



UNITED INDEPENDENT SCHOOL DISTRICT AGENDA ACTION ITEM

Topic: Approval of GMP (Guaranteed Maximum Price) for Design and Construction of Elementary School No. 28 at Highway 359

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

Approved for transmittal to school board: March 25, 2015

Procurement Recommendation:

The Administration recommends approval of the Guaranteed Maximum Price (GMP) proposal for design and construction of Elementary School No. 28 at Highway 359, in the amount of \$14,380,108.00, which includes a contingency allowance amount of \$400,000.00. This is the first new middle 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 #28: \$14,380,108.00

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

28-Feb-15
United Independent School District
C/O Mrs. Cordelia Flores Jackson, Purchasing Director
Laredo, Texas

United ISD
Hwy 359 Elementary Prototype

DESCRIPTION

The following are guaranteed maximum costs on proposed elementary prototype
at the Hwy 359 campus

Basic building cost	\$ 13,627,608.00
Allowances	
Contingency	\$ 400,000.00
Subtotal	\$ 14,027,608.00

Off site utility improvements	\$ 352,500.00
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Total	\$ 14,380,108.00
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Sincerely,



Gary A. Leyendecker, P. E.
President

**GMP (Guaranteed Maximum Price) Proposal
Elementary School #28 – Hwy 359 East**



**Business Committee Meeting
March 17, 2015**

**Guaranteed Maximum Price (GMP) Proposal
for Construction of Hwy 359 Elementary School (Elementary School No. 28)**

- **PROJECT CONSTRUCTION BUDGET for Hwy 359 Elementary School Campus:** **\$ 14,903,379.00**
- **LAND IMPROVEMENTS BUDGET (Offsite Utilities & Improvements) for Hwy 359 Elementary School:** **\$ 778,684.00**
- **TOTAL CONSTRUCTION BUDGET for Hwy 359 Elementary School:** **\$ 15,682,063.00**
- **GMP PROPOSAL for Hwy 359 Elementary School (including Offsite Utilities & Improvements):** **\$ 14,380,108.00**
(includes a contingency allowance of \$400,000.00)

(Cost proposal is **below** the 2015 RS Means Construction Price Index Guidelines)

- **REMAINING BALANCE CONSTRUCTION BUDGET for Hwy 359 Elementary School:** **\$ 1,301,955.00**
(Some of Remaining Funds Balance to be used for
UISD’s share of the EG Ranch Rd. extension project, for engineering and construction costs)
- **PROJECT SCHEDULE:**

Start Construction Activities:	March 2015
Substantial Completion:	March 2017 (to open Fall 2017)

RECOMMENDATION:

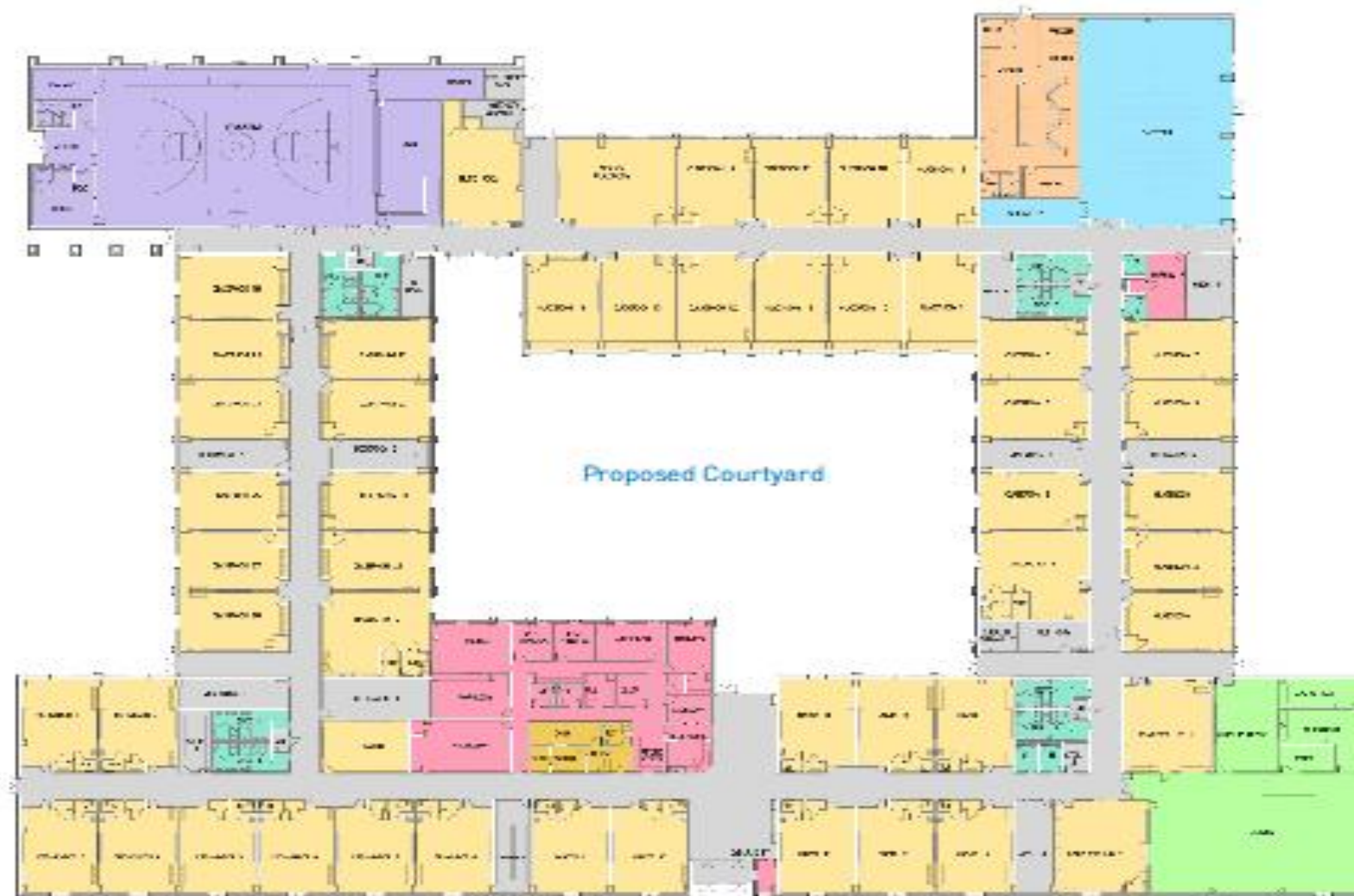
Approval of Guaranteed Maximum Price (GMP) proposal for construction of the new Hwy 359 Elementary School from:

Leyendecker Construction, Inc.

in the amount of: **\$ 14,380,108.00 (includes a contingency allowance of \$400,000.00)**



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

**Guaranteed Maximum Price (GMP) Proposal
for Construction of Hwy 359 Elementary School (Elementary School No. 28)**

PROJECT SCOPE OF WORK:

- 968 student capacity campus
- 104,445 sq. ft. Building Area
- Forty-four general academic classrooms
- One 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 Construction of Hwy 359 Elementary School (Elementary School No. 28)

- 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
- All exterior LED lighting
- 100% color standing seam metal roof, 30 year warranty on all roof
- All off-site utilities and improvements as required by City of Laredo Planning Dept.
- Full landscaping and perimeter fence



**Guaranteed Maximum Price (GMP) Proposal
for Construction of Hwy 359 Elementary School (Elementary School No. 28)**

- 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, 4" crushed limestone base for all concrete paved areas
- 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
- Exterior doors with access restriction control system
- Fully prepared MDF Head End and IDF rooms



**Guaranteed Maximum Price (GMP) Proposal
for Construction of Hwy 359 Elementary School (Elementary School No. 28)**

- DX HVAC system with Energy Management System, automated temperature controls for all HVAC and Exterior Lighting system
- Cafetorium with 250 student capacity
- Electric hand dryers at all restrooms
- 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 irrigation system for landscaping and playground fields



**Guaranteed Maximum Price (GMP) Proposal
for Construction of Hwy 359 Elementary School (Elementary School No. 28)**

- Playground Equipment Units for Lower and Upper Grade level students, poured-in-place rubber floor safety surface
- Concrete courtyard, amphitheater with canopies, perimeter drainage system
- \$400,000 general contingency allowance



BOND COMMITTEE MEETING

A group of diverse elementary school children, including boys and girls of various ethnicities, are smiling and leaning on a table. The image is overlaid with a semi-transparent blue filter.

UNITED ISD

PROTOTYPICAL ELEMENTARY SCHOOL No. 28 (Highway 359)

March 2, 2015

Leyendecker Construction, Inc.
in association with
JHS Architects, Inc. + Metaform Studio Architects, Inc.

