



UNITED INDEPENDENT SCHOOL DISTRICT AGENDA ACTION ITEM

Topic: Approval of Guaranteed Maximum Price (GMP) for Design and Construction of 9th Grade Prototype for Lyndon B. Johnson High School

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

Approved for transmittal to school board: February 15, 2017

Procurement Recommendation:

The Administration recommends approval of the Guaranteed Maximum Price (GMP) proposal for design and construction of LBJ High School 9th Grade Campus, in the amount of \$36,172,987.00, which includes a contingency allowance amount of \$500,000, a Technology Infrastructure allowance amount of \$1,000,000, a design fee of \$550,000 and a design contingency allowance of \$40,000, as submitted by Leyendecker Construction of Texas, Inc. This is the fourth new 9th Grade Campus to be constructed as part of the 2013 Bond Construction Program. Please see attached exhibit with cost breakdown and additional school information. Administration will be presenting this information to the Bond Oversight Committee on February 13, 2017.

Rationale:

Leyendecker Construction of Texas, Inc. has prepared a Guaranteed Maximum Price based on information and input provided by District Instructional and Administrative Staff. 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 Bond Proceeds: Budget Amount for LBJ 9th Grade Campus: \$36,173,715.00

Board Policy Reference and Compliance

CV Legal – Facilities Construction
 CV Local – Facilities Construction
 CVE Legal - Facilities Construction - Design Build
 Texas Government Code 2267

Guaranteed Maximum Price (GMP) Proposal
Design and Construction
9th Grade Campus
Lyndon B. Johnson High School



Board of Trustees Meeting
February 15, 2017

**Guaranteed Maximum Price (GMP) Proposal
for Design & Construction of 9th Grade Campus
for Lyndon B. Johnson High School**

PROJECT SCOPE OF WORK:

- 1,200 student capacity campus
- 201,346 sq. ft. Building Area including FFA (Agricultural Science) Building
- Thirty general academic classrooms
- Six Science Labs
- Five Computer BIM Labs
- Separate Agricultural Science building (CATE) including welding shop, classroom, office, driveway, storage yard and animal pens facilities
- Two Art Labs
- One general computer lab
- One ISS (In School Suspension) classroom
- One self-contained Special Education classroom with restroom and kitchen



**Guaranteed Maximum Price (GMP) Proposal
for Design & Construction of 9th Grade Campus
for Lyndon B. Johnson High School**

- Library with all support areas, conference room and student computer stations
- Security Station with access control and police office area with full monitoring station system
- Outdoor covered dining area with lighting and ceiling fans
- Fully-equipped service kitchen with delivery service drive, walk-in cooler and freezer, four serving lanes
- Bus and parent student drop off / pick up traffic loops with metal canopies
- All interior and exterior LED lighting fixtures provided throughout school building
- 30 ft wide interior hallways
- 100% color standing seam metal roof, 30 year warranty
- Main entrance portal with metal cover, columns and monument UISD Logo
- Underground Storm Drainage System throughout campus



**Guaranteed Maximum Price (GMP) Proposal
for Design & Construction of 9th Grade Campus
for Lyndon B. Johnson High School**

- 100% exterior brick and cement panels, no metal on any exterior walls
- 100% interior block walls , no sheetrock on any interior walls
- 100% acoustical suspended ceiling throughout all corridors, first and second floor
- Glass storefront entrances and main common areas with second floor clerestory
- Concrete pavement all driveways and parking lots and sidewalks
- Porcelain floor tile interior corridors, cafetorium, kitchen, and library
- Ceramic floor tile on all staff and student restrooms and showers
- Masonry student restroom toilet partitions, metal doors
- Exterior doors with access restriction control system
- Fully equipped MDF Head End and IDF network equipment rooms



**Guaranteed Maximum Price (GMP) Proposal
for Design & Construction of 9th Grade Campus
for Lyndon B. Johnson High School**

