



2025 BOND PROGRAM

High School Band Hall, Auditorium & Dance/Cheer Projects

Preliminary Total Program NTE | August 24, 2026

Marble Falls ISD Board of Trustees

Presenter: Stan Whittle, Assistant Superintendent of Administration



Three Projects, One Coordinated Program

Marble Falls High School — **Combined Bond Allocation: \$15.90M**

Band Hall

Relocation and expansion — new/renovated space to support the band program.

Auditorium

Renovation and improvements — life-safety and facility upgrades.

Dance & Cheer

Relocation and renovation — dedicated instructional and practice spaces.















Current Project Cost Summary

The current total project estimate for all three projects is **\$15,487,452** — leaving **\$412,548 of remaining capacity** within the \$15.9M bond allocation (approximately 2.59%).

Project	Current Estimate	Bond Budget	Variance
Band Hall	\$8,305,311	\$8,300,000	(\$5,311)
Auditorium	\$5,101,361	\$5,000,000	(\$101,361)
Dance & Cheer	\$2,080,779	\$2,600,000	+\$519,221
TOTAL	\$15,487,452	\$15,900,000	+\$412,548

✔ Dance & Cheer is ~\$519K under its individual budget, more than offsetting the Band Hall and Auditorium overages. The combined program remains within budget.

What CORE's NTE Includes

\$13,682,640

Preliminary Total Program NTE

CORE Construction | TIPS #230104-02 | August 10, 2026

NTE Breakdown

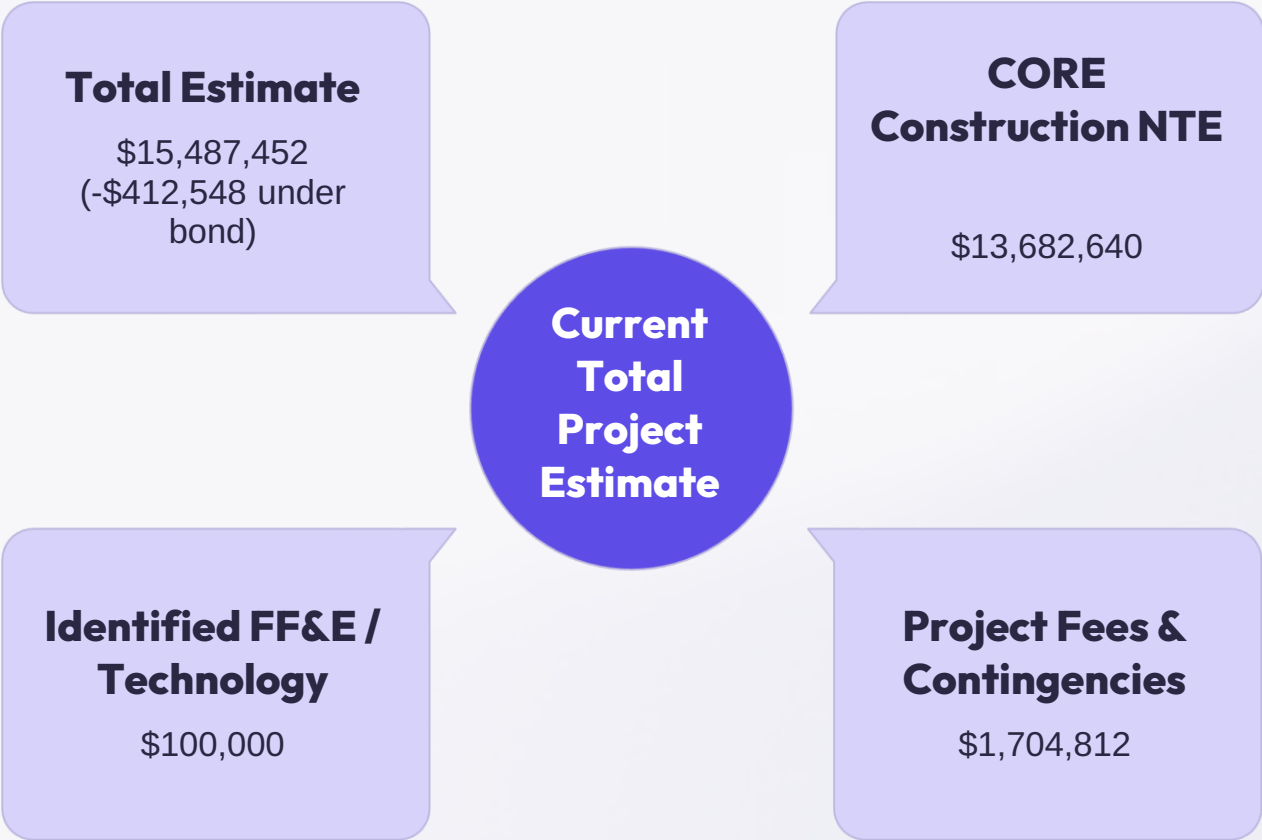
Base Construction NTE	\$13,020,860
Owner Controlled Reserves & Allowances	\$661,780
Preliminary Total Program NTE	\$13,682,640

