

TIPS Waiver Request Questionnaire

West Memphis School District

- **Why is the school district requesting to award the construction contract through the TIPS process instead of the competitive bid process.**
 - What are the specific benefits to the school district.
 - Utilizing TIPS will allow West Memphis School District (WMSD) to procure the design and construction under a single contract award. The award of this contract meets/exceeds the minimum deadline for state partnership funding. To utilize the state funding, the WMSD Academies of West Memphis HVAC Renovation project must have a signed “construction” contract on or before November 8, 2024. This contract meets that deadline. In contrast, if WMSD were to utilize a traditional design-bid-build procurement, then there would be a significant chance that the District misses the deadline due to design completion time. Also bidding could return over budget, thus forcing some amount of redesign that would take additional time. In either scenario, there is a significant risk of losing access to the state funding.
 - Equally as important, WMSD has a current project with Performance Services Inc. and would like to utilize the same manpower and equipment as was received previously.
- **If the answer relates to timing and that the use of the bidding process will result in the construction project not being completed in time to meet a specific timeline, then:**
 - **What is the specific timeline the project needs to be completed by;**
 - As stated above, the construction contract must be executed on or before November 8, 2024.
 - **How long do you anticipate the competitive bidding process will take; and**
 - To utilize a design-bid-build delivery, full design would have to be completed. The design phase was anticipated to take 8-12 weeks for this project. An additional 2-4 weeks would be necessary for bidding and contract negotiations. Assuming bids return at or below budget the District still has significant risk of not meeting the November 8, 2024 deadline.
 - **What factors led to the school district not planning in advance so that it could use the competitive bidding process.**
 - The school board has experienced turnover in the Superintendent position twice in less than fourteen months. Our most recent loss was the unexpected death of Dr. Terrence Brown in May of 2024. This disruption has led the board to focus on other priority issues such as naming and supporting an interim superintendent, opening all schools successfully and on time in July of 2024. The school board and interim superintendent have held multiple special called meetings over the summer to get a better gage on incomplete priorities. With this project being a top priority to meet the needs of our high school students, we are working to meet stipulations and requirements as expeditiously as possible.

- **If the answer relates to the prior use of the vendor or the use of a local vendor:**
 - **For the past five years, provide a description of each construction project and the total amount paid for each construction project; and**
 - Performance Services Inc. delivered a minor renovation and full HVAC renovation project at Weaver Elementary School for WMSD. The value of that contract was \$4,200,000.00.
 - **How did the requested vendor receive the first construction project with the school district (TIPS or bid process)**
 - The Weaver Elementary School renovation project was procured using TIPS due to the existence of mold in the buildings. The former superintendent, Mr. Richard Atwill, and the school board wanted to take swift action to remediate the condition and solve the root cause of the mold. Performance Services Inc. was currently performing a facility assessment that led to the mold discovery and had the engineering and construction resources to remediate the issues.
- **If the answer relates to the preference of using a local vendor:**
 - Provide a list of other local vendors that could perform the construction project.
- **For the past five years, list any other construction projects the school district awarded (type of construction project and amount for each construction project) using the:**
 - **TIPS program; or**
 - Weaver Elementary School Renovation & HVAC Renovation - \$4.2M
 - **Competitive bid process.**
 - Jackson Wonder Elementary School – 2020 – 87,644 ft² new Elementary School ~\$15M planned
 - Wonder Junior High School – 2023 – 112,392 ft² new Junior High School ~\$17.5M planned
 - West Junior High School -112,830 ft² new Junior High School ~\$17.5M planned
- **Does the school district believe the price of the construction project will be less or more expensive using the TIPS program than the competitive bid process.**
 - **Did the school district request any informal quotes or request for information in making this determination.**
 - It is anticipated that the cost of design and construction will be less with Performance Services Inc. due to their integrated approach and flat fee structure that reduce redundancy of markups.