

To: Coppell ISD Board of Trustees  
From: Sid Grant  
Date: February 3, 2020

cc: Brad Hunt, Diana Sircar, Genaro Lopez, Justin Hill

**Re: Construction Manager at Risk Coppell Middle School East Renovations/Additions  
Final Acceptance and Payment**

As part of 2016 bond election projects, the request to use the Construction Manager at Risk process was approved by the Coppell ISD Board of Trustees at the January 21, 2016 Board meeting. On March 29, 2016, the Board approved Northstar Builders Group, LLC to be the construction manager for several 2016 bond election construction projects, including the additions and renovations to the Coppell Middle School East Campus. Then, on July 23, 2018, the Board approved a construction contract with Northstar Builders Group to include a total Guaranteed Maximum Price (GMP) of \$18,408,292.00 for the additions and renovations of Coppell Middle School East.

Upon successful completion of the school and certification by our architectural firm, Northstar has submitted a final invoice for **\$151,953.00 as final payment** for the additions and renovations at CMS East. All work and punch lists have been successfully completed to the satisfaction of Corgan and Coppell ISD staff. This final payment includes a Change Order reduction in the GMP in the amount of \$1,095,735.00. **That is, the total construction cost came in under the \$18,408,292.00 GMP by \$1,095,735.00. Therefore, the final total Northstar renovation cost for the school was \$17,312,557.00.**

Board Policy CV (Local) states, "Final payments for construction work and/or the supervision of such work in the District shall not be made until the work has been completed and accepted by the Board."

**Recommendation**

**That the Coppell ISD Board of Trustees approve at the February 24, 2020, Board meeting the final payment of \$151,953.00 to Northstar Builders Group as the final acceptance and payment for the additions and renovations at Coppell Middle School East.**