



UNITED INDEPENDENT SCHOOL DISTRICT AGENDA ACTION ITEM

Topic: Consideration for approval of GMP (Guaranteed Maximum Price) for Design and Construction of Elementary School No. 27 at Cielito Lindo Subdivision

Submitted by: Ms. Cordelia Flores-Jackson / Mr. Ignacio Alaniz **of:** Purchasing / Construction Department

Approved for transmittal to school board: June 17, 2014

Procurement Recommendation:

The Administration recommends approval of the Guaranteed Maximum Price (GMP) proposal for design and construction of Elementary School No. 27 at Cielito Lindo Subdivision, in the amount of \$14,233,778.00, which includes a contingency allowance amount of \$400,000.00. This is the first new school to be constructed as part of PHASE I of the 2013 Bond Construction Program, to be funded through the Funding Plan consisting of \$100 million Phase I Series 2014 Bonds. Please see attached exhibit with cost breakdown and additional school information.

Rationale:

Staff has complied with all applicable federal, state and local purchasing policies and procedures in obtaining pricing information for the items listed above.

Budgetary Information:

2013 Phase I Bond Proceeds: Budget Amount for Elementary School #27: \$14,254,800.00

Board Policy Reference and Compliance

CV Legal – Facilities Construction

Texas education code 44.031, 44.035, 44.036, and 44.039

LEYENDECKER CONSTRUCTION, INC.
CONSTRUCTORS AND ENGINEERS

LAREDO, TEXAS 78041

TELEPHONE (956)-722-0531
FAX (956)-722-8215

P. O. BOX 1827
4220 SANDERS

3-Jun-14
UNITED INDEPENDENT SCHOOL DISTRICT
C/O Mrs. Cordelia Flores Jackson, Purchasing Director
Laredo, Texas 78040

United ISD
Cielito Lindo Elementary Prototype

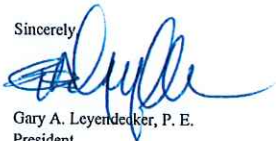
DESCRIPTION

The following are guaranteed maximum costs on proposed elementary prototype at Cielito Lindo campus

Basic building cost		\$ 11,911,302.00
Allowances		\$ 1,237,656.00
On site utility work including domestic water, fire line, sanitary sewer, storm sewer	\$ 365,000.00	
Site work including clearing, excavation, embankment, and subgrade prep at roads and sidewalks	\$ 567,656.00	
Fencing	\$ 100,000.00	
Landscape	\$ 100,000.00	
Playground equipment, shade structure, slab, and rubber tiles	\$ 105,000.00	
Total true construction cost		\$ 13,148,958.00
Contingency allowance		\$ 400,000.00
Total construction cost with contingency allowance		\$ 13,548,958.00
Architectural and Engineering fees on true construction cost		\$ 684,820.00
Total construction cost with A/E fees and contingency allowance		\$ 14,233,778.00
Alternate no. 1		
Provide exposed aggregate concrete finish at courtyard concrete in lieu of broom finish		
Add		\$ 25,000.00
Alternate no. 2		
Provide Rauland Telecenter 6 with network feature		
Add	\$ 70,000.00	
A/E fees	\$ 3,675.00	
Total add for alternate no. 2	\$ 73,675.00	
Alternate no. 3		
Provide central plant chiller HVAC system with additional back up chiller in lieu of DX system including mechanical, structural, and electrical		
Add	\$ 770,000.00	
A/E fees	\$ 40,425.00	
Total add for alternate no. 3	\$ 810,425.00	

