



To: Coppell ISD Board of Trustees

From: Sid Grant – Chief Operations Officer

Date: December 15, 2025

cc: Dr. Leanne Shivers, Diana Sircar, Josette Dobbins, Chris Gollner

Re: Approval of Amendment to Core Construction Contract to include a Guaranteed Maximum Price for the Phase Two Interior Renovations and Refresh of Coppell Middle School North

As part of the 2023 bond election, the request to use the Construction Manager at Risk purchasing method for future construction and renovation projects was approved by the Coppell ISD Board of Trustees on May 22, 2023. On July 24, 2023, the Board of Trustees approved a contract with Core Construction for the completion of construction projects included in the 2023 bond election, including the interior renovations and refresh of Coppell Middle School North.

The Core Construction Phase Two scope of the renovations and refresh at Coppell Middle School North includes the reconfiguration and enlargement of the band and choir halls and the refresh of the classrooms and commons areas of the building. The refresh includes new paint, flooring, LED lighting throughout, door hardware and lock replacement, new fire alarm system, new ceiling tile, and replacement of the public address system. The Phase One improvements completed in the summer of 2025 included replacing the wall laminate throughout the building.

Core Construction placed all components of this project out to bid and received responses from multiple vendors of each trade. The bid responses have been carefully reviewed and evaluated by Coppell ISD, Corgan, and Core Construction. Choosing trade partners that will provide the best overall value to Coppell ISD, the Guaranteed Maximum Price (GMP) for this project is **\$8,820,231**. To lock in this GMP, the Board of Trustees must agree to amend the original AIA A133-2019 agreement with Core Construction to include this Guaranteed Maximum Price in AIA A133-2019-Exhibit A. This will be the same process for every project whereas Core acts as our construction manager.

Under the Construction Manager at Risk purchasing method, the GMP is the worst-case scenario total cost, barring any hidden issues that were unforeseeable during the design and bidding process. This GMP includes \$607,810 in contingency and allowances that will only be used if necessary. That is, any of the contingency and allowance dollars not actually spent will not be paid by Coppell ISD to Core and will reduce the overall cost of the project by that dollar amount. **This project GMP came in under \$2.7 million of the total projected and allocated cost.**

Core will start mobilizing their equipment, job trailer, and supplies to the school in April. Actual work inside the school will start the day after school is out. The job will be completed before school resumes in August.

RECOMMENDATION: That the Coppel ISD Board of Trustees approve the amendment of the Core Construction AIA A133-2019 Agreement to include a Guaranteed Maximum Price of \$8,820,231 for the Phase Two interior renovations and refresh of Coppel Middle School North and authorize Dr. Leanne Shivers or her designee to sign the necessary documents.