

**Waco Independent School District**

**Board of Trustee Meeting Agenda Item**

**Date:** November 17, 2022

**Contact Person:** Gloria Barrera

**RE: Consider, Discuss and Take Appropriate Action Regarding the Award of Contract to CORE Construction, Inc. for Tennyson Middle School**

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**Background Information:**

At the March 2022 Regular board meeting, the Competitive Sealed Proposal (CSP) delivery method was approved for Tennyson Middle School. The CSP delivery method allows the District to select the contractor that provides the best overall value including price, schedule, quality, and other criteria.

The Administration worked closely with O’Connell Robertson architects and District counsel to refine the Request for Proposal (RFP) package, which included a copy of the construction contract form. In September 2022, the RFP for Tennyson Middle School was issued. A pre-proposal meeting was held on October 6, 2022, at the Facilities & Maintenance Building with 3 potential bidders and several trade contractors in attendance.

Two sealed proposals were received on October 25, 2022. Both proposals were slightly over the District’s desired base bid amount.

The proposal evaluation committee included representatives from Purchasing, O’Connell Robertson, and Waco ISD Facilities and Maintenance Department. The committee thoroughly reviewed the proposals from each contractor. This included contacting references and reviewing each contractor’s approach along with the qualifications of the contractor’s proposed project team.

At the completion of the evaluation process, CORE Construction was identified as the highest ranked proposer. O’Connell Robertson contacted CORE on behalf of the District, notifying them that they were the #1 ranked proposer and requesting a list of proposed cost reduction items to bring the project within budget. Through subsequent negotiations with CORE, the base bid has been reduced by \$900,000 to a total of \$67,000,000.

At this time, we do not recommend the acceptance of any alternates. As the project progresses, the District will work with the contractor to identify contingency that can be used to incorporate project alternates. The addition of alternates exceeding \$100,000 in amount or involve contract time will be brought to the Board for approval.

The recommendation letter from O’Connell Robertson as well as the construction contract with CORE is attached.

**Fiscal Implications**

Funding for Tennyson Middle School construction is from the 2021 bond program. The proposed construction cost is within the project budget.

<b>2021 Bond Budget for Tennyson Middle School</b>	<b>Amount</b>
Construction	67,047,025
Professional Services	3,636,181
Contracted Services	3,378,257
Furniture, Fixtures, Equipment	1,763,678
Technology	1,751,158
<b>Total</b>	<b>77,576,299</b>

**Administrative Recommendation(s):**

Approve the Award of Contract for the construction of Tennyson Middle School to CORE Construction as presented and authorize the Superintendent to execute the contract.