Owner-Controlled Reserves Include:

- 2% Owner Controlled Scope Reserve
- Plan Review / AHJ Comments — \$25,000
- Graphics & Signage — \$15,000
- Abatement — \$35,000
- ERRCS — \$233,127
- DAS — \$70,000
- Stage Trap Door — \$10,000

From Construction NTE to Total Project Cost

CORE's \$13.68M NTE is not the full project cost. Project fees, contingencies, and identified FF&E bring the total to **\$15,487,452** — still within the \$15.9M bond allocation.



✔ \$412,548 remaining under the combined \$15.9M bond budget.

Schedule & Important Considerations

Project Milestones



Key Considerations

- Pricing based on 100% Construction Documents
- CORE NTE valid for **60 calendar days**
- Final JOC pricing developed prior to final authorization per TIPS 230104-02
- Schedule depends on timely approvals and permitting
- Material availability, tariffs, and market conditions may affect cost and schedule

Basis of Estimate — Key Assumptions & Exclusions

Pricing is based on 100% CD documents issued by **Huckabee Architects**. The following clarifications govern the scope of CORE's NTE.

General Assumptions

- Normal working hours assumed unless schedule requires otherwise
- Existing slab and utility conditions assumed adequate unless noted
- Owner-directed changes after pricing date may require cost/schedule adjustment
- Materials may be purchased in advance to mitigate escalation and lead-time risk
- Tariff or market impacts will be reviewed collaboratively with the District

Owner-Provided / Excluded Items

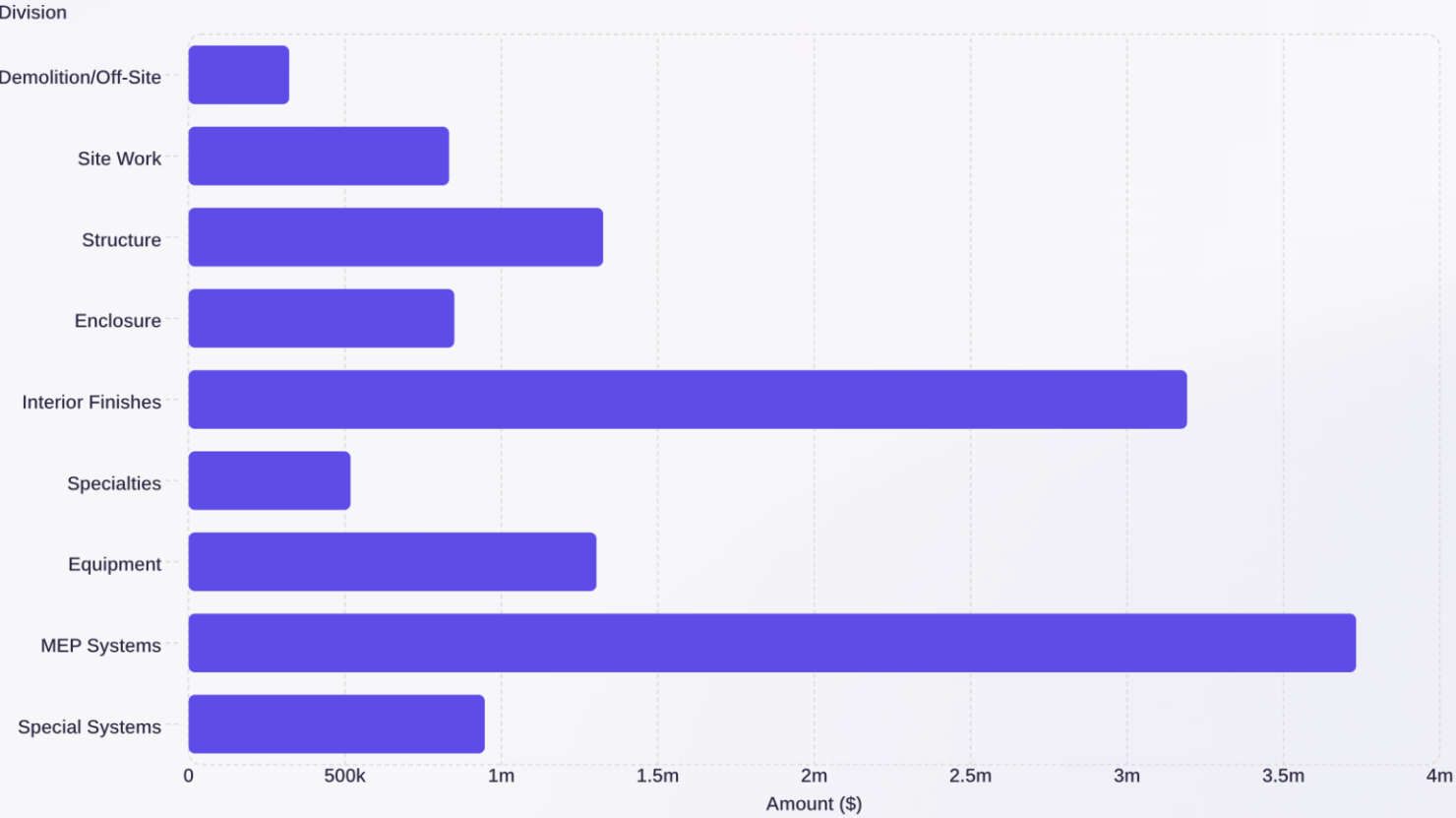
- Building permit costs, plan check fees, impact fees, tap fees
- Testing, Special Inspections, and Third-Party Commissioning
- FF&E delivery/installation, moving, and salvage
- Platting, land-use permitting, and site development permits
- Hazardous material abatement (except Owner Controlled Allowance)
- Portable classroom removal and Band Tower relocation/foundation

