



UNITED INDEPENDENT SCHOOL DISTRICT AGENDA ACTION ITEM

TOPIC: Approval of the Guaranteed Maximum Price (GMP) Proposal for J.B. Alexander High School Additions of New Fine Arts Building, New Agricultural Science Building, and Various Site Improvements (Phase One of Bond Project)

SUBMITTED BY: Enrique Rangel, P.E. OF: Facilities and Construction Department

APPROVED FOR TRANSMITTAL TO SCHOOL BOARD: _____

DATE ASSIGNED FOR BOARD CONSIDERATION: October 18, 2016

RECOMMENDATION:

Administration recommends approval of the Guaranteed Maximum Price (GMP) Proposal for J.B. Alexander High School Additions of a New Fine Arts Building, a New Agricultural Science Building, and various Site Improvements, as submitted by Leyendecker Construction of Texas, Inc., in the amount of \$6,816,852.40, including a construction contingency allowance in the amount of \$270,000.00, an Allowance for Instructional Technology and Access Control Equipment in the amount of \$311,750.00, and an Allowance for Audio/Visual Equipment in the amount of \$165,000.00.

RATIONALE:

The new building additions at J.B. Alexander High School are a major component of the Bond Referendum approved by UISD taxpayers on November 5, 2013. The project design documents, plans and specifications, as developed by Munoz Architects, have been reviewed and approved by District staff, Campus Administrators and Design Committee Members. The building design documents are in full compliance with State-mandated Educational Facilities Standards. Additionally, the building design is in accordance with UISD's curriculum and educational specifications for Fine Arts and Agricultural Science programs.

The GMP proposal submitted by Leyendecker Construction of Texas is in strict compliance with the referenced design documents and in accordance with its CMAR (Construction Management at Risk) contractual requirements. The GMP cost breakdown has been carefully reviewed by Munoz Architects and UISD Construction Management Dept. staff to ensure that it is within the 2016 RS Means Construction Cost Index.

BUDGETARY INFORMATION:

2013 Bond Current Balance Amount for Alexander HS Additions:	\$ 4,012,165.00
2013 Bond Allocated Budget Amount for Fire Alarm Upgrade:	\$ 247,000.00
2013 Bond Allocated Budget Amount for IT and A/V Equipment:	\$ 358,189.00
2013 Bond Realized Savings Amount from Other Bond Projects:	<u>\$ 2,200,000.00</u>
Total Bond Budget Amount Allocated for Alexander HS Additions:	\$ 6,817,354.00

BOARD POLICY REFERENCE AND COMPLIANCE: CV

**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

29-Sep-16
United Independent School District
C/O Mrs. Cordelia Flores Jackson, Purchasing Director
Laredo, Texas 78040

**UNITED INDEPENDENT SCHOOL DISTRICT
J.B. ALEXANDER HIGH SCHOOL BAND HALL, AG BUILDING, GREENHOUSE, ANIMAL PENS**

J. B. ALEXANDER HIGH SCHOOL BAND HALL, AG BUILDING, GREENHOUSE, ANIMAL PENS

Building construction of Band Hall, Ag Building, Greenhouse, and
Animal Pens, utilities, fire protection at Band Hall only, and
site improvements as per GMP construction documents
dated 9-6-16 and addendums 1-5 as prepared by
Munoz and Co. \$ 5,468,786.00

Allowances

Construction Contingency Phase 1	\$ 270,000.00
IT / Access Control Allowance Phase 1	\$ 311,750.00
Audio Visual Allowance Phase 1	\$ 165,000.00

Subtotal	\$ 6,215,536.00
CMAR Fee	8.75% \$ 543,859.40
Subtotal	\$ 6,759,395.40
Bond cost	\$ 57,457.00
Total	\$ 6,816,852.40

