

# NAVARRO INDEPENDENT SCHOOL DISTRICT

**Subject: Bond 2026 - Construction Manager At Risk (CMAR) Delivery Method for Junior High School Expansion & Renovation**

---

**Date: May 18, 2026**

**Administrator Responsible/Position: Paul Neuhoff**

---

**A. Purpose of Agenda Item:**

- Information Only                       Action Needed                       Receive Input

**B. Authority for This Action:**

- Local Policy                               Law or Rule                               N/A

**C. Priority, Goal, or Need Addressed:**

- Strategic Plan                               District/Campus Improvement Plan                               Other

**Priorities**

- Priority 1:** Recruiting, Hiring, Coaching, and Retaining High Quality Teachers and Staff to Support Student Outcomes.
- Priority 2:** Maximizing Academic Performance.
- Priority 3:** Maximizing Co-Curricular and Extra-Curricular Opportunities, Performance, and Engagement.
- Priority 4:** Planning, Preparing, and Maintaining Facilities and Environments for Learning.
- Priority 5:** Obtaining and Maintaining Top Rated District Recognition

**Board Goals for 2023-2028**

- Goal 1\*:** The percent of 3rd grade students that score meets grade level or above on STAAR Reading will increase from 49% to 60% by June 2024, 65% for 2024-2025, 70% for 2025-2026, 75% for 2026-2027, 80% for 2027-2028. **(HB3 Required Goal)**
- Goal 2\*:** Increased overall student performance in mathematics to 85% Meets Standard by 2028. The percent of 3rd grade students that score meets grade level or above on STAAR Math will increase from 53% to 65% by June 2024, 70% for 2024-2025, 75% for 2025-2026, 80% for 2026-2027, 85% for 2027-2028. **(HB3 Required Goal)**
- Goal 3\*:** The percentage of graduates that meet the criteria for CCMR will increase from 72% to 88% by August 2024 and increase to 95% by 2028. **(HB3 Required Goal)**

**D.**

**Summary:** The administration is recommending the use of the Construction Manager At Risk (CMAR) delivery method for the Bond 2026 Junior High School Expansion and Renovation project.

---

---

**Background Information:**

In August 2023, the Board established Competitive Sealed Proposals (CSP) as the default delivery method for District construction projects.

As such, in order to use alternative methods of construction delivery the administration requires board approval.

The Junior High School Expansion and Renovation project is included in the District's 2026 Bond Program and is intended to address capacity needs, programmatic enhancements, and modernization of existing facilities. The project involves construction on an active campus, requiring careful coordination to minimize disruption to instructional operations while maintaining student and staff safety.

Due to the complexity of integrating new construction with existing structures and systems, administration has evaluated available delivery methods and recommends CMAR as the best-value approach for this project.

The Construction Manager-at-Risk (CMAR) method, authorized under Texas Government Code Chapter 2269, Subchapter F, is recommended for the following reasons:

- Risk Mitigation: Establishes a Guaranteed Maximum Price (GMP), providing cost certainty and transferring construction cost risk to the CMAR.
- Early Contractor Involvement: Allows the CMAR to work collaboratively with the architect during design to identify constructability issues, reduce change orders, and manage phasing on an occupied campus.
- Phased Construction Capability: Supports phased scheduling and sequencing, which is critical to maintaining campus operations during expansion and renovation.
- Cost Control & Transparency: Enables real-time cost estimating, value engineering, and budget alignment throughout the design process.
- Schedule Efficiency: Early procurement of long-lead materials and coordination of trades can reduce overall project duration.

Given the scope, complexity, and need for close coordination, the CMAR delivery method is anticipated to provide the best overall value to the District.

**Scope of Work (CMAR)**

Under the CMAR delivery method, the Construction Manager will, at a minimum:

- Provide preconstruction services, including cost estimating, constructability reviews, and schedule development
  - Collaborate with the architect during design to mitigate risks and control costs
  - Establish and deliver the project within a Guaranteed Maximum
-

- 
- Price
  - Coordinate phased construction to minimize disruption to school operations
  - Construct the Junior High School expansion and renovation in accordance with District standards and regulatory requirements

Project costs will be funded through the 2026 Bond Program. The CMAR method is expected to enhance cost control and reduce the potential for unforeseen expenses during construction.

---

**E. Comments Received:**

LT

DEIC

Other

All agenda items are reviewed by the Superintendent's Leadership Team.

**F.**

**Administrative Recommendation:**

**The Board approve the use of the Construction Manager At Risk (CMAR) delivery method for the 2026 Bond Junior High School Expansion and Renovation project.**

---

**G. Fiscal Impact and Cost:**

Budget

Bond

**Amount:** N/A

Grant/Special Funds

Other

**H.**

**Exhibits: None**

---

**I.**

**Action:**

**“I move to approve/disapprove/postpone the the Construction Manager At Risk (CMAR) delivery method for the 2026 Bond Junior High School Expansion and Renovation project.**

---

Motion by: \_\_\_\_\_

second by: \_\_\_\_\_

FOR: J. Frederick, D. Gilliam, L. Gosch, D. Reinhard, M. Sartain, C. Scheib, B. Stephenson

AGAINST: J. Frederick, D. Gilliam, L. Gosch, D. Reinhard, M. Sartain, C. Scheib, B. Stephenson

ABSTAIN: J. Frederick, D. Gilliam, L. Gosch, D. Reinhard, M. Sartain, C. Scheib, B. Stephenson

MOTION CARRIED/DENIED/POSTPONED