

Request to Exceed Cooperative Purchasing Construction Services Aggregate Amount**In Accordance with § 19-11-249 (d)****Name of School District or Open Enrollment Public Charter School:** Paris School District**Name and Title of Person Submitting Report:** Brad Culver, Superintendent**Contact Information of Person Submitting Report:** bculver@parisschools.org 479-209-1212**Location of Project (school campus, etc...):** Paris High School, 2000 E Wood St, Paris AR 72855**Reason for Waiver Request (Timeline for Completion, Preferred Contractor, etc...)**

The District must rebuild its school kitchen following the January 26, 2026 loss. After reviewing the available reconstruction proposals, the District has selected C.R. Crawford Construction for the Phase II Kitchen Rebuild. They are the company completing the demolition of the site, and were the low proposal. The total proposed construction cost is \$1,662,496.00, which exceeds the \$1,000,000 aggregate limit by \$662,496.00. The waiver is needed so the District can move forward with the selected contractor and restore a critical food service facility for students and staff.

Description and Scope of Project (Please attach all relevant documents pertaining to the school construction project):

The project consists of the Phase II rebuild of the Paris School District kitchen following the January 26, 2026 loss event. The scope of work includes general conditions, supervision and general requirements, selective demolition of temporary partitions from Phase I, masonry and structural CMU, metal framing and metal roof decking, light gauge truss system, millwork, waterproofing, shingle roofing, doors and hardware, glass and glazing, overhead doors, drywall, ACT, painting, epoxy flooring in the bathroom, kitchen flooring, toilet accessories, canopy work, plumbing systems, fire suppression system, HVAC systems, electrical systems, low voltage/data communications, fire alarm, and landscaping repair.

The project excludes design and architectural fees, city bonding or impact fees, asbestos testing or abatement, existing structural steel, existing concrete slab work, expansion joints, new overhead doors, new washer/dryer, the existing fire suppression system riser, underground utilities, fiber optic line modifications, CCTV/access control/cameras, intercom system, landscaping irrigation system, and grease interceptor replacement.

Total Estimated Cost of Project, Including all available extensions: \$1,662,496.00_**Contractor/Vendor:** CR Crawford**Contractor/Vendor Contact Information:** 1102 S. Happy Hollow Road, Fayetteville, AR 72701, Phone (479) 251-1161, Fax (479) 571-1161**Vendor Contract #:** 22010702**Name of Cooperative Purchasing Program:** TIPS

Start Date of Construction: July 1, 2026

Signature

Date

TIPS CONSTRUCTION WAIVER REQUEST

Executive Subcommittee Possible Questions

- **Why is the school district requesting to award the construction contract through the TIPS process instead of the competitive bid process?**

The district is requesting approval to use the TIPS process because this project involves the restoration and reconstruction of an essential school facility, the district's cafeteria kitchen. This facility directly affects the district's ability to provide daily meal service to students. The kitchen project is time-sensitive, involves multiple trades, code requirements, equipment coordination, and school-calendar limitations, and must be completed as quickly and efficiently as possible.

The district is not requesting this waiver to avoid competition. The state's insurance carrier, through Sedgwick as the state insurance adjuster, used its formal bidding protocol to identify the contractor for the project. The district is requesting to use the TIPS process so that the project can proceed in a manner that is consistent with state purchasing requirements while also recognizing the insurance-related bidding process that has already occurred.

- **What are the specific benefits to the school district?**

- Reduced risk of delay to student meal service
- Access to a vendor that has already been vetted through the TIPS process
- More efficient coordination of subcontractors, kitchen equipment, utilities, inspections, and code requirements
- Continuity between demolition and reconstruction because the same company responsible for the kitchen demolition will also be responsible for the rebuild, reducing the risk of delays, disputes, conflicts between contractors, and uncertainty over responsibility for project conditions
- Potential reduction in change-order risk because the contractor can be involved in scheduling, constructability review, and coordination

- **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;**

The district needs the cafeteria kitchen restoration and reconstruction project completed as soon as possible, with the goal of having the kitchen operational before the end of the calendar year, so that the district can resume normal meal preparation and service for students.

This timeline is important because the cafeteria kitchen is an essential operational facility. Everyday the kitchen is not operational, the district is required to continue using alternate meal-service arrangements, which creates additional costs, logistical challenges, and disruption to normal student services.

- **How long do you anticipate the competitive bidding process will take; and**

The district anticipates that using the traditional competitive bidding process would add approximately 6 to 10 weeks to the project timeline before construction could fully proceed.

