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BOND WIMBERLEY ISD 2025

• WISD Construction Bond 2025 Update

- 4-20-26
- PRESENTED BY: AG|CM, INC.
  Mark Johnson, Ryan Rosborough

Wimberley ISD Bond 2025 Construction Update

Prop A - General Growth, Safety and Rehabilitation of Facilities - $109.99 Million

Prop B - Instructional Technology - $6.05 Million

Prop C - Texan Stadium Improvements - $5.73 Million

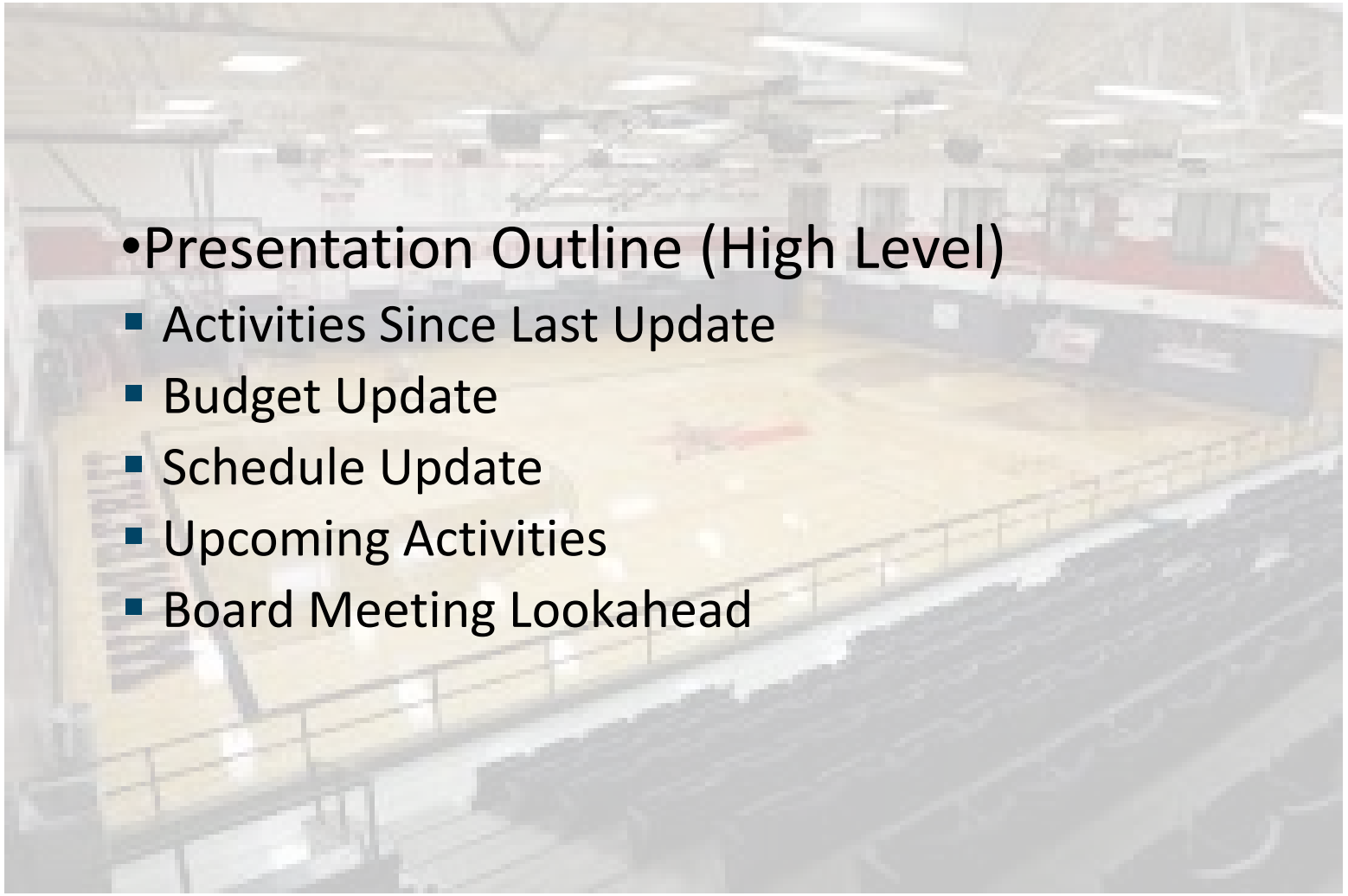
Prop D - Shaded Multipurpose Activity Center - $13.23 Million

Contractors:
Bartlett Cocke
E3 Integral Solutions

Program Manager:
AG|CM, Inc.

Architect:
Oconnell Robertson

Anticipated Completion Date:
Spring 2028



Wimberley ISD Bond 2025 Construction Update

Critical Activities Since Last Update:

- **Bid Package 1 – Blue Hole Parking**
  - Updated Design/Revised Pricing
- **Bid Packages 2 and 3 – DJH, WHS, Performing Arts, Texan Stadium**
  - Band Marching Pad clearing and subgrade in progress (GMP #1)
  - GMP2 Cost Value Log reviewed/updated by Bond Program Team
- **Other Projects**
  - Audio Enhancements Installation at Blue Hole in progress
  - Dark Sky Certificate received for the BB/SB Fields

