



UNITED INDEPENDENT SCHOOL DISTRICT

Construction Management Department

TO: Mrs. Cordelia Flores Jackson, Director of Purchasing

FROM: Ignacio R. Alaniz, Jr., Director of Construction Management

DATE: November 13, 2023

SUBJECT: Recommendation Memo for CSP 022-2023 United South High School Additions and Renovations

The Construction Evaluation Committee has reviewed the proposal received for **CSP 022-2023 United South High School Additions and Renovations**. Based on the best value proposal meeting specifications, the Committee recommends that this project be awarded to Leyendecker Construction of Texas Inc.

The original proposal amount received from Leyendecker Construction of Texas Inc, is in the amount of \$16,993,000.00, including \$1,105,000.00 in allowances comprised of: Contingency Sum Allowance \$850,000.00, Utility Lump Sum Allowance \$80,000.00, and Fire and Domestic Water Pump Allowance \$175,000.00. The total amount submitted is pending a best and final offer.

Construction Evaluation Committee Members-

Enrique Rangel, P.E-Assistant Superintendent for Facilities and Construction
Manuel D. Menchaca-Director of Energy & Environmental Management
Ignacio R Alaniz, Jr.-Director of Construction Management
Ernesto Castillo, P.E-Mena-Bond Construction Project Manager
Irene Ruiz-Senior Accountant
Rosa I Cabello-Accounting Manager

If you have any questions, please let me know.

CSP 022-2023

United South High School Additions and Renovations

Description/Contractor	Leyendecker Construction of Texas, Inc.
Base Proposal	\$15,888,000.00
Allowances: Contingency Lump Sum Allowance \$850,000 Utility Lump Sum Allowance \$80,000 Fire and Domestic Water Pump Allowance: \$175,000	\$1,105,000.00
<i>Voluntary Deduction</i>	<i>-\$5,000.00</i>
Total Base Bid and Allowances	\$16,988,000.00

United Independent School District

CSP 022-2023

United South High School Additions and Renovations

Name of Contractor	Leyendecker Construction of Texas, Inc.
Enrique Rangel, P.E. Assistant Superintendent for Facilities & Construction	97.0
Ignacio R. Alaniz, Jr. Director of Construction Management	97.0
Manuel D. Menchaca Director of Energy & Environmental Management	97.0
Rosa I. Cabello Director of Accounting	97.0
Irene G. Ruiz Accounting Manager	96.0
Ernesto Castillo-Mena Construction Project Manager	96.0
Grand Total	580.0
Ranking	1



UNITED SOUTH HIGH SCHOOL

BUILDING ADDITIONS AND RENOVATIONS

PROJECT UPDATE
NOVEMBER 29, 2023



UNITED SOUTH HIGH SCHOOL PROJECT SCOPE

CURRENT PROJECT SCOPE

New Performing Arts Facility

New Agriculture Science Center

New Greenhouse

New Animal Pens

New JROTC Obstacle Course

New JROTC Drill Pad

New Driveways and Parking



OVERALL SITE VIEW



CAMPUS MASTER PLAN

CURRENT PROJECT SCOPE

UNITED SOUTH HIGH SCHOOL CAMPUS FACILITIES MASTER PLAN CURRENT PROJECT SCOPE

LEGEND

- NEW BUILDING ADDITIONS
- NEW SITE IMPROVEMENTS
- EXISTING BUILDINGS

2023 ADDITIONS

- NEW PERFORMING ARTS BUILDING
 - MAIN BAND HALL
 - SECOND BAND HALL
 - CHOIR/MARIACHI HALL
 - ENSEMBLE HALL
 - PRACTICE ROOMS
- SECURED BAND TRAILER STORAGE
- NEW AGRICULTURE SCIENCE CENTER
 - WELDING/WOOD SHOP CLASSROOM BUILDING
 - NEW GREENHOUSE
 - NEW ANIMAL PENS
 - AG SCIENCE GARDEN PROJECT AREA
- NEW DRIVEWAYS AND PARKING
- SITE AREA RESERVED FOR FUTURE EXPANSION

