



MEMORANDUM

To: Mayor and City Council

From: Brad Reid, Director of Parks & Recreation

Date: March 26, 2019

Reference: Consider approval of Change Order #2 for the construction of the Coppell Arts Center, in the amount of \$478,000.00, for the addition of an owner's contingency into the Guaranteed Maximum Price; and authorizing the City Manager to sign.

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

General Information:

- Guaranteed Maximum Price with alternate approved June 13, 2018 for \$16,253,089
- Change Order #1, increasing seating capacity, approved November 9, 2018 for \$1,781,925
- Change Order #2, adding owner's contingency to GMP, in the amount of \$478,000, currently under consideration

Introduction:

This agenda item is being presented for consideration of a change order to the Guaranteed Maximum Price for the Coppell Arts Center. This change order includes adding the owner's contingency in the amount of \$478,000 to the GMP.

Analysis:

On June 13, 2018 Council approved a Guaranteed Maximum Price (GMP) for the Coppell Arts Center in the amount of \$16,254,089. Change Order #1 for \$1,781,925 followed on November 9, 2018 to increase the number of theater seats. This brought the GMP to \$18,035,014.

In the June and November Council meetings, it was discussed that the Owner's Contingency amount of \$478,000 was being held outside the GMP with the intention to move this into the GMP for utilization. If Change Order #2 is approved the GMP will be adjusted to \$18,513,014.

Total Project Budget:

Original GMP	\$16,253,089
CO #1 Seating	\$1,781,925
CO # 2 Contingency	<u>\$478,000</u>
<i>Sub-Total</i>	\$18,513,014
FF&E	\$750,000
Testing	\$158,000
Tel, Tech, Utilities	<u>\$288,000</u>
<i>Sub-Total</i>	\$1,196,000
Professional Fees	\$1,782,675
Total Project	\$21,491,689

Legal Review:

None required

Fiscal Impact:

Funding for Change Order #2 in the amount of \$478,000 will be as budgeted in the CRDC Special Revenue Fund.

Recommendation:

City Staff recommends approval of this Change Order, authorizing implementation of the budgeted owner's contingency.