



## Consent Item

**Date:** April 14, 2025

**Division:** Finance

**Subject:** Consider Approval of the Guaranteed Maximum Price for the 2023 Bond First-Sale Castle Hills Elementary School 20-Year Life Cycle Maintenance and Repair Project (FB11)

### Background Information:

- The Castle Hills Elementary School 20-Year Life Cycle Maintenance and Repair Project has been assigned to Huckabee as the architect at the December 11, 2023, Board Meeting and Hill & Wilkinson General Contractors as the Construction Manager at Risk firm by the Board of Trustees at the May 13, 2024, 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.
- An early package GMP for this project was approved by the Board of Trustees at the March 17, 2025, Board Meeting.
- This final overall GMP includes the work and pricing from the early GMP as well as the remainder of the project scope. This will allow for one GMP to be tracked and maintained throughout the duration of the project.
- The Castle Hills Elementary School 20-Year Life Cycle Maintenance and Repair Project has been advertised and competitively bid to sub-contractors by Hill & Wilkinson General Contractors, the Construction Manager at Risk firm. The sub-contractor bids have been evaluated and scoped for this project. Hill & Wilkinson General Contractors has presented a Guaranteed Maximum Price (GMP) for this project.
- Hill & Wilkinson General Contractors has presented a total Guaranteed Maximum Price for the Castle Hills Elementary School 20-Year Life Cycle Maintenance and Repair Project of \$12,854,139. The pricing is within the overall project budget and presents the best value to the District.

### 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 \$12,854,139 for the Castle Hills Elementary School 20-Year Life Cycle Maintenance and Repair Project by Hill & Wilkinson General Contractors be approved.
- That the Superintendent, Chief Financial Officer, or Executive Director of Procurement and Contracts 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. Construction will take place during the summer of 2025 and 2026.



# HILL & WILKINSON

GENERAL CONTRACTORS

2703 TELECOM PARKWAY, SUITE 120  
RICHARDSON, TEXAS 75082  
214.299.4300 PHONE | 214.299.4444 FAX

March 26, 2025

Mr. Randy Fite  
Executive Director of Construction  
Lewisville Independent School District  
1597 Edmonds Lane  
Lewisville, TX 75067

RE: Final GMP for LISD's Castle Hills ES

Mr. Fite,

We have reviewed the 100% CD drawings dated February 11, 2025, as well as Addendum 01, dated February 21, 2025, both prepared by Huckabee for the LISD's Castle Hills ES - 20 Year Refresh Renovation project and submit a total sum of Twelve Million Eight Hundred Fifty-Four Thousand One Hundred and Thirty-Nine Dollars (\$12,854,139.00) as the Guaranteed Maximum Price for this project for your consideration.

We look forward to working with Lewisville ISD on this project.

Sincerely,

Jeff Kirk  
Vice President Preconstruction Services