



To: Coppell ISD Board of Trustees

From: Sid Grant – Bond Project Manager

Date: March 26, 2024

cc: Dr. Brad Hunt, Diana Sircar, Josette Dobbins, Gerry Miller

Re: Approval of Amendment to Core Construction Contract to include a Guaranteed Maximum Price for the construction of the Coppell High School Fine Arts Building

As part of the 2023 bond election (Ballot Proposition A), the request to use the Construction Manager at Risk purchasing method for future construction and renovation projects was approved by the Coppell ISD Board of Trustees on May 22, 2023. On July 24, 2023, the Board of Trustees approved a contract with Core Construction for the completion of construction projects included in the 2023 bond election, including the construction of the new Coppell High School Fine Arts Building.

The Core Construction scope of the construction of the new building includes:

- New construction of a 46,593 square foot building
- Building will house band, choir, color guard, dance, and cheer
- Building will include a storm shelter

Core Construction placed all components of this project out to bid and received numerous responses for each trade, such as concrete, steel, masonry, flooring, painting, plumbing, hardware, and electrical. The bid responses have been carefully reviewed and evaluated by Coppell ISD, Corgan, and Core Construction. Choosing trade partners that will provide the best overall value to Coppell ISD, the Guaranteed Maximum Price (GMP) for this project is **\$18,575,264**. To lock in this GMP, the Board of Trustees must agree to amend the original AIA A133-2019 agreement with Core Construction to include this Guaranteed Maximum Price in AIA A133-2019-Exhibit A. This will be the same process for every project whereas Core acts as our construction manager.

Under the Construction Manager at Risk purchasing method, the GMP is the worst-case scenario total cost, barring any hidden issues that were unforeseeable during the design and bidding process. This GMP includes over **\$928,763** in contingency and allowances that will only be used if necessary. That is, any of the contingency and allowance dollars not actually spent will not be paid by Coppell ISD to Core and will reduce the overall cost of the project by that dollar amount.

Core will start mobilizing their equipment, job trailer, and supplies to the school in April. Actual work on the project will begin in May. The job will be completed before school resumes in August of 2025.

RECOMMENDATION: That the Coppell ISD Board of Trustees approve the amendment of the Core Construction AIA A133-2019 Agreement to include a Guaranteed Maximum Price of \$18,575,264 for the construction of the Coppell High School Fine Arts Building and authorize Dr. Brad Hunt or his designee to sign the necessary documents.