



Consent Item

Date: November 11, 2024

Division: Finance

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

Background Information:

- Per Board policy CV (LOCAL), the Board of Trustees selected the Construction Manager at Risk (CMAR) construction delivery method on September 11, 2017, and renewed the CMAR construction delivery method on February 12, 2024, for capital projects as outlined in Chapter 2269 of the Government Code.
- LISD selected the two-step CMAR process. Step I established a list of pre-qualified Construction Manager at Risk firms. The Step II process utilizes specific project evaluation criteria including, but not limited to the project-specific qualifications and total fees, as determined, to provide the “best value” to the district.
- On November 14, 2022, the Board of Trustees awarded RFQ #3006-22 Construction Manager at Risk for Bond Construction Projects and Other Projects on an As Needed Basis with seven Construction Manager at Risk firms.
- If the Construction Manager at Risk companies are renewed, the Step II process will consist of Request for Proposals (RFP) from pre-qualified firms with a subsequent recommendation to the Board of Trustees on an individual project basis.
- The Construction Managers obtain bids, work in conjunction with LISD 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.

Administrative Consideration:

- All seven firms have worked on projects from the LISD 2017, 2023, and 2024 approved bond projects.
- Funds for any Bond construction projects will come from the 2023 and 2024 Bond funds, any future construction budgets as determined and approved by the LISD Board of Trustees, and other available funds.
- Funds for other projects, on an as-needed basis, would be identified and presented to the Board of Trustees for approval.
- Previous annual expenditures:
 - 2022-2024: \$74,206,779
- Estimated two-year expenditures for 2024-2026: \$675,000,000 but not to exceed the approved budget(s).

- This procurement complies with LISD Board Policy, Chapter 2269 of the Government Code, and other applicable procurement laws.

Recommendations:

- That the Lewisville ISD Board of Trustees approves the renewal of RFQ #3006-22 Construction Manager at Risk for Bond Construction Projects and Other Projects for use on 2023 & 2024 Bond and Public Works projects on an as-needed basis for two years with the listed companies.

Timeline/Report:

- Term: November 2024 – November 2026