



To: Coppell ISD Board of Trustees

From: Sid Grant

Date: January 6, 2020

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

Re: Construction Manager at Risk Guaranteed Maximum Price for Phase Three of CHS 9 Additions and Renovations – Lesley Field Concession Stand and Restrooms (Bond Project #30)

As part of 2016 bond election projects, the request to use the Construction Manager at Risk process, as allowed under Section 44.038 of the Texas Education Code for the bond funded construction and renovation projects, was approved by the Coppell ISD Board of Trustees on January 21, 2016.

Subsequently, at the March 28, 2016, Board meeting, the Board approved Northstar Builders Group, LLC as the Construction Manager at Risk for the additions and renovations of CHS 9. Then, on December 12, 2016, the Board approved the Guaranteed Maximum Price (GMP) for Phase One of this project. Finally, on March 28, 2017, the Board approved the GMP for Phase Two of this project.

As a continuation of the additions and renovations of CHS 9, we have already completed the turf and track replacement of Lesley Field. The next and final step to be completed by our construction manager, Northstar Builders Group, is to replace the concession stand and restrooms for this facility. The original building was constructed in the 1960s and has met the end of its life expectancy.

Corgan designed the new building to be essentially the same as the new concession stand and restrooms just completed at Coppell Middle School East with the exception that this GMP includes the demolition of the existing building, including complete abatement and disposal of the old building.

Northstar put this project out for competitive bid and received sixty three (63) bids from its various highly qualified sub-contractors, a very good response for a project of this size. After careful review and analysis by Northstar Builders, Corgan, and CISD staff of the multiple qualified bidders for each trade, a final bid tabulation was prepared including the sub-contractor pricing, contingencies, contractor fee, and general conditions. 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 Northstar Builders has presented for this Phase Three package is a total of **\$997,697.00**. We have carefully reviewed all components of this number and concur with its accuracy. The estimated completion date

for this project is July 31, 2020. This GMP includes \$64,000 in contingency dollars that will only be spent if absolutely necessary due to unforeseen conditions. The complete breakdown for all the Lesley Field renovation projects as part of the 2016 bond program are presented below in Exhibit A.

As a reminder, upon approval of a renewed Interlocal Agreement by the City of Coppell (scheduled to take place by the City Council on January 14, 2020), the City will be reimbursing the school district up to \$800,000 for the Lesley Field improvements.

Now that the actual Guaranteed Maximum Price for the Phase Three package has been determined and presented, it is necessary for the Board of Trustees to consider approval of this GMP, so that the construction contract between Coppell ISD and Northstar can be amended to include the total GMP for the construction of a new concession stand and restrooms at Lesley Field.

Northstar Builders will have staff present at the Board meeting to help answer any questions regarding the cost and construction of the building.

Recommendation:

That the Coppell ISD Board of Trustees approve at the January 13, 2020, Board meeting the amending of the construction contract between Coppell ISD and Northstar Builders Group, LLC to include the Guaranteed Maximum Price of \$997,697.00 as proposed by Northstar Builders Group, LLC for Phase Three of the renovations and additions at Coppell High School Ninth Grade Campus pending final approval of the Amended and Restated Interlocal Cooperation Agreement Between Coppell Independent School District and City of Coppell, Texas, and that Sid Grant or Dr. Brad Hunt be authorized to sign the necessary documents.

Exhibit A

Lesley Field Total Cost of Improvements (Bond Project #30)

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|--------------------|--|
| \$997,697 | Concession Stand and Restrooms Replacement GMP (To be Board Approved 1/13/20) |
| \$417,052 | Synthetic Turf Replacement (Completed) |
| \$140,774 | Asphalt Track Replacement (Completed) |
| \$275,000 | Bleacher and Press box Replacement (To be Board approved 1/13/20) |
| \$1,830,523 | Total for all Lesley Field Renovations |
| (\$932,002) | Balance of Remaining Dollars in Bond Project #30 |
| (\$800,000) | City of Coppell Reimbursement as Part of Interlocal Agreement |
| \$98,521 | Balance to be Funded from Bond Interest Income |