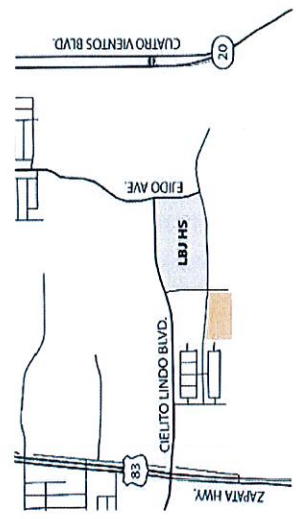
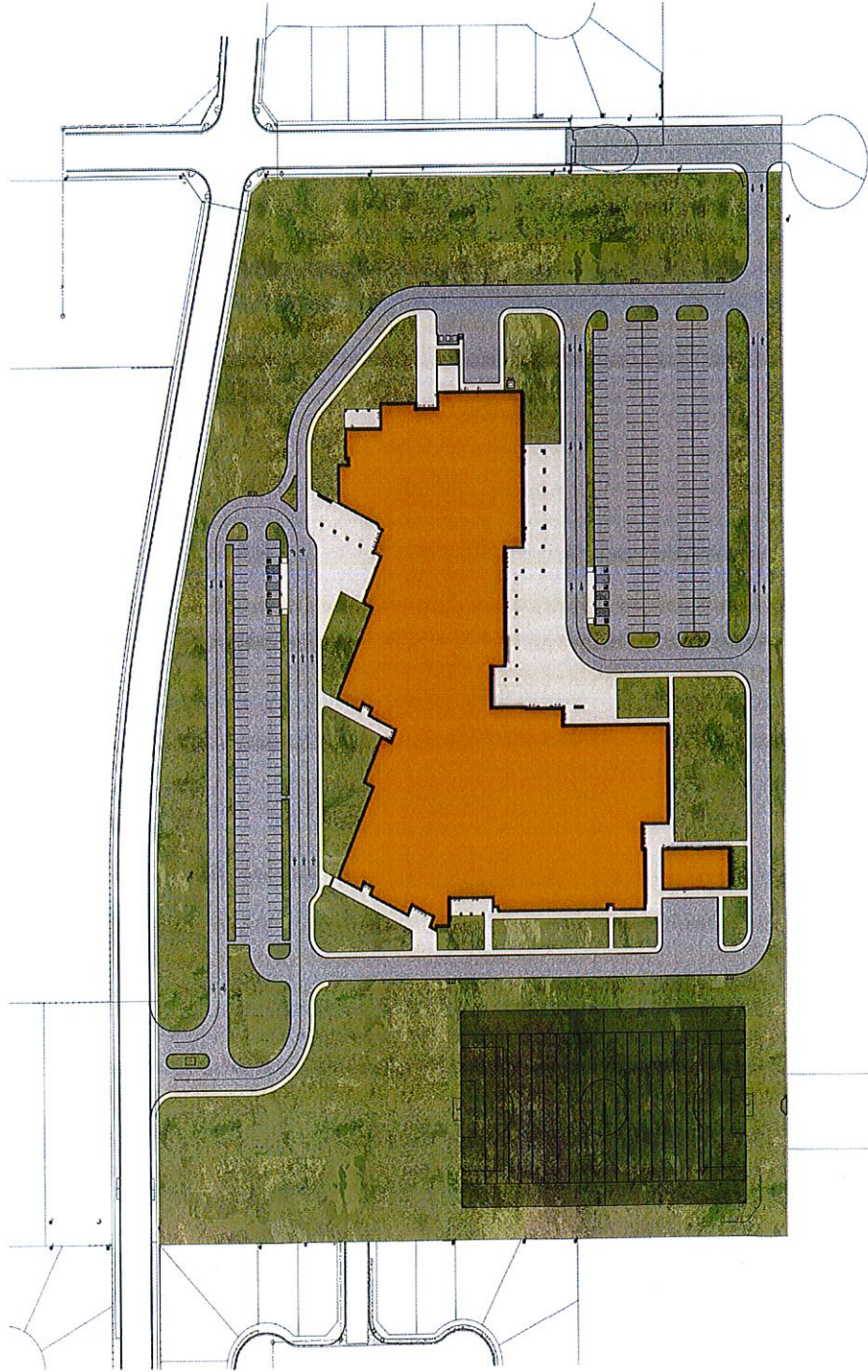
- HVAC chilled water system, two central plants and one back-up HVAC chiller unit with pump
- Cafetorium with 300 student capacity and performing stage
- Electric hand dryers at all restrooms
- Exterior custodial equipment storage room
- 245 parking spaces for staff and visitors
- One Elevator
- Fire Alarm (EVAC) Voice Activated System and Fire Sprinkler protection system
- Energy Management System for HVAC temperature control and Exterior lighting control
- Motion sensors for all interior lights in corridors and support areas
- Two ceiling fans in each classroom