Detailed Cost Summary by Division

Marble Falls ISD — HS Renovations & Additions | 40,973 SF | Architect: Huckabee | Location: Marble Falls, TX

Division	Amount
Demolition / Off-Site	\$321,521
Site Work	\$832,648
Structure	\$1,325,231
Enclosure	\$849,480
Interior Finishes	\$3,191,852

Division	Amount
Specialties	\$517,544
Equipment	\$1,303,769
MEP Systems	\$3,732,091
Special Systems	\$946,724
Base Construction NTE	\$13,020,860



Enumeration of Documents

Pricing is based on 100% CD documents issued by Huckabee Architects, received by CORE on **6/22/2026**, with Addendum 1 dated **7/8/2026** and Addendum 2 dated **8/5/2026**. All documents are Revision 0 unless noted.

Architectural & Civil

Floor plans, demolition plans, exterior/interior elevations, wall sections, casework, site plans, grading, utilities, and civil details across all three project areas.

Structural & Roofing

Foundation plans, CMU details, framing details, roof plans, structural demolition plans, and expansion joint details for Areas A, B, and C.

MEP & Fire Protection

Mechanical, plumbing, electrical, and fire protection plans and details for Auditorium, Band Hall, and Dance & Cheer areas. Includes HVAC controls, riser diagrams, and commissioning specs.

Technology & Special Systems

Structured cabling, AV systems, security/access control, theatrical lighting, paging, synchronized clocks, and fire alarm — covering all three project areas with full addendum revisions.

Specifications span Divisions 00–33, including procurement requirements, general conditions, all construction trades, and special systems. All documents dated 6/22/2026 unless revised by Addendum.



Summary & Next Steps

Board Action

Approve the Preliminary Total Program NTE of **\$13,682,640** no later than **August 25, 2026** to maintain the project schedule.

Financial Position

Combined total project estimate of **\$15,487,452** is **\$412,548 under** the \$15.9M bond allocation. The program is within budget.

Construction Start

Target Notice to Proceed: **September 1, 2026**. Substantial completion of Band Hall & Auditorium by July 7, 2027; Dance & Cheer by September 1, 2027.

Final JOC Pricing

Final Job Order Contract pricing will be developed per TIPS Contract 230104-02 with a unit price book line-item estimate prior to final project authorization.