

Waco Independent School District

Board of Trustee Meeting Agenda Item

Date: June 23, 2022

Contact Person: Gloria Barrera

RE: Consider, Discuss and Take Appropriate Action Regarding Guaranteed Maximum Price (GMP) #3 for G.W. Carver – Building and Site Improvements

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Background Information:

At the February 10, 2022 Board meeting, the Board approved Guaranteed Maximum Price (GMP) #1 for 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. GMP #1 was within the budget allocated for this scope of work.

At the April 28, 2022 Board meeting, the Board approved GMP #2 which included underground demolition, site utilities, paving and the new track. GMP #2 was within the budget allocated for this scope of work.

On May 5, 2022 as part of the competitive sealed proposal process, CORE Construction conducted a virtual preproposal conference to answer questions from potential bidders regarding GMP #3. Proposals were received May 10, 2022.

As a cost control measure, additive alternates were solicited as part of the bidding process for both GMP #2 and GMP #3. Because GMP #3 is under budget, the district administration is recommending approval of the following alternates and they are included the GMP #3 total:

- Alternate #1 – Sail Shades \$73,807
- Alternate #2 – Field Storage \$263,582
- Alternate #3 – Sod ILO Hydro Mulch at Football Field \$38,035
- Alternate #4 – Upfit Canopies \$152,189
- Alternate #5 – Track Surface Upgrade \$173,980
- Alternate #6 – Track & Field Events \$177,674
- Alternate #7 – Thin Brick \$449,810

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

At this time, district administration is recommending the Board approve GMP #3 for Carver Middle School which includes the school building and other site improvements. The approval of GMP #3 is the final approval for G.W. Carver Middle School and the project is within the stipulated budget.

Attached for your review is CORE Construction’s Executive Summary for GMP #3 totaling \$47,549,875 (forty-seven million, five hundred forty-nine thousand, eight hundred and seventy-five) dollars and O’Connell Robertson’s recommendation letter and Amendment #3. GMP #3 is within budget for this scope of work.

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 and insurance claim:

Hard Costs Sub Total	63,000,000
Fees / PM / Expenses	4,956,108
Other Developmental Costs (Survey / Geotech / Etc)	309,757
Furnishings Fixtures and Equipment	1,652,036
IT Systems (Projectors, Network, Security, Phone)	1,652,036
Building Move-In Expenses	154,878
Construction Testing	154,878
Project Contingency	1,305,495
Total Project Budget	73,185,188

Guaranteed Maximum Price Summary:

GMP #1 - \$8,727,284
 GMP #2 - \$6,674,361
GMP #3 - \$47,549,875
 Total All GMPs - \$62,951,520

Administrative Recommendation(s):

Approve GMP #3 for G.W. Carver Middle School and authorize the Superintendent to sign Amendment 3 with CORE Construction.