



To: Coppell ISD Board of Trustees
From: Chris Trotter, Chief Operations Officer
Date: July 24, 2023
cc: Dr. Brad Hunt, Diana Sircar, Josette Dobbins, Genaro Lopez, Sid Grant

Re: Construction Manager at Risk RFP Recommendation

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. The Request for Proposal (RFP) responses meeting the construction manager specifications designed by Coppell ISD and Corgan, as allowed under Section 44.031 and 44,038 of the Texas Education Code for the procurement of construction related services, were received and opened on June 27, 2023, from five (5) qualified construction companies including:

1. Balfour Beatty Construction
2. Core Construction
3. Crossland Construction Company, Inc.
4. Jackson Construction
5. Satterfield & Pontikes Construction, Inc.

After careful review and ranking of the above five (5) proposals by a committee consisting of Chris Trotter, Josette Dobbins and Genaro Lopez of Coppell ISD, and Brett Sumrow and Erin Bossart of Corgan, the following four vendors were unanimously chosen for personal interviews that were held on July 11, 2023:

1. Core Construction
2. Crossland Construction Company, Inc.
3. Jackson Construction
4. Satterfield & Pontikes Construction, Inc.

Great care and consideration were taken by the evaluation committee consisting of Chris Trotter, Genaro Lopez, Josette Dobbins, Sid Grant, Brett Sumrow, and Erin Bossart to ensure the proposals submitted by each contractor were based on the same specifications.

While all four contractors were very well qualified and capable of providing excellent construction management services, the evaluation committee was unanimous in their belief that Core Construction provided the RFP response that offers the “best overall value” to the district. The committee believes Core Construction will provide a service that is an overall better value than Crossland, Jackson, and S & P for the following reasons:

1. Belief that Core Construction will bring more competitive sub-contractor bids to the table given their size, strength, and exposure in the Dallas/Fort Worth metroplex, thus ultimately providing better pricing and better value to the district.
2. Eighty-six (86) years in business (\$1.3 billion in average annual revenue) with a very strong financial statement.
3. Extensive experience utilizing the CM@Risk purchasing method with over 70% of their business being conducted utilizing this method.
4. Core Construction’s management team, project manager, and job superintendents were very professional, experienced, and impressive in their presentation and in their ability to answer the committee’s questions.
5. Corgan Architects have had extensive, long-term experience with this contractor and highly recommend them.
6. While Core Construction has not worked for Coppell ISD in the past, they have had extensive renovation experience with other Dallas/Fort Worth school districts with an excellent reputation for finishing projects on time and within budget.

Upon Board approval, Coppell ISD staff will negotiate and finalize the architectural AIA Agreements utilizing our attorneys, Abernathy, Roeder, Boyd & Hullett, P.C. Core Construction will immediately commence working closely with Corgan Architects and Coppell ISD in the design phase of the high school fine arts center, tennis center expansion, elementary school additions and renovations, and middle school maker space renovations. Upon design completion, they will be releasing the bid documents to numerous qualified sub-contractors in the January/February, 2024 timeframe. Upon receipt of the sub-contractor bid responses, they will supply the district with a Guaranteed Maximum Price (GMP) for each project to be considered for approval by the Coppell ISD Board of Trustees in February or March of 2024.

Recommendation: That the Coppell ISD Board of Trustees approve Core Construction as the Construction Manager for the proposed 2023 bond election construction projects and authorize the Chief Operations Officer to finalize and execute the AIA Construction Manager Agreements with Core Construction.