Consent Item

Date: November 9, 2026 **Division**: Finance

Subject: Renewal of RFQ #3006(A)-22 Construction Manager at Risk for Bond Construction Projects and Other Projects on an As Needed Basis

Background Information:

- On November 14, 2022, the Board approved seven Construction Manager at Risk (CMAR) firms under RFQ #3006-22, Construction Manager at Risk for Bond Construction Projects and Other Projects on an As Needed Basis, to provide construction services for Bond-funded and other projects on an as-needed basis. Due to the increasing volume of projects, Supplemental RFQ #3006A-22 was issued on August 11, 2025, to expand the pool of qualified CMAR firms available to support project delivery.
- Per Board Policy CV (LOCAL), the Board of Trustees is required to select a construction delivery method for capital projects as outlined in Chapter 2269 of the Government Code.
- At the February 12, 2024, Board Meeting, the Construction Manager at Risk method was approved as the preferred method of construction for Lewisville ISD.
- Per Government Code §2269.253, a government entity shall select the Construction Manager at Risk in a one-step or two-step process. Lewisville ISD has traditionally utilized a two-step process when using the Construction Manager at Risk construction delivery method.
- Step I of the RFQ process establishes a list of pre-qualified Construction Manager at Risk firms that the District can use to construct projects.
- Per Government Code Section 2269 – Subchapter F, no more than five of the pre-qualified firms from Step I can be invited to provide additional information pertaining to a specific project, including a Project Qualifications Narrative, base fee proposal, and pre-construction fee proposal.
- The Step II process consists of Competitive Sealed Proposals (CSP) from the pre-qualified CMAR firms for individual projects identified and approved by the Board of Trustees for execution. Step II of this RFQ process occurs numerous times throughout the remaining renewal periods.
- A subsequent recommendation for each Construction Manager at Risk firm on each individual project is then presented to the Board of Trustees for consideration of approval. If approved, the Construction Manager at Risk firm will obtain proposals, work in conjunction with Lewisville ISD staff on scheduling, and prepare a Guaranteed Maximum Price (GMP) for the project. The GMP is presented to the Board of Trustees for consideration of approval.

- The original contract was for a two-year term with three successive two-year extension options, making all firms available for use through November 2030. The supplemental contract was initially established for a coterminous term of less than two years to align its expiration with the original contract. This action represents the second two-year renewal option for the original contract and the first two-year renewal option for the supplemental contract, leaving one remaining two-year renewal option for both.

Administrative Consideration:

- The seven CMAR firms originally approved under RFQ #3006-22 have provided the District with the primary CMAR capacity for Bond-funded projects. The additional firms approved through Supplemental RFQ #3006A-22 are newly joining the CMAR pool and are beginning to participate in Bond project delivery. Their addition will provide increased capacity and flexibility to support the District's growing portfolio of Bond projects.
- All ten of these firms have school district experience and understand the trials of working in the challenging, fast-paced summer work environment for school building and campus renovations.
- Funds for Bond construction projects will come from approved bond project funds.
- Previous two-year expenditures:
    - 2024–2026: $546,190,418
- Estimated two-year expenditures: $180,300,000 but not to exceed approved budgets.
- This procurement complies with Texas Education Code Section 44.031, Texas Government Code Chapter 2269, EDGAR regulations (2 CFR 200), and all other applicable state, local, and federal procurement laws.

Recommendations:

- That the Lewisville ISD Board of Trustees approves the renewal of RFQ #3006(A)-22 Construction Manager at Risk for Bond Construction Projects and Other Projects on an As Needed Basis and the estimated annual expenditures for use on the Bond and Public Works projects for two years with the recommended firms.

Timeline/Report:

- Term: November 2026 – November 2028