



Consent Item

Date: March 17, 2025

Division: Finance

Subject: Consider Approval of the Guaranteed Maximum Price for the 2023 Bond First-Sale Liberty Elementary School 20-Year Life Cycle Maintenance and Repair Project – Early Package (FB14)

Background Information:

- The Liberty Elementary School 20-Year Life Cycle Maintenance and Repair Project has been assigned to Huckabee 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 mechanical and fire alarm scope for the project 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 Liberty Elementary School 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 Liberty Elementary School 20-Year Life Cycle Maintenance and Repair Project – Early Package of \$2,410,212. 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 \$2,410,212 for the Liberty Elementary School 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 and 2026. 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 Liberty Elementary School 20-YR Refresh – Early Release

Mr. Fite,

We have reviewed the Construction Documents dated January 9th, 2025 prepared by Huckabee for the Liberty Elementary School 20-YR Refresh project and submit a total sum of Two Million, Four Hundred and Ten Thousand, Two Hundred and Twelve Dollars (\$2,410,212) 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'.

James Pierson
Senior Project Manager