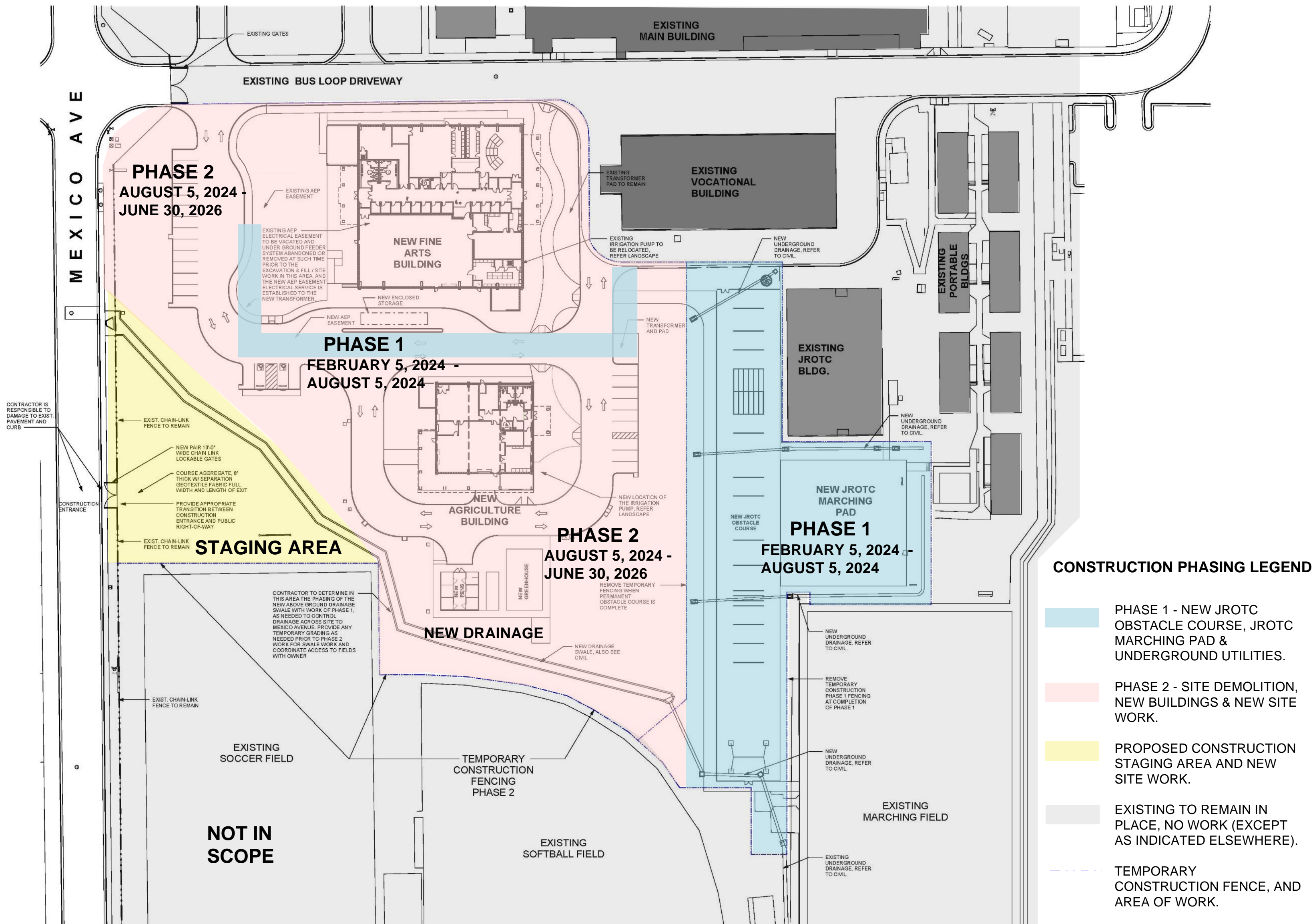
2023 SITE IMPROVEMENTS

- NEW JROTC DRILL PAD - RELOCATED
- NEW JROTC OBSTACLE COURSE - RELOCATED
- NEW WIDE WALKWAY TO BAND MARCHING PAD
- NEW DRAINAGE FEATURES

