

BRAZOSPORT INDEPENDENT SCHOOL DISTRICT

Regular Meeting of the Board of Trustees

April 28, 2025



BOARD: Action

SUBJECT: Guaranteed Maximum Price for Rasco Middle School Stacking Lane Project

BOARD POLICY: CV (Legal)

DISTRICT GOAL: Brazosport ISD will exercise fiscal responsibility to ensure financial strength and provide the resources to equip and maintain quality facilities and educational programming.

FISCAL NOTE: 2019 Bond Program Funds

Background Information:

- Section 44.038 of the *Texas Education Code* and Section CVE of the *Board of Trustees Policies* describe the method and procedure school districts must use when entering into a contract for a construction manager-at-risk in connection with the construction of a facility. Section 44.038 states, "A school district may use the construction manager-at-risk method for the construction, rehabilitation, alteration, or repair of a facility."

Administrative Considerations:

- "Construction Manager-At-Risk" is a construction delivery method whereby a construction manager assumes the risk for constructing a facility at the contracted price (the "guaranteed maximum price") as a general contractor, while providing consultation to the owner during and after the design of the facility. When plan drawings and documents are sufficiently complete, the Construction Manager-At-Risk must provide the owner with a guaranteed maximum price for constructing the project, together with a written statement of its basis. Once provided, the owner and its architects must review the guaranteed maximum price for purposes of either accepting the guaranteed maximum price and issuing a notice to proceed, or rejecting the guaranteed maximum price and pursuing other construction delivery methods.
- The District's Construction Manager-At-Risk, Stewart Builders, has assisted the District's architects, VLK, with developing the construction documents for the Rasco Middle School Stacking Lane Project.
- Bids were received by Stewart Builders on April 9, 2025.

Our Vision: Brazosport ISD...Setting the Standard for Educational Excellence

- The District's Construction Manager-At-Risk, Stewart Builders, has provided a guaranteed maximum price for the project of \$1,162,194.
- Construction will be completed by August 2025.
- Verbiage has been included for an alternate to construct a stacking lane at FIS. This alternate may be approved as a change order at a later date but is not included in the recommendation.
- It is recommended that the Board of Trustees approve the guaranteed maximum price from Stewart Builders.

Communication Deployment:

- Board Meeting minutes

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Respectfully submitted,

Monty Burger
Chief Operations Officer