
Board Action Required



No Action Required

To: Coppell ISD Board of Trustees

From: Sid Grant – Interim Chief Operations Officer

Date: December 9, 2024

cc: Dr. Brad Hunt, Diana Sircar

Re: Construction Change Directives for the CHS Tennis Center Renovation and Additions

As discussed at the November 18, 2024, regular Board meeting during the bond construction projects update, it is necessary for the Board to consider three (3) construction change directives (AIA Document G714-2017) to the Guaranteed Maximum Price (GMP) for the renovation and additions of the CHS tennis center. On March 26, 2024, the Board approved a GMP for the tennis center renovations and additions with Core Construction in the amount of \$5,451,114 using Ballot Proposition D dollars. As a reminder, Ballot Proposition D dollars can only be utilized for the tennis center and improvements within the CHS Field House.

The first construction change directive is the addition of parking spaces across the fire lane from the tennis center. Since we are losing fourteen (14) spaces with the tennis center expansion, as part of the permitting process, the City of Coppell asked us to find an area to regain these lost spaces. By utilizing the area where track field events are currently located, we can add thirty-two (32) spaces for a net gain of 18 spaces. This area is directly across the fire lane from the tennis center. As a reminder, field track events are moving to the area south of the new fine arts building. The construction of the new parking spaces will take place next summer 2025, so the track season will not be impacted. The total cost of this construction change directive is \$195,099.

The second construction change directive is due to an oversight in the architectural drawings. The replacement of the tennis court lights with a new LED lighting system was inadvertently left out of the architectural drawings by Corgan, therefore were not bid and included in the Board approved GMP. Core Construction has subsequently bid the new Musco lighting system with the total cost including installation being \$381,099. Core, Corgan, EMA (our electrical engineer), and I feel confident this is the same or better cost than we would have achieved had the lighting system been bid in the beginning with the rest of the project.

The third construction change directive includes some additional costs (primarily shade structures and canopies, and underground plumbing lines) due to the change in the new building positioning and configuration in June 2024. Once the land for the new structure was surveyed in June, the land space designated for the two new structures was not ideal. Subsequently, Corgan rearranged the buildings as designed (that is, there are no changes in size, shape, or interiors) to better fit on our property. The new configuration has several advantages over the former configuration, including better ingress and egress,

better visibility of the tennis courts from the new main building, larger shade structure/canopy covered common area spaces for school and community events, and less unusable spaces. The total cost for this change directive is \$206,307.

The good news is that the dollars allocated in Ballot Proposition D for the tennis center renovation and additions will easily cover the above construction change directives with several hundred thousand dollars still remaining unencumbered for the project.

RECOMMENDATION:

That the Coppell ISD Board of Trustees approve the three construction change directives with Core Construction for the Coppell High School tennis center renovation and additions as proposed for a total cost of \$782,505.