**Guaranteed Maximum Price (GMP) Proposal
for Design & Construction of 9th Grade Campus
for Lyndon B. Johnson High School**

- One dance studio with wood floor
- Two gyms, competition and practice, wood floor and motorized bleachers
- One boys/girls weight room (equipment by UISD)
- Landscaping allowance for trees, grass, selected xeriscaping (low-water consumption plants and trees)
- Full irrigation system for landscaping and practice fields
- \$500,000 construction general contingency allowance
- \$40,000 design contingency allowance
- \$30,000 allowance for 150 ft of Keystone block retaining walls
- \$1,000,000 Information Technology allowance for all infrastructure for communications and internet network systems and equipment

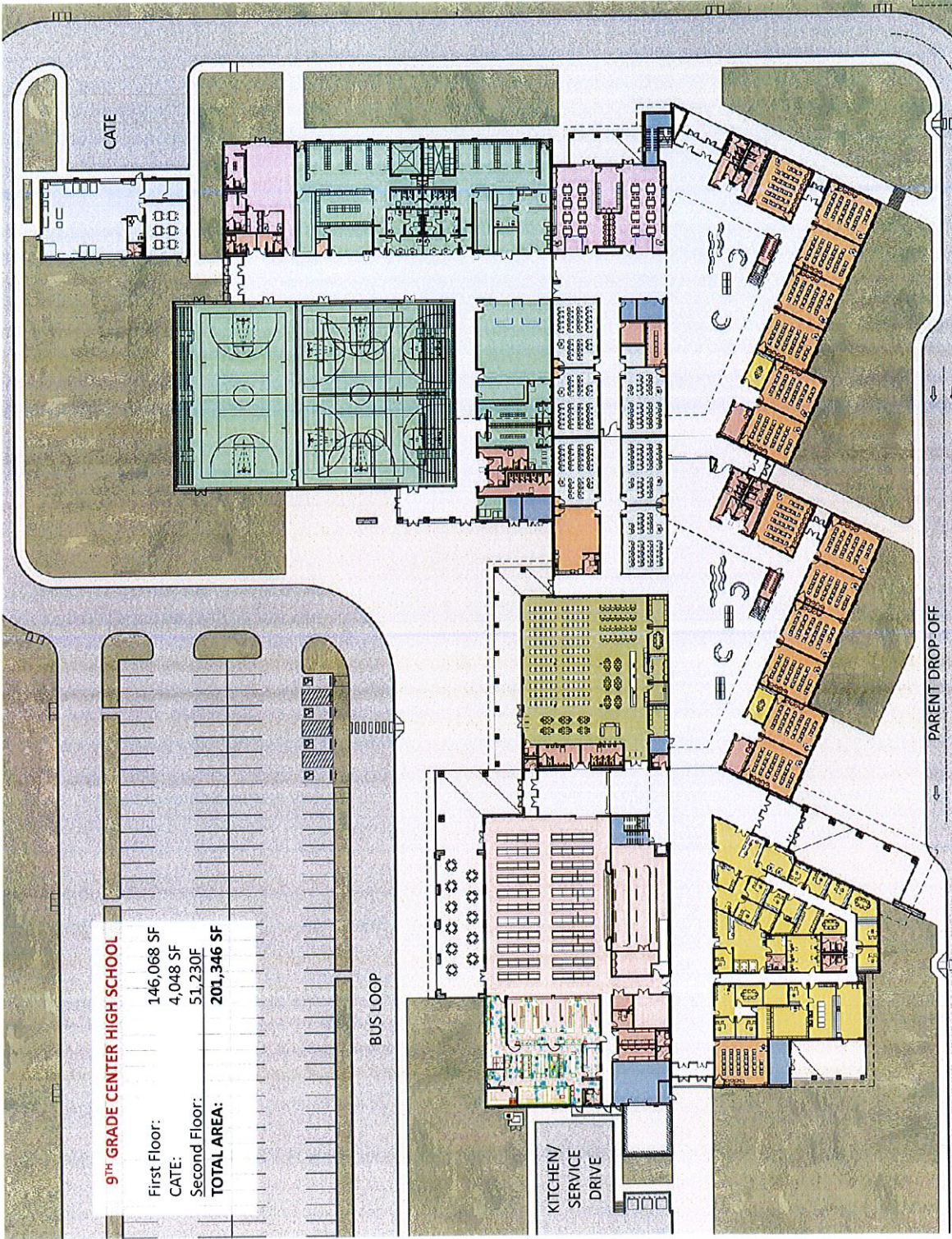




LYNDON B. JOHNSON SITE PLAN

Overall Acres: 19.99

- ADMINISTRATION
- GENERAL EDUCATION
- CAREER AND TECHNOLOGY EDUCATION
- LIBRARY
- FINE ARTS
- ATHLETICS AND PHYSICAL EDUCATION
- FOOD SERVICE
- CAMPUS SUPPORT
- MECHANICAL

