



Consent Item

Date: February 9, 2026

Division: Finance

Subject: Consider Approval of the Guaranteed Maximum Price for the 2023 Bond Second-Sale Rockbrook Elementary School 20-Year Life Cycle Maintenance and Repair Project (FB36)

Background Information:

- The Rockbrook Elementary School 20-Year Life Cycle Maintenance and Repair (LCMR) Project has been assigned to Huckabee as the architect at the January 13, 2025, Board Meeting and Jackson Construction as the Construction Manager at Risk (CMAR) firm by the Board of Trustees at the April 14, 2025, 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 Rockbrook Elementary School 20-Year LCMR Project has been advertised and competitively bid to sub-contractors by Jackson Construction, the Construction Manager at Risk firm. The sub-contractor bids have been evaluated and scoped for this project. Jackson Construction has presented a Guaranteed Maximum Price (GMP) for this project.
- Jackson Construction has presented a total Guaranteed Maximum Price for the Rockbrook Elementary School 20-Year LCMR Project of \$16,785,999. This GMP is approximately \$800,000 under the overall project budget.
- Jackson Construction is also the CMAR on the Vickery Elementary School 20-Year LCMR Project. Huckabee is the architect on the Vickery project as well. Both projects were bid out at the same time. The Vickery project is over budget. However, the Rockbrook project has enough savings to cover the deficit on the Vickery project. So, the two schools come in under the overall combined budget.

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 \$16,785,999 for the 2023 Bond Second-Sale Rockbrook Elementary School 20-Year Life Cycle Maintenance and Repair Project by Jackson Construction be approved.
- That funds can be shared between the Rockbrook Elementary School 20-Year Life Cycle Maintenance and Repair Project and the Vickery Elementary School 20-Year Life Cycle Maintenance and Repair Project, which were bid at the same time with the same

Construction Manager at Risk and architect, so that both projects are within the overall combined budget.

- That the Superintendent, Chief Financial Officer, or Director of Procurement 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 during the summer of 2026 and will be completed after the summer of 2027.



January 9, 2026

Randy Fite
Director of Construction
Lewisville ISD

Re: GMP for Rockbrook ES & Vickery ES 20-Yr Refreshes

Dear Mr. Fite,

We have reviewed the Construction Documents dated November 6th, 2025, prepared by Huckabee for the Rockbrook & Vickery ES 20—Yr Refreshes and recommend a total sum of Thirty-One Million Seven Hundred Forty Thousand Eighty Three Dollars and No/100 (\$31,740,083.00) as the Guaranteed Maximum Price for both projects. We look forward to working with Lewisville ISD on this project.

Sincerely,

A handwritten signature in blue ink, appearing to read 'B. Parma'.

Bryan Parma
Preconstruction Director