



UNITED INDEPENDENT SCHOOL DISTRICT AGENDA ACTION ITEM

Topic: Discussion and Possible Action to Recommend to the Board of Trustees Approval of Guaranteed Maximum Price (GMP) for Design and Construction of the New Clark Elementary School Campus.

Submitted by: Cordelia Jackson / Ignacio Alaniz **Of:** Director of Purchasing / Director of Construction

Approved for transmittal to the School Board: December 6, 2021

Procurement Recommendation:

The Administration recommends approval of the Guaranteed Maximum Price (GMP) proposal from Leyendecker Construction of Texas, Inc. for design and construction for the replacement of Clark Elementary School, in the amount of \$19,027,517.00, which includes a construction contingency allowance amount of \$400,000.00. This is the last new elementary school campus to be constructed as part of the 2013 Bond Program.

This new elementary school is part of PHASE III of the 2013 Bond Construction Program, to be funded through the Funding Plan of Phase III Series 2014 Bonds. Please see the attached exhibit with cost breakdown and additional 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 III Bond Proceeds

Board Policy Reference and Compliance

CV Legal – Facilities Construction

Texas Education Code 44.031, 44.035, 44.035, 44.036, and 44.039

**LEYENDECKER CONSTRUCTION OF TEXAS, INC.
CONSTRUCTORS AND ENGINEERS**

LAREDO, TEXAS 78041

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

P. O. BOX 1827
4220 SANDERS

22-Nov-21
30-Nov-21 Rev 5
1-Dec-21 Rev 6
United Independent School District
C/O Mrs. Cordelia Flores Jackson, Purchasing Director
Laredo, Texas

**United ISD
Clark Elementary Replacement Campus**

DESCRIPTION

1	The following are guaranteed maximum costs with noted allowances	
2	on proposed modified elementary prototype at the Clark Elementary campus	
3	based on preliminary attached floor plan A2.0 and site plan.	
4		
5	Construction cost on Floor Plan A2.0	\$ 18,255,017.00
6	Project Contingency Allowance	\$ 400,000.00
7	Architectural, engineering, civil, and traffic study fees	\$ 372,500.00
8		
9		
10		
11	Total guaranteed maximum project cost	\$ 19,027,517.00
12		
13	Included within the proposed cost are the following projected costs:	
14		Site work \$ 800,000.00
15		Utilities \$ 500,000.00
16		Landscape and irrigation \$ 100,000.00

THESE COSTS ARE VALID FOR 30 DAYS AND ARE SUBJECT TO CHANGE THEREAFTER

Sincerely,



Gary A. Leyendecker, P. E.
Corporate Officer

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**United ISD
Clark Elementary School Modified Prototype**

I. GENERAL CONDITIONS AND PROJECT ALLOWANCES	
CONTINGENCY ALLOWANCE	\$ 400,000.00
SUPERVISION	\$ 125,000.00
LANDSCAPE AND IRRIGATION ALLOWANCE	\$ 100,000.00
MARQUEE ALLOWANCE	\$ 25,000.00
GENERAL REQUIREMENTS	\$ 444,000.00
PERFORMANCE AND PAYMENT BONDS	\$ 160,000.00
ENTRANCE STRUCTURE ALLOWANCE	\$ 30,000.00
II. SITEWORK	
UTILITY INCLUDING DOMESTIC WATER, FIRE LINE, STORM SEWER, SANITARY SEWER	\$ 500,000.00
PLAYGROUND EQUIPMENT, SHADE STRUCTURE, SLAB, AND POURED IN PLACE RUBBER SURFACING	\$ 170,000.00
CONCRETE SITE AND ROADWAY PAVING	\$ 989,000.00
CONCRETE SIDEWALKS AND CONCRETE DUMPSTER PAD	\$ 202,000.00
PARKING LOT STRIPING PER UISD STANDARDS	\$ 19,000.00
CONCRETE COURTYARD WITH TRENCH GRATE DRAINAGE PAVERS AT COURTYARD	\$ 217,170.00
BUILDING PADS, SITE PREPARATION, GRADING, CALICHE BASE	\$ 72,000.00
ENGINEERING AND STAKING	\$ 800,000.00
OUTDOOR CLASSROOM ALLOWANCE	\$ 30,000.00
	\$ 35,000.00
III. CONCRETE	
FOUNDATION REINFORCING	\$ 187,560.00
FOUNDATION CONCRETE AND LABOR	\$ 1,886,000.00
PUMP TRUCK	\$ 48,500.00
IV. MASONRY	
MASONRY VENEER MATERIALS	\$ 301,410.00
MASONRY VENEER LABOR	\$ 418,698.00
CMU MATERIALS	\$ 470,722.00
CMU LABOR	\$ 771,613.00
MORTAR	\$ 126,360.00
GROUT INFILL	\$ 87,750.00
MASONRY ACCESSORIES AND TIES	\$ 35,000.00
MASONRY REINFORCING	\$ 119,662.00
MASONRY VENEER CLEANING	\$ 30,000.00
V. METALS	
EXPANSION JOINT COVERS	\$ 24,570.00
MISCELLANEOUS STRUCTURAL STEEL	\$ 88,600.00
PRE ENGINEERED METAL BUILDING	\$ 2,100,000.00
METAL BUILDING INSULATION	\$ 152,000.00
METAL BUILDING ERECTION	\$ 452,000.00