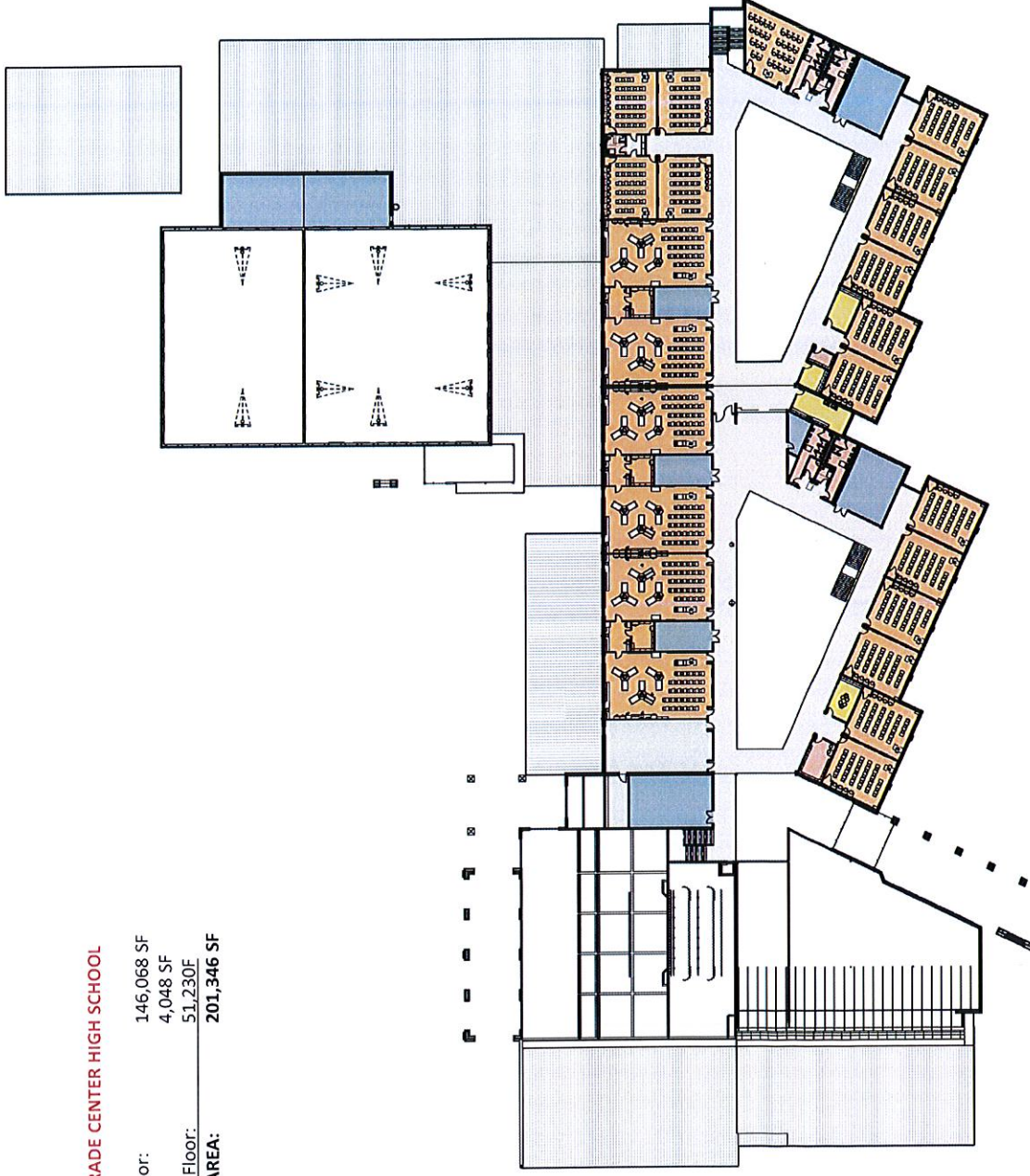


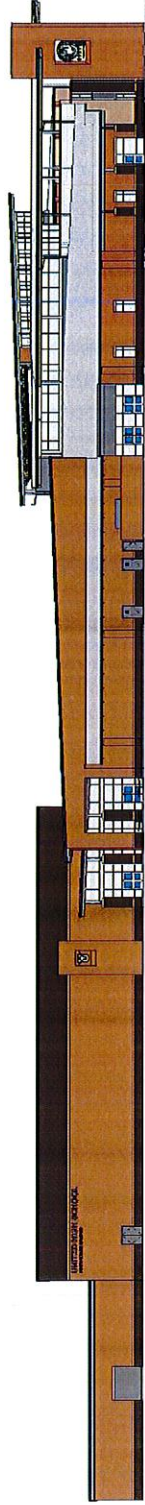
9TH GRADE CENTER HIGH SCHOOL	
First Floor:	146,068 SF
CATE:	4,048 SF
Second Floor:	51,230F
TOTAL AREA:	201,346 SF

9TH GRADE CENTER HIGH SCHOOL

