



Consent Item

Date: February 9, 2026

Division: Finance

Subject: Consider Approval of 2023 Bond Third-Sale Year-Three Projects – Construction Manager at Risk Selections

Background Information:

- At the November 14, 2022, Regular Meeting, seven Construction Manager at Risk firms were approved by the Board as Step I of RFQ #3006-22 Construction Manager at Risk for Bond Construction Projects and Other Projects on an As-Needed Basis. The list of pre-qualified firms includes: Core Construction, Gliden Industries, Hill & Wilkinson General Contractors, Jackson Construction, Joeris General Contractors, Pogue Construction, and Reeder General Contractors.
- At the August 11, 2025, Regular Meeting, four additional Construction Manager at Risk firms were approved by the Board as Step I of RFQ #3006A-22 Construction Manager at Risk for Bond Construction Projects and Other Projects on an As-Needed Basis. These four additional firms are Authers Building Group (ABG), BWC Education Group, The Christman Company, and Fransen Pittman Construction. This brings the total number of pre-qualified available firms to eleven.
- The LISD Board of Trustees approved the list of 2023 Bond Third-Sale Year-Three Projects and Architect Selections at the November 10, 2025, Board Meeting.
- Per Texas Government Code Section 2269 – Subchapter F, no more than five of the pre-qualified firms from Step I can be invited to provide additional information pertaining to a specific project, including a Project Qualifications Narrative, base fee proposal, and pre-construction fee proposal.

Administrative Consideration:

- For Step II of RFQ #3006-22 Construction Manager at Risk for Bond Construction Projects and Other Projects on an As-Needed Basis, a brief project qualifications narrative, base fee percentage, pre-construction fee proposal, and general conditions proposal were requested from five of the pre-qualified firms for each of the following specific project packages.
 - Package 4.1 (Prop B) – LISDAC Renovations
 - Package 4.2 (Prop B) – Indian Creek Elementary School 20-Year Life Cycle Maintenance and Repair
 - Package 4.3 (Prop B) – Lillie Jackson Early Childhood Center 20-Year Life Cycle Maintenance and Repair
 - Package 4.4 (Prop B) – Year 3 Fire Alarm and Year 3 Exterior Lighting Replacements

- Package 4.5 (Prop B) – Renovations for Various LISD Program Needs and Highland Village Elementary School Playground and Paving
- Package 4.6 (Prop B) – Shadow Ridge Middle School 20-Year Life Cycle Maintenance and Repair, Year 3 Flooring, and Year 3 Marquees
- The included project pricing bid tabulation shows the proposed Construction Manager at Risk selections for each project package. The recommendations come from the best value to the District based upon the criteria to consider per Texas Government Code Section 2269.055.
- Selecting the Construction Manager at Risk early in the design process allows for the full benefit of the team approach, cost estimating, and sharing of ideas that come from the Construction Manager at Risk construction delivery method.
- Since the third Bond Sale has not yet taken place, Administration will need to utilize existing funding sources, 2023 Bond funds, Bond interest earnings, and Land Sale funds, to begin design and pre-construction for these projects.

Recommendations:

- That the Lewisville ISD Board of Trustees approves the attached Construction Manager at Risk selections for Projects 4.1 through 4.6 and the associated pre-construction and management fee expenditures listed.
- That existing 2023 Bond funds, Bond interest earnings, and Land Sale funds can all be utilized to begin design and pre-construction services until the third Bond sale takes place.
- That the Superintendent, Chief Financial Officer, or Director of Procurement be authorized to sign any documents to implement this action.

Timeline/Report:

- Upon approval of the Construction Manager at Risk selections by the Board, the below steps would follow:
 - For Packages 4.1 through 4.6:
 - Continue the scope and design process and bid package development with the approved Construction Manager at Risk and architect per project.
 - The Construction Manager at Risk will solicit bids from sub-contractors for each project and will develop a Guaranteed Maximum Price (GMP) per project.
 - The GMP for each project will be presented to the Board for approval.