



To: Coppell ISD Board of Trustees

From: Sid Grant

Date: April 24, 2019

cc: Brad Hunt, Diana Sircar, Louis Macias, and Justin Hill

Re: Construction Manager at Risk Guaranteed Maximum Price for Coppell High School Renovations (Bond Projects #22, 26, 42 & 47)

As part of 2016 bond election projects, the request to use the Construction Manager at Risk process, as allowed under Section 44.038 of the Texas Education Code for the bond funded construction and renovation projects, was approved by the Coppell ISD Board of Trustees on January 21, 2016.

Subsequently, at the March 28, 2016, Board meeting, the Board approved Northstar Builders Group, LLC as the Construction Manager at Risk for the renovations of Coppell High School.

The Coppell High School renovation project includes the following:

1. Comprehensive band, choir, and drama room renovations, including reconfiguring some spaces for choir and band;
2. Main campus corridor upgrades (wall laminate, flooring, LED lighting, and handrails);
3. New flooring, ceilings, LED lighting and paint in the commons areas;
4. New flooring and LED lighting in the auditorium;
5. Hallway and classroom new finishes, including new paint, wall laminate, new LED lighting, new ceiling grid and tile, new doors, and new flooring throughout;
6. Creation of several collaborative spaces in academic hallways;
7. Faculty restroom renovations throughout building (The student restrooms were renovated last year.);
8. New HVAC system and energy management controls for wings D and E.

Please note that the student restrooms and athletic/physical education areas have already been renovated under separate GMP packages.

Upon Board approval of the Guaranteed Maximum Price (GMP), Northstar Builders will start this renovation this summer of 2019 with anticipated completion in the fall of 2020.

After careful review and analysis by Northstar Builders, Corgan, and CISD staff of qualified bidders for each trade, a final bid tabulation was prepared including the sub-contractor pricing, contingencies, contractor fee, and general conditions. 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. In this case, the GMP Northstar Builders has presented for Coppell High School renovation is a total of **\$16,649,827**. We have carefully reviewed all components of this number and concur with its accuracy. We are \$1,595,892 under budget for these renovations.

Now that the actual Guaranteed Maximum Price for the Coppell High School renovations has been determined and presented, it is necessary for the Board of Trustees to consider approval of this GMP, so that the construction contract between Coppell ISD and Northstar can be amended to include the total GMP for this portion of the project.

Recommendation

That the Coppell ISD Board of Trustees approve at the April 29, 2019, Board meeting the amending of the construction contract between Coppell ISD and Northstar Builders Group, LLC to include the Guaranteed Maximum Price of \$16,649,827 as proposed by Northstar Builders Group, LLC for the renovations at Coppell High School, and that Sid Grant be authorized to sign the necessary documents.