

Waco Independent School District

Board of Trustee Meeting Agenda Item

Date: September 29, 2022

Contact Person: Gloria Barrera

RE: Consider, Discuss and Take Appropriate Action Regarding the Guaranteed Maximum Price (GMP) #2 for Waco High School and Plan Modifications Outlined in the Construction Manager’s Proposal Package

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Background Information:

At the May 19, 2022 Board meeting, the Board approved Guaranteed Maximum Price (GMP) #1 for Waco High School which included demolition, purchase and installation of roofing and insulation, purchase and installation of structural steel and metal decking materials, erosion controls, earthwork, asphalt paving, concrete paving, pavement markings, and wet utilities. GMP #1 was within the budget allocated for this scope of work.

On June 20, 2022 as part of the competitive sealed proposal process, Rogers O’Brien Construction conducted a preproposal conference to answer questions from potential bidders regarding GMP #2. Proposals were received July 14, 2022.

The initial total of the cost of work for GMP #2, which includes the remainder of the project, exceeded the budget by approximately \$15,000,000. Since early August, Rogers O’Brien, O’Connell Robertson and Waco ISD representatives have worked to bring the project into budget while maintaining program, quality and performance requirements. On August 19th, Roger’s O’Brien submitted an initial Path to Budget document that provided strategies and recommendations to bring the project in within budget.

The recommended Path to Budget includes the following plan modifications:

1. Relocate the Central Utility Plant near the new building
2. Revise the construction phasing to achieve a single-phase project
3. Early (January 2023) demolition of the existing PAC to allow construction start sooner.
4. Consolidate the academic wing to reduce exterior wall and foundation quantity

These modifications are included in the Guaranteed Maximum Price #2 proposed by Rogers O’Brien. Several of the modifications require O’Connell Robertson to revise the plans. The schedule requires the revised plans to be issued in December of 2022 and February of 2023. The new Waco High School building will be complete in April of 2025 and the athletic fields will be complete in December 2025.

At this time, district administration is recommending the Board approve the GMP #2 for Waco High School. The approval of GMP #2 is the final approval for Waco High School and the project is within the stipulated budget.

Attached for your review is Rogers O'Brien's Executive Summary for GMP #2 totaling \$109,241,116 (one hundred nine million, two hundred forty one thousand, one hundred and sixteen) dollars, O'Connell Robertson's recommendation letter and Amendment #2.

Fiscal Implications

Funding for Waco High School construction is from the 2021 bond program.

Guaranteed Maximum Price Summary:

GMP #1 - \$31,258,884

GMP #2 - \$109,241,116

Total All GMPs - \$140,500,000

Administrative Recommendation(s):

Approve the Guaranteed Maximum Price #2, proposed plan modifications, and contract amendments for Waco High School and authorize the Superintendent to sign Amendment #2 with Rogers O'Brien Construction.