That estimate includes time for finalizing bid documents and specifications, advertising the project, allowing contractors time to review the plans and submit bids, responding to questions or issuing addenda, opening and reviewing bids, making a recommendation to the board, obtaining board approval, executing the contract, securing bonds and insurance documents, and issuing a notice to proceed.

Because this project is already time-sensitive, the district is concerned that adding 6 to 10 weeks to the front end of the process would significantly delay the construction.

- **Why factors led to the school district not planning in advance so that it could use the competitive bidding process.**

This was not a routine construction project that the district could have planned for through its normal planning. The need for this project resulted from unexpected damage caused by this winter's ice storm, which affected the district's cafeteria kitchen. Because the project arose from an insurance-related weather event, the district first had to work through the damage assessment, insurance review, scope development, cost estimating, demolition planning, equipment needs, and coordination with Sedgwick and other parties involved in the claim.

As part of that insurance-related process, the contractor selected for the project was the low bidder under Sedgwick's formal bidding protocol. Once the scope, pricing, and urgency became clear, the district determined that using the TIPS process would provide the most efficient and responsible path forward while still following applicable purchasing requirements.

Using TIPS also allows the same company involved in the demolition of the kitchen to continue with the reconstruction. This continuity reduces the risk of delays, disputes between contractors, confusion over responsibility for existing conditions, and conflicts between demolition and rebuild work. Given the time-sensitive nature of restoring the kitchen for student meal service, the district believes this approach best protects the district, students, and taxpayers.

- **If the answer relates to the prior use of the vendor or the use of a local vendor:**

This is not a local vendor and has not done previous work for the district.

- **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**
 - **Competitive bid process.**

The district has completed the below projects using the competitive bid process.

- 2022 Elementary school roof \$248,750.00
- 2023 Saferoom Roof \$76,148.00
- 2025 Stadium Lights \$193,900.00

- **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.**

The district believes the price through the TIPS program is fair, reasonable, and in the best interest of the district. The contractor selected for the project was identified as the low bidder through Sedgwick's formal insurance bidding protocol. Because the project was already reviewed through that insurance-related bidding process, the district believes the proposed pricing is competitive and reasonable.



April 27th, 2026

Brad Culver

Superintendent
Paris Public Schools
Paris, AR

RE: Paris High School Phase II Kitchen Rebuild

C.R. Crawford Construction is pleased to provide a proposal for the above referenced project. This proposal has been developed using the drawings issued by <Polk Stanley Wilcox> dated June 16, 2004.

Project Inclusions

- General Conditions
- Supervision / General Requirements
- Selective Demo of temporary partitions from Phase I
- Masonry / Structural CMU
- Metal Framing / Metal Roof Decking
- Light gauge truss system
- Millwork
- Waterproofing
- Shingle Roofing
- Doors and hardware
- Glass and Glazing
- Overhead Doors
- Drywall
- ACT
- Painting
- Epoxy Flooring in bathroom
- Kitchen Flooring (see Allowances)
- Toilet Accessories
- Canopy
- Plumbing Systems
- Fire Suppression System
- HVAC Systems
- Electrical Systems
- Low Voltage / Data Communications
- Fire Alarm
- Landscaping Repair (see allowances)

Project Exclusions

- Design / Architectural Fees
- City Bonding / Impact Fees
- Asbestos Testing and/or Abatement
- Structural Steel (existing)
- Concrete (existing slab to be protected)
- Expansion Joints
- New Overhead Doors (re-use existing)
- New Washer / Dryer (by School District)
- Fire Suppression system riser (existing to remain)
- Underground utilities
- Fiber Optic Line modifications
- CCTV / Access Control / Cameras
- Intercom System
- Landscaping Irrigation System
- Grease Interceptor (existing)



Allowances (Included in Base Bid)

1. Building Permit Allowance – **\$5,000**
2. Health Department Review Allowance - **\$500**
3. Testing & Special Inspection Allowance - **\$5,000**
4. Kitchen Flooring Allowance - **\$12/PSF**
5. Landscaping Repair Allowance - **\$7,500**

Additional Qualifications

1. CRCC excludes supplying a new grease interceptor, and the existing one will be re-used.
2. CRCC excludes supplying the following kitchen equipment items (existing to be re-used): Kitchen Hood, loose stainless steel, dish pit assembly, walk in cooler, refrigerators, freezers, etc.
3. CRCC proposes pricing to match original build as shown in 2004 drawings from Polk Stanley, but project is subject to slight manipulations with respect to existing conditions.
4. CRCC anticipates addendum 1 to address roofing details, pricing subject to change once received from Polk Stanley.
5. CRCC anticipates reseeding the disturbed areas / green space where trucks will travel in / out (see allowances).
6. Kitchen Equipment contractor suggests replacing serving line in lieu of re-installing existing. Current pricing reflects re-installing existing equipment, contingent upon newly welded seams.
7. CRCC excluded any winter condition costs from this bid (heaters, blankets, cold weather protection).

