



Board Action Required ☒

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To: Coppell ISD Board of Trustees

From: Sid Grant – Chief Operations Officer

Date: December 15, 2025

cc: Dr. Leanne Shivers, Diana Sircar, Josette Dobbins, Gerry Miller, Dr. Greg Axelson

Re: Approval of Amendment to Core Construction Contract to include a Guaranteed Maximum Price for the Interior Renovation of the Auditorium at Coppell High School Ninth Grade Campus

As part of the 2023 bond election, 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 interior auditorium renovation at Coppell High School Ninth Grade Campus.

The Core Construction scope of the renovations includes a total renovation of the interior of the auditorium creating a dynamic seating and stage configuration for all types of performances. Mr. Gerry Miller and his fine arts team worked closely with Corgan in designing this unique space. This project also includes a few additional minor improvements on the campus.

Core Construction placed all components of this project out to bid and received responses from multiple vendors of each trade. 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 **\$6,250,396**. 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 \$365,000 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. **This project GMP came in under \$640,000 of the total projected and allocated cost.**

Core will start demolition of the space in late March, 2026. The job will be completed before school resumes in August.

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 \$6,250,396 for the interior renovation of the auditorium at Coppell High School Ninth Grade Campus and authorize Dr. Leanne Shivers or her designee to sign the necessary documents.