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V. METALS (CONTD)		
BUS CANOPY	\$	36,700.00
SECURITY STATION REQUEST	\$	22,100.00
VI. WOODS AND PLASTICS		
GENERAL CARPENTRY	\$	60,000.00
MILLWORK	\$	365,000.00
VII. THERMAL AND MOISTURE PROTECTION		
DAMPROOFING	\$	60,900.00
CAULKING AND SEALANTS	\$	51,600.00
RIGID BOARD INSULATION	\$	77,800.00
TECTUM	\$	28,100.00
VIII. DOORS, WINDOWS, AND GLASS		
WINDOWS AND FIXED GLASS	\$	162,300.00
HOLLOW METAL FRAMES	\$	124,000.00
WOOD DOORS	\$	58,100.00
HARDWARE	\$	189,100.00
LABOR ON FRAMES	\$	36,200.00
ADDITIONAL FRAMES AND HARDWARE	\$	24,902.00
HARDWARE LABOR	\$	32,500.00
IX. FINISHES		
DRYWALL	\$	165,000.00
CEILINGS	\$	238,560.00
GYPSUM BOARD CEILINGS	\$	55,560.00
VCT	\$	132,600.00
RUBBER STAIRS AND TREAD	\$	25,500.00
QUARRY TILE	\$	16,000.00
PORCELAIN AND ALL CERAMIC TILE, WALLS TO 6' HT	\$	280,000.00
PAINT	\$	240,000.00
X. SPECIALTIES		
STAGE CURTAIN	\$	16,000.00
TOILET ACCESSORIES	\$	35,000.00
TOILET PARTITIONS	\$	23,500.00
FIRE EXTINGUISHERS	\$	2,734.00
MARKER BOARDS	\$	44,000.00
FLAGPOLE	\$	3,500.00
WINDOW TREATMENT	\$	12,000.00
SIGNAGE	\$	20,000.00
LETTERS	\$	2,500.00
PROJECTION SCREENS	\$	7,300.00

