



Consent Item

Date: February 9, 2026

Division: Finance

Subject: Consider Approval of the Guaranteed Maximum Price for the 2023 Bond Second-Sale Flower Mound Elementary School 20-Year Life Cycle Maintenance and Repair Project (FB34)

Background Information:

- The Flower Mound Elementary School 20-Year Life Cycle Maintenance and Repair (LCMR) Project has been assigned to Glenn Partners as the architect at the January 13, 2025, Board Meeting and Gliden Industries 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 Flower Mound Elementary School 20-Year LCMR Project has been advertised and competitively bid to sub-contractors by Gliden Industries, the Construction Manager at Risk firm. The sub-contractor bids have been evaluated and scoped for this project. Gliden Industries has presented a Guaranteed Maximum Price (GMP) for this project.
- Gliden Industries has presented a total Guaranteed Maximum Price for the Flower Mound Elementary School 20-Year LCMR Project of \$18,301,440. This GMP exceeds the total project budget by approximately \$1,666,000.
- Gliden Industries is also the CMAR on the Hebron Valley Elementary School 20-Year LCMR Project. Glenn Partners is the architect on the Hebron Valley project as well. Both projects were bid out at the same time. The Flower Mound project is over budget. However, the Hebron Valley project has enough savings to cover the deficit on the Flower Mound 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 \$18,301,440 for the 2023 Bond Second-Sale Flower Mound Elementary School 20-Year Life Cycle Maintenance and Repair Project by Gliden Industries be approved.
- That funds can be shared between the Flower Mound Elementary School 20-Year Life Cycle Maintenance and Repair Project and the Hebron Valley 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.



Flower Mound Elementary School

**20-Year Maintenance and Repair
Guaranteed Maximum Price Package**

Prepared for:

Lewisville Independent School District
and
Glenn Partners





January 9th, 2026

Lewisville Independent School District
1565 A W. Main Street
Lewisville, TX 75067

Attn.: Mr. Randy Fite, Ms. Tania Caudill

RE: Flower Mound Elementary School 20-Year Maintenance & Repair

The Construction Manager hereby submits to Lewisville Independent School District (LISD), pursuant to the provisions of the Agreement by and between LISD and Gliden Industries, LLC dated August 8th, 2025 a Guaranteed Maximum Price (GMP) for the Lewisville ISD/Flower Mound Elementary School 20-Year Life Cycle Maintenance and Repair, project number 4039.0116 (as defined in the Agreement), based on the Contract Documents (as defined by the Agreement) developed for the Project, as follows:

\$18,301,440.00 (Eighteen Million Three Hundred One Thousand Four Hundred Forty Dollars & 00/100)

We look forward to Serving LISD on this project.



Thomas Stewart
President