



UNITED INDEPENDENT SCHOOL DISTRICT AGENDA ACTION ITEM

Topic: Approval of GMP (Guaranteed Maximum Price) for Newman Elementary School Cafeteria Expansion & Kinder Classroom Wing Building Addition

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

Approved for transmittal to school board: July 22, 2015

Procurement Recommendation:

The Administration recommends approval of the Guaranteed Maximum Price (GMP) proposal for Newman Elementary School Cafeteria Expansion & Kinder Classroom Wing Building Addition in the amount of \$1,489,333.00, which includes a contingency allowance amount of \$50,000.00. Staff has complied with all applicable federal, state and local purchasing policies and procedures in obtaining pricing information for the items listed above.

Rationale:

The project entails the expansion of the cafeteria and kitchen at Newman Elementary School to provide additional space required as a result of the increase in student enrollment. Additionally, the project includes construction of an enclosed corridor connecting the main campus hallways to the Kinder classroom wing. Please see attached exhibit with cost breakdown and additional project information.

Budgetary Information:

This school addition is part of PHASE II of the 2013 Bond Construction Program, to be funded through the Funding Plan of Phase II Series 2015 Bonds.

Budget Amount for Newman Elementary School Cafeteria Expansion & Kinder Classroom Wing Building Addition: \$1,561,950.00

Board Policy Reference and Compliance

CV Legal – Facilities Construction

Texas education code 44.031, 44.035, 44.036, and 44.039



Proposal For
Guaranteed Maximum Price
Newman Elementary School Cafeteria &
Kinder Classroom Wing Canopy Enclosure

June 30, 2015

Cordelia Flores Jackson
Karina M. Guerra
United Independent School District
Purchasing Department
3501 Saunders Street
Laredo, Texas 78045

Dear Ms Flores and Ms Guerra,

Zertuche Construction, LLC is pleased to provide a revised Guaranteed Maximum Price for the Newman Elementary School Cafeteria and Kinder Classroom Canopy Enclosure of **\$1,489,333.00**.

The aforementioned GMP is based on a 90% completed plans prepared by Design Group International and their consultants dated May 20, 2015. The GMP includes a \$50,000.00 Betterment Allowance and excludes Fiber Optics and Testing.

Our original GMP of \$1,200,000.00 had been increased to \$1,637,633.00 with the change of scope of work as per the following items:

1. Added to Cafetorium/Dining Room area of 614 Square Feet.
2. Demolish existing Kinder Classroom Wing Canopy (concrete and canopy building) and add a new wider canopy with new concrete foundation, canopy frame and roof, interior block walls, exterior brick walls, ten windows, four double glass doors, vinyl flooring, vinyl base, suspended ceiling, painting, two H.V.A.C. split package units and electrical lighting.
3. Provide a 2 hour metal stud firewall above the existing block wall on Library wall facing hallway to underside of existing roof deck and change three existing doors to fire rated doors.
4. Provide fire caulking around all walls between Cafetorium/Dining and Library.
5. Connect all new HVAC units to existing Energy Management Control System.

June 30, 2015

6. Re-creating a Toro Logo on wall.
7. Add a wet system fire sprinkler system to the new cafeteria and dining area with an 8" tap, 8" underground line, backflow preventer, and sprinkler heads as required.
8. Added \$20,000.00 to the Betterment Fund to make it a total of \$50,000.00.

The reduction from \$1,637,333.00 to \$1,489,333.00 (a Savings of \$148,000.00) was achieved by the following:

1. Remove aluminum double doors and windows at Canopy and install hollow metal doors and metal framed windows. (\$22,812.00)
2. Remove all ceramic tile wainscote. (\$29,045.00)
3. Deduct HVAC Energy Management system from \$15,000.00 to \$5,000.00. (\$10,000.00)
4. Remove Contractor's and Sub-Contractor's volunteer deducts. (\$86,143.00)
5. The revised GMP dated 6-30-15 includes sprinkling 6,366 SQ.FT.; this comprises the entire dining room and kitchen.

Based on an anticipated Start Date of September 1, 2015, Zertuche Construction is committed to achieving Substantial Completion by July 31, 2016, and achieving Final Completion by August 31, 2016.

