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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 Construction of Track and Field – Field Events at Buddy Echols Field**

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As part of the 2023 bond election (Ballot Proposition C), 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 construction of Track and Field – Field Events at Buddy Echols Field.

The Core Construction scope of the construction of the Track and Field – Field Events include:

- Long jump
- High jump
- Triple jump
- Pole vault

Core Construction placed all components of this project out to bid along with the tennis center and CHS fine arts building. The bid responses have been carefully reviewed and evaluated by Coppell ISD, Corgan, and Core Construction. Choosing a trade partners that will provide the best overall value to Coppell ISD, the Guaranteed Maximum Price (GMP) for this project is **\$460,338**. 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 **\$23,017** 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 job is scheduled to be completed before school resumes in August of 2025.

**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 \$460,338 for the construction of Track and Field – Field Events at Buddy Echols Field and authorize Dr. Brad Hunt or his designee to sign the necessary documents.