PARKING

EXISTING PARKING SPACES.....485
 NEW PARKING SPACES.....21
TOTAL.....506





CONSTRUCTION PHASING PLAN

USD UNITED SOUTH HIGH SCHOOL
ADDITIONS AND RENOVATIONS 11/29/22



SITE IMPROVEMENTS

Sidewalk Benches at Performing Arts Building

Additional Parking at New Facilities

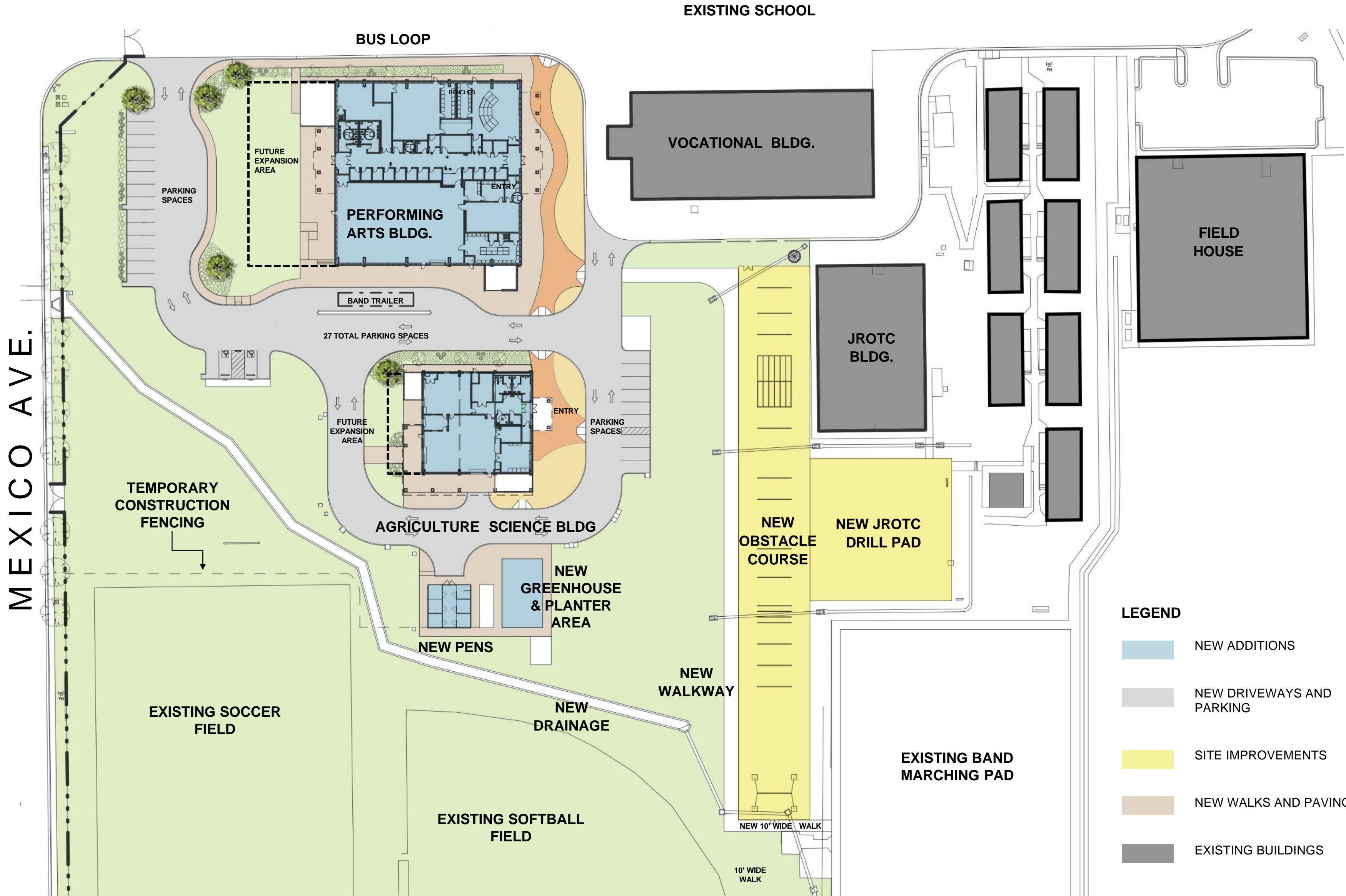
New Wide Sidewalk to Band Marching Pad

Relocate JROTC Drill Pad closer to JROTC Bldg.

Relocate Obstacle Course closer to JROTC Bldg.

Allow Room for Future Facility Expansion





OVERALL SITE PLAN

USD UNITED SOUTH HIGH SCHOOL
 ADDITIONS AND RENOVATIONS 11/29/22



NEW PERFORMING ARTS BUILDING

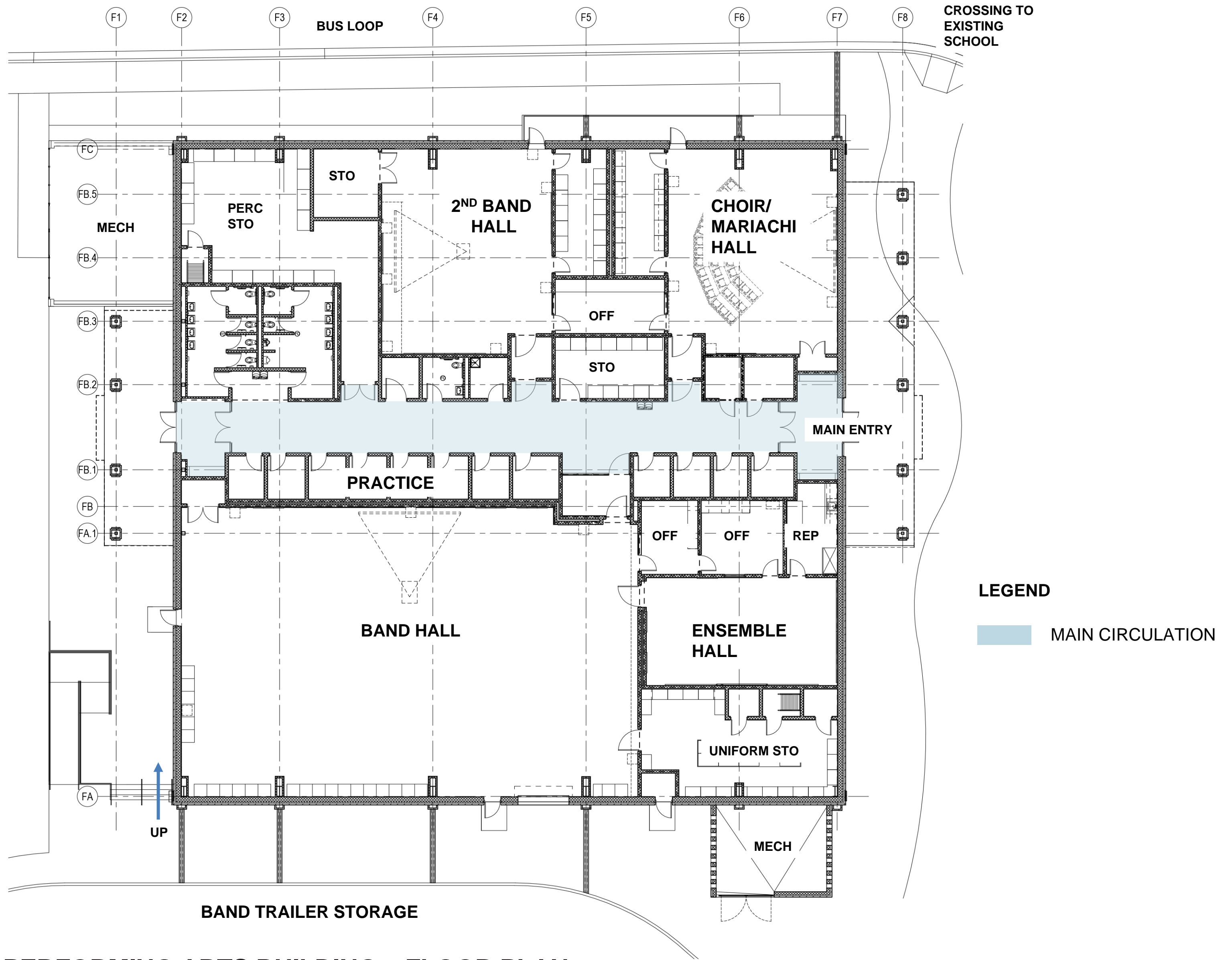
New District Performing Arts Facility

- Main Band Hall
- Second Band Hall
- Choir/Mariachi Hall
- Ensemble Hall
- Practice Rooms
- Additional Parking

