



**Board of School Trustees  
Mansfield Independent School District**

**TITLE:** Consideration and Approval of GMP 2 for 2024 Bond  
Package P11 with Lee Lewis Construction

**DATE:** March 24, 2026

---

---

**ACTION**

---

---

**BACKGROUND:**

Lee Lewis Construction was awarded the Construction Manager at Risk (CMaR) contract for Package P11 Timberview High School and Icenhower Intermediate School which includes capital improvement renovations at the June 24, 2025 Board meeting. The MISD Bond Department, in coordination with the district’s architect, has formally requested that Lee Lewis Construction submit GMP 2 resulting in the Final GMP to initiate construction and renovation activities outlined in Package P11.

**CONSIDERATIONS:**

Approve GMP 2 – (Guaranteed Maximum Price) for Package P11 with Lee Lewis Construction in the amount of \$13,809,709.00 to initiate renovations at Timberview High School and Icenhower Intermediate School, as presented. Project funding will be provided through the 2024 Bond Program.

Early GMP 1:	\$9,643,535.00 (approved February 2026 Board Meeting)
GMP 2:	<u>\$13,809,709.00</u>
Revised Contract Amount:	\$23,453,244.00

**RECOMMENDATION:**

The Superintendent recommends that the Board of Trustees approve GMP 2, the Guaranteed Maximum Price with Lee Lewis Construction in the amount of \$13,809,709.00.

**Proposed Motion:**

“Move to approve GMP 2 award, the Guaranteed Maximum Price (GMP) to Lee Lewis Construction in the amount of \$13,809,709.00 for the 2024 Bond Program Package P11, which includes renovations to Timberview High School and Icenhower Intermediate School.”