



Consent Item

Date: October 20, 2025

Division: Finance

Subject: Consider Approval of the Guaranteed Maximum Price for the 2023 Bond Second-Sale Briarhill, McKamy, and Forestwood Middle Schools Renovation Projects (FB39, FB40, and FB41)

Background Information:

- The Briarhill, McKamy, and Forestwood Middle School Renovation Projects have been assigned to Huckabee as the architect at the January 13, 2025, Board Meeting and Jackson Construction as the Construction Manager at Risk 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 Briarhill, McKamy, and Forestwood Middle School Renovation Projects have 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 these projects.
- Jackson Construction has presented a total Guaranteed Maximum Price for the Briarhill, McKamy, and Forestwood Middle School Renovation Projects of \$6,099,322. The pricing is within the overall combined project budgets and presents the best value to the District.

Administrative Consideration:

- Briarhill Middle School Renovation is \$2,608,907.
- McKamy Middle School Renovation is \$1,411,022.
- Forestwood Middle School Renovation is \$2,079,393.
- Total combined GMP is \$6,099,322.
- 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 \$6,099,322 for the Briarhill, McKamy, and Forestwood Middle School Renovation Projects by Jackson Construction be approved.
- That the Superintendent, Chief Financial Officer, or Executive 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.



September 22, 2025

Randy Fite
Director of Construction
Lewisville ISD

Re: GMP for Lewisville ISD Briarhill MS, Forestwood MS, & McKamy MS

Dear Mr. Fite,

We have reviewed the Construction Documents dated August 1, 2025 prepared by Huckabee for Briarhill MS, Forestwood MS, & McKamy MS Renovation projects and recommend a total sum of Six Million Ninety Nine Thousand Three Hundred Twenty Two Dollars and No/100 (\$6,099,322.00) as the Guaranteed Maximum Price for the project. 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