Sincerely,



Gary A. Leyendecker, P. E.
President

LEYENDECKER CONSTRUCTION OF TEXAS, INC.
CONSTRUCTORS AND ENGINEERS

LAREDO, TEXAS 78041

UISD
GUARANTEED MAXIMUM PRICE
J.B. ALEXANDER HIGH SCHOOL FINE ARTS, AG BUILDING, ANIMAL PENS, GREENHOUSE

I. GENERAL CONDITIONS AND PROJECT ALLOWANCES	
CMAR FEE	\$ 543,859.40
CONTINGENCY ALLOWANCE	\$ 270,000.00
IT / ACCESS CONTROL ALLOWANCE	\$ 311,750.00
AUDIO VISUAL ALLOWANCE	\$ 165,000.00
BONDS AND INSURANCE	\$ 57,457.00
II. SITEWORK	
SOIL TREATMENT	\$ 4,000.00
ENGINEERING, LAYOUT, AND STAKING	\$ 16,250.00
LANDSCAPE AND IRRIGATION	\$ 30,000.00
FENCING/ORNAMENTAL GATES	\$ 15,050.00
UTILITY INCLUDING DOMESTIC WATER, FIRE LINE, STORM SEWER, SANITARY SEWER	\$ 81,900.00
FORMS AND MISC FORMING MATERIALS	\$ 6,500.00
CONCRETE PAVING AND CONC SIDEWALK	\$ 90,000.00
BUILDING PADS, SITE PREPARATION, GRADING, STRIPING	\$ 497,356.00
RETAINING WALL	\$ 4,000.00
III. CONCRETE	
FOUNDATION REINFORCING	\$ 32,560.00
FOUNDATION CONCRETE AND LABOR	\$ 461,070.00
PIER CONSTRUCTION	\$ 97,500.00
PUMP TRUCK	\$ 15,200.00
FORMWORK MATERIALS	\$ 25,650.00
MISC CONCRETE MATERIALS	\$ 19,220.00
ANCHOR BOLTS	\$ 5,500.00
IV. MASONRY	
MASONRY VENEER MATERIALS AND LABOR	\$ 240,520.00
MASONRY CMU MATERIALS AND LABOR	\$ 532,000.00
MORTAR CEMENT	\$ 29,560.00
MORTAR SAND	\$ 16,500.00
MASONRY CELL CONCRETE INFILL	\$ 12,560.00
MASONRY ACCESSORIES AND TIES	\$ 12,000.00
MASONRY REINFORCING	\$ 16,500.00
MASONRY VENEER CLEANING	\$ 10,000.00
V. METALS	
MISCELLANEOUS STRUCTURAL STEEL	\$ 28,000.00
MISC GATES	\$ 5,000.00
PRE ENGINEERED METAL BUILDING	\$ 271,015.00
METAL SOFFIT	\$ 18,090.00
METAL BUILDING ERECTION	\$ 112,520.00
METAL BUILDING INSULATION	\$ 38,000.00
GREENHOUSE BUILDING SYSTEM ERECTED	\$ 80,000.00
ANIMAL PENS STRUCTURAL, METAL PANELS, HOG PANELS	\$ 31,000.00
ERECTION OF ANIMAL PENS	\$ 7,500.00
VI. WOODS AND PLASTICS	
GENERAL CARPENTRY	\$ 20,000.00
MILLWORK	\$ 84,800.00
CASEWORK	\$ 136,525.00

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GUARANTEED MAXIMUM PRICE

J.B. ALEXANDER HIGH SCHOOL FINE ARTS, AG BUILDING, ANIMAL PENS, GREENHOUSE

VII. THERMAL AND MOISTURE PROTECTION		
DAMPROOFING	\$	27,520.00
CAULKING AND SEALANTS	\$	24,950.00
BASE FLASHING	\$	7,246.00
FIREPROOFING	\$	7,500.00
RIGID BOARD INSULATION	\$	32,400.00
BATT INSULATION	\$	5,250.00
SEMI-RIGID INSULATION	\$	5,800.00
SOUND CAULKING	\$	6,500.00
VIII. DOORS, WINDOWS, AND GLASS		
WINDOWS AND FIXED GLASS	\$	18,000.00
HOLLOW METAL FRAMES	\$	36,652.00
WOOD DOORS	\$	23,222.00
ACOUSTICAL DOORS	\$	31,567.00
HARDWARE	\$	75,000.00
LABOR ON FRAMES	\$	17,980.00
ACCESS CONTROL ALLOWANCE		
HARDWARE LABOR	\$	17,000.00
OVERHEAD DOORS	\$	24,500.00
IX. FINISHES		
DRYWALL		
ACOUSTICAL WALL PANELS	\$	92,318.00
ACOUSTICAL PYRAMIDAL CEILING PANELS	\$	35,500.00
CEILINGS	\$	37,750.00
GYPSUM BOARD CEILINGS	\$	21,850.00
VCT	\$	28,900.00
PORCELAIN TILE AND PORCELAIN BASE	\$	24,560.00
CERAMIC TILE AT RR WALLS TO CEILING HEIGHT	\$	35,450.00
ADHESIVES AND GROUT	\$	5,200.00
PAINT	\$	78,500.00
MISC METAL FRAMING	\$	5,250.00
X. SPECIALTIES		
LOCKERS	\$	13,700.00
TOILET CMU PARTITIONS WHM FRAMES, WOOD DOORS, CERAMIC TILE	\$	12,750.00
HAND DRYERS	\$	5,000.00
TOILET ACCESSORIES	\$	7,500.00
FIRE EXTINGUISHERS	\$	2,500.00
MARKER BOARDS	\$	12,800.00
WINDOW TREATMENT	\$	5,000.00
SIGNAGE AND LETTERS	\$	9,500.00
PROJECTION SCREENS (BY ALLOWANCE)		
FLAMMABLE CABINET	\$	1,900.00
GOGGLE CABINET	\$	1,000.00
FIRE BLANKET	\$	425.00
LABOR ON ALL ACCESSORIES	\$	12,500.00
XI. EQUIPMENT		
REFRIGERATOR	BY UISD	
ICE MACHINE	BY UISD	

