

Lyon County School District Board Memo

Date: April 28, 2026
To: Board of School Trustees
From: Harman Bains, Executive Director of Operations
Re: Dayton High School Single Point of Entry Guaranteed Maximum Price

Recommendation:

That the Board of Trustees approve the Guaranteed Maximum Price (GMP) of \$660,607.50 (\$629,150 +5% Contingency) for the Dayton High School Single Point of Entry.

Background Information:

At the October 28, 2025, Board of Trustees meeting, the Board approved Miles Construction as the Construction Manager at Risk for the Dayton High School Single Point of Entry project. Since that approval, Miles Construction has worked closely with Paul Cavin Architects and District staff to advance the design through 100% construction documents and publish the project for bids.

The Draft Guaranteed Maximum Price (GMP) has come in above the originally anticipated \$500,000 mark, driven primarily by continued increases in the cost of goods and services across the construction market. Several additional factors are also contributing to the upward pressure on pricing, including sustained material cost volatility, ongoing labor shortages in the skilled trades, extended lead times from suppliers, and broader inflationary pressures affecting subcontractor pricing throughout the region.

A significant portion of the cost increase is tied specifically to the storefront scope, which has been re-bid based on revised specifications and drawings. The shared pricing does not reflect the additional subcontractors brought in during the re-bid process and the extended lead times associated with storefront materials and fabrication. Storefront systems have been a consistent pain point on recent projects in the region, with both pricing and delivery schedules moving in the wrong direction, and this project is no exception.

It is important to emphasize that this is a draft GMP and is subject to change as final subcontractor pricing is received. However, the District and Miles Construction do not anticipate the final number increasing beyond the standard 5% contingency traditionally carried on a project of this type and therefore have requested that amount for board approval.

Given the tight timeline with summer construction season quickly approaching, the District made the decision to bring the Draft GMP forward now rather than wait for a fully finalized number. Holding this item for a later meeting would push Board approval out by 4+ weeks and meaningfully compress the available summer construction window, putting the project's completion schedule at risk.

***Mission Statement** Lyon County School District fosters learning for life, empowers connected learners, promotes student ownership, and encourages discovery learning for success in a rapidly evolving world.*

Budget Considerations:

Project is to be paid from School Bonds Fund.

Discussed at Previous Meeting:

N/A

Attachment(s):

DHS Draft Guaranteed Maximum Price (GMP)



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