Secured Band Trailer Storage

Area Provided for Future Expansion





PERFORMING ARTS BUILDING – FLOOR PLAN

USD UNITED SOUTH HIGH SCHOOL
 ADDITIONS AND RENOVATIONS 11/29/22





EAST ELEVATION - PERFORMING ARTS BUILDING



NORTH ELEVATION - PERFORMING ARTS BUILDING

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SOUTHEAST VIEW - PERFORMING ARTS BUILDING

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NORTHEAST VIEW - PERFORMING ARTS BUILDING

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INTERIOR HALLWAY PERSPECTIVE

AGRICULTURE SCIENCE CENTER

New Agriculture Science Building

- Welding Shop
- Agriculture Science Classroom
- Outdoor Project Area

New Greenhouse

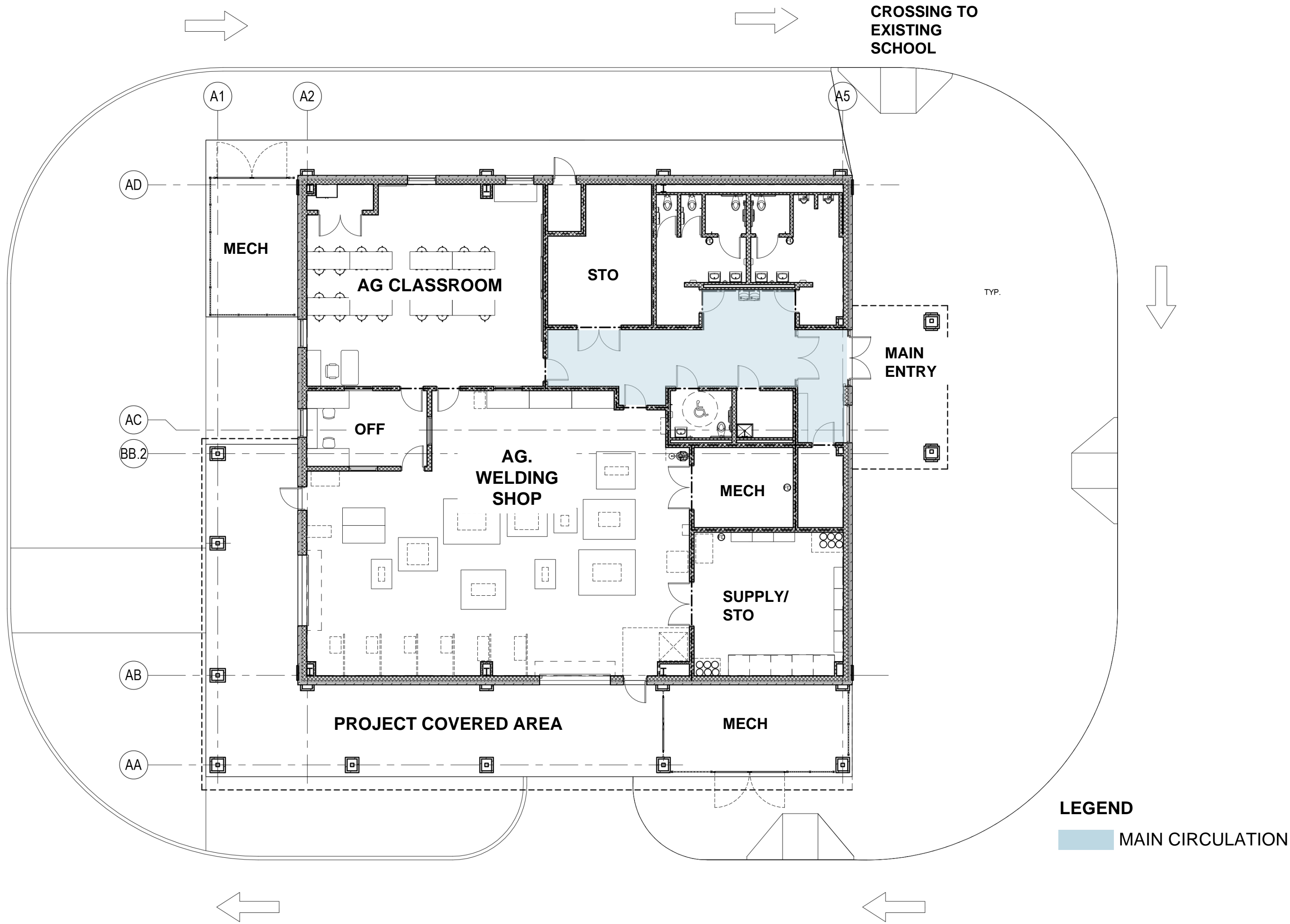
Garden Project Area

New Animal Pens

Additional Parking

Area Provided for Future Expansion





▲ AGRICULTURAL SCIENCE BUILDING - FLOOR PLAN

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 ADDITIONS AND RENOVATIONS 11/29/22





