



Consent Item

Date: February 9, 2026

Division: Finance

Subject: Consider Approval of the Guaranteed Maximum Price for the 2023 Bond Second-Sale Timber Creek Elementary School Roof Replacement Project (FB46)

Background Information:

- The Timber Creek Elementary School Roof Replacement Project has been assigned to Stantec as the architect at the January 13, 2025, Board Meeting and Joeris General Contractors 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 Timber Creek Elementary School Roof Replacement Project has been advertised and competitively bid to sub-contractors by Joeris General Contractors, the Construction Manager at Risk firm. The sub-contractor bids have been evaluated and scoped for this project. Joeris General Contractors has presented a Guaranteed Maximum Price (GMP) for this project.
- Joeris General Contractors has presented a total Guaranteed Maximum Price for the Timber Creek Elementary School Roof Replacement Project of \$2,654,850. This GMP exceeds the total project budget by approximately \$430,000.
- Joeris General Contractors is also the CMAR on the LHS Killough 20-Year Life Cycle Maintenance and Repair (LCMR) Project. Stantec is the architect on the LHS Killough 20-Year LCMR Project as well. Both projects were bid out at the same time. The Timber Creek Elementary School Roof Replacement Project is over budget. However, the LHS Killough 20-Year LCMR Project has enough savings to cover the deficit on the Timber Creek 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 \$2,654,850 for the 2023 Bond Second-Sale Timber Creek Elementary School Roof Replacement Project by Joeris General Contractors be approved.
- That funds can be shared between the LHS Killough 20-Year Life Cycle Maintenance and Repair Project and the Timber Creek Elementary School Roof Replacement 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.



January 22nd, 2026

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

Attn: Mr. Randy Fite

RE: LISD Timber Creek Roof Overlay GMP

The Construction Manager hereby submits to Lewisville Independent School District (LISD), pursuant to the provisions of the Agreement by and between LISD and Joeris General Contractors, a Guaranteed Maximum Price (GMP) for Timber Creek ES Roof Overlay Project, based on the Contract Documents developed for the Project, as follows:

\$2,654,850 (Two Million, Six Hundred, Fifty-Four Thousand, Eight Hundred Fifty dollars)

Thank you for the opportunity!

A handwritten signature in black ink, appearing to read "M. Flores".

Mariana Flores
Senior Estimator
Joeris General Contractors, Ltd.