UNITED ISD

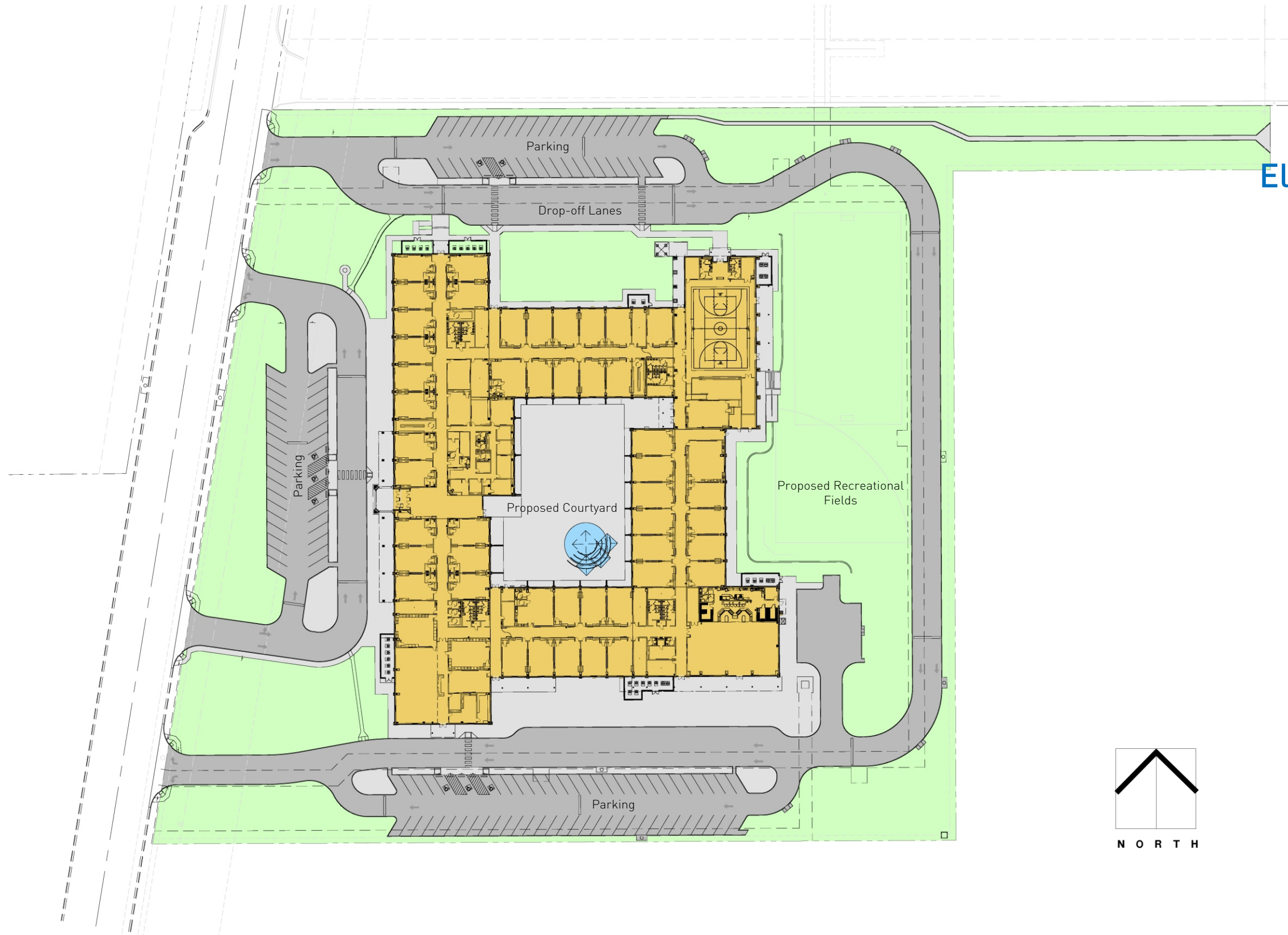
Prototypical Elementary School No. 28 Hwy 359 East



Preliminary Site Plan

March 2, 2015

UNITED ISD
Elementary School No. 28
Hwy 359 East



Preliminary Site Plan

March 2, 2015

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Elementary School No. 28

Hwy 359 East



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
- Security Station

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

March 2, 2015

UNITED ISD
Prototypical Elementary School No. 28
Hwy 359 East



Front Elevation

March 2, 2015

Preliminary Elevation Studies

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Prototypical Elementary School No. 28
Hwy 359 East



March 2, 2015

Preliminary Elevation Studies

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Prototypical Elementary School No. 28
Hwy 359 East



March 2, 2015

Preliminary Elevation Studies

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Prototypical Elementary School No. 28
Hwy 359 East



March 2, 2015

Preliminary Elevation Studies