LEYENDECKER CONSTRUCTION OF TEXAS, INC.

CONSTRUCTORS AND ENGINEERS

LAREDO, TEXAS 78041

UISD

GUARANTEED MAXIMUM PRICE

J.B. ALEXANDER HIGH SCHOOL FINE ARTS, AG BUILDING, ANIMAL PENS, GREENHOUSE

XII. MECHANICAL		
GENERAL PLUMBING		
BAND HALL	\$	116,000.00
AG BUILDING	\$	131,000.00
GREENHOUSE	\$	75,000.00
HVAC		
BAND HALL	\$	340,000.00
AG BUILDING	\$	205,000.00
FIRE PROTECTION (BAND HALL ONLY)	\$	35,000.00
XIII. ELECTRICAL		
BAND HALL	\$	227,000.00
AG BUILDING	\$	319,000.00
GREENHOUSE		
XIV. SPECIAL SYSTEMS	\$	106,000.00
FIRE ALARM		
SECURITY SYSTEM		
INTERCOM		
CLOCKS AND BELLS AT NEW BUILDINGS		
	TOTAL	\$ 6,816,852.40



UNITED

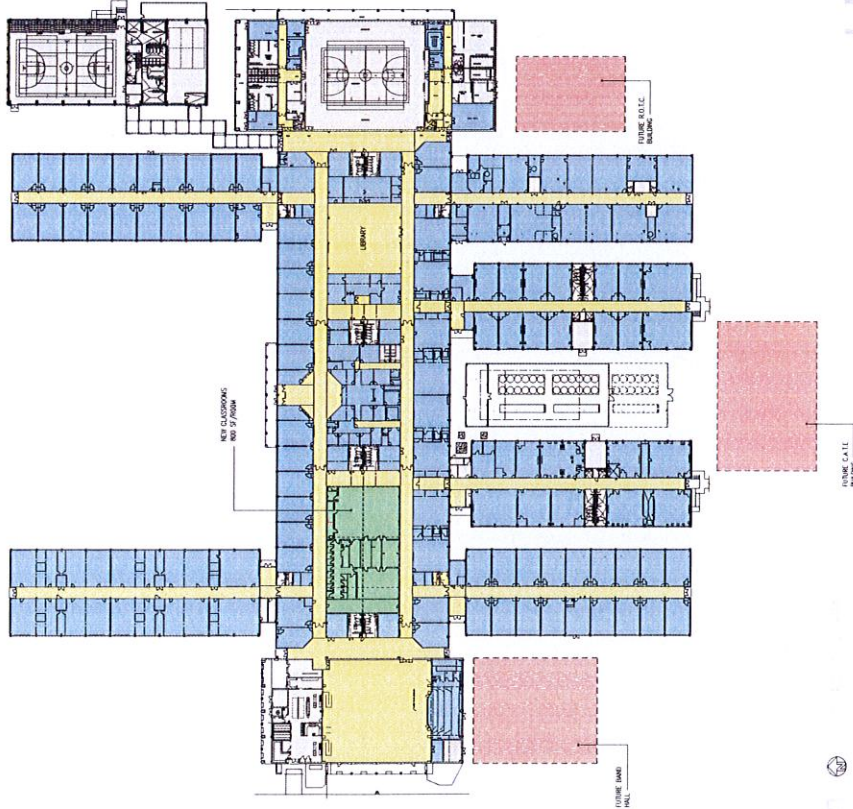
INDEPENDENT SCHOOL DISTRICT

**UISD 2013 BOND PROGRAM FOR THE
ADDITIONS & RENOVATIONS OF ALEXANDER HIGH SCHOOL**

GMP PRESENTATION

BUSINESS COMMITTEE

OCTOBER 11, 2016



PROPOSED IMPROVEMENTS	(SF)
NO IMPROVEMENTS	
CERAMIC TILE FLOOR	63,400
VCT FLOOR	149,300
RENOVATIONS 6 NEW CLASSROOMS	9,200
FUTURE EXPANSION	
NEW GATE	12,500
NEW BANDHALL	13,000
NEW ROTC	8,000
TOTAL	33,500

