



To: Coppell ISD Board of Trustees  
From: Sid Grant  
Date: January 7, 2019

cc: Brad Hunt, Diana Sircar, Louis Macias

**Re: Construction Manager at Risk Coppell Middle School West Final Acceptance and Payment**

As part of 2016 bond election projects, the request to use the Construction Manager at Risk process was approved by the Coppell ISD Board of Trustees at the January 21, 2016 Board meeting. On March 29, 2016, the Board approved Northstar Builders Group, LLC to be the construction manager for several 2016 bond election construction projects, including the construction of the new middle school in Cypress Waters (subsequently named Coppell Middle School West). Then, on February 27, 2017, the Board approved a construction contract with Northstar Builders Group to include a total Guaranteed Maximum Price (GMP) of \$50,986,323.00 for the construction of the new Coppell Middle School West.

Upon successful completion of the school and certification by our architectural firm, Northstar has submitted a final invoice for **\$246,586.05 as final payment** for the construction of the new Coppell Middle School West. All work and punch lists have been successfully completed to the satisfaction of Corgan and Coppell ISD staff. This final payment includes a Change Order in the amount of \$2,427,406.00. **That is, the total construction cost for the new Coppell Middle School West came in under the \$50,986,323.00 GMP by \$2,427,406.00 or 4.8%. Therefore, the total construction cost for the school was \$48,558,917.00.**

The Board approved McDonald and Associates to do a thorough contract and cost review of this project, including reviewing the construction manager's subcontractor payments, general conditions costs, fees, payroll, etc. This review was completed without any findings.

Board Policy CV (Local) states, "Final payments for construction work and/or the supervision of such work in the District shall not be made until the work has been completed and accepted by the Board."

**Recommendation**

**That the Coppell ISD Board of Trustees approve at the January 14, 2019, Board meeting the final payment of \$246,586.05 to Northstar Builders Group as the final acceptance and payment for the construction of the new Coppell Middle School West.**