



**Board of School Trustees  
Mansfield Independent School District**

**TITLE:** Consideration and Approval of the Final GMP with Lee Lewis Construction for the 2024 Bond Program Package P2 – Coble Middle School and Howard Middle School Orchestra Addition and Capital Improvements

**DATE:** July 22, 2025

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**ACTION**

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**BACKGROUND:**

Lee Lewis Construction was awarded the Construction Manager at Risk (CMaR) contract for Package P2—which includes orchestra additions and capital improvement renovations at Coble Middle School and Howard Middle School—during the October 22, 2024, Board meeting. The MISD Bond Department, in coordination with the district’s architect, has formally requested that Lee Lewis Construction submit the Final Guaranteed Maximum Price (GMP) to initiate construction and renovation activities outlined in Package 2.

**CONSIDERATIONS:**

Approve the Final Guaranteed Maximum Price (GMP) for Package P2 with Lee Lewis Construction in the amount of \$29,785,236.00 to initiate renovations at Coble Middle School and Howard Middle School, as presented. Project funding will be provided through the 2024 Bond Program.

GMP 1 (Coble):	967,084.00
GMP 2 (Coble):	16,385,592.00 (with Long Jump Alternate)
GMP 1 (Howard):	<u>12,432,560.00</u> (with Long Jump Alternate)
P2 - Final GMP:	29,785,236.00

**RECOMMENDATION:**

The Superintendent recommends that the Board of Trustees approve the Final Guaranteed Maximum Price (GMP) with Lee Lewis Construction in the amount of \$29,785,236.00.

**Proposed Motion:**

“I move to approve the Final Guaranteed Maximum Price (GMP) award to Lee Lewis Construction in the amount of \$29,785,236.00 for the 2024 Bond Program Package 2, which includes renovations to Coble Middle School and Howard Middle School.”