

BOARD AGENDA ITEM COVER SHEET

ARGYLE INDEPENDENT SCHOOL DISTRICT



BOARD MEETING DATE:	Feb 16, 2026
AGENDA ITEM:	Construction Manager at Risk selection for AHS Projects <ul style="list-style-type: none">- Baseball / Softball Complex- Connector Hallway
AGENDA LOCATION:	Action
PRESENTER TITLE & NAME:	Jeff Koehn, Construction Manager
DEPARTMENT:	Administration
PRIORITY FOCUS AREA:	Resource Stewardship

BACKGROUND INFORMATION

In August 2025, the construction management at risk method of procurement was approved by the board for these projects. The district used a two step Request For Qualifications process for the solicitation. We had nine respondents and seven respondents on the two projects with five of them submitting on both projects. Four respondents were selected to submit Step 2 of the RFQ from which these firms were evaluated and ranked with negotiations beginning with the highest ranked respondent. The administration is recommending Pogue Construction for approval.

BUDGETARY IMPACT & FUNDING SOURCE

The budget impact at this time is \$ 30,000 from 2025 bond funds for the preconstruction services portion of the construction manager's fee. The remaining budget impact will be part of the approval of a guaranteed maximum price in the future for each project.

ADMINISTRATION RECOMMENDATION

Administration recommends approval of the Construction Management at Risk services for the AHS Baseball/Softball Complex and AHS Connector Hallway projects as presented.

MOTION

A motion might be, "I move to approve the Construction Management at Risk services as presented."