



Consent Item

Date: June 8, 2026

Division: Finance

Subject: Consider Approval of the Guaranteed Maximum Price for the 2023 Bond Second-Sale DeLay Middle School Paving and Fire Alarm Replacements Project (FB45 & FB47)

Background Information:

- The 2023 Bond Second-Sale DeLay Middle School Paving and Fire Alarm Replacements Projects were assigned to Stantec as the architect at the January 13, 2025, Board Meeting and The Christman Company as the Construction Manager at Risk firm by the Board of Trustees at the October 20, 2025, 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.
- This project includes pavement and fire alarm replacement scope identified in the Facilities Assessment Study at DeLay Middle School.
- The 2023 Bond Second-Sale DeLay Middle School Paving and Fire Alarm Replacements Projects have been advertised and competitively bid to sub-contractors by The Christman Company, the Construction Manager at Risk firm. The sub-contractor bids have been evaluated and scoped for this project. The Christman Company has presented one Guaranteed Maximum Price (GMP) for both projects.
- The Christman Company has presented a total Guaranteed Maximum Price for the 2023 Bond Second-Sale DeLay Middle School Paving and Fire Alarm Replacements Project of \$1,258,230. This GMP exceeds the total combined project budget by approximately \$293,433.

Administrative Consideration:

- Funding for this project is provided from the 2023 Bond Funds.
- Land Sale Funds, 2017 Bond Fund Savings, and 2023 Bond Project Savings and Interest Earnings are available to cover the budget overage.
- The procurement complies with Section 2269 of the Government Code.

Recommendations:

- That the Guaranteed Maximum Price of \$1,258,230 for the 2023 Bond Second-Sale DeLay Middle School Paving and Fire Alarm Replacements Project by The Christman Company be approved.
- That the Superintendent, Chief Financial Officer, or Director of Procurement 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 2026.

May 26, 2026

Tina Tomson
Director of Procurement
Lewisville Independent School District
1565A W. Main Street
Lewisville, Texas 75067

RE: LISD 4.10 Delay Middle School GMP

Dear Ms. Tomson

The Christman Company is excited to begin construction on the Delay Middle School. Pursuant to our agreement, this letter serves as a written statement of our Guaranteed Maximum Price proposal for the Lewisville ISD Delay Middle School project. Enclosed you will find the following:

Attachment A – Basis of Guaranteed Maximum Price
Attachment B – Breakdown of GMP
Attachment C – List of Drawings and Specifications

In accordance with the Contract, The Christman Company has obtained bids from Subcontractors to perform work in accordance with the Contract Documents. The lowest responsible bidder for the work was determined through our competitive bidding process, the cost of each accepted bid is listed in Attachment B – Breakdown of GMP. In order to maintain the pricing shown in Attachment B, Lewisville ISD must accept our proposal no later than June 9, 2026. Pricing cannot be guaranteed past this date.

The value within this GMP is \$1,258,230 (One million two hundred fifty-eight thousand two hundred thirty dollars.)

We are excited to be teamed with Lewisville to improve your facilities and are looking forward to our continued partnership with yourself and the board.

Sincerely,
The Christman Company

Matt Harp
Matt Harp
Project Executive