



Board Action Required ☒ X

No Action Required ☐

To: Coppell ISD Board of Trustees
From: Sid Grant
Date: November 17, 2016

cc: Dr. Mike Waldrip, Kelly Penny, Louis Macias

**Re: Resolution Regarding Offsite Road Construction for New Middle School
Bond Project #35**

As part of the 2016 Bond Projects, we set aside \$1 million for Cypress Waters Infrastructure Development (Bond Project #35) to include unknown road construction along our property lines, or for offsite road construction to gain access to our properties within Cypress Waters. The City of Dallas is requiring two entrance/exits for our new middle school. One entrance/exit will be on Ranch Trail, and the other will be an extension of Saintsbury Street on the west side of our property.

The Cypress Waters developer, Billingsley Company (Trammell Crow Company No. 43, Ltd), has agreed to extend Saintsbury Street from the intersection of Cypress Waters Boulevard and pay for the road to within approximately 700 feet of our property line. The cost of the remaining approximately 700 feet of roadway with a 50 foot right-of-way (two lane) road will be our responsibility. This road will be dedicated to the City of Dallas as a public roadway upon completion. Please see attachment with our portion of the road highlighted in yellow. In the second image containing the site plan, the offsite portion of the road is in the northwest corner.

Billingsley has agreed to bid and construct our portion of the road along with the Saintsbury expansion and other road projects they will be constructing within Cypress Waters over the next year. By allowing the Billingsleys to bid and construct the road, we will enjoy their buying power and economies of scale for public road construction. While we will not know the exact cost of our portion of the roadway until it is actually bid, we anticipate the total construction cost (including our portion of the architectural and engineering) to be between \$300,000 and \$400,000.

Our attorneys (Abernathy) are drafting a Development Agreement whereas we will reimburse the developer for our portion of the road. We will involve our civil engineer and architect, as needed, to ensure the actual cost is the best value for the district as possible.

Abernathy has drafted the attached resolution for Board consideration that gives the superintendent or designee the authorization to negotiate and execute a Development Agreement with the developer for the extension of Saintsbury Street from the intersection of Cypress Waters Boulevard to the western boundary of our property, pursuant to which Coppell ISD will reimburse Developer for the cost of a portion of such roadway extension, including architectural, engineering, and construction costs.