Guaranteed maximum price is based on progress documents presented April 16, 2014

Sincerely



Gary A. Leyendecker, P. E.
President

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I. PROJECT ALLOWANCES		
CONTINGENCY	\$	400,000.00
UTILITY INCLUDING DOMESTIC WATER, FIRE LINE, STORM SEWER, SANITARY SEWER	\$	365,000.00
SITWORK INCLUDING BUILDING PAD, SITE GRADING, CURB AND GUTTER	\$	567,656.00
FENCING	\$	100,000.00
LANDSCAPE AND IRRIGATION	\$	100,000.00
PLAYGROUND EQUIPMENT, SHADE STRUCTURE, SLAB, RUBBER PADDING	\$	105,000.00
SUBTOTAL ALLOWANCES	\$	1,637,656.00
II. SITWORK		
CONCRETE PAVING AND SIDEWALKS BUILDING PADS, SITE PREPARATION, GRADING		
III. CONCRETE		
FOUNDATION LABOR, CONCRETE MATERIALS, REINFORCING STEEL		
IV. MASONRY		
CMU, VENEER, MORTAR, GROUTING OF CMU CELLS, REINFORCING STEEL		
V. METALS		
MISCELLANEOUS METALS AND RAILINGS CANOPIES EXPANSION JOINT COVERS		
VI. WOODS AND PLASTICS		
GENERAL CARPENTRY MILLWORK		
VII. THERMAL AND MOISTURE PROTECTION		
CAULKING, SEALANTS, AND DAMPROOFING RIGID BOARD INSULATION		
VIII. DOORS, WINDOWS, AND GLASS		
WINDOWS AND FIXED GLASS HOLLOW METAL FRAMES WOOD DOORS HARDWARE LABOR ON FRAMES, DOORS, AND HARDWARE		
IX. FINISHES		
DRYWALL CEILINGS VCT, RUBBER BASE CERAMIC, PORCELAIN, AND QUARRY TILE PAINT		
X. SPECIALTIES		
TOILET ACCESSORIES FIRE EXTINGUISHERS MARKER BOARDS WINDOW TREATMENT INTERIOR SIGNAGE PLAQUE		
XI. EQUIPMENT		
KITCHEN EQUIPMENT		
XII. SPECIAL CONSTRUCTION		
PRE ENGINEERED METAL BUILDING SYSTEM METAL BUILDING INSULATION ERECTION OF METAL BUILDING		

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XIII. MECHANICAL
GENERAL PLUMBING
HVAC
FIRE PROTECTION

XIV. ELECTRICAL

XV. SPECIAL SYSTEMS
FIRE ALARM
PA SYSTEM
SECURITY SYSTEM
SOUND SYSTEM AT CAFETERIA

SUBTOTAL ON BUILDING ELEMENTS	\$	11,911,302.00
CONSTRUCTION PROJECT COST	\$	13,548,958.00
ARCHITECTURAL AND ENGINEERING FEES	\$	684,820.00
TOTAL PROJECT COST WITH A/E FEES	\$	14,233,778.00

**GMP (Guaranteed Maximum Price) Proposal
Elementary School #27**



**Advisory Bond Oversight Committee Meeting
June 3, 2014**

GMP Proposal Breakdown for Design & Construction Elementary School #27

- **PROJECT SCOPE OF WORK:**

Construction of 44 classrooms, 2 computer labs, 1 music room, 2 special education classrooms, 1 science classroom, 1 multipurpose classroom, nurse clinic, counselor classroom, teachers workroom & lounge, cafeteria, kitchen, gymnasium, stage, administration offices, MDF and IDF rooms, fire sprinkler, on-site utilities, site work, concrete courtyard, enclosed exterior walkways, concrete parking areas and driveways, landscaping and perimeter fencing. Includes 5.25% architect/engineering design fees and contingency allowance of \$400,000.00.

- **TOTAL PROJECT BUDGET:** **\$14,254,800.00**

- **PROJECT GMP PROPOSAL:** **\$14,233,778.00**
(Cost proposal is \$103,722 **below** the 2013 RS Means Construction Price Index Guidelines for Laredo, Texas at 77.5% of national median cost of \$14,337,500.00 with NO sitework or Architect fees included).

- **PROJECT SURPLUS:** **\$21,022.00**

- **PROJECT SCHEDULE:** Start: July 2014
 Complete: July 2015

- **RECOMMENDATION:** Award the proposed contract for design/construction of elementary school #27, at Cielito Lindo Subdivision, to Leyendecker Construction, Inc. with a GMP in the amount of \$14,233,778.00, which includes a contingency allowance of \$400,000.00

- Do not Award Alternate cost proposals at this time.