Sincerely



Ramon Zertuche II
President



Guaranteed Maximum Price (GMP) Proposal

**Newman Elementary School Cafeteria Expansion
& Kinder Classroom Wing Building Addition
(Canopy Enclosure)**

July 13, 2015 Advisory Bond Oversight Committee Meeting

July 14, 2015 Business Committee Meeting



Guaranteed Maximum Price (GMP) Proposal

**Newman Elementary School Cafeteria Expansion
& Kinder Classroom Wing Building Addition (Canopy Enclosure)**

PROJECT CONSTRUCTION BUDGET: \$ 1,414,587.00

GMP PROPOSAL: \$ 1,489,333.00
(Includes a contingency allowance of \$ 50,000)

RECOMMENDATION:

**Award the GMP for the Newman Elementary School Cafeteria Expansion
& Kinder Wing Classroom Addition (Canopy Enclosure) to Zertuche
Construction in the amount of:**

\$ 1,489,333.00
(Including a contingency allowance of \$ 50,000)

Project Team



Design Group International – Architectural
Delfino Garza, Jr. – Architect & Owner

CLH Engineering – Structural
Cloromiro Hinojosa, P.E. & Owner

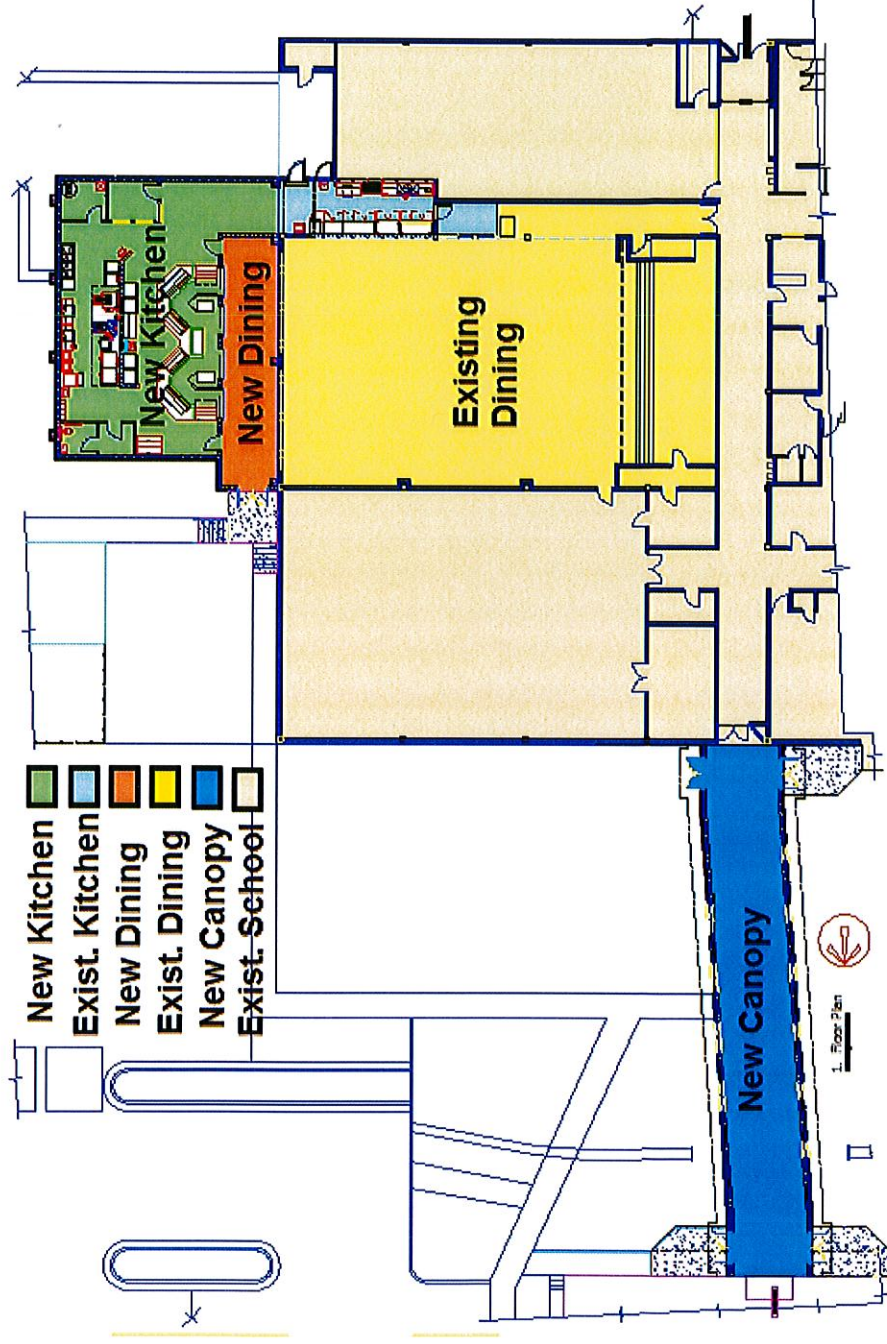
DBR Engineering – MEP
Edward Puentes, P.E. Project Engineer & Partner

