



**Board Action Required X**

No Action Required ☐

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To: Coppell ISD Board of Trustees  
From: Sid Grant  
Date: April 16, 2008  
cc: Dr. Jeff Turner, Kelly Penny, Denise Sullivan, Kevin Whitsett, Louis Macias

**Re: Construction Manager at Risk Guaranteed Maximum Price for Phase Two Bond Projects**

As part of Phase Two and Phase Three construction bond projects, the request to use the Construction Manager at Risk process was approved by the Coppell ISD Board of Trustees in October, 2007. Subsequently, at the November 26, 2007 Board meeting, the Board approved Joe Funk Construction Engineers, Inc. as the Construction Manager at Risk for all Phase Two and Phase Three Bond projects that require a construction manager.

From December, 2007 through March, 2008, school district staff, SHW Architects and Engineers, Estes McClure Engineers, and Joe Funk's project manager met weekly to develop the scope, specifications, and plans for all Phase 2 projects (A list of projects by campus is attached to this memo). Mid March, 2008, as part of the CM @ Risk requirement, Joe Funk advertised and put all projects out to formal bid. Two pre-bid conferences were held with prospective sub-contractors at the actual CISD job sites. Bids were due and received at 2:00pm at the Joe Funk offices on March 27, 2008.

After careful review and analysis by SHW, Joe Funk, and CISD staff of all bids received, a final bid tabulation was prepared including all sub-contractor bids, contingencies, contractor fees, general conditions, and allowances. Under the CM @ Risk purchasing method we utilize the "cost plus fee with a Guaranteed Maximum Price (GMP)" method of pricing. That is, Section 44.038(b) of the Education Code provides that the CM @ Risk assumes the contractual risk for completion and delivery of the projects at or under the Guaranteed Maximum Price. In this case the GMP Joe Funk has presented is \$9,364,381 for the completion of all Phase 2 projects listed with this memo. SHW and CISD staff has carefully reviewed all components of this number and concur with its accuracy.

It is important to note that the \$9,364,381 number includes \$505,000 in contingency and allowance dollars that will only be spent if absolutely necessary. All requests for contingency and allowance dollars will be reviewed by SHW, Joe Funk, and CISD staff on a weekly basis. After all parties review any request and make recommendations, I will personally approve or disapprove each request.

Now that the actual Guaranteed Maximum Price for the Phase 2 projects to be managed by Joe Funk Construction Engineers, Inc. has been determined and presented, it is necessary for the Board of Trustees to approve this GMP.

I would encourage any Board member with questions to contact me prior to Monday night's meeting so that I can research and obtain any answer prior to the meeting.

**Recommendation:** **That the Coppell ISD Board of Trustees approve at the April 21, 2008 Board meeting the Guaranteed Maximum Price of \$9,364,381 as proposed by Joe Funk Engineers, Inc. for the Phase Two Bond Projects as listed on the attached project list.**

## **Coppell ISD – Phase 2 - Joe Funk/SHW Managed Projects**

### **Coppell High School**

- Low Slope Roof Replacement – Balance of work from last summer
- HVAC Replacement (All academic wings except 9<sup>th</sup> grade center)
- Under Ground Fire Sprinkler Line and Riser Replacement / Repair
- Locker Room Area Epoxy Floor Replacement
- Stage Floor Replacement
- Hot Water Heater / Boiler Replacement

### **New Tech High**

- Campus Renovation from Elementary Campus to High School Academy

### **Mockingbird Elementary**

- HVAC Replacement (Entire Campus)
- Low Slope Roof Replacement

### **Pinkerton Elementary**

- Low Slope Roof Replacement

### **CMS West**

- Low Slope Roof Replacement

### **Replace/Renovate Walking Tracks**

- Pinkerton
- Lakeside
- Town Center
- Austin
- Wilson
- Valley Ranch