EAST ELEVATION - AGRICULTURE SCIENCE BUILDING



SOUTH ELEVATION - AGRICULTURE SCIENCE BUILDING

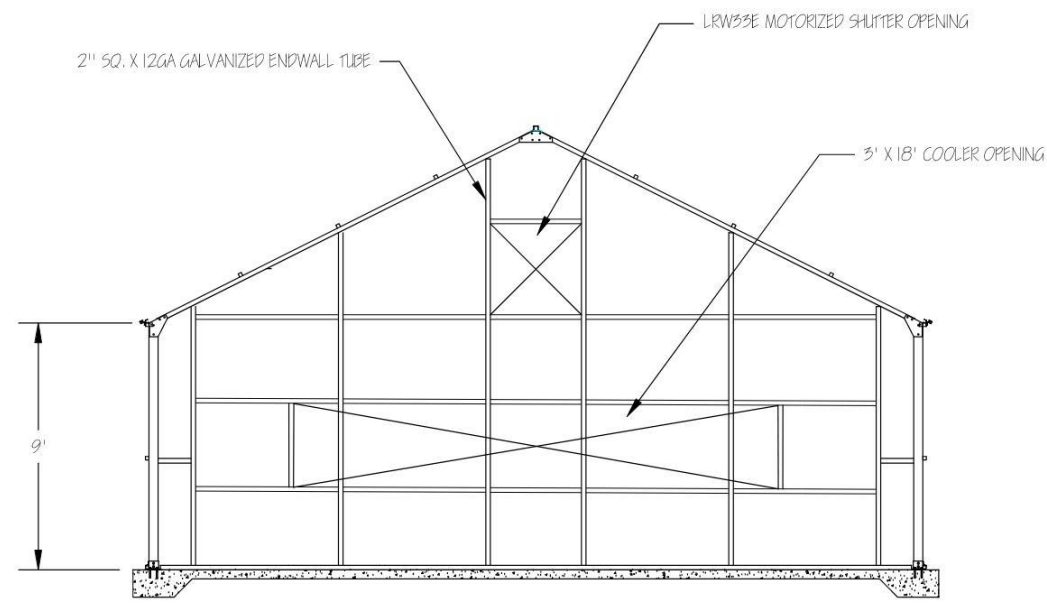
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NORTHEAST VIEW - AGRICULTURE SCIENCE BUILDING

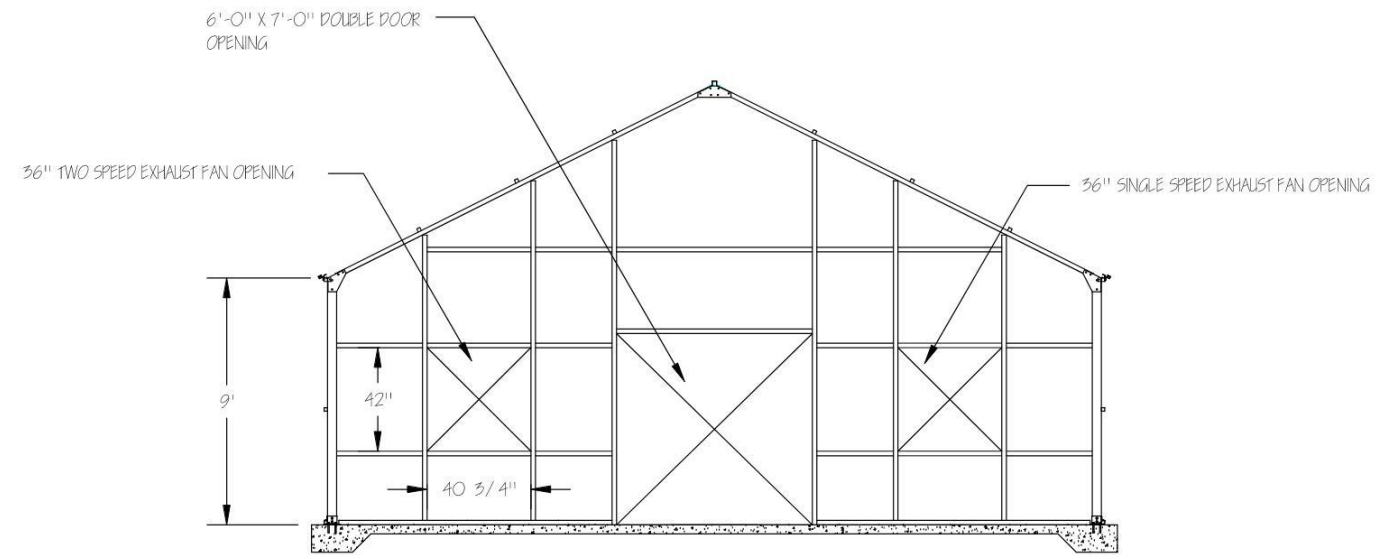
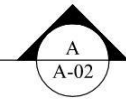
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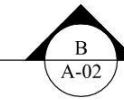
AIR INTAKE END ELEVATION

SCALE: 1/4" = 1'