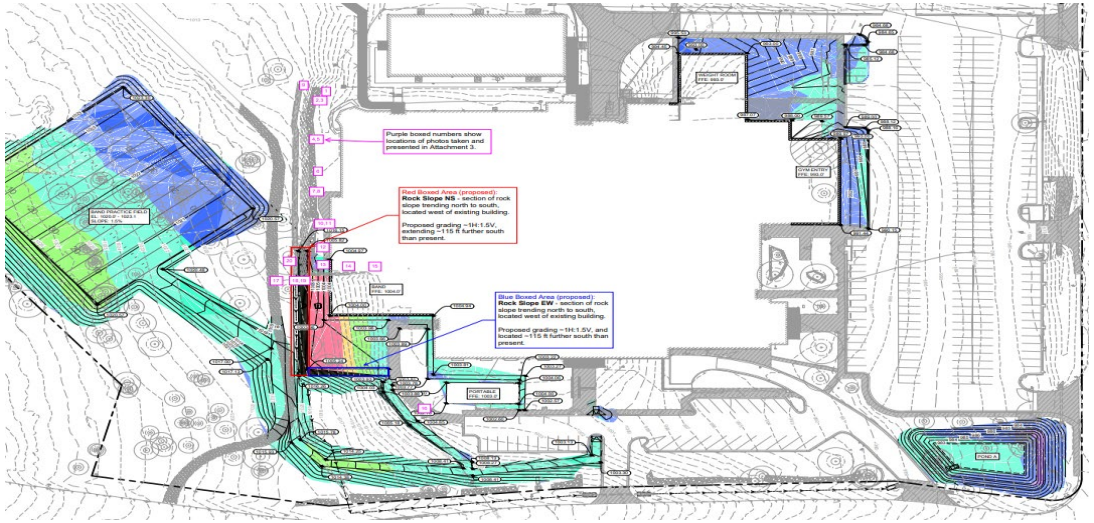


Photo: Band Practice Field GMP1

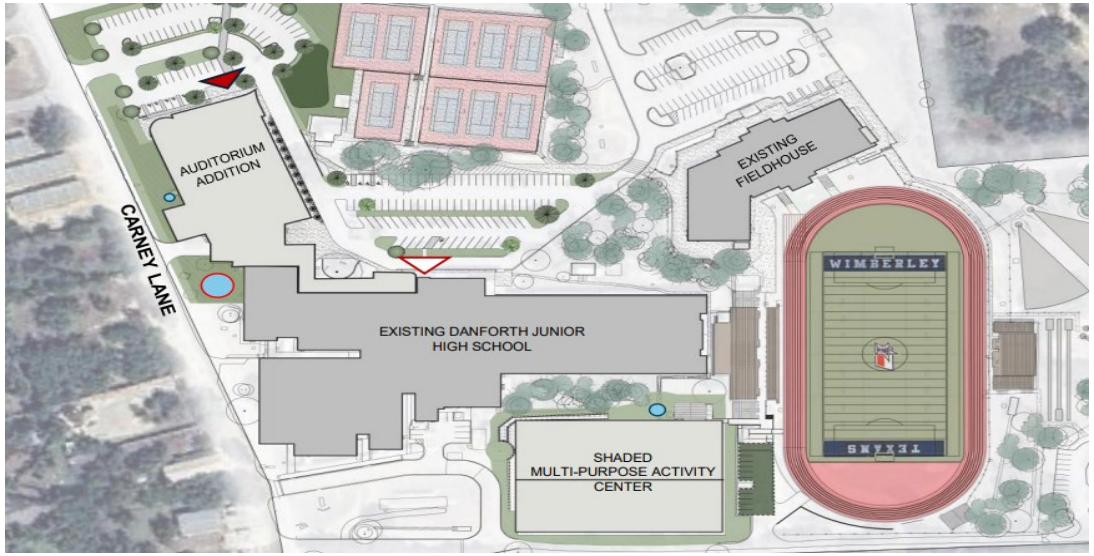
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Wimberley ISD Bond 2025 Construction Update

BP 2 & 3 WHS, DJH







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Wimberley ISD Bond 2025 Construction Update

Critical Activities Since Last Update (Cont..):

- **Bid Package 6 – Multicampus Improvements**
  - Contract executed with Contractor, E3 Integrated.
- **Bid Package 5 - Roofing and HVAC Blue Hole, Jacobs Well Scudder**
  - Roofing replacement started at Blue Hole
  - Roofing replacement at Scudder 90% complete