Rio Delta Engineering – Civil
Gilbert Guerra, P.E. & Owner

Five Oaks Kitchen Design – Kitchen Consultant
Robert Pursell – Consultant & Owner

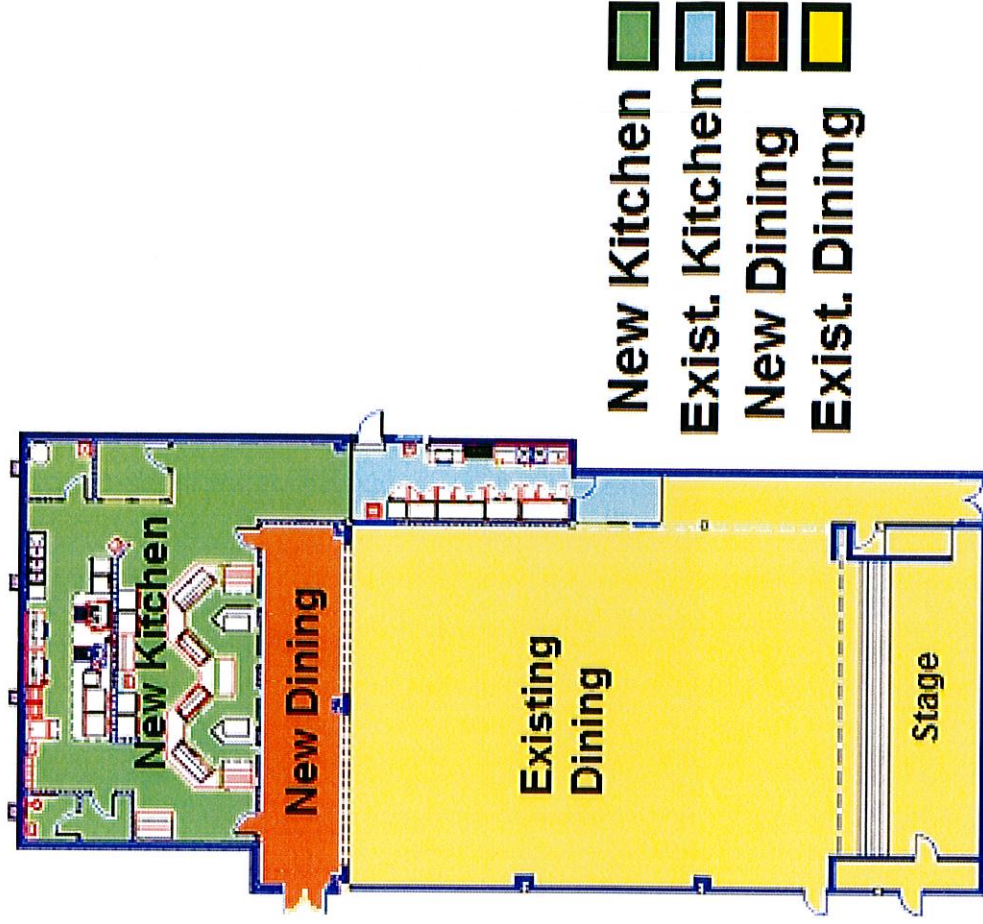
Zertuche Construction – Construction Manager at Risk (CMAR)
Ramon Zertuche II - Owner

