



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, Laura Springer, Zane Porter

Re: Approval of Amendment to Core Construction Contract to include a Guaranteed Maximum Price for the Career and Technology Education Renovation and the New Tech High @ Coppell Space Renovation at Coppell High School

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 reconfiguration and renovation of the existing band and choir areas into a Career and Tech Education Center at Coppell High School. Added later was the reconfiguration of a portion of D Hall into a school within a school for New Tech High @ Coppell.

The Core Construction scope of the renovations includes the following:

- Reconfiguration of the existing band and choir halls into spaces for Career and Tech Education
- Reconfiguration of a portion of D hall to house New Tech High @ Coppell
- Minor reconfiguration of classroom spaces in A Hall
- New fire alarm system throughout building
- New classroom door hardware and locks throughout building

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 **\$15,667,021**. 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 \$1,478,362 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.

Approximately \$2 million had been allocated for an interior refresh of the existing New Tech High building, including new paint and carpet. **Utilizing this allocation toward the entire CHS project, this project GMP came in under \$450,000 of the total projected and allocated costs for both the CTE Center and the reconfiguration of D Hall for New Tech.** That is, we are able to complete all projects at CHS with dollars originally allocated between the two campuses. We believe we were able to achieve significant savings and economies of scale by bidding both of the projects as one project.

Core will start demolition of the CTE space in February or March 2026 with the bulk of construction for the New Tech space in D Hall occurring over the summer of 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 \$15,667,021 for the Career and Technology Education renovation and the New Tech High @ Coppell space renovation at Coppell High School and authorize Dr. Leanne Shivers or her designee to sign the necessary documents.