permit Issuance	6/29/26	6/29/26	1 Day	City / AHJ
PC-05	Subcontractor Buy-Out Complete	6/26/26	6/26/26	1 Day	GC
PC-06	Site Mobilization	6/26/26	6/26/26	1 Day	GC
Phase 1 — Sitework & Foundation					
1-01	Demolition & Abatement	6/29/26	7/3/26	1 Week	GC / Sub
1-02	Mass Excavation & Grading	6/29/26	7/3/26	1 Week	GC / Sub
1-03	Underground Utilities	6/29/26	7/3/26	1 Week	MEP Subs
1-04	Drilled Piers & Grade Beams	7/6/26	7/17/26	2 Weeks	Concrete Sub
Phase 2 — Structure & Envelope					
2-01	Structural Steel Erection	7/27/26	8/11/26	3 Weeks	Steel Sub
2-02	Concrete Place back	8/11/26	8/21/26	2 Weeks	Concrete Sub
2-04	Metal Decking / Soffit / Trim / Gutters	8/24/26	9/18/26	4 Weeks	Roofing Sub
2-05	Exterior Windows Replacement	7/27/26	8/7/26	2 Weeks	Glazing Sub
Phase 4 — Finishes & Closeout					
4-01	Drywall Repairs	7/6/26	7/31/26	4 Weeks	Drywall Sub
4-02	Painting — Interior	8/3/26	8/14/26	2 Weeks	Paint Sub
4-03	Flooring & Tile	7/6/26	7/24/26	3 Weeks	Flooring Sub
4-04	Ceilings & Specialties	7/13/26	7/17/26	1 Week	ACT Subs
4-06	Final Inspections & Punch List	9/21/26	9/25/26	1 Week	GC / Owner
4-07	SUBSTANTIAL COMPLETION	23-Sep-26	23-Sep-26	MILESTONE	All Parties
4-08	Owner Training & Commissioning	25-Sep-26	28-Sep-26	1 Week	GC / Owner
4-09	FINAL COMPLETION	30-Sep-26	30-Sep-26	MILESTONE	All Parties

SCHOOL BOARD RESOLUTION - APPROVAL OF GMP CONTRACT

RESOLUTION NO. _____ - 2026

A RESOLUTION OF THE BOARD OF TRUSTEES OF THE GROESBECK INDEPENDENT SCHOOL DISTRICT APPROVING A GUARANTEED MAXIMUM PRICE CONTRACT FOR THE CAMPUS RENOVATIONS AT H.O. WHITEHURST ELEMENTARY

WHEREAS, the Board of Trustees of the Groesbeck Independent School District ("District") has determined that a renovation to the existing campus facility is necessary to serve the educational needs of the community; and

WHEREAS, the District engaged Dudley Engineering LLC and Champco, Inc. (CMAR) have developed construction documents; and

WHEREAS, the CMAR has developed and presented a Guaranteed Maximum Price (GMP) proposal for the project; and

WHEREAS, the GMP has been reviewed by District Administration and is found to be reasonable, complete, and in the best interest of the District;

NOW, THEREFORE, BE IT RESOLVED by the Board of Trustees of the Groesbeck Independent School District as follows:

SECTION 1. The Board of Trustees hereby approves a Guaranteed Maximum Price of \$ **1,603,327.00** (One million six hundred three thousand three hundred twenty seven and xx/100 dollars) with Champco, Inc. for the Campus Renovation Projects at H.O. Whitehurst Elementary.

SECTION 2. The Superintendent or designee is hereby authorized to execute the GMP Amendment to the Construction Manager at Risk Agreement and any associated documents necessary to implement this action.

SECTION 3. Funding for this Project shall be drawn from Bond Measure proceeds and other such funds as the Board may authorize.

SECTION 4. The Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED by the Board of Trustees of the Groesbeck Independent School District at a duly noticed public meeting held on _____, 2026, by the following vote:

AYES: _____

NAYES: _____

ABSENT: _____

ABSTAIN: _____

Board President, or
Authorized District Representative
Groesbeck Independent School District

Board Secretary
Groesbeck Independent School District

Date: _____, 2026

SOUTHERN AMERICAN INSURANCE AGENCY, INC.

13823 Schmidt Road

Cypress, TX 77429

281-890-9294 281-890-2229 FAX

June 24, 2026

Groesbeck ISD

1202 N. Ellis

Groesbeck, TX 76642

**RE: Champco, Inc.
W.O. Whitehurst Elementary
Letter of Bondability**

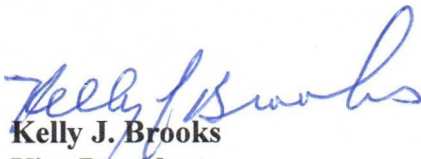
To Whom It May Concern,

Please be advised that we are the bonding agent for Champco, Inc. As long as Champco, Inc. continues to meet the underwriting guidelines of the surety, we should be able to provide Performance & Payment bonds for the above referenced \$1.628MM contract. In our opinion, Champco, Inc. remains properly financed, well equipped, and well managed.

Further, the surety reserves the right to examine and approve any contract prior to execution of the Performance & Payment Bonds. For informational purposes, the surety is a combination of Ohio Farmers Insurance Company and Westfield Insurance Company. They have U.S. Treasury Listings of (Ohio Farmers Insurance Company) \$227,840,000 and (Westfield Insurance Company) \$115,557,000 and A.M. Best Ratings of A XV.

Thank you for any courtesies you may extend our valuable client. Please feel free to contact me directly should you have any questions.

Sincerely,


Kelly J. Brooks
Vice President