



Consent Item

Date: February 10, 2025

Division: Finance

Subject: Consider Approval of the Guaranteed Maximum Price for the 2023 Bond First-Sale Creek Valley Middle School 20-Year Life Cycle Maintenance and Repair Project (FB15)

Background Information:

- The Creek Valley Middle School 20-Year Life Cycle Maintenance and Repair Project has been assigned to VLK as the architect at the December 11, 2023, Board Meeting and Jackson 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.
- The Creek Valley Middle School 20-Year Life Cycle Maintenance and Repair Project has been advertised and competitively bid to sub-contractors by Jackson Construction, the Construction Manager at Risk firm. The sub-contractor bids have been evaluated and scoped for this project. Jackson Construction has presented a Guaranteed Maximum Price (GMP) for this project.
- Jackson Construction has presented a total Guaranteed Maximum Price for the Creek Valley Middle School 20-Year Life Cycle Maintenance and Repair Project of \$21,227,726. 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 \$21,227,726 for the Creek Valley Middle School 20-Year Life Cycle Maintenance and Repair Project by Jackson 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 during the summer of 2025. This project is estimated to take two summers to complete.



January 21, 2025

Randy Fite
Director of Construction
Lewisville ISD

Re: GMP for Lewisville ISD Creek Valley MS 20-Year Refresh

Dear Mr. Fite,

We have reviewed the Construction Documents dated November 15, 2024, prepared by VLK Architects for the Creek Valley MS 20-Year Refresh and recommend a total sum of Twenty-One Million Two Hundred Twenty-Seven Thousand Seven Hundred Twenty-Six Dollars and No/100 (\$21,227,726.00) as the Guaranteed Maximum Price for the project. This includes Alternates 1A, 3A, and 4A. We look forward to working with Lewisville ISD on this project.

Sincerely,

A handwritten signature in blue ink that reads 'B. Parma'.

Bryan Parma
Preconstruction Director