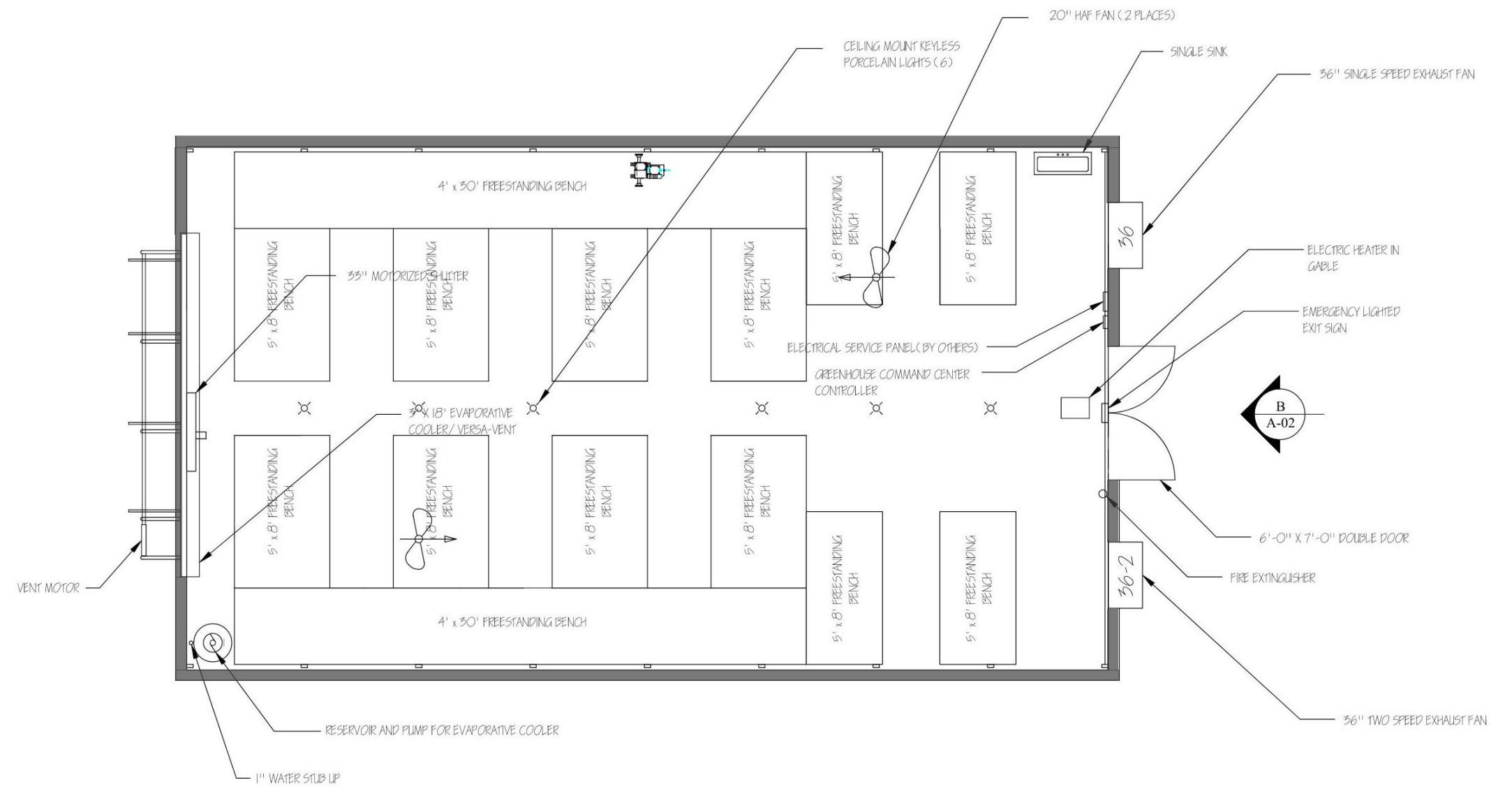


AIR EXHAUST END ELEVATION

SCALE: 1/4" = 1'



