



Consent Item

Date: August 11, 2025

Division: Finance

Subject: Consider Approval of RFQ #3006A-22 Construction Manager at Risk for Bond Construction Projects and Other Projects on an As Needed Basis

Background Information:

- This is a supplemental request for RFQ #3006-22 Construction Manager at Risk for Bond Construction Projects and Other Projects on an As Needed Basis
- On November 14, 2022, the following seven Construction Manager at Risk (CMAR) firms were approved by the Board to construct projects related to the Bond and other projects on an as-needed basis as part of RFQ #3006-22 Construction Manager at Risk for Bond Construction Projects and Other Projects on an As Needed Basis: CORE Construction, Gliden Industries, Hill & Wilkinson General Contractors, Jackson Construction, Joeris General Contractors, Pogue Construction, and Reeder General Contractors.
- During the initial two years of the 2023 and 2024 Bond program, several of the previously Lewisville ISD Board-awarded CMAR firms have had limited capacity to take on additional projects due to the high volume of school bond work across the Dallas-Fort Worth area.
- As previously communicated to the Board of Trustees, it has been determined that the pool of awarded CMAR firms should be expanded. The original RFQ #3006-22 was written specifically to allow for this process. The existing seven firms will remain in the pool, while newly qualified firms can be added to it.
- Per Board Policy CV (LOCAL), the Board of Trustees is required to select a construction delivery method for capital projects as outlined in Chapter 2269 of the Government Code.
- At the February 5, 2024, Board Work Session, the Construction Manager at Risk method was discussed as the preferred method of construction for Lewisville ISD.
- A subsequent recommendation for each Construction Manager at Risk firm on each individual project is then presented to the Board of Trustees for consideration of approval. If approved, the Construction Manager will obtain proposals, work in conjunction with Lewisville ISD staff on scheduling, and prepare a Guaranteed Maximum Price (GMP) for the project. The GMP is presented to the Board of Trustees for consideration of approval.
- Per Government Code 2269.253, a government entity shall select the Construction Manager at Risk in a one-step or two-step process. Lewisville ISD has traditionally utilized a two-step process when using the Construction Manager at Risk construction delivery method.
- Per 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.

- Step I of the RFQ process establishes a list of pre-qualified Construction Manager at Risk firms that the district can use to construct projects.
- The Step II process consists of Competitive Sealed Proposals (CSP) from the pre-qualified CMAR firms for individual projects identified and approved by the Board of Trustees for execution. Step II of this RFQ process occurs numerous times throughout the remaining renewal periods.
- The original contract duration was for a two-year term with three successive two-year extension options, making all firms available to use through November 2030.
- This supplemental Request for Qualifications (RFQ) #3006A-22 was advertised for this specific purpose. One thousand five hundred seventy-eight firms were notified, and thirteen responses were received.
- Responses were evaluated based upon qualifications and evaluation criteria set forth in Chapter 2269 of the Government Code. No pricing was utilized to evaluate the qualifications of the firms for the Step 1 process.

Administrative Consideration:

- Administration is recommending four additional CMAR firms be added to the available pool of Lewisville ISD Board of Trustees-awarded CMAR firms.
- All four of these firms have school district experience and understand the trials of working in the challenging, fast-paced summer school building and campus renovation work environment.
- Funding for Bond construction projects will come from the 2017, 2023, and 2024 Bond funds, as well as any future construction budgets approved by the Board of Trustees. Funding for other projects will be identified and brought to the Board for approval on an as-needed basis.
- If approved, the contract period, including remaining renewal options, will follow the original contract periods set forth in RFQ #3006-22.
- This procurement complies with Chapter 2269 of the Government Code.

Recommendations:

- That the Lewisville ISD Board of Trustees approves Administration's recommendations of the qualifications of the four firms for utilization on 2017, 2023, and 2024 Bond projects, and any future Lewisville ISD Board of Trustees-approved construction projects on an as-needed basis through November 2026.
- That the Board of Trustees delegates to the Superintendent or her designee the authority to negotiate and execute contracts.

Timeline/Report:

- Term: August 2025 – November 2026