



MEMORANDUM

To: Mayor and City Council

From: Danny Barton, Police Chief
Jamie Brierton, Capital Programs Administrator

Date: May 27, 2025

Reference: Consider approval of a Guaranteed Max Price Agreement between the City of Coppel and MDI General Contractors for the construction of the City of Coppel Justice Center Improvements, in the amount of \$5,399,238.00, to be funded from the Crime Control and Prevention District Fund; and authorizing the City Manager to sign any necessary documents.

2040: Sustainable Government

Introduction:

Consider approval of a Guaranteed Max Price Agreement between the City of Coppel (Owner) and MDI General Contractors (Construction Manager) for the construction of the City of Coppel Justice Center Improvements, in the amount of \$5,399,238.00 to be funded from the Crime Control and Prevention District Fund and authorizing the City Manager to sign any necessary documents.

Background:

At the October 8, 2024, council meeting, the architectural design contract was approved with Parkhill Architects for the Justice Center project. Through an RFP process in September 2024, MDI General Contractors was selected as the Construction Manager at Risk (CMAR) for the project and has been involved in the pre-construction phase of the project.

The Guaranteed Maximum Price (GMP) for the construction of the Justice Center project is the next step in the process.

On April 16, 2025, MDI General Contractors opened subcontractor bids. The following exhibits are attached to the GMP:

A. Cost Summary

B. Unit Cost

- C. Project Schedule
- D. Allowances
- E. Qualifications and Clarifications
- F. Contract Documents

The Guaranteed Maximum Contract Price is \$5,399,238.00.

The tentative construction commencement is July 2025, with an anticipated schedule of approximately 1 year for construction, allowing for scheduled completion August 2026.

Benefit to the Community:

By approving the Guaranteed Max Price (GMP) contract for MDI General Contractors, it will allow the construction of the Justice Center Improvements Project to remain on schedule.

Legal Review:

The City Attorney has reviewed the contract.

Fiscal Impact:

The fiscal impact of this contract is \$5,399,238.00 and will be funded from the Crime Control and Prevention District Fund.

Recommendation:

The Police Department recommends approval of this contract.