



Consent Item

Date: April 13, 2026

Division: Finance

Subject: Consider Approval of the Guaranteed Maximum Price for the 2024 Bond First-Sale Year Two Forestwood Middle School Track Replacement Project (AR11)

Background Information:

- The Forestwood Middle School Track Replacement Project has been assigned to McAdams as the engineer at the December 9, 2024, Board Meeting and Jackson Construction as the Construction Manager at Risk firm by the Board of Trustees at the October 20, 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 Forestwood Middle School Track Replacement 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 Forestwood Middle School Track Replacement Project of \$3,370,510. This GMP exceeds the overall project budget by approximately \$975,000.

Administrative Consideration:

- Funding for this project is provided from the 2024 Bond Funds.
- Land Sale Funds, 2017 Bond Fund Savings, and 2024 Bond Project Savings and Interest Earnings are available to cover the budget overage.
- The procurement complies with Section 2269 of the Government Code.

Recommendations:

- That the Guaranteed Maximum Price of \$3,370,510 for the Forestwood Middle School Track Replacement Project by Jackson Construction be approved.
- That Land Sale Funds, 2017 Bond Fund Savings, 2024 Bond Project Savings, and 2024 Bond Interest Earnings can be utilized to cover the budget overage.
- 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 be scheduled with the campus and LISD Athletics Department.



March 30, 2026

Randy Fite
Director of Construction
Lewisville ISD

Re: GMP for Forestwood MS Track Replacement

Dear Mr. Fite,

We have reviewed the Construction Documents dated 2/12/2026, prepared by McAdams for the Forestwood MS Track Replacement and recommend a total sum of Three Million Three Hundred Seventy Thousand Five Hundred Ten Dollars and No/100 (\$3,370,510.00) as the Guaranteed Maximum Price. 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