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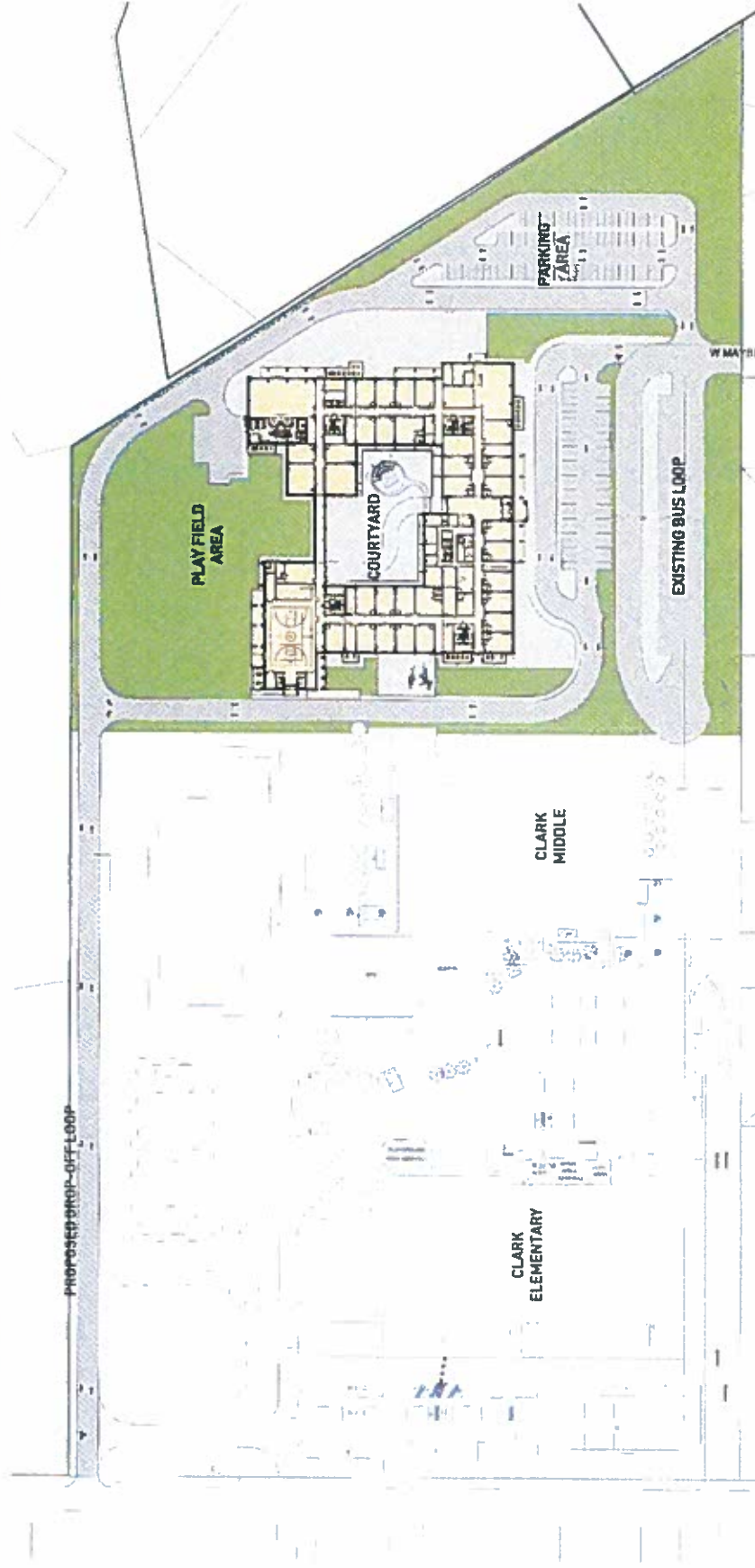
X. SPECIALTIES (CONTD)		
ELECTRIC HAND DRYERS	\$	7,800.00
PLAQUE	\$	1,200.00
LABOR ON ALL ACCESSORIES	\$	32,500.00
XI. EQUIPMENT		
KITCHEN EQUIPMENT PER AMENDED LIST	\$	425,000.00
MISCELLANEOUS KITCHEN EQUIPMENT LABOR	\$	5,000.00
BASKETBALL EQUIPMENT	\$	54,000.00
XII. MECHANICAL		
GENERAL PLUMBING	\$	554,000.00
HVAC	\$	1,150,000.00
FIRE PROTECTION	\$	192,800.00
XIII. ELECTRICAL		
ELECTRICAL	\$	1,826,546.00
XIV. SPECIAL SYSTEMS		
FIRE ALARM AND SECURITY	\$	138,500.00
	SUBTOTAL \$	18,655,017.00
XV. DESIGN SERVICE FEE	\$	372,500.00
XVI. I.T. ALLOWANCE INCLUDING CABLING, NETWORKING, ACCESS POINTS, ROUTER AND VOICE GATEWAY, PA SYSTEM, UPS, ACCESS CONTROL AND SURVEILLANCE CAMERAS, AUDIO VISUAL/PROJECTORS/ SOUND SYSTEM, GYM PROJECTOR, CAMERA/AC	BY OWNER	
	TOTAL \$	19,027,517.00