Photo: Roof Replacement at Blue Hole Primary



Photo: Roof Replacement at Blue Hole Primary

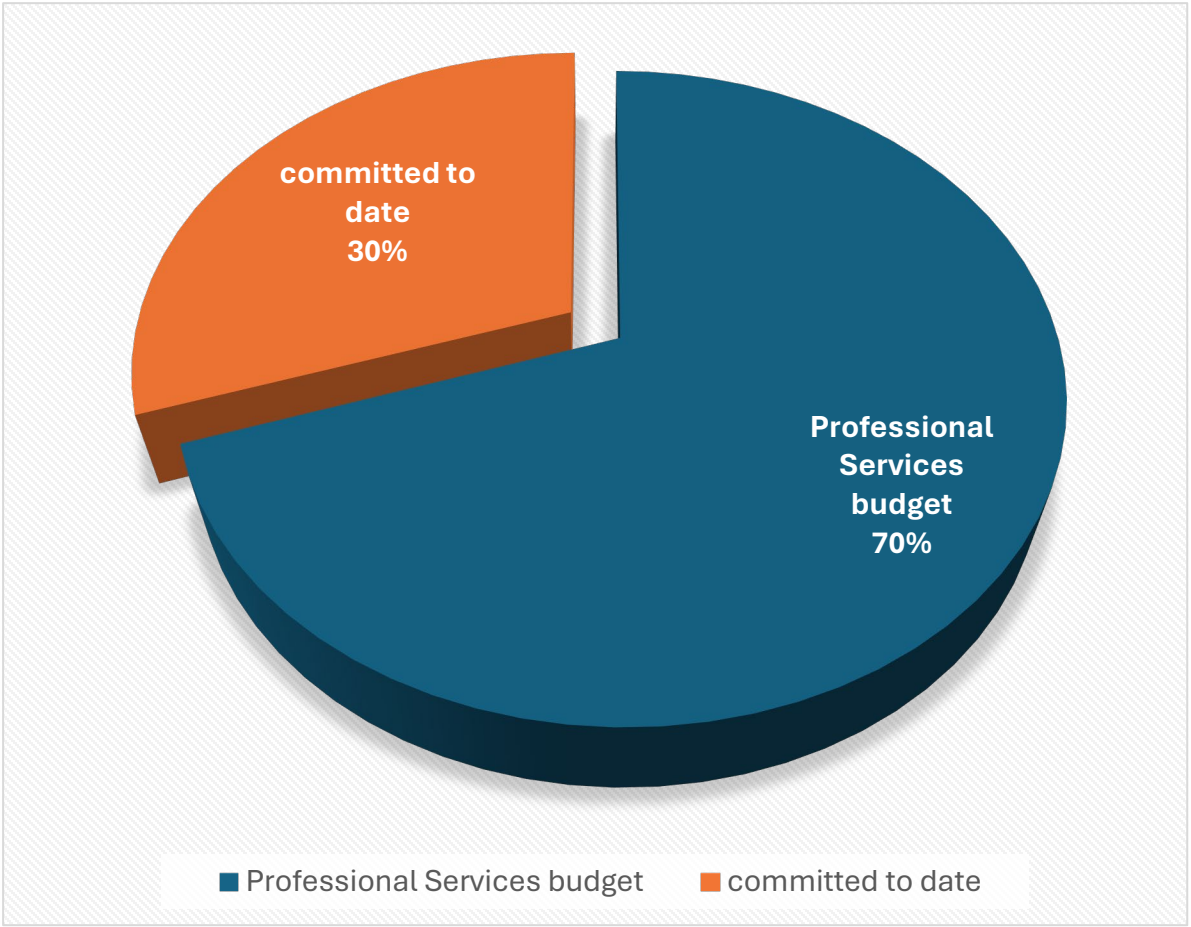
Wimberley ISD Bond 2025 Construction Update

Budget Update: As of March 31, 2026

- Professional Services Budget:
  - Surveying, Platting
  - City of Wimberley Permit Fees for DJH, WHS
  - Project Management
  - Architecture
  - Geotechnical: Compaction of Subgrade and Paving Fill testing at Band Marching Pad
  - Legal
  - **Professional Services budget: $9,582,594**

Committed to date $4,126,218

March 2026, $418,638



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Wimberley ISD Bond 2025 Construction Update

Budget Update: As of March 31, 2026

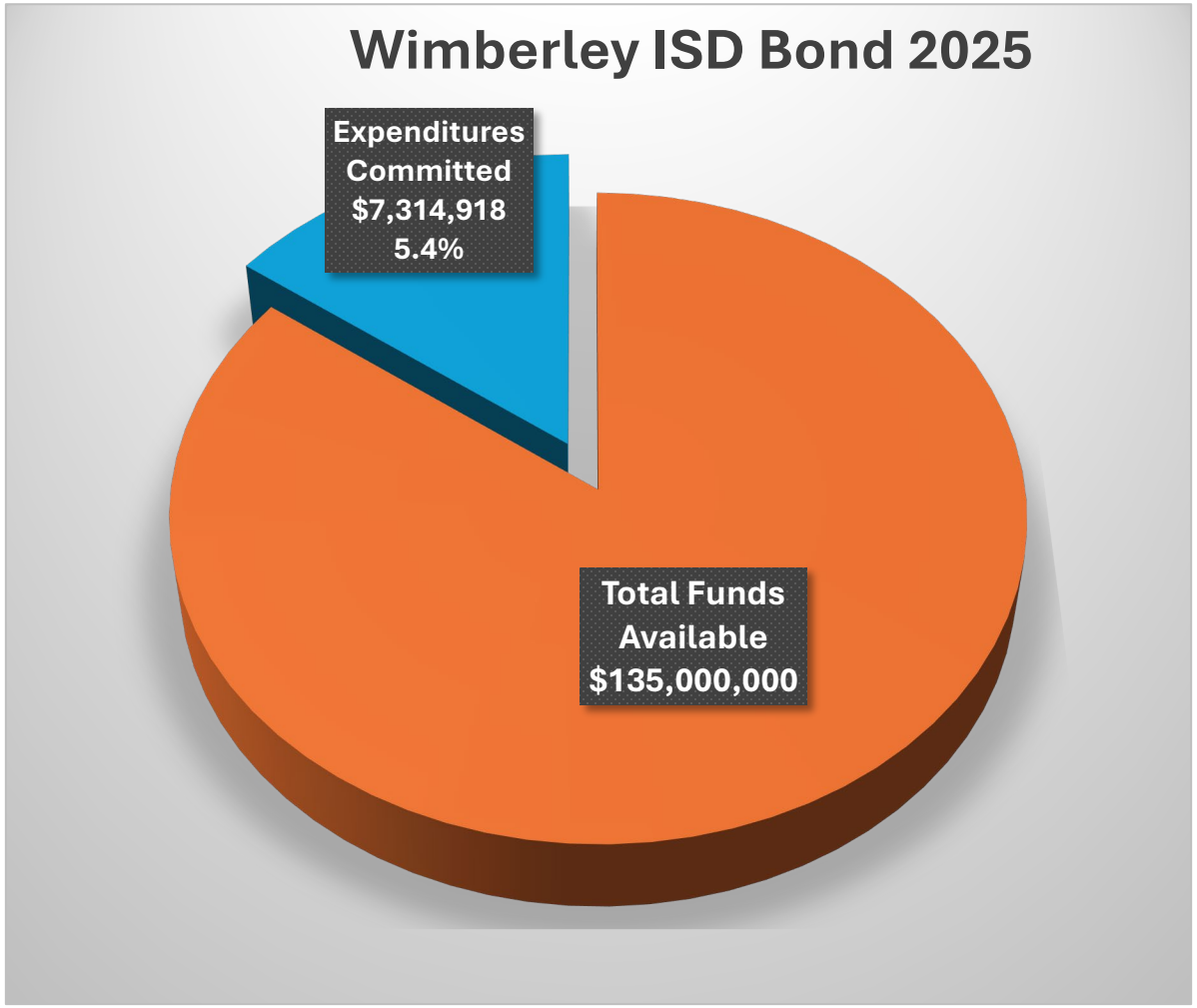
Items included in Expenditures –Owner Costs:

Total Expenditures: $7,314,918

March: $99,000

March Owner Costs Include :

- Band Instruments
- Audio Enhancements Improvements at Scudder
- Musco Lighting at BB/SB fields
- DJH Lift Station evaluation



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Wimberley ISD Bond 2025 Construction Update

Schedule Overview: Milestones Dates are Estimated, Subject to Change

- Bid Package 1 –Blue Hole Parking
  - ~~Complete Design: Nov 2025~~
  - Construction Start: Summer 2026
  - Construction Complete: Summer 2026
- Bid Package 2 and 3 – Danforth/Performing Arts/Texan Stadium and High School
  - ~~Complete Design: Feb 2026~~
  - ~~Construction Start: Marching Pad March 2026~~
  - Construction Complete: Spring 2028
- Bid Package 4 – Baseball/Softball Complex
  - Complete Design: May 2026
  - Construction Start: TBD
  - Construction Complete: TBD
  - Board Approval: TBD



- Bid Package 5 Mechanical/Roofing BHP, JWE, Scudder
  - ~~Complete Design: Nov 2025~~
  - ~~Construction Start: Spring 2026~~
  - Construction Complete: Fall 2026
- Bid Package 6 – Multiple Lighting/Intercom/Misc FCA, JWE, BHP, NOC
  - ~~Design Complete: Dec 2025~~
  - Construction Start: Summer 2026
  - Construction Complete Summer/Fall 2026

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Wimberley ISD Bond 2025 Construction Update

Upcoming Critical Activities

- **Bid Package 1 – Blue Hole Parking**
  - Complete Contractor Negotiations and Execute Contract
- **Bid Package 2 and 3 – WHS, DJH, Performing Arts**
  - Negotiate and Execute GMP #2
  - Resolve waterline conflict with storm drainage at WHS
- **Bid Package 5 – Roofing and HVAC**
  - Mechanical Submittals and Material Procurement
- **Bid Package 6 – Multicampus Improvements**
  - Submittals and Material Procurement



Photo: Roof replacement at Scudder

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Wimberley ISD Bond 2025 Construction Update - Board Lookahead

Board Meeting Lookahead

- **Tonight's Board Meeting:**
  - Consideration of GMP #2, for Bid Package 2 & 3 (DJH and WHS renovations and additions)
  - Consideration of Unit 6 replacement at Bridges Gym
  - Groundbreaking discussion
    Groundbreaking Ceremony scheduled 5/7/26 9:30 am

Board Meeting Lookahead: May 20, 2026

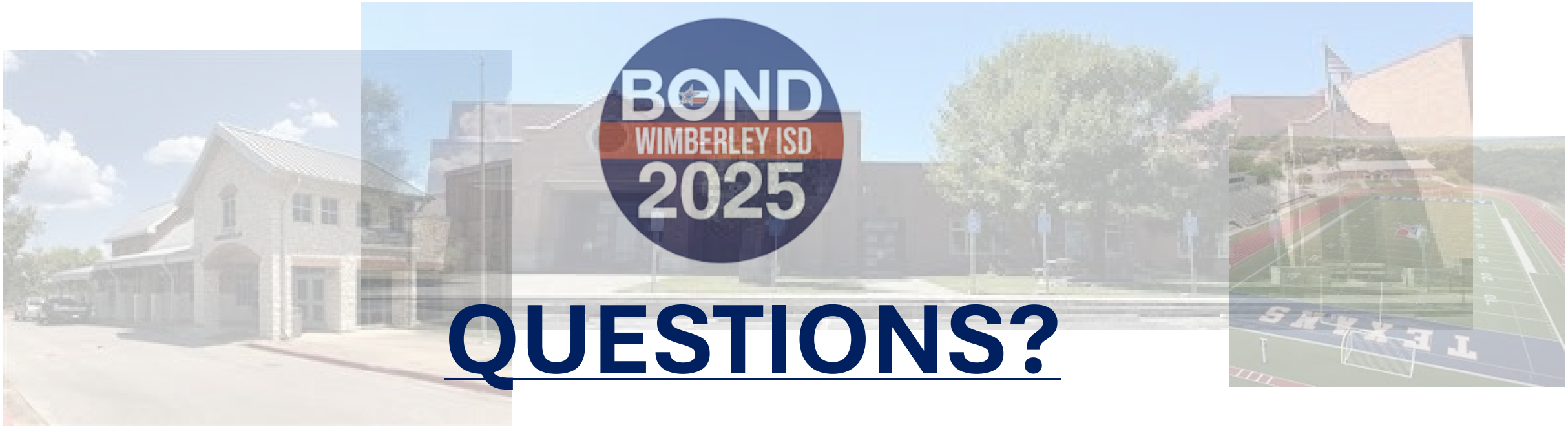
- Bid Packages Construction updates



Photo: Roof at WHS

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Wimberley ISD Bond 2025 Construction Update



QUESTIONS?