We appreciate the opportunity to bid this project. If there is anything else you require from us, please let us know.

Sincerely,

A handwritten signature in black ink, appearing to read 'JB', with a long horizontal line extending to the right.

Jacob Boshears
Pre-Construction Services

Due to market fluctuations and unforeseen causes, CR Crawford reserves the right to adjust all pricing prior to the execution of contract.

Paris High School Kitchen Rebuild Phase II
 Paris, AR
 5/6/2026

Project SF: 3,500 Total Project \$ \$1,662,496
 \$ Per SF \$475.00



Div.	CSI Description	Qty	Unit	Unit \$	Subtotal	\$ / GSF	% of Total	Notes	
00 00 00	Procurement & Contracting Requirements	1	LS	\$ 5,500	\$ 5,500	\$ 1.57	0.33%	Building Permit Allowance / Health Dept Review Allowance	
01 00 00	General Requirements	1	LS	\$ 54,683	\$ 54,683	\$ 15.62	3.29%		
01 00 00	General Conditions	1	LS	\$ 193,365	\$ 193,365	\$ 55.25	11.63%		
02 00 00	Existing Conditions	1	LS	\$ -	\$ -	\$ -	0.00%		
03 00 00	Concrete	1	LS	\$ -	\$ -	\$ -	0.00%		
04 00 00	Masonry / CMU	1	LS	\$ 289,000	\$ 289,000	\$ 82.57	17.38%		
05 00 00	Steel	1	LS	\$ 75,750	\$ 75,750	\$ 21.64	4.56%		
06 00 00	Carpentry	1	LS	\$ 28,500	\$ 28,500	\$ 8.14	1.71%		
07 00 00	Thermal / Moisture Protection	1	LS	\$ 43,000	\$ 43,000	\$ 12.29	2.59%		
08 00 00	Openings / Doors / Windows	1	LS	\$ 27,667	\$ 27,667	\$ 7.90	1.66%		
09 00 00	Finishes	1	LS	\$ 105,023	\$ 105,023	\$ 30.01	6.32%		
10 00 00	Specialties	1	LS	\$ 14,049	\$ 14,049	\$ 4.01	0.85%		
11 00 00	Kitchen Equipment	1	LS	\$ 75,000	\$ 75,000	\$ 21.43	4.51%		
12 00 00	Furnishings	1	LS	\$ -	\$ -	\$ -	0.00%		
13 00 00	Special Construction	1	LS	\$ -	\$ -	\$ -	0.00%		
14 00 00	Conveying Systems	1	LS	\$ -	\$ -	\$ -	0.00%		
21 00 00	Fire Protection	1	LS	\$ 22,750	\$ 22,750	\$ 6.50	1.37%		
22 00 00	Plumbing	1	LS	\$ 122,260	\$ 122,260	\$ 34.93	7.35%		
23 00 00	Mechanical	1	LS	\$ 159,589	\$ 159,589	\$ 45.60	9.60%		
26 00 00	Electrical	1	LS	\$ 293,425	\$ 293,425	\$ 83.84	17.65%	Includes Fire Alarm / Data Cabling	
31 00 00	Sitework	1	LS	\$ 7,500	\$ 7,500	\$ 2.14	0.45%	Landscaping Repair Allowance	
					Subtotal	\$ 1,517,061	\$ 433.45	91.25%	
Contingency, Insurance, Fees, Bonds									
	Contractor Contingency	1	LS	\$ -	\$ -	\$ -	0.00%		
	Owner Contingency	1	LS	\$ -	\$ -	\$ -	0.00%		
	Subcontractor Default Insurance (SDI)	1	LS	\$ -	\$ -	\$ -	0.00%		
	Insurance & Builder's Risk	1	LS	\$ -	\$ 35,864	\$ 10.25	2.16%		
	Preconstruction Fee	1	LS	\$ -	\$ -	\$ -	0.00%		
	Overhead and Profit	1	LS	\$ -	\$ 99,698	\$ 28.49	6.00%		
	Payment and Performance Bond	1	LS	\$ -	\$ 9,873	\$ 2.82	0.59%		
					Subtotal Contingency, Insurance, Fees, Bonds	\$ 145,436	\$ 41.55	8.75%	
					Total Construction Costs	\$ 1,662,496	\$ 475.00	100.00%	