First Floor: 145,068 SF
 CATE: 4,048 SF
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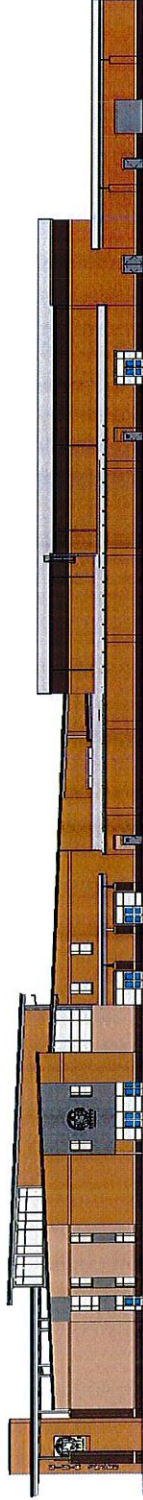




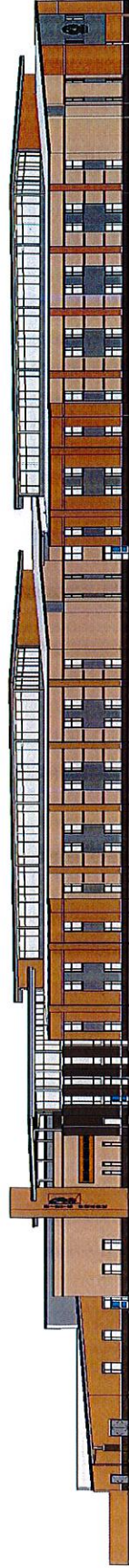
4 OVERALL WEST EXTERIOR ELEVATION
SCALE: 1" = 4'-0"



