



Consent Item

Date: April 14, 2025

Division: Finance

Subject: Consider Approval of the Guaranteed Maximum Price for the 2023 Bond First-Sale Central Elementary School Partial 20-Year Life Cycle Maintenance and Repair Project (FB12)

Background Information:

- The 2023 Bond First-Sale Central Elementary School Partial 20-Year Life Cycle Maintenance and Repair 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.
- The 2023 Bond First-Sale Central Elementary School Partial 20-Year Life Cycle Maintenance and Repair 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 Central Elementary School Partial 20-Year Life Cycle Maintenance and Repair Project of \$18,881,752. 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 \$18,881,752 for the 2023 Bond First-Sale Central Elementary School Partial 20-Year Life Cycle Maintenance and Repair Project by Reeder 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. It is anticipated that construction will begin the summer of 2025 and will continue into the school year and finish the summer of 2026.



March 21, 2025

Mr. Randy Fite

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

RE: GMP for Central Elementary School 20 Year Refresh

Mr. Fite,

We have reviewed the Construction Documents dated February 10, 2025, prepared by Huckabee for the Central Elementary School 20 Year Refresh project and submit a total sum of Eighteen Million Eight Hundred Eighty-One Thousand Seven Hundred Fifty-Two Dollars (\$18,881,752.00) 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".

Cole Reeder
President

