



## MEMORANDUM

**To:** Mayor and City Council

**From:** Vicki Chiavetta, Deputy City Manager

**Date:** November 9, 2018

**Reference:** Coppell Arts Center – Consider approval of a Change Order to the Guaranteed Maximum Price for the construction of the City of Coppell Arts Center, in the amount of \$1,781,925 and authorizing the City Manager to Sign.

**2030:** Sense of Community:  
Effective Community Partnerships  
Community Wellness and Enrichment:  
Community Gathering Places  
Expand Cultural Arts Amenities and Opportunities  
Sustainable City Government.  
Excellent City Services with High Level of Customer Satisfaction  
Excellent and Well-Maintained Infrastructure and Facilities

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### Introduction:

This action item is to consider the approval of a change order to the Guaranteed Maximum Price for the City of Coppell Arts Center. This change order includes enlarging the theater for additional seating, escalation costs for the original GMP and other associated costs.

### General Information

Guaranteed Maximum Price with Alternate Approved on June 13, 2018	\$ 16,253,089
Change Order #1 Cost	\$ 1,781,925

### Analysis:

On June 13, 2018, Council approved a Guaranteed Maximum Price for the City of Coppell Arts Center in the amount of \$16,253,089. Subsequent discussion about the project revealed a desire by Council to increase the number of theater seats in the Arts Center. Staff were asked to obtain pricing

for the additional seating. Adding seating requires enlarging the theater and entails other costs as well. Early estimates for the additional seating were approximately \$1,083,000.

The proposed cost for the additional work is \$1,781,925 and includes the seating, enlarged theater, and associated contingency. Also included are costs attributable to escalation due to the six-month delay of construction.

If the Change Order #1 is approved, the total Project Cost would be as follows and includes the building cost (GMP), professional services fees, testing and inspections, furniture, fixtures and equipment, is \$20,857,514. This does not include a separate owner's contingency.

Original Guaranteed Maximum Price	\$ 16,253,089	
Change Order #1 Seats	\$ 1,781,925	
<b>Sub-Total GMP</b>		\$ 18,035,014
FF&E	\$ 750,000	
Testing	\$ 158,000	
Tel, Tech, Utilities	\$ 288,000	
<b>Sub-Total</b>		\$ 1,196,000
<b>Total Construction</b>		\$ 19,231,014
Professional Fees	\$ 1,626,500	
<b>Total Project</b>		<b>\$ 20,857,514</b>

**Legal Review:**

None required.

**Fiscal Impact:**

Funding for the additional GMP cost of \$1,781,925 would be from the CRDC Special Revenue Fund.

**Recommendation:**

If Council chooses to move forward with Change Order #1 in the amount of \$1,781,925, the City Manager's Office proposes to fund it with the CRDC Special Revenue Fund.

Should Council choose to not move forward with the additional seating, a separate Change Order will be brought forward at a later date to include escalation and unrealized value engineering costs to be funded by the CRDC Special Revenue Fund.