



To: Board of Trustees
From: Dr. Dennis Womack
Date: February 28, 2022
cc: Dr. Brad Hunt

**RE: Construction Manager at Risk Guaranteed Maximum Price (GMP) Part 2 for
Baseball/Softball Complex Dressing Rooms and Other Improvements**

Background:

As part of 2016 bond authorization, the request to use the Construction Manager at Risk process, pursuant to the provisions of Texas Education Code Section 44.031 and Texas Government Code Chapter 2269, Subchapter F, was approved by the Coppell ISD Board of Trustees on September 27, 2021.

Subsequently, at the October 25, 2021, Board meeting, the Board approved Northstar Builders Group, LLC as the Construction Manager at Risk (CM @ Risk) for the scope of work including:

1. Coppell Middle School North and Denton Creek Elementary School HVAC replacements;
2. Coppell ISD Baseball and Softball Complex dressing rooms;
3. Coppell High School Field House Restroom updates;
4. Buddy Echols Stadium sound system updates;
5. Coppell Middle School North building finishes updates;
6. Vonita White Administration generator; and
7. Various accessibility modifications.

To take receipt of the HVAC equipment replacement units for Coppell Middle School North and Denton Creek Elementary School by the summer of 2022, the GMP was split into two parts. Part 1 of the GMP included the HVAC equipment and was approved during the December 13, 2021, Board meeting. Part 2 of the GMP is for the remaining referenced scope of work.

After careful review and analysis by Northstar Builders, Corgan, and CISD staff of qualified bidders a final bid tabulation was prepared including the sub-contractor pricing, contingencies, contractor fee, and general conditions for Part 2 of the GMP scope of work. Northstar Builders' GMP for Part 2, the Baseball and Softball Complex Dressing Rooms and Other Improvements, is a total of \$2,870,359. District staff have carefully reviewed all components of this number and concur with its accuracy.

Unfortunately, due to unprecedented and extreme price increases for all construction materials, services, labor wages, and supply-chain disruptions the industry has experienced significant inflation increases over the past year. The budget for the proposed scope of work and proposed GMP is as follows:

	Budgeted	GMP
Baseball and Softball Complex Dressing Rooms	\$1,172,000	\$2,515,282
Field House Restroom Updates	\$400,000	Included
Various Accessibility Modifications	\$115,000	Included
Buddy Echols Stadium Sound System Updates	\$0.00	\$130,418
Coppell Middle School North Building Finishes	\$100,000	\$96,048
Vonita White Administration Generator	\$130,000	\$128,611
TOTAL	\$1,917,000	\$2,870,359

The architectural, engineering, permits, inspections, and material testing fees will be approximately nine percent of the GMP, or about \$258,500. Therefore, Part 2 of the GMP for the Baseball and Softball Complex Dressing Rooms and Other Improvements is over budget by \$1,211,859.

As a reminder, the GMP is the guaranteed maximum price the District may pay for the identified scope of work. Any and all savings realized during the project are returned to the District at the end of the project. If the Board of Trustees choose to proceed with the GMP Part 2 scope of work, the administration recommends funding the portion over budget from the unallocated 2016 bond savings accumulated from prior projects.

It is necessary for the Board of Trustees to consider approval of this GMP (Part 2), so the construction contract between Coppell ISD and Northstar Builders Group can be amended to include the GMP for this portion of the project.

Recommendation: Approval to amend the construction contract between Coppell ISD and Northstar Builders Group, LLC to include the Guaranteed Maximum Price of \$2,870,359 as proposed by Northstar Builders Group, LLC for the Baseball and Softball Complex Dressing Rooms and Other Improvements and to assign \$1,211,859 from the unallocated 2016 bond savings to this project budget.