TYPICAL VIEW

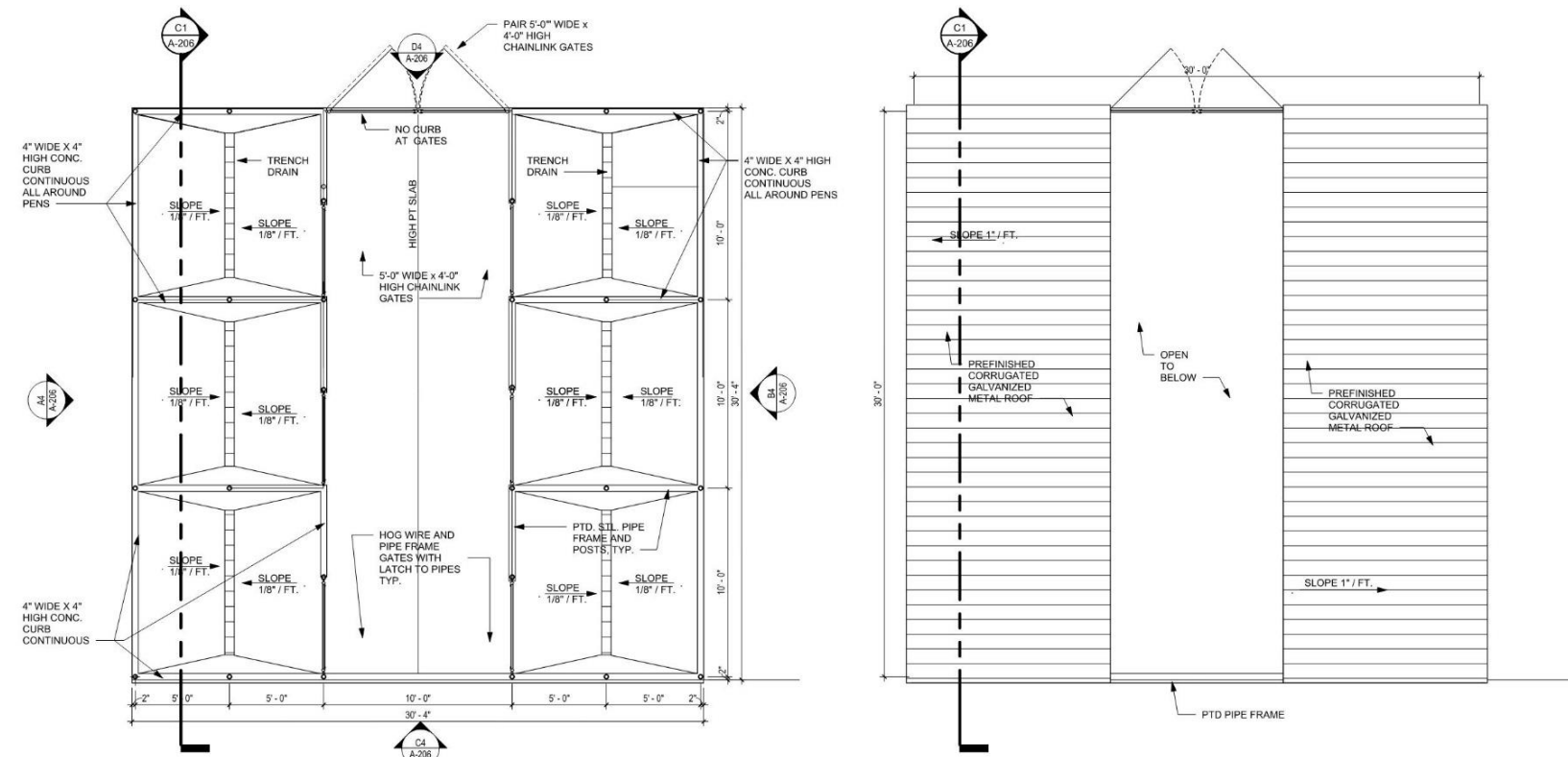


FLOOR PLAN

GREENHOUSE PLAN + ELEVATIONS

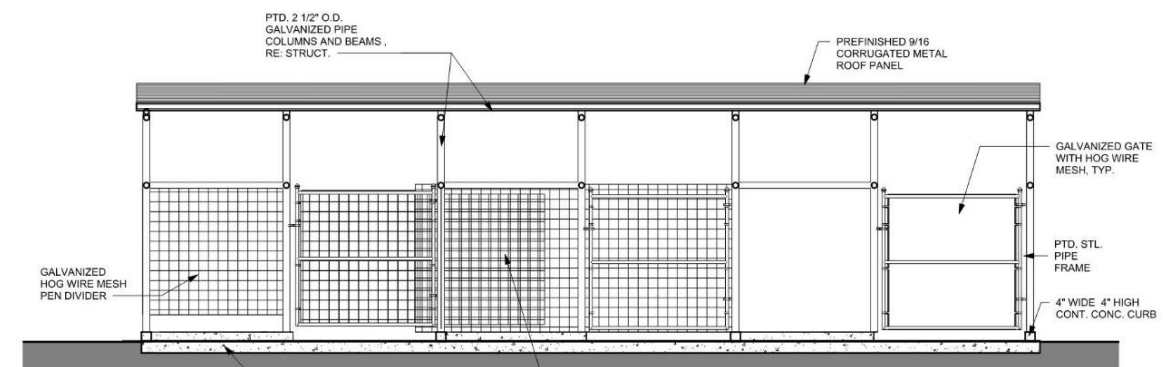
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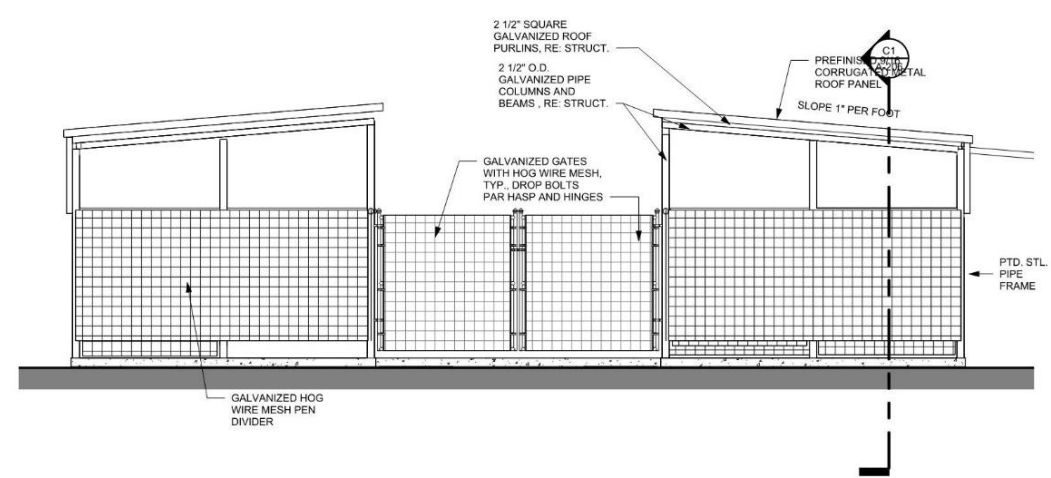


D1 ENLARGED FLOOR PLAN - ANIMAL PENS
1/4" = 1'-0"

