

BOARD AGENDA ITEM COVER SHEET

ARGYLE INDEPENDENT SCHOOL DISTRICT



BOARD MEETING DATE:	May 18, 2026
AGENDA ITEM:	Construction Manager at Risk selection for Middle School No. 02
AGENDA LOCATION:	Action ▾
PRESENTER TITLE & NAME:	Rola Fadel, Project Manager
DEPARTMENT:	Administration
PRIORITY FOCUS AREA:	Resource Stewardship ▾

BACKGROUND INFORMATION

In January 2026, the construction management at risk method of procurement was approved by the board for these projects. The district used a two step Request For Qualifications process for the solicitation. We had eleven respondents submit. Four respondents were selected to submit Step 2 of the RFQ from which these firms were evaluated and ranked with negotiations beginning with the highest ranked respondent. The administration is recommending BTC for approval.

BUDGETARY IMPACT & FUNDING SOURCE

The budget impact at this time is \$45,000 from 2025 bond funds for the pre-construction services portion of the construction manager's fee. The remaining budget impact will be part of the approval of a guaranteed maximum price in the future for each project.

ADMINISTRATION RECOMMENDATION

Administration recommends approval of BTC for the Construction Management at Risk services for the Middle School No. 02 project as presented.

MOTION

A motion might be, "I move to approve BTC for the Construction Management at Risk services as presented."

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Construction Management at Risk Fee Details for New Middle School #2

Four firms were selected to submit Step 2 of the RFQ and three firms participated in interviews as part of determining the best qualified firm for this project. Those four firms were:

BTC

Core

Pogue

Joeris

The administration is recommending BTC Construction for this project. The fee being presented tonight is as follows:

\$ 45,000 fixed fee for pre-construction phase services

1.20% for construction phase services