3 OVERALL NORTH EXTERIOR ELEVATION
SCALE: 1" = 4'-0"



2 OVERALL EAST EXTERIOR ELEVATION
SCALE: 1" = 4'-0"



1 OVERALL SOUTH EXTERIOR ELEVATION
SCALE: 1" = 4'-0"



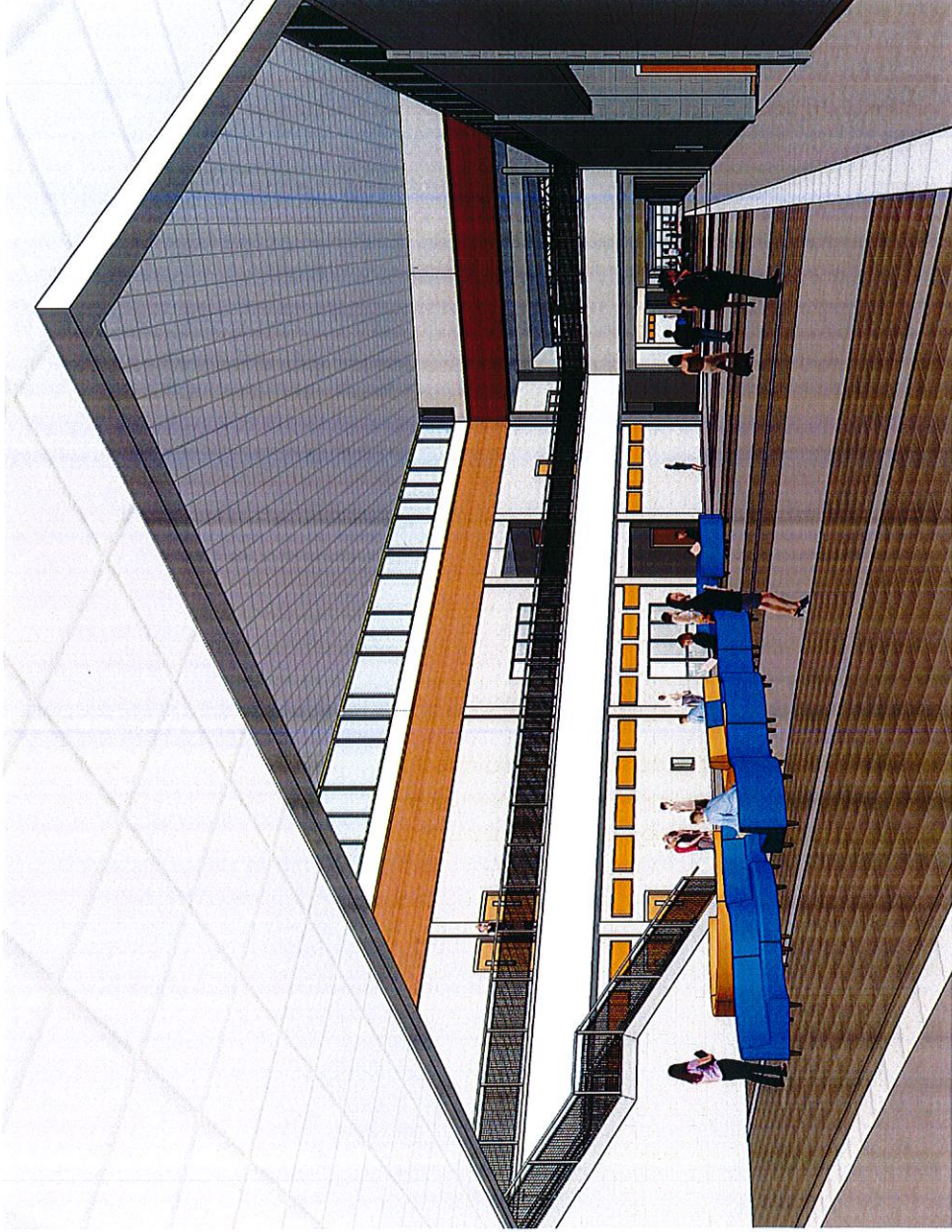


FRONT ENTRY: VISITOR PARKING AND PARENT
DROP-OFF









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

7-Feb-17

UNITED INDEPENDENT SCHOOL DISTRICT
Mrs. Cordelia Flores Jackson, Purchasing Director
Laredo, Texas 78040

GUARANTEED MAXIMUM COST
UNITED INDEPENDENT SCHOOL DISTRICT
LBJ HIGH SCHOOL 9TH GRADE CAMPUS

The following is the guaranteed maximum cost on proposed 9th grade prototype
at the LBJ site per 9th grade campus prototype construction documents
site plan dated 09-22-16 for the LBJ High School 9th Grade Campus site,
as per attached detailed scope of work exhibit

