

Waco Independent School District

Board of Trustee Meeting Agenda Item

Date: April 28, 2022

Contact Person: Gloria Barrera

RE: Consider, Discuss and Take Appropriate Action Regarding Guaranteed Maximum Price (GMP) #2 for G.W. Carver – Demolition, Site Utilities, Paving and Track

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Background Information:

At the February 10, 2022, Board meeting, the Board approved Guaranteed Maximum Price (GMP) #1 for G.W. Carver Middle School which included building demolition, purchase and installation of roofing and insulation, purchase and installation of structural steel and metal decking materials and HVAC equipment.

At this time, the Administration is recommending the Board approve GMP #2 for G.W. Carver Middle School which includes underground demolition, site utilities, paving and the new track.

GMP #3 will include the building construction and will be brought to the Board for consideration and approval at the June Regular meeting.

On Wednesday, March 24, 2022, as part of the competitive sealed proposal process, CORE Construction conducted an on-site preproposal conference to answer questions regarding GMP #2 and allow interested contractors to view the campus. Proposals were received March 31, 2022.

Proposals were reviewed and scoped by CORE Construction, O’Connell Robertson, and administration.

Attached for your review is CORE Construction’s Executive Summary for GMP #2 totaling \$6,674,361 (six million, six hundred seventy-four thousand, three hundred and sixty-one) dollars and O’Connell Robertson’s recommendation letter. GMP #2 is within budget for this scope of work.

Two alternates were also solicited as part of the bidding process. Alternate #1 is for a “Sandwich System” in lieu of structural spray track surface and is in the amount of \$173,980. Alternate #2 is for all field events and associated equipment and is in the amount of \$177,674. District administration is recommending we postpone approval of any alternates until the final Guaranteed Maximum Price #3 is presented to the board in June. At that time, we will bring forward recommendations for acceptance of alternates, if any.

Fiscal Implications

Funding for Carver Middle School construction is from the 2021 bond program and a 2021 insurance claim. The following represents the total project budget for G.W. Carver Middle School from the 2021 bond program:

Hard Costs Sub Total		\$61,951,344
Fees / PM / Expenses	8.0%	\$4,956,108
Other Developmental Costs (Survey / Geotech / Etc)	0.50%	\$309,757
Furnishings Fixtures and Equipment		\$1,652,036
IT Systems (Projectors, Network, Security, Phone)		\$1,652,036
Offsite Costs / Land Purchase		NA
Building Move-In Expenses	0.25%	\$154,878
Construction Testing	0.25%	\$154,878
Project Contingency	3.80%	\$2,354,151
Proposed Carver Middle School		\$ 73,185,188

Administrative Recommendation(s):

Approve GMP #2 for G.W. Carver Middle School, authorize the Superintendent to sign Amendment 2 with CORE and execute the Notice to Proceed on the scope of work associated with GMP #2.