



Waco Independent School District

Construction Market Overview +
Waco High School GMP
09.29.2022



APR

2022 CONSTRUCTION INFLATION ALERT

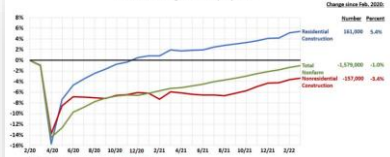
For more than ten years the U.S. construction industry has been buffeted by unprecedented increases in materials costs, supply chain bottlenecks, and a tight labor market. To help project owners, government officials, and the public understand how these conditions are affecting contractors and their workers, the Associated General Contractors of America (AGC) has issued frequent updates of the Construction Inflation Alert.

Recent attacks on Ukraine, widely expected by investors against Russian production and resources, have led to another round of even steeper and more sudden price increases and supply chain disruptions. As of now, there is no sign of when costs and availability will improve.

This version of the alert is the sixth update since the first edition was posted in March 2021. We anticipate that this document will be both "timely" and "relevant" and continue to be relevant to both 1) trends in construction change. Each new version is posted here:

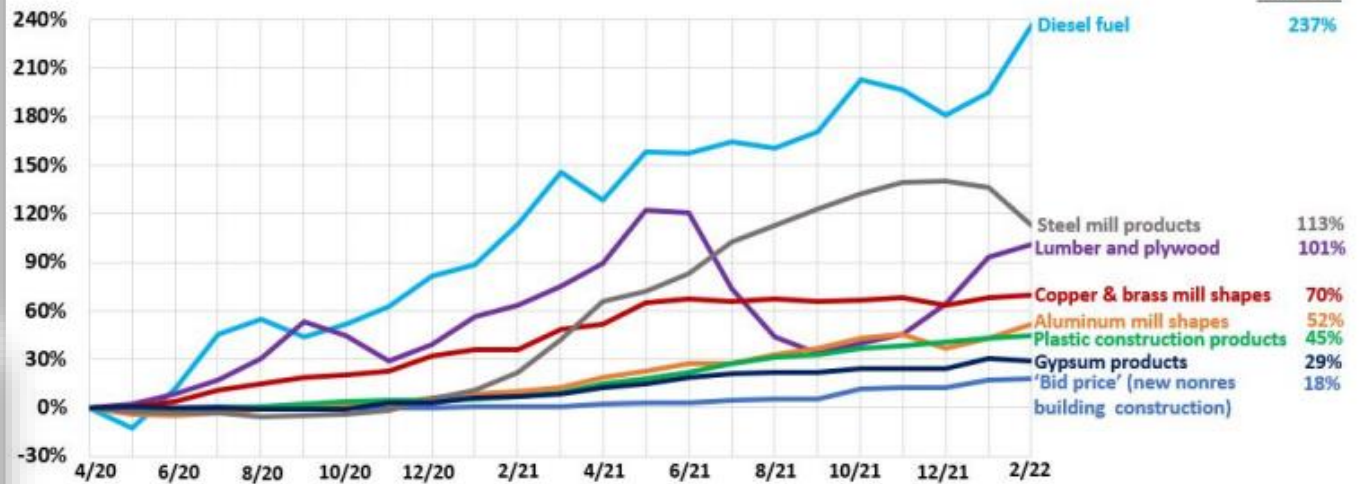
<https://www.agc.org/news/construction-data/agc-construction-inflation-alert>
Please send comments and feedback to AGC of America's chief economist, Ken Simonson, kensimonson@agc.org.

Total Nonfarm & Construction Employment, Feb. 2020–March 2022
cumulative change, seasonally adjusted



