



## Consent Item

**Date:** March 17, 2025

**Division:** Finance

**Subject:** Consider Approval of the Guaranteed Maximum Price for the 2023 Bond First-Sale Marcus High School Partial 20-Year Life Cycle Maintenance and Repair Project – Early Package (FB21)

### **Background Information:**

- The Marcus High School Partial 20-Year Life Cycle Maintenance and Repair Project has been assigned to Glenn Partners as the architect at the December 11, 2023, Board Meeting and Pogue 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 early package includes the library, various first-floor classrooms, hallways, and offices that are scheduled for summer 2025 only and allows these materials to be ordered early due to long lead times. The final overall project GMP will be presented to the Board in the coming months. When the final GMP is presented, it will incorporate the pricing from this early package GMP so that only one overall project GMP will be tracked and maintained throughout the duration of the project.
- The Marcus High School Partial 20-Year Life Cycle Maintenance and Repair Project – Early Package has been advertised and competitively bid to sub-contractors by Pogue Construction, the Construction Manager at Risk firm. The sub-contractor bids have been evaluated and scoped for this project. Pogue Construction has presented an Early Package Guaranteed Maximum Price (GMP) for this project.
- Pogue Construction has presented a total Guaranteed Maximum Price for the Marcus High School Partial 20-Year Life Cycle Maintenance and Repair Project – Early Package of \$10,911,481. 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 \$10,911,481 for the Marcus High School Partial 20-Year Life Cycle Maintenance and Repair Project – Early Package by Pogue 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. Construction will take place during the summer of 2025, 2026, and 2027 as well as the school years in between. The final GMP will be presented to the Board in a future meeting.



February 18, 2025

Mr. Randy Fite  
Executive Director of Construction  
Lewisville Independent School District  
1597 Edmonds Lane  
Lewisville, TX 75067

RE: GMP for Marcus High School 20-YR Refresh – Early Release

Mr. Fite,

We have reviewed the Construction Documents dated January 9<sup>th</sup>, 2025 prepared by Glenn | Partners for the Marcus High School 20-YR Refresh project and submit a total sum of Ten Million, Nine Hundred and Eleven Thousand, Four Hundred and Eighty One Dollars (\$10,911,481) 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 that reads 'James Pierson'. The signature is fluid and cursive, with a large initial 'J' and 'P'.

James Pierson  
Senior Project Manager