

**WACO INDEPENDENT SCHOOL DISTRICT
SPECIAL MEETING
WISD Conference Center
115 S 5th Street
Waco, Texas 76701**

Thursday, February 10, 2022 - 6:00 PM

A Special Meeting of the Board of Trustees of Waco Independent School District will be held February 10, 2022, beginning at 6:00 PM in the WISD Conference Center, 115 S 5th Street, Waco, Texas.

The subjects to be discussed or considered or upon which any formal action may be taken are listed below. Items do not have to be taken in the same order as shown on this meeting notice/agenda.

Unless removed from the consent agenda, items identified within the consent agenda will be acted on at one time.

AGENDA

1. **Call to Order**
2. **Public Comments on Agenda Items**
3. **Consider, Discuss and Take Appropriate Action Regarding Guaranteed Maximum Price (GMP) #1 for G. W. Carver - Demolition, Steel, HVAC Equipment, Roofing and Insulation**
Presenter: Gloria Barrera, Chief Officer of Facilities and Operations
4. **Resolution to Pay Employees for February 3-4, 2022, Bad Weather Event**
Presenter: Dr. Susan Kincannon
5. **Closed Session (TEXAS GOVERNMENT CODE, SUBCHAPTERS D AND E)**
 - 5.A. PERSONNEL - 551.074 - Evaluation of Superintendent
 - 5.B. PERSONNEL - 551.074 - Other Employee Matters
6. **Reconvene in Open Session**
7. **Adjournment**

Waco Independent School District

Board of Trustee Meeting Agenda Item

Date: February 10, 2022

Contact Person: Gloria Barrera

RE: Consider, Discuss and Take Appropriate Action Regarding Guaranteed Maximum Price (GMP) #1 for G.W. Carver – Demolition, Steel, HVAC Equipment, Roofing and Insulation

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Background Information:

At the October 28, 2021, Regular meeting, the Board approved the proposal rankings that led to the selection of CORE as the Construction Manager at Risk for the construction of G.W. Carver Middle School. The district has executed agreements (AIA 133-2019 and AIA 201) setting forth the terms that correspond to CORE’s proposal. The CMAR services fee is set at 2.75% of the cost of work.

Since approval in October, CORE has worked closely with O’Connell Robertson architects as the design of the project has developed. Given the unique challenges associated with this project including the fire on July 27, 2021, and current supply chain issues in the construction industry, the district anticipates bringing forward for the Board’s consideration three separate Guaranteed Maximum Price (GMP) Amendments with CORE.

GMP #1 includes the building demolition package, roofing and insulation, and structural steel and metal decking materials and HVAC equipment. GMP #2 will include site and civil engineering work and GMP #3 will include the building construction. GMP #2 and GMP #3 will be presented over the next three months.

On Wednesday, January 19, 2021, as part of the competitive sealed proposal process, CORE Construction conducted a walk-through of the Carver campus to answer questions and allow interested contractors to view the campus. Additionally, on that same day, the Cen-Tex Hispanic and African American Chambers of Commerce hosted a Waco ISD Construction Fair in order to generate local contractor interest in the Waco High School and G.W. Carver Middle School projects.

Bids for GMP #1 were released by the contractor on January 6, 2022 and proposals were submitted on January 27, 2022. Bids were reviewed and scoped by CORE Construction, O’Connell Robertson, and district administration.

Attached for your review is CORE Construction’s GMP#1 Summary totaling \$8,727,284 (eight million seven hundred twenty-seven two hundred and eighty-four dollars) and O’Connell Robertson’s recommendation letter. Only the Board has the authority to amend or terminate the contract, approve changes to the scope of the project and execute change orders that modify the GMP or extend the dates of substantial completion.

Fiscal Implications

Funding for Carver Middle School construction is from the 2021 bond program and a 2021 insurance claim. The following represents the anticipated 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 #1 for G.W. Carver Middle School, authorize the Superintendent to sign Amendment #1 with CORE and execute the Notice to Proceed on the scope of work associated with GMP #1.



February 10, 2022

Ms. Gloria Barrera
Chief Officer of Facilities and Operations
Waco Independent School District
501 Franklin Avenue
Waco, Texas 76701

RE: Carver Middle School Guaranteed Maximum Price 1

Austin

811 Barton Springs Rd, Suite 900
Austin, TX 78704
512.478.7286

San Antonio

4040 Broadway, Suite 300
San Antonio, Texas 78209
210.224.6032

Houston

700 Milam, Suite 1300
Houston, Texas 77002
713.487.1583

oconnellrobertson.com

Dear Gloria:

It has been our pleasure to support Waco Independent School District through the 2021 Bond Program, including the Carver Middle School Replacement project. The project is now moving into the bidding and negotiation phase addressing early and long-lead construction items. O'Connell Robertson has continued our support reviewing CORE Construction's Guaranteed Maximum Price 1 amendment.

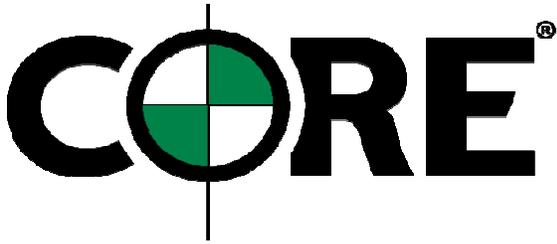
Efforts by CORE Construction in the development of GMP 1 have included trade partner events, subcontractor site walks, and bid evaluation / scoping. Their efforts have included evaluating 25+ bids across 5 bid scopes to provide the best value for Carver Middle School.