CLARK ELEMENTARY REPLACEMENT SCHOOL



Option 2R3

CLARK ELEMENTARY REPLACEMENT SCHOOL



Option 2R3 - Site Plan

**Guaranteed Maximum Price (GMP) Proposal
for Design and Construction of
The New Clark Elementary School Campus**



**Advisory Bond Oversight Committee Meeting
December 6, 2021**

**Guaranteed Maximum Price (GMP) Proposal
for Design and Construction of the
New Clark Elementary School Campus**

- **GMP Proposal for Design & Construction of the New Clark Elementary School Campus: \$19,027,517.00**
(includes a construction contingency allowance in the amount of \$400,000.00 – see attached cost breakdown)

Cost Per Sq Ft for Building excluding sitework, offsite utilities and parking areas, A/E Design Fees, and equipment allowances = \$173.00 Per Sq Ft

2021 RS MEANS Cost Index:

Cost for School Building excluding sitework, offsite utilities and parking areas, A/E Design Fees, and equipment allowances = \$182.00 Per Sq Ft

PROJECT SCHEDULE: Design Development and Construction Documents to be completed by February 2022
Construction Activities to begin April/May 2022, and completed by June/July 2023, for Campus to Open
August 2023

- **RECOMMENDATION:**

Recommendation is to Approve Guaranteed Maximum Price (GMP) proposal for design and construction of the New Clark Elementary School from Leyendecker Construction of Texas, Inc. in the amount of \$19,027,517.00, including specified allowances.



**Guaranteed Maximum Price (GMP) Proposal
for Design and Construction of the
New Clark Elementary School Campus**

PROJECT SCOPE OF WORK:

- 540 student capacity campus
- 87,005 sq. ft. Building Area
- 27 classrooms
- One Science classroom
- Two Multi-Purpose classrooms
- One Music classroom
- Two self-contained Special Education classrooms with restroom and kitchen



**Guaranteed Maximum Price (GMP) Proposal
for Design and Construction of the
New Clark Elementary School Campus**

- **Administrative Areas, Nurse clinic, counselor classroom, teachers workroom and Lounge, MDF and IDF**
- **Library with all support areas, conference room and student computer stations**
- **One Gymnasium and Stage with Curtains and ADA Ramp**
- **Security Station at main entrance with access control and full monitoring system**
- **Fully-equipped service kitchen with delivery service drive, walk-in cooler and freezer, two serving lanes**
- **Bus and parent student drop off / pick up traffic loops with metal canopies**
- **100% interior and exterior LED lighting fixtures and classroom lighting dimming system**
- **100% color standing seam metal roof, 30 year warranty on all roof**
- **Full landscaping and property perimeter fence; traffic loop fence**



**Guaranteed Maximum Price (GMP) Proposal
for Design and Construction of the
New Clark Elementary School Campus**

- 100% exterior brick building, no metal on any exterior walls
- 100% interior block walls , no sheetrock on any interior walls
- 100% acoustical suspended ceiling throughout building, except Gymnasium and Mechanical Rooms
- All concrete pavement driveways and parking lots and sidewalks
- All porcelain floor tile all interior corridors, cafeteria, kitchen, and library
- Ceramic floor tile and walls on all staff and student restrooms
- Electric Hand Dryers all restrooms
- Exterior doors with access restriction control system



**Guaranteed Maximum Price (GMP) Proposal
for Design and Construction of the
New Clark Elementary School Campus**

- DX HVAC system with Energy Management System, automated temperature controls for all HVAC and Exterior Lighting systems
- IP Public Address System, Surveillance camera system, Network data cabling and equipment, sound systems
- Cafeteria 250-student capacity
- Exterior custodial equipment storage room
- 180 parking spaces for staff and visitors
- Automated EVAC Fire Alarm System and Fire Sprinkler system
- Motion sensors for all interior lights in corridors and support areas
- Two ceiling fans in each classroom
- Full automatic irrigation system for landscaping and playground fields and Topsoil for all landscaped areas
- Playground Equipment Units for Lower and Upper Grade level students, poured-in-place rubber floor safety surface



**Guaranteed Maximum Price (GMP) Proposal
for Design and Construction of the
New Clark Elementary School Campus**

- Concrete courtyard with pavers and concrete dye, amphitheater exterior classroom with canopies, perimeter drainage system
- \$400,000.00 general construction contingency allowance
- \$25,000.00 marquee allowance with foundation
- \$100,000 landscape and irrigation allowance

