

Midway Independent School District

Action: X Consent Agenda: X
Presentation: Information:
Supporting Documents: Date for Consideration:



Subject: HS Athletics & Campus Utilization Projects Procurement Method

MISD Board of Trustees: December 16th, 2025

Agenda Item – 10A10

Background Information

According to Board Policy CV (Legal) and Texas Government Code §2269.002, the Board must determine which contracting method provides the best value to the District prior to considering a construction contract of \$50,000 or more. Board Policy allows the consideration of six different construction delivery methods for construction projects.

The Administration continues to consider what construction delivery method is appropriate for each project within the 2025 Bond Program. Consideration includes the estimated budgets for each project, the size and complexity of the projects, the time allocated for completion of the 2025 Bond Program, the competitiveness of the current market, the flexibility desired in negotiating changes to the scope, cost and/or schedule, and the District's in-house expertise and experience with construction.

At this time, the Administration is recommending the Construction Manager at Risk (CMAR) method for the High School Athletics Addition and Renovation Project, as well as, the Campus Utilization Projects. The CMAR method best fits the District's needs as it allows the Construction Manager to investigate existing conditions of the portion of the building being renovated. A CMAR is financially responsible for the cost and schedule of the construction project, and this level of accountability ideally results in fewer change orders.

Upon Board approval of the delivery method for the High School Athletics Addition and Renovation Project and the Campus Utilization Projects, the District shall prepare a request for proposals or qualifications, as appropriate, according to Board policy, and then, the Administration will select a committee to review the proposals and return to the Board with the recommendation rankings. A proposed timeline for the HS project is attached.

Fiscal Implications

None

Administration Recommendation

Approve Construction Manager at Risk (CMAR) as the delivery method for the High School Athletics Addition and Renovation Project and the Campus Utilization Projects and authorize the Superintendent to issue a Request for Proposal, select a committee to evaluate and rank the proposals for the project and bring each recommendation of rankings back to the Board for approval.

Contact Person

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