\$ 34,082,987.00

Allowances

General Contingency Allowance

\$ 500,000.00

Information Technology Allowance

\$ 1,000,000.00

TOTAL CONSTRUCTION COST

\$ 35,582,987.00

Design service fee

\$ 550,000.00

Design Contingency Allowance

\$ 40,000.00

Total GMP

\$ 36,172,987.00

Gary A. Leyendecker, P. E.
President

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United ISD
LBJ High School 9th Grade Project

I. GENERAL CONDITIONS AND PROJECT ALLOWANCES	
CONTINGENCY ALLOWANCE	\$ 500,000.00
SUPERVISION	\$ 594,000.00
FENCING ALLOWANCE	\$ 85,000.00
LANDSCAPE AND IRRIGATION ALLOWANCE	\$ 150,000.00
EXTERIOR BENCHES ALLOWANCE	\$ 50,000.00
INFORMATION TECHNOLOGY ALLOWANCE	\$ 1,000,000.00
PERFORMANCE AND PAYMENT BONDS	\$ 423,000.00
GENERAL LIABILITY INSURANCE	\$ 168,000.00
BUILDERS RISK INSURANCE	\$ 52,000.00
MOBILIZATION/PERMITS	\$ 50,000.00
TEMPORARY ELECTRICITY	\$ 125,000.00
TEMPORARY FACILITIES	\$ 125,000.00
FINAL CLEAN UP	\$ 55,000.00
II. SITEWORK	
BUILDING PADS, SITE PREPARATION, GRADING, CALICHE BASE	
AT ALL CONCRETE PAVING	\$ 1,284,000.00
FINAL SITE GRADING	\$ 60,000.00
KEYSTONE BLOCK RETAINING WALL 150 LF	\$ 30,000.00
ENGINEERING, STAKING	\$ 25,000.00
UTILITIES	\$ 900,500.00
SOIL TREATMENT	\$ 32,100.00
FOOTBALL LANDSCAPING AND IRRIGATION	\$ 230,000.00
CONCRETE PAVING AND PARKING	\$ 1,096,890.00
CONCRETE SIDEWALKS AND STAIRS	\$ 287,400.00
CONCRETE RAMPS AND WALL	\$ 33,250.00
MECHANICAL EQUIPMENT SLABS	\$ 28,650.00
III. CONCRETE	
FOUNDATION CONCRETE LABOR, CONCRETE, AND REINFORCING	\$ 2,477,000.00
SECOND FLOOR CONCRETE LABOR, CONCRETE, AND REINFORCING	\$ 321,000.00
PUMP TRUCK	\$ 95,000.00
CONCRETE MISC ACCESSORIES AND MISC MATERIALS	\$ 108,500.00
IV. MASONRY	
MASONRY VENEER MATERIALS AND LABOR	\$ 1,832,000.00
MASONRY CMU MATERIALS AND LABOR	\$ 3,062,779.00
MECHANICAL YARD ENCLOSURES	\$ 70,000.00
ELEVATOR MASONRY STRUCTURE	\$ 58,000.00
MORTAR	\$ 185,000.00
MASONRY REINFORCING	\$ 178,560.00
CONCRETE MASONRY INFILL	\$ 78,700.00
DUROWALL WIRE AND MASONRY TIES	\$ 55,000.00
MASONRY VENEER CLEANING	\$ 52,000.00
V. METALS	
STRUCTURAL AND MISC STEEL	\$ 1,583,000.00
MISC STEEL LINTELS	\$ 58,000.00
STRUCTURAL STEEL ERECTION	\$ 625,000.00
ROOF TRANSITION HT PANEL SYSTEM	\$ 176,000.00
FRONT CANOPY	\$ 122,100.00
PARAPETS	\$ 65,400.00