Waco Independent School District plans to approve GMP 1 for CORE Construction. O'Connell Robertson's finds the proposed amendment aligns with the project's schedule and is within budget, and we would recommend for approval of GMP 1 amendment as presented.

We appreciate our relationship with Waco Independent School District and look forward to continuing our work with you.

Thank you,

Jarrod Sterzinger
Principal



Waco ISD - Carver MS

GMP #1 - Summary of Costs

LOCATION: Waco, TX

ARCHITECT: O'Connell Robertson

DURATION(mnths): 3

WARRANTY(yrs): 1

SITE ACREAGE: 14.0

SQUARE FOOTAGE: 183,654

#	Description		Base Price
1	DEMOLITION/ OFF-SITE INFRASTRUCTURE		\$739,142
2	SITE WORK (ROUGH)		\$32,452
3	STRUCTURE		\$3,827,154
4	ENCLOSURE		\$2,357,521
5	MEP SYSTEMS		\$743,000
6	CONTINGENCIES & ALLOWANCES		\$449,455

Subtotal			\$8,148,725
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	GENERAL CONDITIONS	BASED ON	SUB TOTAL
REQUIRED	General Conditions	4.35%	\$354,470

Subtotal (with General Conditions)			\$8,503,194
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RATE	CONTRACTOR'S FEE	BASED ON	SUB TOTAL
2.75%	Construction Manager At Risk Fee	\$8,148,725	\$224,090

Subtotal (GR's, Prof Services, Insurance, & Fee)			\$8,727,284
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		GMP #1 Amount	
GMP #1 Total		\$8,727,284	

Waco Independent School District
Board of Trustee Meeting Agenda
Item

Date: February 10, 2022

Contact Person: Dr. Susan Kincannon

RE: Resolution to Pay Employees for February 3-4, 2022, Bad Weather Event

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Background Information:

On February 2, 2022, the National Weather Service issued a winter storm warning for the Waco area requiring area superintendents to make the decision to close districts across the greater Waco area. Waco ISD closed all campuses and district facilities for February 3-4, 2022.

Policy DEA(Local) allows for the Board of Trustees to authorize through resolution or other action, to pay employees during an emergency closure for which the workdays are not scheduled to be made up at a later date, as long as the resolution or action reflects the purpose served by the expenditure. Continuing wage payments to employees during this emergency closure serves the public purpose of maintaining morale, reducing turnover and ensuring continuity for reopening school after a severe winter weather event.

This has been a tremendously challenging year for employees as we continue to navigate the pandemic. Employees have had to cover for each other as we have experienced continued illnesses and quarantines and a shortage of substitute teachers. The situation was worsened by the resurgence of COVID with the new Omicron variant in January. For these reasons, the Administration requests that wage payments be made to all regular employees, contractual and noncontractual, salaried and non-salaried, who were instructed not to report to work February 3-4, 2022.

Fiscal Implications:

Salaries are included on the 2021-2022 allocated budget.

Administrative Recommendation(s):

Approve the attached Resolution to Pay Employees for February 3-4, 2022, Bad Weather Event

**RESOLUTION OF THE BOARD OF TRUSTEES OF
THE WACO INDEPENDENT SCHOOL DISTRICT
TO PAY EMPLOYEES FOR FEBRUARY 3-4, 2022,
BAD WEATHER EVENT**

WHEREAS, on February 2, 2022, the National Weather Service issued a winter storm warning for the Waco area;

WHEREAS, Waco ISD has substantial public interest in protecting the health and safety of its students, staff, and community during such severe weather events;

WHEREAS, Waco ISD closed all campuses and District facilities for February 3-4, 2022 because of the severe weather;

WHEREAS, Policy DEA(Local) allows for the Board to authorize through resolution to pay employees during an emergency closure for which the workdays are not scheduled to be made up at a later date;

WHEREAS, Waco ISD has not scheduled and does not intend to schedule days to make up the two days that the District was closed because of the bad weather;

WHEREAS, continuing wage payments to employees for the days the District was closed due to the severe weather serves the public purpose of maintaining morale, reducing turnover and ensuring continuity for reopening school after a severe winter weather event;

WHEREAS, a need exists to expend funds for the purposes necessary in the conduct of Waco ISD, including delegating to the Superintendent the authority to take the action reasonably necessary to continue wage payments;

WHEREAS, the Board seeks to retain its employees, reduce turnover, increase morale, help employees focus on work-related matters while at work, and facilitate the return to duty of employees if schools are closed and believes that an additional public purpose exists in doing so; and

WHEREAS, the Board believes the public purposes described above are fulfilled by efficiently and effectively making certain delegations, as described more fully herein, to the Superintendent to address the severe weather closure in the best interest of the health, safety, and well-being of its students, staff, community, and the citizenship at-large.

IT IS THEREFORE RESOLVED THAT:

1. The Board of Trustees of the Waco Independent School District finds a substantial public purpose exists in protecting the health and safety of its students, staff, and community during a severe weather event and maintaining morale, reducing turnover and ensuring continuity for reopening school after a severe winter weather event.
2. Wage payments be made to all regular employees, contractual and noncontractual, salaried and non-salaried, who were instructed not to report to work February 3-4, 2022.

Adopted on this the 10th day of February, 2022, by the Waco ISD Board of Trustees.

Angela Tekell

President, Board of Trustees

Jose Vidaña

Secretary, Board of Trustees

