



Consent Item

Date: June 9, 2025

Division: Finance

Subject: Consider Approval of the Guaranteed Maximum Price for the 2023 Bond First-Sale The Colony High School Partial 20-Year Life Cycle Maintenance and Repair Project (FB22)

Background Information:

- The Colony High School Partial 20-Year Life Cycle Maintenance and Repair Project has been assigned to Glenn Partners as the architect at the December 11, 2023, Board Meeting and Reeder Construction as the Construction Manager at Risk firm by the Board of Trustees at the May 13, 2024, Board Meeting.
- The Guaranteed Maximum Price (GMP) process was presented to the Board in a Discussion Item at the February 5, 2024, Board Work Session.
- An early package GMP for this project was approved by the Board of Trustees at the March 17, 2025, Board Meeting.
- This final overall project GMP incorporates the pricing from the early package GMP so that only one overall project GMP will be tracked and maintained throughout the duration of the project.
- The Colony High School Partial 20-Year Life Cycle Maintenance and Repair Project has been advertised and competitively bid to sub-contractors by Reeder Construction, the Construction Manager at Risk firm. The sub-contractor bids have been evaluated and scoped for this project. Reeder Construction has presented a Guaranteed Maximum Price (GMP) for this project.
- Reeder Construction has presented a total Guaranteed Maximum Price for The Colony High School Partial 20-Year Life Cycle Maintenance and Repair Project of \$57,589,562. The pricing is within the overall project budget and presents the best value to the District.

Administrative Consideration:

- Funding for this project is provided from the 2023 Bond Funds.
- The procurement complies with Section 2269 of the Government Code.

Recommendations:

- That the Guaranteed Maximum Price of \$57,589,562 for The Colony High School Partial 20-Year Life Cycle Maintenance and Repair Project by Reeder Construction be approved.
- That the Superintendent, Chief Financial Officer, or Executive Director of Procurement and Contracts be authorized to sign any documents to implement this action.

Timeline/Report:

- Upon approval, sub-contracts will be executed, materials will be ordered, and work will begin. Construction will take place during the summer of 2025, 2026, and 2027 as well as the school years in between.



May 19, 2025

Mr. Randy Fite

Executive Director of Construction
Lewisville Independent School District
1597 Edmonds Lane
Lewisville, TX 75067

RE: GMP for The Colony HS 20 Year Refresh – Phase 1

Mr. Fite,

We have reviewed the Construction Documents dated March 10, 2025, prepared by Glenn | Partners for The Colony High School 20-Year Refresh Phase 1 project and submit the previously approved Early GMP of Six Million Ninety One Thousand Six Hundred Thirty Two Dollars (\$6,091,632.00) and the Phase 2 GMP of Fifty-One Million Four Hundred Ninety-Seven Nine Hundred Thirty Dollars (\$51,497,930.00), for a total sum of Fifty Seven Million Five Hundred Eighty Nine Thousand Five Hundred Sixty Two Dollars (\$57,589,562.00) as the total Guaranteed Maximum Price for the project.

We look forward to working with Lewisville ISD on this project.

Sincerely,

A handwritten signature in blue ink, appearing to be "C. Reeder", written in a stylized, cursive-like font.

Cole Reeder
President

