



To: Coppel ISD Board of Trustees
From: Sid Grant
Date: March 19, 2019

cc: Brad Hunt, Diana Sircar, Louis Macias

Re: Drainage Solution and Drainage Easement for CMS West (Bond Project #35)

As mentioned in prior Board updates, we are having significant erosion issues on the north side of our 70 acre tract of land that houses the new Coppel Middle School West. The drainage coming off of our property (including a portion of Billingsley's Cypress Waters property) is causing washout under the high tension power lines just north of our property line. Continued erosion from heavy rains could eventually compromise the Oncor power line structures north of our property, and continue to erode the northern portion of our property, as well as, the Billingsley property north of our property boundary line.

Our civil engineer, Glenn Engineering, has worked closely with Billingsley's civil engineer, Kimley Horn, to devise an effective solution while minimizing potential cost. The engineers agree that a "Detention Basin" to greatly slow the flow of water off of our property during heavy rains is the best solution. The basin, as seen in Exhibit A, is approximately 2.5 acres. During a heavy rain, this basin will temporarily hold water allowing it to slowly drain out into the culvert leading north to the lake over a period of about one hour. This basin is similar (just a bit larger) to the drainage basin located on the southwest side of the Richard J. Lee Elementary property.

This basin, located along the far north end of our property, runs along and parallel to the high tension power lines. Therefore, its location would never impede future construction on our sight, as we would never construct any school facility (indoor or outdoor facility) this close to the power lines.

The Billingsley Company has agreed to bid and excavate this detention basin, given that they will very likely receive better pricing from excavation companies already working for them in Cypress Waters. Billingsley will also pay their prorated share of the cost based on the engineers' calculation of the amount of water each party will contribute to the basin during heavy rains. We anticipate this split to be approximately 50/50. Initial estimates put the total cost at between \$110,000 and \$150,000. Since the Billingsley's will be sharing the cost, it is obviously in both of our interests to keep the cost as low as possible. However, this cost could increase as the proposed basin goes through the City of Dallas approval process. That is, they may add components or requirements unknown at this point to the engineers. While we believe our portion of the total cost will not exceed \$60,000 to \$70,000, we believe it is prudent to proactively approve a greater dollar amount in case it

is needed. Therefore, our recommendation is for the Board to approve an amount to not exceed \$100,000.

Bond Project #35 (Infrastructure Development of Cypress Waters properties) within the 2016 bond project list set aside \$1 million for this type of contingency. As you may recall, we spent \$490,000 for the partial cost of the Saintsbury Road construction to CMS West and for the Stampede Lane extension to Richard J. Lee Elementary. Therefore, we have a balance of \$510,000 in this bond project fund.

Additionally, once the basin is completed, the City of Dallas will require us to designate the basin to them as a “drainage easement.”

RECOMMENDATION: That the Coppell ISD Board of Trustees authorize the Superintendent or the Associate Superintendent to enter into an Agreement with the Billingsley Company for the excavation of a drainage basin, as presented in Exhibit A, to be located on the north side of Coppell ISD’s 70 acre tract of land within Cypress Waters at a total cost to Coppell ISD not to exceed \$100,000, and authorize the Superintendent or Associate Superintendent to execute a drainage easement for the basin with the City of Dallas.



