



Consent Item

Date: June 9, 2025

Division: Finance

Subject: Consider Approval of the Guaranteed Maximum Price for the 2023 Bond First-Sale LHS Harmon Black Box Theatre Conversion Project (AB02)

Background Information:

- The 2023 Bond First-Sale LHS Harmon Black Box Theatre Conversion Project has been assigned to Huckabee 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.
- This project includes the conversion of existing fine arts space inside LHS Harmon to a new Black Box Theatre for Lewisville High School. This includes all support spaces, storage, restrooms, and other spaces that are standard for an LISD Black Box Theatre. In addition, the existing large theater classroom space is being converted into offices to help with the faculty and staff being relocated due to the Black Box Theatre conversion.
- The 2023 Bond First-Sale LHS Harmon Black Box Theatre Conversion 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 2023 Bond First-Sale LHS Harmon Black Box Theatre Conversion Project of \$4,044,747.
- The pricing exceeds the overall project budget by approximately \$1.17M.

Administrative Consideration:

- Funding for this project is provided from the 2023 Bond Funds.
- Land Sale proceeds, Bond project savings, and Bond interest earnings are all available to cover the \$1.17M budget overage.
- The procurement complies with Section 2269 of the Government Code.

Recommendations:

- That the Guaranteed Maximum Price of \$4,044,747 for the 2023 Bond First-Sale LHS Harmon Black Box Theatre Conversion Project by Reeder Construction be approved.
- That Land Sale proceeds, Bond project savings, or Bond interest earnings be used to cover the \$1.17M budget overage.

- 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. It is anticipated that construction will begin the summer of 2025 and will continue into the school year and finish March 2026.



May 23, 2025

Mr. Randy Fite

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

RE: GMP for Lewisville High School Ben E. Harmon Black Box Theatre

Mr. Fite,

We have reviewed the Construction Documents dated March 13, 2025, prepared by Huckabee for the Lewisville High School Ben E. Harmon Black Box Theatre project and submit a total sum of Four Million, Forty Four Thousand, Seven Hundred Forty Seven Dollars (\$4,044,747.00) as the 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 over a light blue horizontal line.

Cole Reeder
President