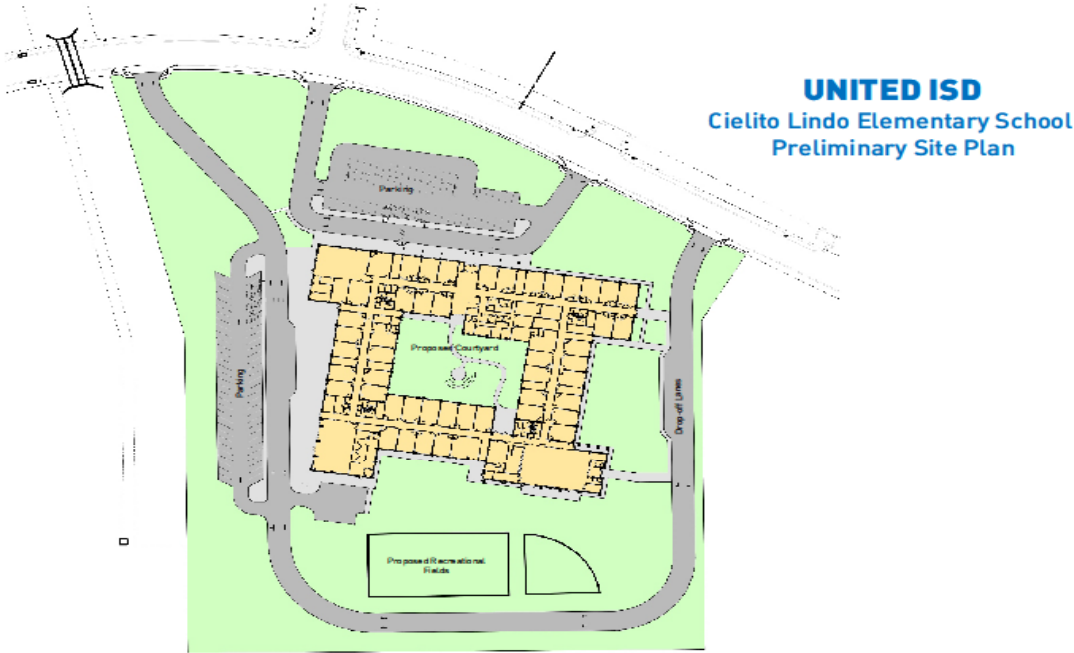
CURRENT BOND PROJECTS

STATUS REPORT

PROJECT: Seven New Elementary Schools

- A. A Design Committee was formed consisting of teachers, nurse, counselor, coach, custodian, school principals, and support services staff to develop a new elementary school prototype design.
- B. The Design Committee has held three meetings with the architect team to provide input into the design of an upgraded elementary school prototype.
- C. A New Elementary School Design has been developed
- D. A Guaranteed Maximum Price (GMP) has been submitted by Design/Builder for construction of Elementary School #27, first elementary school to be built at Cielito Lindo Subdivision.
- E. Construction scheduled to begin on July 2014, to be completed by July 2015.

New Elementary School Prototype Design: Preliminary Site Plan



May 30, 2014

Note: Landscaping and courtyard hardscape not shown.

New Elementary School Prototype Design: Floor Plan



UNITED ISD New Prototypical Elementary School

Proposed Classroom Program

- (16) Pre-K Classrooms
- (28) Regular Classrooms
- (1) Science Classroom
- (1) Music Room
- (2) Special Ed Classrooms
- (2) Computer Labs

Legend

- Administration
- Classrooms
- Library
- Gymnasium
- Kitchen
- Cafeteria
- Nurse
- Restrooms
- Circulation/ Bldg.Support

Prototypical Elementary School Area
Total Sq. Ft.= 104,445 s.f.

May 30, 2014

Cost Comparison for School Construction Projects in Texas Region									
June 3, 2014									
			Natl. Median		Tx. Region		UISD		
			Cost/ sq. ft.		Cost/sq. ft.		Cost/sq. ft.		
			(Low Quartile)						
Elementary School			\$165		\$177		\$126		
							(GMP Proposed ES #27 at Cielito Lindo)		
Profile of New Elementary Schools Construction Costs in 2013:									
Elementary Schools									
1. The national median cost of an elementary school is \$15.8 million and houses 520 students.									
2. The national median cost is \$202 per sq. ft. (low quartile)									
3. The Texas regional median cost of an elementary school is \$16 million and houses 602 students.									
4. The Texas regional cost is \$177 per sq. ft.. It has 85,000 sq. ft. total size.									
5. <i>UISD elementary school prototype cost is \$13,148,958 million and houses 1,000 students.</i>									
<i>The cost is \$124 per sq. ft. and it has 104,445 sq. ft. total size.</i>									
Data Source: School Planning & Management 2013 Annual School Construction Report, compiled with Market Data Retrieval, a company of D&B., Feb. 2014 Issue.									