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BOND WIMBERLEY ISD 2025

• GMP #2 Update/Presentation

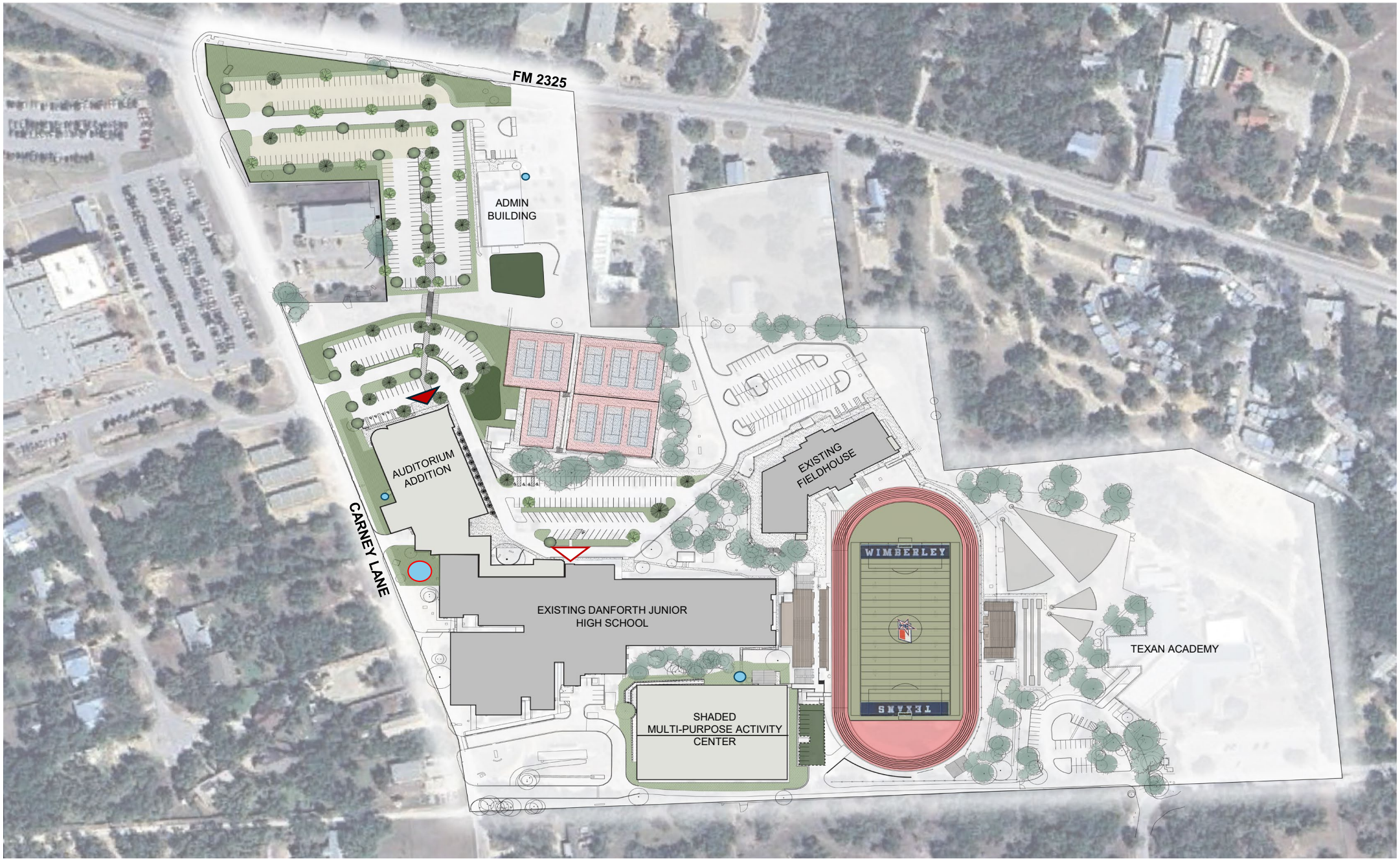
- 4-20-26
- PRESENTED BY: AG|CM, INC. Ryan Rosborough
  O'Connell Robertson Rachel Toronjo