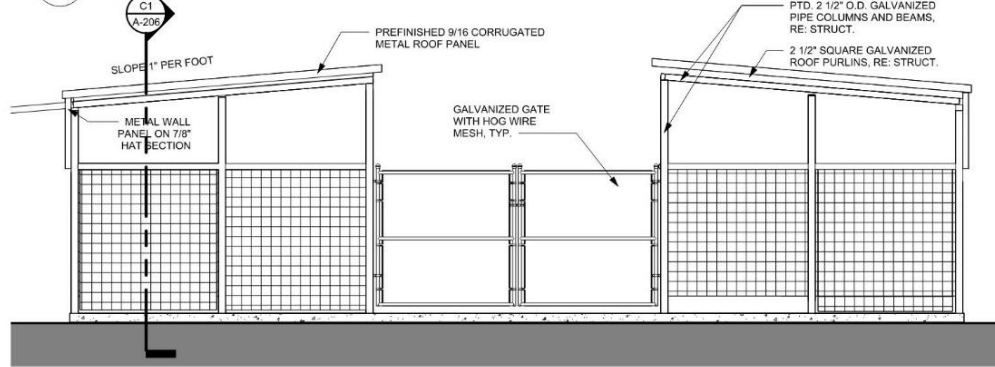
D3 ENLARGED ROOF PLAN - ANIMAL PENS
1/4" = 1'-0"



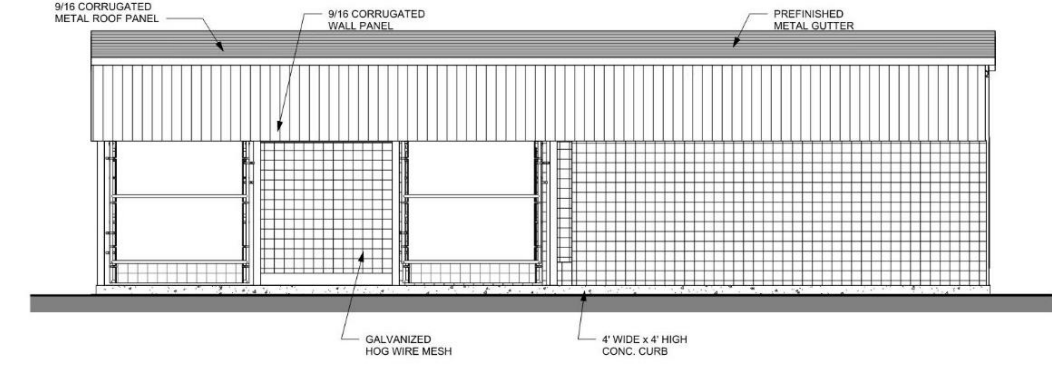
C1 ANIMAL PENS LONGITUDINAL SECTION
3/8" = 1'-0"



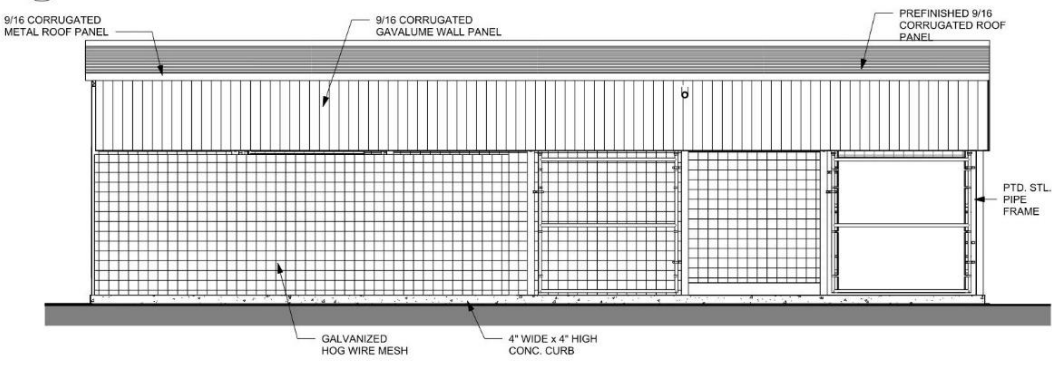
D4 NORTH ELEVATION - ANIMAL PEN
3/8" = 1'-0"



C4 SOUTH ELEVATION - ANIMAL PEN
3/8" = 1'-0"



B4 EAST ELEVATION - ANIMAL PEN
3/8" = 1'-0"



A4 WEST ELEVATION - ANIMAL PEN
3/8" = 1'-0"



ANIMAL PENS PLANS + ELEVATIONS

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ADDITIONS AND RENOVATIONS 11/29/22



COMPETITIVE SEALED PROPOSAL

CSP No. 022-2023

8 November 2023

Proposed Construction Contract Award:

Leyendecker Construction Of Texas, Inc.

Base Proposal Amount: \$ 16,993,000.00

Base Proposal Includes:

- Contingency Allowance: \$ 850,000.00
- Utility Allowance: \$ 80,000.00
- Fire/Domestic Water Pump Allowance: \$ 175,000.00



PROJECT SCHEDULE

Construction Start Date: (After Consummation Of Contract/NTP)	February 5, 2024
Phase I Start Date:	February 5, 2024
Phase I Substantial Completion:	August 5, 2024
Phase II Start Date:	August 5, 2024
Project Substantial Completion Date:	June 30, 2026
Final Completion:	July 31, 2026
Total Project Contract Time: (Substantial Completion)	876 Calendar Days





UNITED SOUTH HIGH SCHOOL

