



Board Action Required

No Action Required

To: Coppell ISD Board of Trustees

From: Sid Grant – Bond Project Manager

Date: March 26, 2024

cc: Dr. Brad Hunt, Diana Sircar, Josette Dobbins, Kit Pehl

Re: Approval of Amendment to Core Construction Contract to include a Guaranteed Maximum Price for the additions and renovations of the Coppell High School Tennis Center

As part of the 2023 bond election (Ballot Proposition D), 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 additions and renovations of the Coppell High School Tennis Center.

The Core Construction scope of the construction of the new building includes:

- Renovation of the 2,400 square feet existing building
- Construction of additional 4,856 square feet
- Includes instructional classroom areas, locker rooms with showers, offices, and concessions
- Resurfacing of existing tennis courts
- New LED tennis court lighting

Core Construction placed all components of this project out to bid and received numerous responses for each trade, such as concrete, steel, masonry, flooring, painting, plumbing, hardware, and electrical. 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 **\$5,451,114**. 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 over **\$272,555** 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.

Core will start mobilizing their equipment, job trailer, and supplies to the school in April. Actual work on the project will begin in May. The job will be completed before school resumes in August of 2025.

RECOMMENDATION: That the Coppell ISD Board of Trustees approve the amendment of the Core Construction AIA A133-2019 Agreement to include a Guaranteed Maximum Price of \$5,451,114 for the additions and renovation of the Coppell High School Tennis Center and authorize Dr. Brad Hunt or his designee to sign the necessary documents.