Site Plan & Scope of Work



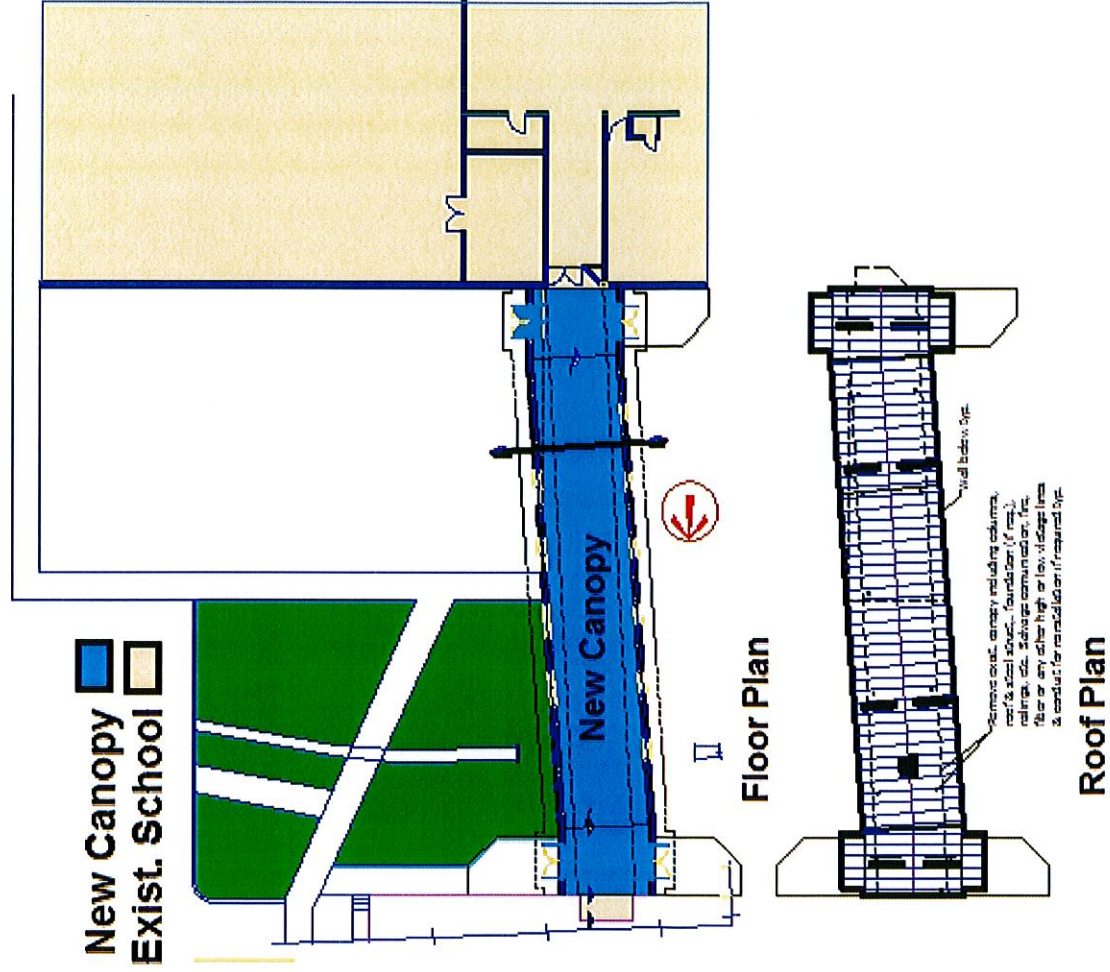
1. Add 614 sq. ft. to Existing Dining Rm. (Total Dining Space – 5,524 sq. ft.)
2. Add New Kitchen – 2,119 sq. ft.
3. Add New Enclosed Kinder Wing Canopy – 1,854 sq. ft.
(14'-0" wide with HVAC)

Floor Plan - Dining/ Kitchen



Add New Kitchen – 2,119 sq. ft.
Add 614 sq. ft. to Existing Dining Rm. (Total Dining Space – 5,524 sq. ft.)
Use Existing Kitchen & office as new preparation & dry storage

Floor & Roof Plan – Canopy



Elevations – Kitchen & Canopy