Wimberley Independent School District

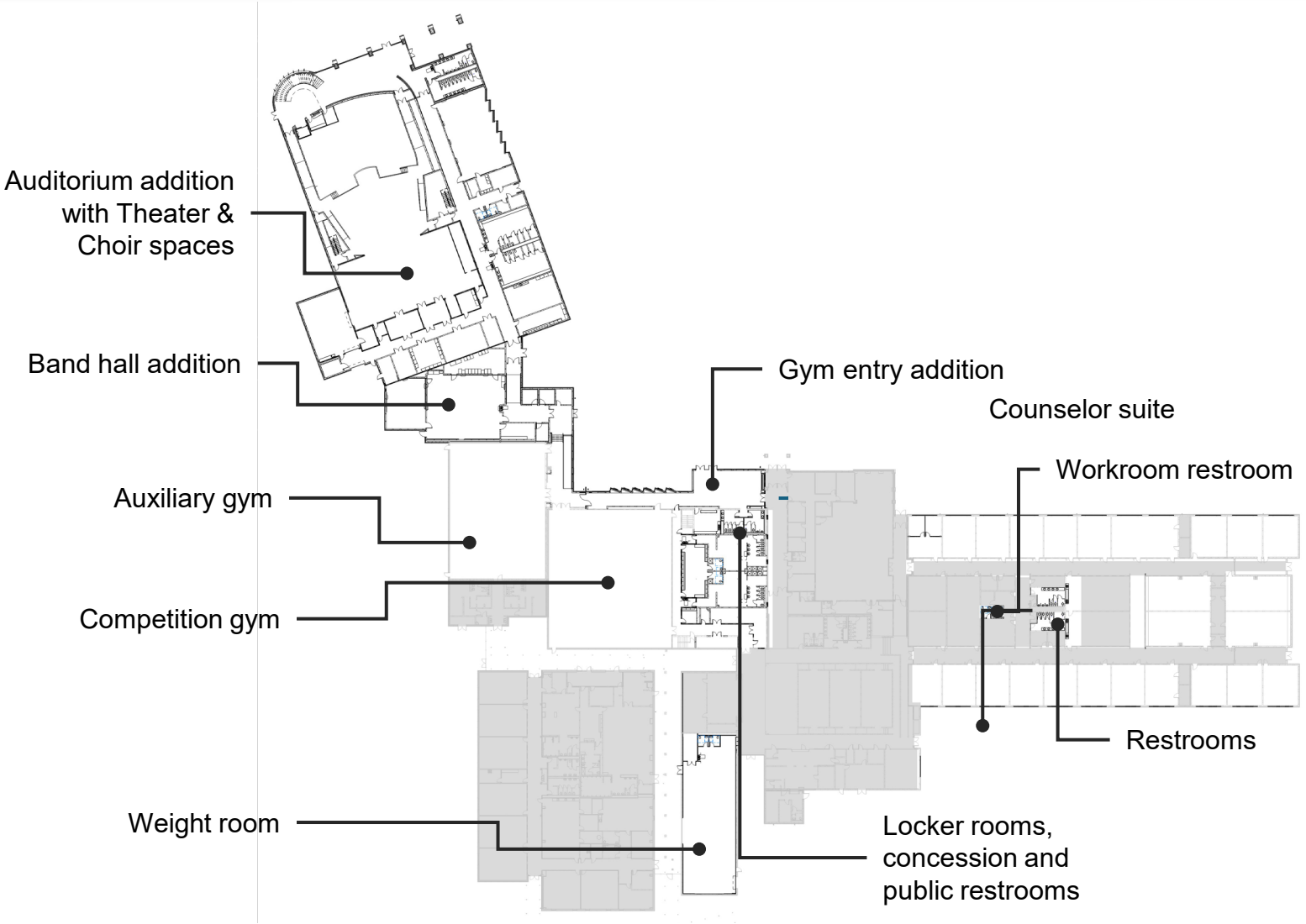
Bond 2025 – Wimberley High School & Danforth Junior High



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FM 2325
ADMIN BUILDING
AUDITORIUM ADDITION
CARNEY LANE
EXISTING FIELDHOUSE
WIMBERLEY
EXISTING DANFORTH JUNIOR HIGH SCHOOL
SHADED MULTI-PURPOSE ACTIVITY CENTER
TEXAN ACADEMY