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METAL SOFFITS	\$	158,500.00
LIGHT GAUGE FRAMING	\$	223,000.00
VI. WOODS AND PLASTICS		
ROUGH CARPENTRY	\$	165,000.00
CONVENTIONAL MILLWORK	\$	257,500.00
SCIENCE CASEWORK	\$	281,800.00
VII. THERMAL AND MOISTURE PROTECTION		
METAL ROOFING AND ROOF INSULATION	\$	1,389,000.00
ROOF AND WALL FLASHINGS	\$	56,000.00
FASTENERS	\$	16,200.00
METAL FASCIAS	\$	108,900.00
DAMPROOFING	\$	178,500.00
CAULKING AND SEALANTS	\$	123,500.00
RIGID WALL INSULATION	\$	128,500.00
OTHER INSULATION	\$	50,000.00
MASONRY BASE FLASHINGS	\$	52,500.00
FIRE SAFING	\$	67,850.00
SOUND INSULATION/TECTUM	\$	89,800.00
VIII. DOORS, WINDOWS, AND GLASS		
WINDOWS AND FIXED GLASS	\$	522,630.00
ROLLING DOORS	\$	68,000.00
HOLLOW METAL FRAMES	\$	105,560.00
WOOD DOORS	\$	74,000.00
LABOR ON FRAMES AND DOORS	\$	48,000.00
DOOR HARDWARE	\$	207,368.00
OTHER HARDWARE	\$	97,683.00
HARDWARE LABOR	\$	45,000.00
IX. FINISHES		
DRYWALL	\$	183,000.00
GYSUM BOARD CEILINGS	\$	80,000.00
FURR DOWNS	\$	75,000.00
WOOD SOUND PANELS	\$	86,700.00
SUSPENDEED ACOUSTICAL CEILINGS	\$	355,000.00
VCT	\$	177,523.00
RUBBER FLOORS	\$	32,000.00
FLOOR WAXING	\$	25,000.00
WOOD FLOORING	\$	250,000.00
DANCE FLOOR	\$	15,000.00
PORCELAIN TILE	\$	520,520.00
CERAMIC TILE	\$	105,450.00
CERAMIC TILE AND ACCESSORIES	\$	88,300.00
QUARRY TILE	\$	33,000.00
MISC TILE MATERIALS	\$	47,500.00
PAINT	\$	375,000.00
GRAPHICS	\$	10,000.00
X. SPECIALTIES		
STAGE CURTAIN	\$	22,000.00
WINDOW TREATMENT	\$	15,000.00
LOCKERS	\$	135,000.00

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TOILET PARTITIONS	\$	13,459.00
TOILET ACCESSORIES	\$	36,600.00
FIRE EXTINGUISHERS	\$	12,000.00
INTERIOR SIGNAGE	\$	25,000.00
EXTERIOR TRAFFIC SIGNAGE	\$	25,000.00
TV MOUNTS	\$	15,000.00
PROJECTION SCREENS	\$	15,000.00
PLAQUE	\$	3,500.00
MARKERBOARDS	\$	28,000.00
CUBICLES	\$	1,000.00
WIREMESH PARTITIONS	\$	32,000.00
FLAGPOLE	\$	4,200.00
DISPLAY TROPHY CASE	\$	25,000.00
LABOR ON ACCESSORIES	\$	56,500.00
HAND DRYERS	\$	23,000.00
XI. EQUIPMENT		
KITCHEN EQUIPMENT	\$	490,000.00
ANIMAL PENS	\$	81,100.00
SOCCER GOALS	\$	5,000.00
BASKETBALL EQUIPMENT	\$	64,215.00
SCOREBOARD AT GYM	\$	20,000.00
GYM BLEACHERS	\$	83,000.00
FOOTBALL BLEACHERS	\$	40,000.00
SCOREBOARD AT FOOTBALL FIELD	\$	12,000.00
X11. CONVEYING EQUIPMENT		
ELEVATOR	\$	60,000.00
XIII. MECHANICAL		
GENERAL PLUMBING	\$	1,210,000.00
HVAC	\$	3,488,000.00
FIRE PROTECTION	\$	335,000.00
XIV. ELECTRICAL		
ELECTRICAL	\$	3,150,000.00
LED LIGHT FIXTURES	\$	185,000.00
XIV. SPECIAL SYSTEMS		
FIRE ALARM	\$	310,800.00
CONSTRUCTION SUBTOTAL		\$ 35,582,987.00
XV. DESIGN SERVICE FEE		
DESIGN SERVICE FEE	\$	550,000.00
DESIGN CONTINGENCY ALLOWANCE	\$	40,000.00
TOTAL GMP		\$ 36,172,987.00