



To: Coppell ISD Board of Trustees

From: Sid Grant – Bond Project Manager

Date: March 26, 2024

cc: Dr. Brad Hunt, Diana Sircar, Josette Dobbins, Cynthia Arterbery

Re: Approval of Amendment to Core Construction Contract to include a Guaranteed Maximum Price for the Additions and Renovations of Valley Ranch Elementary

As part of the 2023 bond election (Bond 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 additions and renovations of Valley Ranch Elementary.

The Core Construction scope of the additions and renovations at Valley Ranch Elementary includes the following:

- Two new wings including 8 classrooms
- New student collaborative areas throughout building
- Redesigned library space
- New office space construction
- Two enclosed outdoor courtyards with fall surfacing
- New canopy and façade for entrance of building
- New doors, door hardware and locks for all classrooms & exterior doors
- Weatherproof building exteriors
- Interior improvements (flooring, wall coverings, ceilings, LED lighting, cabinets and storage)
- Fire alarm system replacement
- Public address and clock system replacement
- New roof on existing building
- New kiln
- New cooler/freezer for kitchen

Core Construction placed all components of this project out to bid and received numerous responses for each trade, such as steel, concrete, 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 **\$30,495,582**. 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 **\$1,547,650** 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 inside the school will start the day after school is out. The job will be completed before school resumes in August, 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 \$30,495,582 for the additions and renovations of Valley Ranch Elementary and authorize Dr. Brad Hunt or his designee to sign the necessary documents.