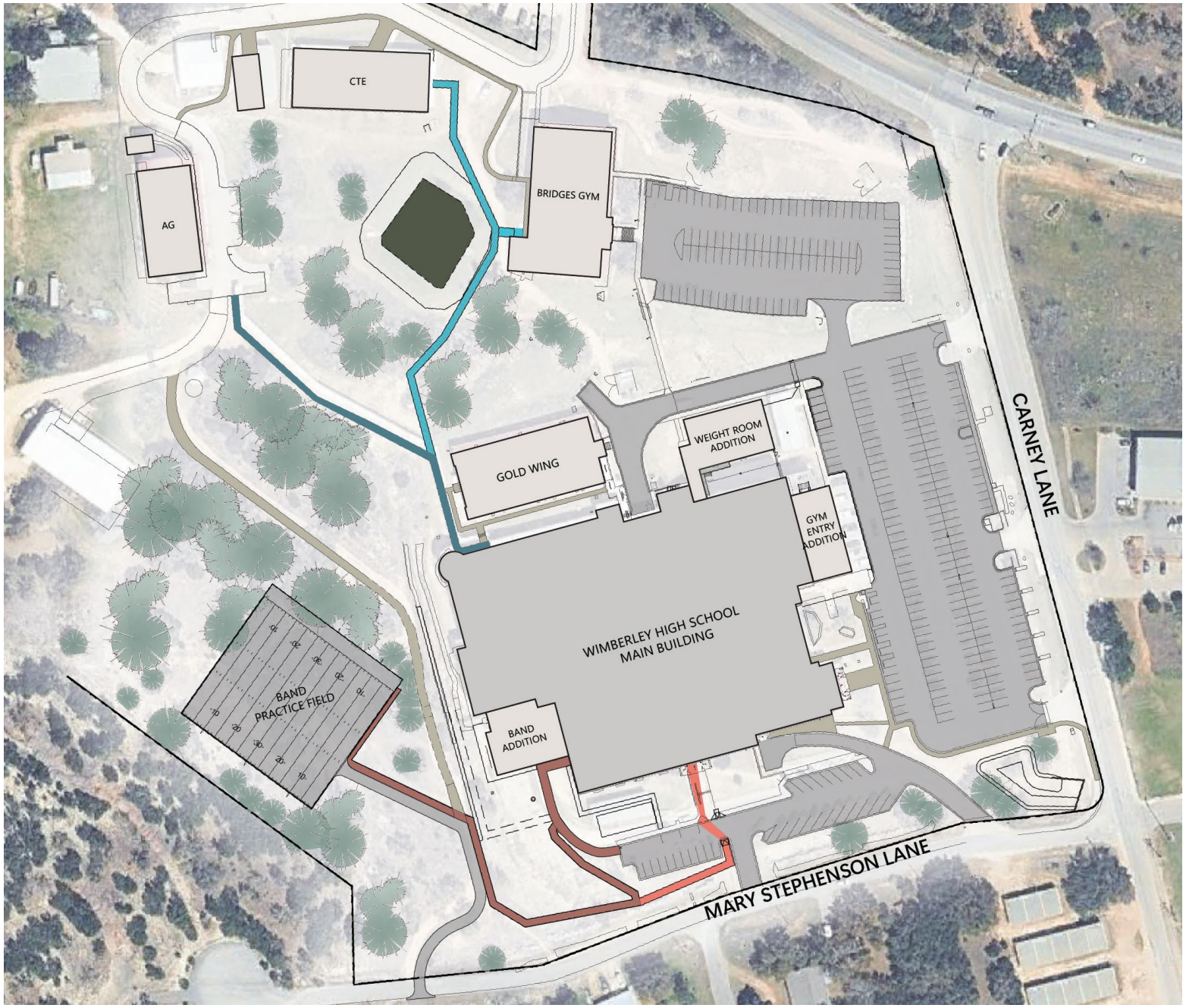
Composite Plan Review - DJHS



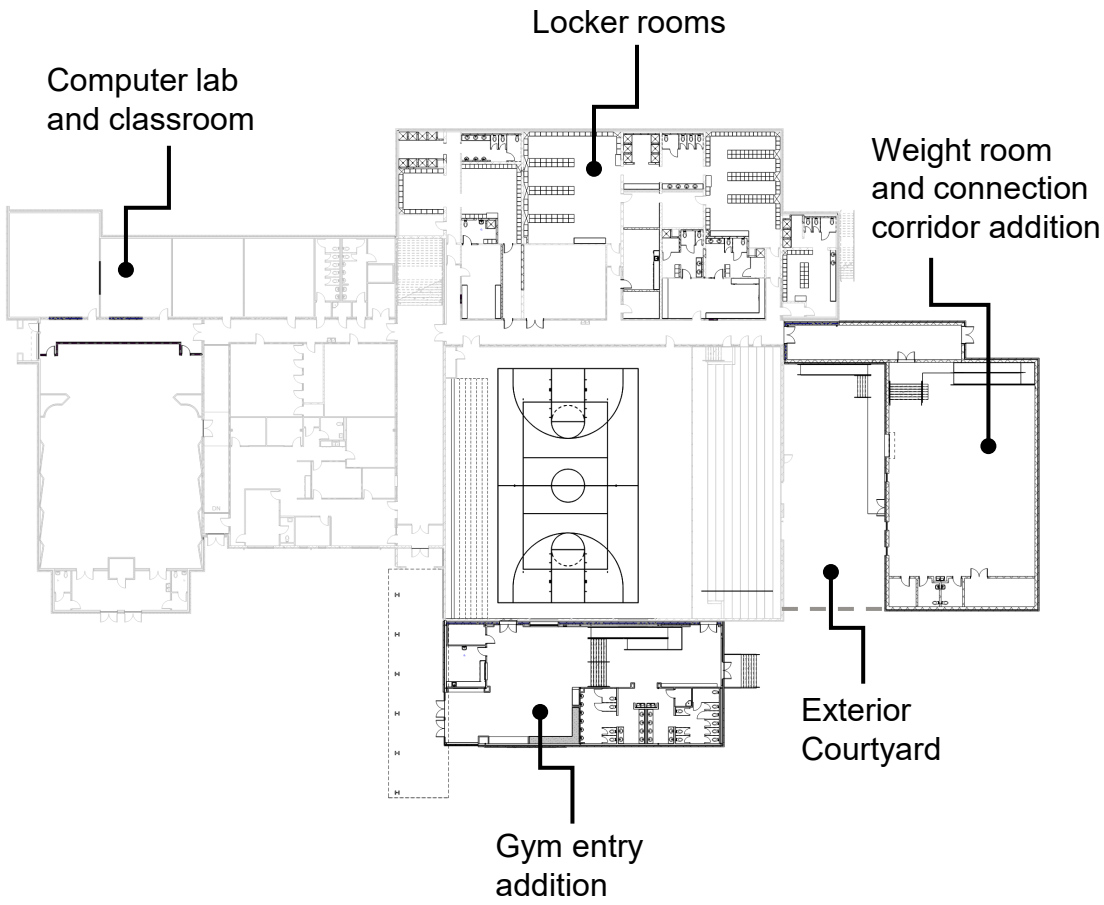
All graphics are concepts for illustrative purposes only – designs will be developed at a later date.

