



Consent Item

Date: March 17, 2025

Division: Finance

Subject: Consider Approval of the Guaranteed Maximum Price for the 2023 Bond First-Sale Castle Hills Elementary School 20-Year Life Cycle Maintenance and Repair Project – Early Package (FB11)

Background Information:

- The Castle Hills 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 Hill & Wilkinson General Contractors 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 roofing, ceilings, mechanical, and electrical 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 Castle Hills Elementary School 20-Year Life Cycle Maintenance and Repair Project – Early Package has been advertised and competitively bid to sub-contractors by Hill & Wilkinson General Contractors, the Construction Manager at Risk firm. The sub-contractor bids have been evaluated and scoped for this project. Hill & Wilkinson General Contractors has presented an Early Package Guaranteed Maximum Price (GMP) for this project.
- Hill & Wilkinson General Contractors has presented a total Guaranteed Maximum Price for the Castle Hills Elementary School 20-Year Life Cycle Maintenance and Repair Project – Early Package of \$6,464,605. 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 \$6,464,605 for the Castle Hills Elementary School 20-Year Life Cycle Maintenance and Repair Project – Early Package by Hill & Wilkinson General Contractors 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.



HILL & WILKINSON
GENERAL CONTRACTORS

2703 TELECOM PARKWAY, SUITE 120
RICHARDSON, TEXAS 75082
214.299.4300 PHONE | 214.299.4444 FAX

February 21, 2025

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

RE: Early Release GMP for LISD's Castle Hills ES

Mr. Fite,

We have reviewed the Construction Documents dated January 20, 2025, prepared by Huckabee for the LISD's Castle Hills ES - 20 Year Refresh Renovation project and submit a total sum of Six Million Four Hundred Sixty-Four Thousand Six Hundred and Five Dollars (\$6,464,605.00) as the Guaranteed Maximum Price for the early release trades (Roofing, Drywall, HVAC and Electrical) of this project for your consideration.

We look forward to working with Lewisville ISD on this project.

Sincerely,

Jeff Kirk
Vice President Preconstruction Services