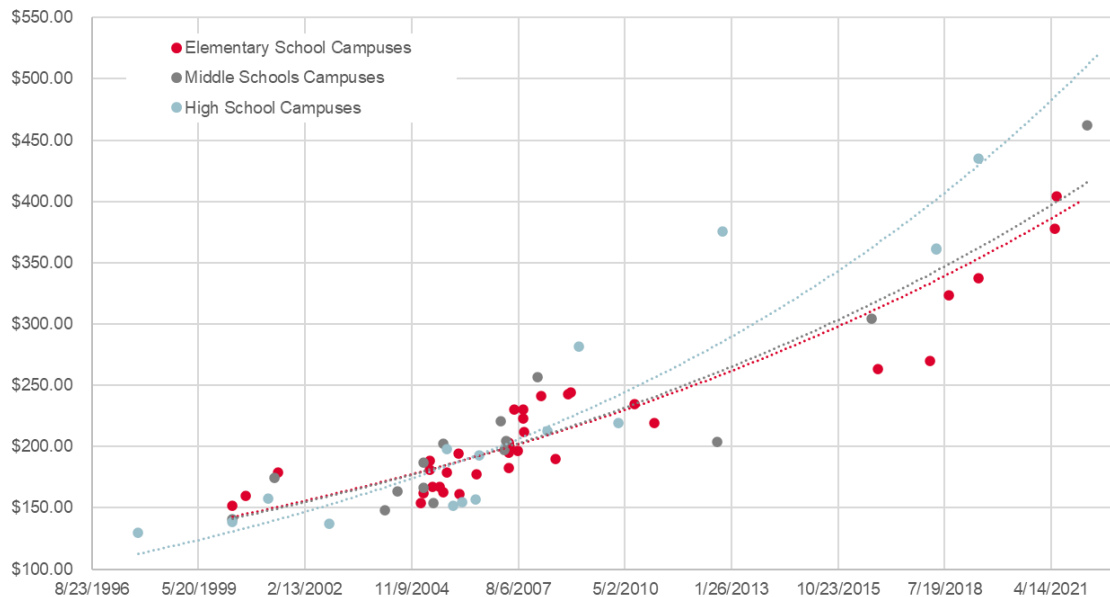
PPIs for construction bid prices and selected inputs

cumulative change in PPIs, April 2020–February 2022, not seasonally adjusted



Source: Bureau of Labor Statistics, producer price indexes, www.bls.gov/ppi

Industry Tracking



Project	Budget	Cost
• Central Texas ES	\$32.0M	\$41.0M
• Central Texas ES	\$35.0M	\$42.0M
• Austin Specialty HS	\$15.0M	\$22.0M
• DFW High School	\$180M	\$271.5M
• Central Texas Campus Addition	\$1.9M	\$4.0M
• Central Texas Campus Addition	\$2.4M	\$5.2M
• Central Texas Campus Reno	\$6.9M	\$8.0M
• Central Texas Campus Addition	\$7.6M	\$12.8M
• San Antonio Higher Education	\$7.0M	\$12.2M
• Texas Valley Higher Education	\$5.0M	\$8.7M

Texas Educational Construction Market

Carver Middle School GMP Process

- Cost Information
 - \$63.00M Budget
 - \$61.66M Base Bid
 - \$62.95M GMP Total with Alternates
- Cost Control Strategies
 - Multiple GMPs
 - Base Bid + Alternate Bids
 - Structural System Evaluation
 - Budget + Scope Scrubbing
 - 50+ Value Engineering Items >\$5M



WISD - Carver Middle School





Waco High School

Project Mission

Our intentional focus on the community will deliver the vision for Waco High School. Founded on collaboration and respect, we are accountable for safely constructing the highest quality educational facility.

Project Goals

- Create a sense of ownership and pride for generations of staff, students, and the community.
- Foster a responsive and collaborative culture incorporating diverse perspectives.
- Work as a team to deliver Waco High School on-time and in-budget.
- Through and beyond the construction process, the team shall implement best practices in safety and well-being for Waco High School.
- Deliver a quality project that exceeds expectations and inspires continued investment in the Waco IISD community.



Project Mission + Goals

Hard Costs Sub Total	\$	141,496,788
Fees / PM / Expenses	8.0% \$	11,319,743
Other Developmental Costs (Survey / Geotech / Etc)	0.50% \$	707,484
Furnishings Fixtures and Equipment	\$ 8.0 \$	3,482,998
IT Systems (Projectors, Network, Security, Phone)	\$ 8.0 \$	3,482,998
Offsite Costs / Land Purchase	\$	-
Building Move-In Expenses	0.25% \$	353,742
Construction Testing	0.25% \$	353,742
Project Contingency	3.80% \$	5,376,878
Proposed Waco ISD 2022 Bond Program		\$ 157,145,635

Waco High School GMPs

GMP 1	\$ 31,258,884
GMP 2	<u>\$109,241,116</u>
Total Construction Costs	\$140,500,000

Path to Budget:

Value Management Process

Check point when bids received in July

Team refocus and problem solving to address over budget

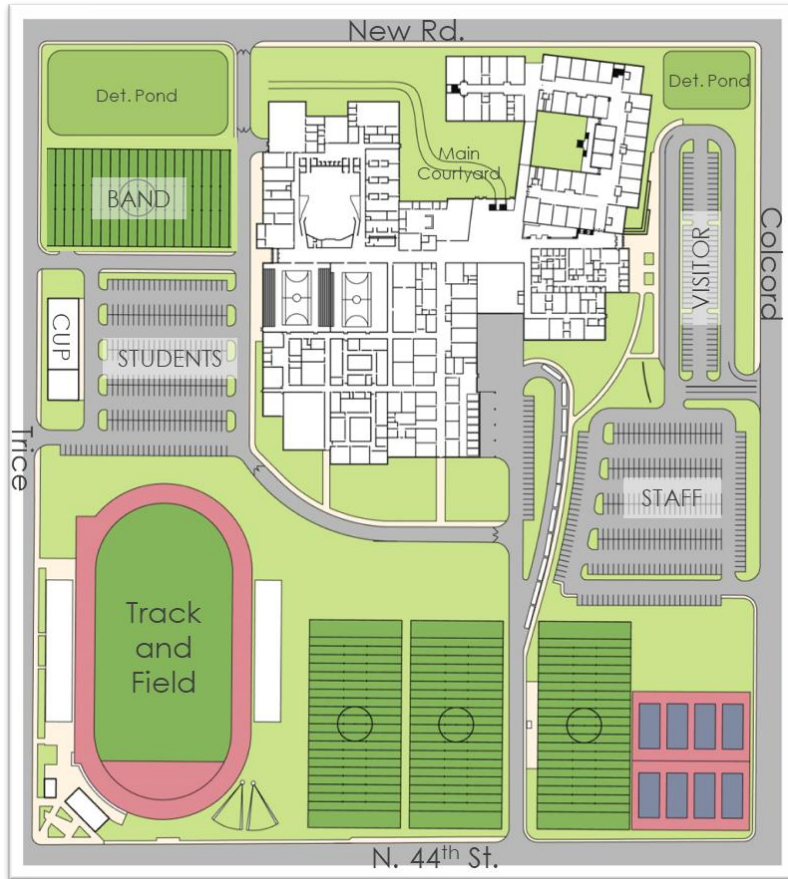
Preserve program and quality

Plan modifications to allow for single phase and reduce cost

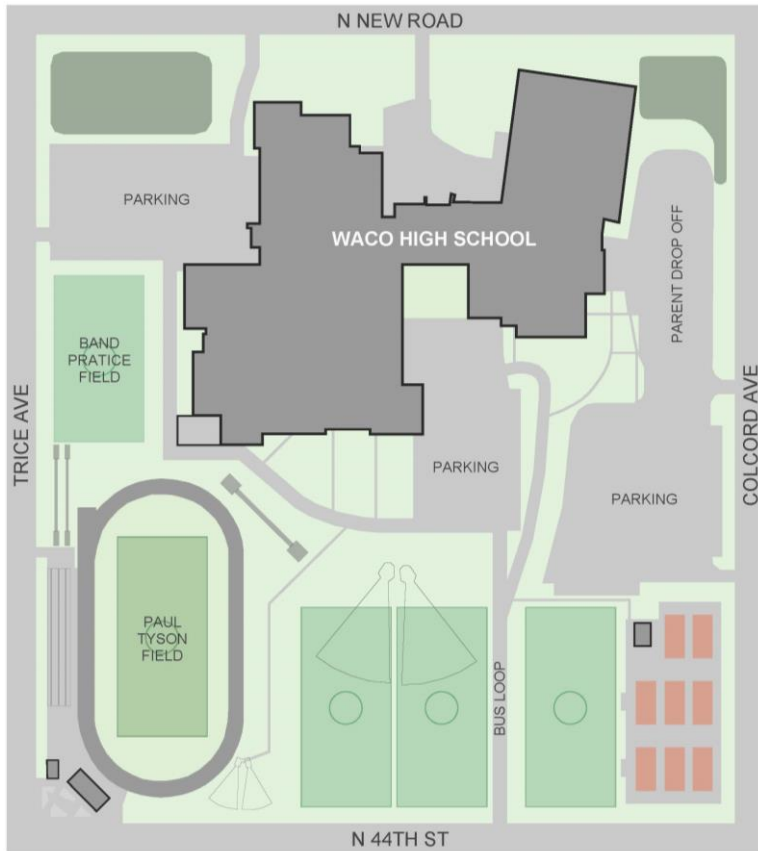


GMP and Path to Budget

Site + Floor Plan Concepts



Path to Budget: Value Management + Plan Modifications



Single Phase Shift – CUP Location – ABC Plan Modifications – VM Integration

Project Schedule

GMP 1 Approval (\$31.3M)
Package 2 Bids Received

May 19, 2022
July 14, 2022

Construction

- Phase 1 Site + Phase 2 Building
- Phase 3 Demolition + Site

August 15, 2022 – April 18, 2025
May 27, 2025 – December 15, 2025

- Existing Building Demolition
- Athletic Fields
- Parking

District Move-In Phase 1 + 2
First Day of School
Project Substantial Completion

Summer 2025
August 2025
December 15, 2025



Project Schedule