



COPPELL
INDEPENDENT SCHOOL DISTRICT
Empowering Educational Excellence

Board Action Required ☒ X

No Action Required ☐

To: Coppell ISD Board of Trustees
From: Sid Grant
Date: November 5, 2019

cc: Brad Hunt, Diana Sircar

Re: Drainage Solution and Drainage Easement for CMS West – Part 2 (Bond Project #35)

As mentioned in prior Board updates and discussed at the March, 2019 Board meeting, we are having significant erosion issues on the north side of our 70 acre tract of land that houses the new Coppell Middle School West. The drainage coming off of our property (including a portion of Billingsley's Cypress Waters property) is causing washout under the high tension power lines just north of our property line. Continued erosion from heavy rains could eventually compromise the Oncor power line structures north of our property, and continue to erode the northern portion of our property, as well as, the Billingsley property north of our property boundary line.

Our civil engineer, Glenn Engineering, has worked closely with Billingsley's civil engineer, Kimley Horn, to devise an effective solution while minimizing potential cost. The engineers agree that a "Detention Basin" to greatly slow the flow of water off of our property during heavy rains is the best solution. The basin, as seen in Exhibit A, is approximately 2.5 acres. During a heavy rain, this basin will temporarily hold water allowing it to slowly drain out into the culvert leading north to the lake over a period of about one hour. This basin is similar (just larger) to the drainage basin located on the southwest side of the Richard J. Lee Elementary property.

This basin, located along the far north end of our property, runs along and parallel to the high tension power lines. Therefore, its location would never impede future construction on our sight, as we would never construct any school facility (indoor or outdoor facility) this close to the power lines.

As mentioned at the March Board meeting, the Billingsley Company agreed to bid and excavate this detention basin, given that they will very likely receive better pricing from excavation companies already working for them in Cypress Waters. Billingsley will also pay their prorated share of the cost based on the engineers' calculation of the amount of water each party will contribute to the basin during heavy rains. Both our civil engineer and their civil engineers concur that the split should be 60/40, as our 70 acre tract is contributing 60 percent of the run-off, while Billingsley property is contributing 40 percent of the run-off.

While initial estimates from the civil engineers put the total cost at between \$110,000 and \$150,000, actual bidding came in at between \$500,000 and \$1,100,000 with seven (7) total bids from very qualified excavation companies. At the March, 2019 meeting, the Board approved up to \$100,000

for this project. Now that the project has been actually bid, staff is asking the Board to consider increasing the “not to exceed” amount for this project to \$400,000. While our portion of the cost is currently estimated at approximately \$300,000, we know this cost could increase as the proposed basin goes through the City of Dallas approval and permitting process. That is, Dallas may add components or requirements unknown at this point to the engineers. Therefore, our recommendation is for the Board to approve an amount to not exceed \$400,000 with \$100,000 of contingency built into the total amount requested.

