



Board Action Required X

No Action Required

To: Coppell ISD Board of Trustees

From: Sid Grant

Date: March 22, 2016

cc: Dr. Mike Waldrip, Kelly Penny, Louis Macias, and Larry Guerra

Re: Construction Manager at Risk Recommendations

As part of the proposed May 2016, bond election projects, the request to use the Construction Manager at Risk process was approved by the Coppell ISD Board of Trustees on January 21, 2016.

As a result of this approval, Requests for Construction Manager @ Risk proposals were solicited from qualified construction companies for all of the proposed 2016 bond election projects that will require a general contractor to complete the work. These projects total approximately \$155 million. We received eight qualified proposals from the following companies:

Balfour Beatty Construction
Bartlett Cock Construction
Cadence McShane Construction
W.B. Kibler Construction
Lee Lewis Construction
Northstar Builders Group
Pogue Construction
Starling Construction

Each company was carefully evaluated and scored by a team made up of our architects, our civil engineer, and school district personnel. The top four companies scored were chosen to be interviewed in person. These were:

Balfour Beatty Construction
Cadence McShane Construction
Lee Lewis Construction
Northstar Builders Group

The interview team was comprised of Terry Hoyle with Stantec, Brad Hunt, Louis Macias, Larry Guerra, Chris Nester, and Sid Grant.

Recommendation for Northstar Builders Group

Northstar Builders Group proposed a first-rate team that we all agreed would be a great fit for the new middle school, as well as the 9th grade center additions and renovations. The proposed project manager not only has many years of K-12 construction experience, but also has extensive experience building schools in the City of Dallas. He fully knows and understands how the Dallas system operates. While Northstar is a relatively newer company, it was founded and is run by two of the most respected and experienced K-12 general contractors in the business, Mr. Bruce Helms and Mr. Aaron Scates. They are a Coppell based company with long-time roots in this community. Northstar has a very strong financial statement from a cash and working capital standpoint. Additionally, they have no long-term debt.

Northstar's current and completed projects extend to thirteen school districts, including additions, renovations, new elementary schools, and new middle schools for Carrollton/Farmers Branch ISD, Northwest ISD, Argyle ISD, Duncanville ISD, Rockwall ISD, China Springs ISD, and Celina ISD. You may also recall that they constructed the Nature Park Center in Andy Brown Park that CISD helped fund out of the 2009 bond election. Northstar also has extensive experience working with Stantec, our architectural firm.

The committee was unanimous in recommending Northstar Builders to be awarded the contract for the construction of the new middle school in Cypress Waters, and the renovation and additions of Coppell Middle School West as part of its conversion to a 9th grade center.

Balfour Beatty Construction Recommendation

Balfour Beatty presented a first-rate project management team, as well, to complete the 2016 bond election projects. We are very familiar with, and have had a great experience with the project management and supervision team at Lee Elementary and Coppell High School. The committee was unanimous in recommending Balfour Beatty to complete all renovation and additions projects, other than the new middle school, the 9th grade center conversion, and the new elementary solution. This would include all CHS renovations and additions, Coppell Middle School East renovations and additions, Coppell Middle School North band addition, HVAC replacements, the service center and network operation system renovation, and all district-wide restroom renovations.

Since the scope of the elementary school solution has not been determined, we decided to recommend that this project not be awarded at this time. Once the scope has been determined, we will request proposals for this project.

It is very important to bring our general contractors on board as soon as possible. This way, they will be an integral part of the construction document creation process with Stantec. They will have valuable insight from a construction standpoint while working directly with Stantec, Louis Macias, and me.

Recommendation:

That the Coppell ISD Board of Trustees approve Northstar Builders Group to be the Construction Manager @ Risk for the construction of the new middle school, and the renovation, additions, and conversion of Coppell Middle School West to a 9th grade center, and

approve Balfour Beatty Construction to be the Construction Manager @ Risk for all CHS renovations and additions, Coppell Middle School East renovations and additions, Coppell Middle School North band addition, HVAC replacements, the service center and network operation system renovation, and all district-wide restroom renovations, and that Sid Grant or Dr. Mike Waldrip be authorized to sign all necessary documents.