



Consent Item

Date: April 14, 2025

Division: Finance

Subject: Consider Approval of the 2023 Bond Second-Sale Projects – Construction Manager at Risk Selections

Background Information:

- On November 14, 2022, seven Construction Manager at Risk firms were approved by the Board as Step I of RFQ #3006-22 Construction Manager at Risk for Bond Construction Projects and Other Projects on an As-Needed Basis. The list of pre-qualified firms included: Core Construction, Gliden Industries, Hill & Wilkinson, Jackson Construction, Joeris, Pogue Construction, and Reeder.
- The LISD Board of Trustees approved the list of 2023 Bond Second-Sale Projects and Architect Selections at the January 13, 2025, Board Meeting.
- Per Texas Government Code Section 2269 – Subchapter F, no more than five of the pre-qualified firms from Step I can be invited to provide additional information pertaining to a specific project including a Project Qualifications Narrative, base fee proposal and pre-construction fee proposal.

Administrative Consideration:

- For Step II of RFQ #3006-22 Construction Manager at Risk for Bond Construction Projects and Other Projects on an As-Needed Basis, a brief project qualifications narrative, base fee percentage, pre-construction fee proposal, and general conditions proposal was requested from five of the pre-qualified firms for each of the following specific project packages.
 - Package 3.1 (Prop B) – Flower Mound Elementary School 20-Year Life Cycle Maintenance and Repair, and Hebron Valley Elementary School 20-Year Life Cycle Maintenance and Repair and STEM Academy
 - Package 3.2 (Prop B) – Briarhill, Forestwood, and McKamy Middle Schools Renovations
 - Package 3.3 (Prop B) – Rockbrook and Vickery Elementary Schools 20-Year Life Cycle Maintenance and Repair
 - Package 3.4 (Prop B) – LHS Killough 20-Year Life Cycle Maintenance and Repair, McAuliffe Elementary School Renovations, Timber Creek Elementary School Roof Replacement, and Year-2 Flooring Replacements
 - Package 3.5 (Prop B) – Coyote Ridge and Hicks Elementary Schools 20-Year Life Cycle Maintenance and Repair
- The included project pricing bid tabulation shows the proposed Construction Manager at Risk selections for each project package. The recommendations come from the best value

to the District based upon the criteria to consider per Texas Government Code Section 2269.055.

- Selecting the Construction Manager at Risk early in the design process allows for the full benefit of the team approach, cost estimating, and sharing of ideas that come from the Construction Manager at Risk delivery method.

Recommendations:

- That the Lewisville ISD Board of Trustees approves the attached Construction Manager at Risk selections for Projects 3.1 through 3.5, and the associated pre-construction and management fee expenditures listed.
- 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 of the Construction Manager at Risk selections by the Board, the below steps would follow:
 - For Packages 3.1 through 3.5:
 - Continue the scope and design process and bid package development with the approved Construction Manager at Risk and architect per project.
 - The Construction Manager at Risk will solicit bids from sub-contractors for each project and will develop a Guaranteed Maximum Price (GMP) per project.
 - The GMP for each project will be presented to the Board for approval.
 - Early GMPs may be required for long-lead materials.