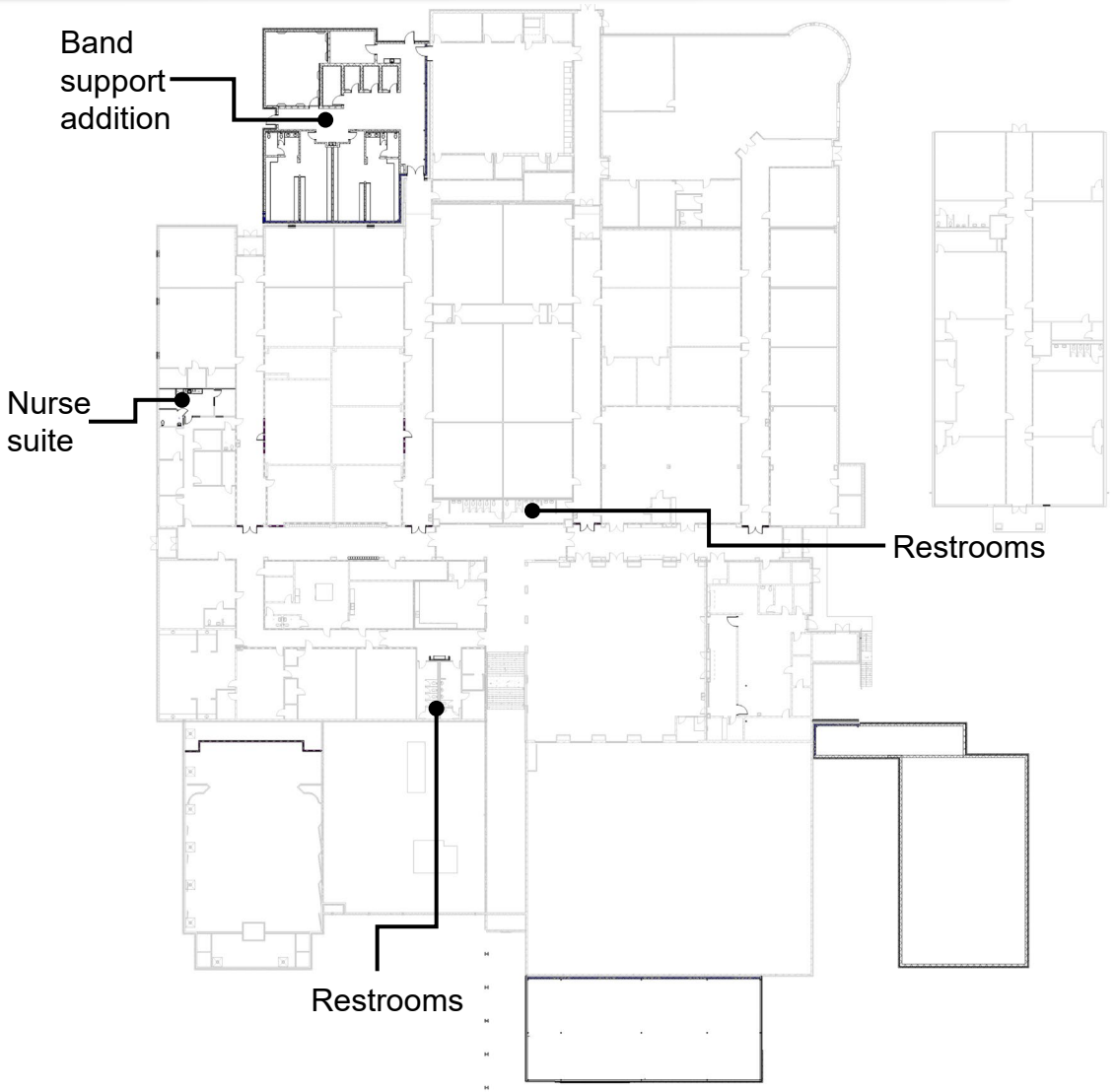





CTE
AG
BRIDGES GYM
GOLD WING
WEIGHT ROOM ADDITION
GYM ENTRY ADDITION
WIMBERLEY HIGH SCHOOL MAIN BUILDING
BAND PRACTICE FIELD
BAND ADDITION
CARNEY LANE
MARY STEPHENSON LANE

Final Floor Plan - WHS





All graphics are concepts for illustrative purposes only – designs will be developed at a later date.


WIMBERLEY HIGH SCHOOL

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Package 2 and 3, GMP #2

How we got here……

- July 2025 – CMAR Delivery Method Selected by WISD Board
- August 2025 – Bartlett Cocke named “Most Qualified” by WISD
- October 2025 – Bartlett Cocke contract executed as CMAR
- October thru February 2025 – Plans and Estimates developed
- February 2025 – GMP #1 (Band Marching Pad) approved by WISD School Board
- March 2026 – GMP #2 (Remainder of Package 2 and 3) Received from Bartlett Cocke

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Package 2 and 3, GMP #2

The CMAR (Construction Manager At Risk) Process……

#1: CMAR is selected based on Qualifications, Interview and Cost Methodology
- CMAR is selected before or while project is in design, to provide max value.

#2: CMAR assists Owner/Design Team with Estimates, and Constructability during Design.
- This is a constant process through design.

#3: Design Develops based on CMAR estimates and feedback.

#4: Project is “bid out” to the open market/subcontractors by the CMAR.
- Process provides maximum transparency.

#5: CMAR develops a “Guaranteed Maximum Price” (or GMP) based on Sub bids.

#6: Subcontracts are “bought out” based on best value Sub bids. 

#7: Project is constructed, with any savings being returned to the Owner.

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Package 2 and 3, GMP #2

What we are seeking tonight....

- GMP Approval for GMP #2 in the added amount of $ 85,691,754.
- This amount will be added to GMP #1, which was in the amount of $ 1,583,627
- This will bring your total Contract amount with Bartlett Cocke to $ 87,275,381
- The above amounts will be distributed accordingly throughout Propositions A, C and D.
- The above amounts are all tracking currently within the approved budgets for each Proposition.

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Package 2 and 3, GMP #2



QUESTIONS?

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