



## 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 31<sup>st</sup> Elementary School at Lomas Del Sur/Cuatro Vientos Subdivision

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

**Approved for transmittal to School Board:** October 18, 2017

**Procurement Recommendation:**

The Administration recommends approval of the Guaranteed Maximum Price (GMP) proposal for design and construction of Lomas Del Sur/Cuatro Vientos Subdivision, in the amount of \$16,826,662.43.

This is the 4<sup>th</sup> new elementary school to be constructed as part of the 2013 Bond Construction Program. Please see attached exhibit with GMP proposal and detailed cost breakdown.

**For Your Consideration:**

Alternate #1 in the amount of \$19,200.00 (Provide 16' wide brick pavers band between gymnasium and administration at courtyard area)

Alternate #2 in the amount of \$46,500.00 (Provide concrete dye at balance of courtyard area)

**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 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

4-Oct-17 Final

United Independent School District  
C/O Mrs. Cordelia Flores Jackson, Purchasing Director  
Laredo, Texas

**United ISD  
Elementary No. 31 Lomas Del Sur**

**DESCRIPTION**

---

The following are guaranteed maximum costs, allowances, and design fees on proposed elementary prototype at the Lomas del Sur campus based on construction documents for San Isidro Elementary School incorporating all enhancements from previous elementary prototype projects including LED lighting fixtures, dimming system for lighting, evac fire alarm system, millwork items, electric hand dryers at all restrooms, landscaping, and topsoil at landscaped area

Site improvements including dirt work, utilities, sidewalks, parking lots, and roadways per 60% civil documents prepared by CED dated 09-27-2017.

Construction GMP	\$ 15,342,961.00
Allowances	
Contingency fund	\$ 400,000.00
Subtotal	\$ 15,742,961.00
Design Service Fee	\$ 233,701.43
Design Contingency Allowance	\$ 25,000.00
I. T. Allowance	\$ 800,000.00
Marquee Sign Allowance with reinforced foundation (+/- 4'x4'x4')	\$ 25,000.00
<b>Total GMP</b>	<b>\$ 16,826,662.43</b>

Alternate no. 1

Provide 16' wide brick pavers band between gymnasium and administration at courtyard area \$ 19,200.00

Alternate no. 2

Provide concrete dye at balance of courtyard area \$ 46,500.00

Sincerely,



Gary A. Leyendecker, P. E.  
President

**Guaranteed Maximum Price (GMP) Proposal  
for Design and Construction of  
Elementary School No. 31 (Cuatro Vientos/Lomas del Sur)**



**Advisory Bond Oversight Committee Meeting  
October 5, 2017**

**Guaranteed Maximum Price (GMP) Proposal  
for Design and Construction of Elementary School No. 31 (Cuatro Vientos/Lomas del Sur)**

- **Design & Construction Budget for Elementary School No. 31, including all Allowances:**      **\$16,406,869.00**
- **Design & Construction Cost for San Isidro ES, including all Allowances:**      **\$ 16,502,087.00**
- **GMP Proposal for Design & Construction of Elementary School No. 31:**      **\$ 16,826,662.43**  
 (includes a construction contingency allowance of \$400,000.00, a Technology Infrastructure allowance of \$800,000.00, a design contingency allowance of \$25,000.00, and a \$25,000.00 Marquee allowance)

(Cost proposal is below the 2016 RS Means Construction Price Index Guidelines)

**Cost Per Sq Ft for building including all sitework, without Design Fees or allowances = \$147 Per Sq Ft**

**Cost per Sq Ft for Building Only, without Design Fees, without any sitework, and without allowances = \$130 Per Sq Ft**

- **PROJECT SCHEDULE:**      **Start Construction Activities:      December 2017**  
    **Substantial Completion:      December 2018 (to open January 2019)**

- **RECOMMENDATION:**

**Recommendation is to Approve Guaranteed Maximum Price (GMP) proposal for design and construction of Elementary School No. 31 (Cuatro Vientos/Lomas del Sur) from Leyendecker Construction, Inc. in the amount of \$16,826,662.43, including specified allowances.**



# 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. = 104,645 s.f.

May 30, 2014

**Guaranteed Maximum Price (GMP) Proposal**  
**for Design and Construction of Elementary School No. 31 (Cuatro Vientos/Lomas del Sur)**

**PROJECT SCOPE OF WORK:**

- 968 student capacity campus
- 104,445 sq. ft. Building Area
- Forty-four general academic classrooms
- Once Science classroom
- Two Computer labs
- One Music classroom
- One multi-purpose classroom
- Two self-contained Special Education classrooms with restroom and kitchen



**Guaranteed Maximum Price (GMP) Proposal  
for Design and Construction of Elementary School No. 31 (Cuatro Vientos/Lomas del Sur)**

- Administrative Areas, Nurse clinic, counselor classroom, teachers workroom and Lounge, MDF and IDF Rooms
- Library with all support areas, conference room and student computer stations
- One Gymnasium and Stage with Curtains and ADA Ramp
- Security Station 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 Elementary School No. 31 (Cuatro Vientos/Lomas del Sur)**

- 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 6 ft on all walls on all staff and student restrooms
- Electric Hand Dryers all restrooms
- Exterior doors with access restriction control system
- Fully prepared MDF Head End and IDF rooms





**Guaranteed Maximum Price (GMP) Proposal  
for Design and Construction of Elementary School No. 31 (Cuatro Vientos/Lomas del Sur)**

- DX HVAC system with Energy Management System, automated temperature controls for all HVAC and Exterior Lighting system
- IP Public Address System, Surveillance camera system, Network data cabling and equipment, sound systems
- Cafetorium with 250 student capacity
- Exterior custodial equipment storage room
- 150 parking spaces for staff and visitors
- Automated Fire Alarm 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 Elementary School No. 31 (Cuatro Vientos/Lomas del Sur)**

- Concrete courtyard, amphitheater with canopies, perimeter drainage system
- \$400,000.00 general construction contingency allowance
- \$25,000.00 design contingency allowance
- \$25,000.00 marquee allowance with foundation
- \$800,000.00 Instructional Technology Infrastructure and Equipment allowance

