



Board Action Required X

No Action Required

To: Coppell ISD Board of Trustees
From: Sid Grant
Date: April 16, 2008
cc: Dr. Jeff Turner, Kelly Penny, Denise Sullivan, Kevin Whitsett, Louis Macias

Re: Construction Manager at Risk Guaranteed Maximum Price for Summer 2009 Projects

As part of Summer 2008 and Summer 2009 construction bond projects, the request to use the Construction Manager at Risk process was approved by the Coppell ISD Board of Trustees in October, 2007. Subsequently, at the November 26, 2007 Board meeting, the Board approved Joe Funk Construction Engineers, Inc. as the Construction Manager at Risk through the Summer of 2009 for all projects that require a construction manager.

From November, 2008 through February, 2009, school district staff, SHW Architects and Engineers, Estes McClure Engineers, and Joe Funk's project manager met weekly to develop the scope, specifications, and plans for all Summer 2009 projects (A list of projects by campus is attached to this memo). Mid March, 2009, as part of the CM @ Risk requirement, Joe Funk advertised and put all projects out to formal bid. Pre-bid conferences were held with prospective sub-contractors at the actual CISD job sites. Bids were due and received at 2:00pm at the Joe Funk offices on April 2, 2009.

After careful review and analysis by SHW, Joe Funk, and CISD staff of all bids received, a final bid tabulation was prepared including all sub-contractor bids, contingencies, contractor fees, general conditions, and allowances. 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 (GMP). In this case the GMP Joe Funk has presented is \$7,391,448 for the completion of all Summer, 2009 projects listed with this memo. SHW and CISD staff has carefully reviewed all components of this number and concur with its accuracy.

The great news regarding this bid process is that our HVAC renovation bids came in over \$928,000 less than anticipated and budgeted. This savings essentially pays for an entire elementary school's HVAC renovation.

It is important to note that the \$7,391,448 GMP number includes \$650,689 in contingency and allowance dollars that will only be spent if absolutely necessary. All requests for contingency and allowance dollars will be reviewed by SHW, Joe Funk, and CISD staff on a weekly basis. After all parties review any request and make recommendations, I will personally approve or disapprove each request.

Given that we have not yet held the May 9, 2009, Bond Election, it is necessary that we approve the Guaranteed Maximum Price (GMP) in "two parts". At the April 27, 2009, Board meeting I recommend the board approve \$6,827,733 in projects. Please see detailed project list below.

Then, as-soon-as-possible after the May 9, 2009, bond election, (possibly in a brief Special Meeting) the Board will be asked to amend the GMP to include an additional \$563,715 in additional Summer, 2009 projects.

I would encourage any Board member with questions to contact me prior to Monday night's meeting so that I can research and obtain any answer prior to the meeting.

Recommendation: **That the Coppell ISD Board of Trustees approve at the April 27, 2009 Board meeting the Guaranteed Maximum Price of \$6,827,733 as proposed by Joe Funk Engineers, Inc. for the Summer, 2009 projects as listed on the attached project list.**

Coppell ISD – Summer, 2009 - Joe Funk/SHW Managed Projects

Coppell High School

- HVAC Replacement (Fine Arts Wings, Café, Auditorium, Gymnasium, Athletics)
- Misc Exterior Doors and Frames
- Drinking Fountain Replacements throughout building
- Stairwell Renovation
- Tile Replacement in Main Corridors
- Intercom System Replacement

Total CHS Cost \$2,329,402

Coppell Middle School North

- Athletic Field Lighting, Bleachers, Press Box, Scoreboard

Total CMSN Cost \$566,060

Coppell Middle School West

- Restroom Renovations
- Gym Door Replacements
- Auditorium Lighting Replacement

Total CMSW Cost \$311,070

Pinkerton Elementary

- Restroom Renovations

Total Pinkerton Cost \$259,205

Lakeside Elementary

- Low Slope Roof Replacement
- HVAC System Replacement
- Carpet Replacement

Total Lakeside Cost \$1,638,335

Wilson Elementary

- Low Slope Roof Replacement
- HVAC System Replacement
- Carpet Replacement
- Hand Wash Sink Replacement

Total Wilson Cost \$1,685,210

Austin Elementary

- Entry Vestibule

Total Austin Cost \$38,451

Grand Total GMP to Approve April 27, 2009 \$6,827,733

Note: Total GMP includes all Contingency, Allowances, Fees, General Conditions, Insurance, etc.

Additional Projects to Approve After May 9, 2009 Election

Coppell High School

- Carpeting Remainder of Building (Fine Arts Areas, D and E Halls, Auditorium)
- Auditorium Seating Repairs/Restoration
- Epoxy Flooring Replacement in Athletic Areas

Total CHS Cost \$420,922

Coppell Middle School West

- Auditorium Seat Replacement
- Auditorium Carpet/VCT Replacement

Total CMSW Cost \$142,793

Total For May Approval \$563,715