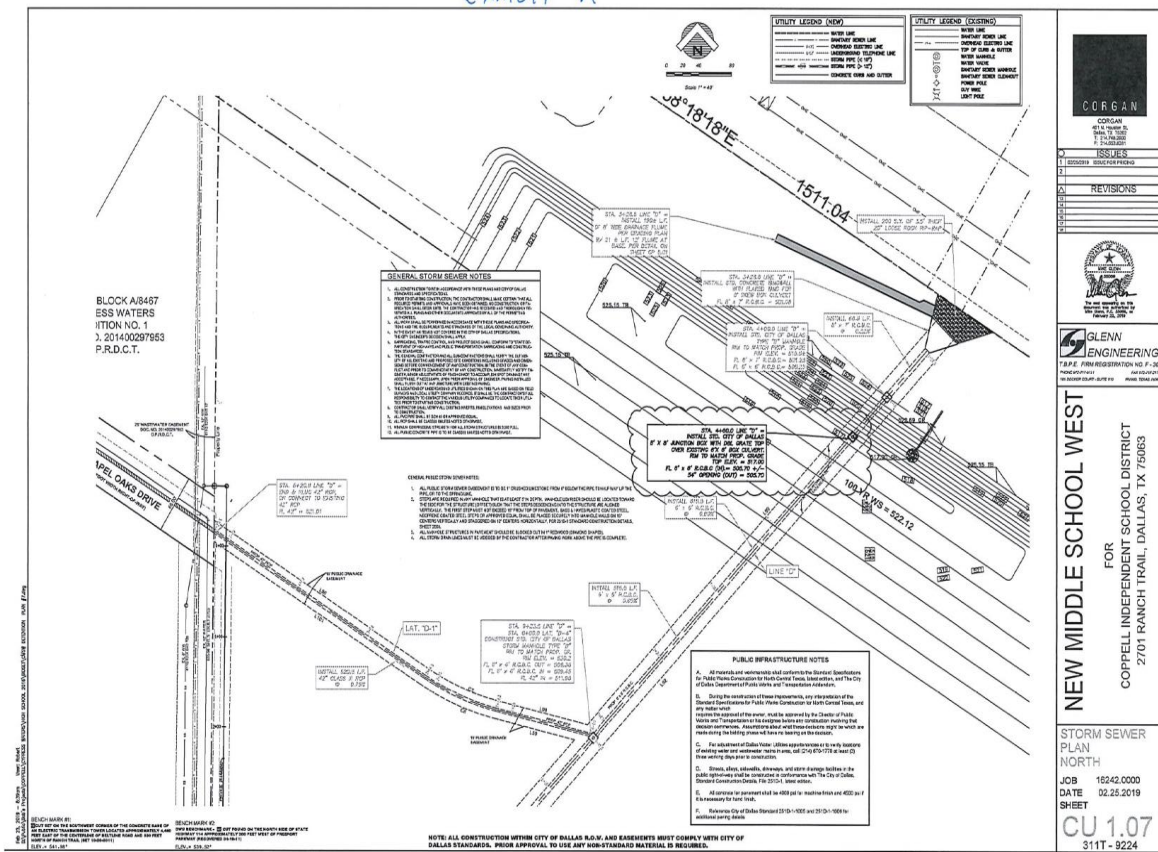
Bond Project #35 (Infrastructure Development of Cypress Waters properties) within the 2016 bond project list set aside \$1 million for this very type of contingency. As you may recall, we spent \$485,000 for the partial cost of the Saintsbury Road construction to CMS West and for the Stampede Lane extension to Richard J. Lee Elementary. Therefore, we have a balance of \$515,000 in this bond project fund #35 to cover our portion of the cost of the basin.

Additionally, once the basin is completed, the City of Dallas will require us to designate the basin to them as a “drainage easement”.

I encourage Board members to please email me any questions several days prior to the November 18th Board meeting so that I can obtain the answers from our engineers and/or Billingsley.

RECOMMENDATION: That the Coppell ISD Board of Trustees authorize the Superintendent or the Associate Superintendent to enter into an Agreement with the Billingsley Company for the excavation of a drainage basin, as presented in Exhibit A, to be located on the north side of Coppell ISD’s 70 acre tract of land within Cypress Waters at a total cost to Coppell ISD not to exceed \$400,000, and authorize the Superintendent or Associate Superintendent to execute a drainage easement for the basin with the City of Dallas.

EXHIBIT A



CORRAN

ISSUES

REVISIONS

GLENN ENGINEERING

STORM SEWER PLAN NORTH

JOB 16242.0000

DATE 02.25.2019

SHEET

CU 1.07

311T - 9224

NEW MIDDLE SCHOOL WEST

FOR

COPPELL INDEPENDENT SCHOOL DISTRICT

2701 RANCH TRAIL, DALLAS, TX 75063

GRADING PLAN LEGEND

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--- EXIST. 10' TO 15'	--- PROPOSED 10' TO 15'
--- EXIST. 15' TO 20'	--- PROPOSED 15' TO 20'
--- EXIST. 20' TO 25'	--- PROPOSED 20' TO 25'
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