REFER TO COST SUMMARY FOR ADDITIONAL ITEMS

FLOOR PLAN



J.B. Alexander High School

UNITED INDEPENDENT
SCHOOL DISTRICT
LAREDO, TEXAS

UISD

2013 BOND - ORIGINAL SCOPE OF WORK

muñoz
ARCHITECTURE & DESIGN

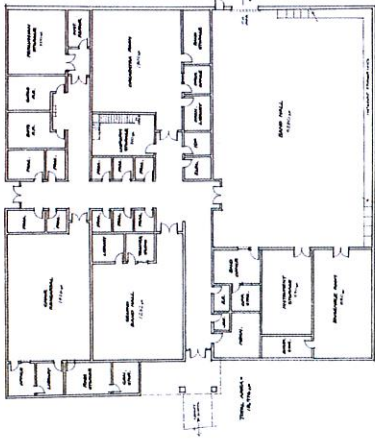
← SITE IMPROVEMENTS



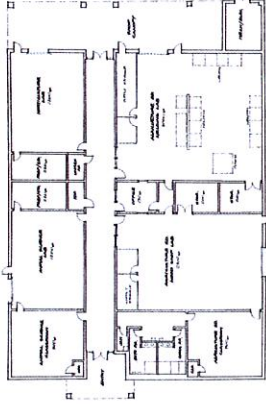
SITE IMPROVEMENTS	(SF)
REMOVE/PLACE CONCRETE	107,000
FUTURE ADDITIONS*	32,896
RESURFACE PARKING LOTS	215,000

* Site modifications ancillary to additions not shown.

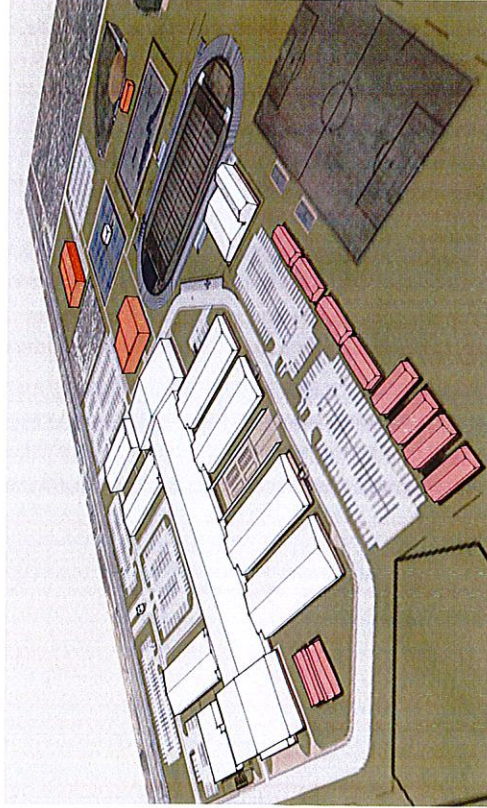
ITEM	REVIEW BY	DESCRIPTION	AREA (SF)	PROBABLE COST
1	KM/MF	New Band Hall.	13,000	\$1,755,000
2	KM/MF	New ROTC building	8,000	\$1,080,000
3	KM/MF	Replace floor tile in hallways and cafeteria with porcelain tile, and library carpet with tile.	63,400	\$638,900
4	KM/MF	Replace floor tile in classrooms with vct	149,500	\$373,750
5	KM/MF	New CATE Building.	12,500	\$1,687,500
6	KM/MF	Convert existing band hall to six classrooms.	9,200	\$920,000
7	CRANE	Resurface asphalt parking lot - Parking Lot to include striping, signage, and concrete valley gutters on the flowlines.	215,641	\$409,718
8	CRANE	Reconstruct parking lot - Concrete parking lot to include, drainage, striping, and signage.	106,816	\$1,020,093
9	CRANE	Tennis Courts - Outer perimeter area needs replacement along south boundary; Tennis courts in good condition; Add rip-rap around outer perimeter; Replace windscreen fencing	19,000	\$150,000
10	TEESI	Replace the existing fire alarm system		\$190,000
11	TEESI	Replace approximately 920 tons chillers originally installed in 1994 and 1996 with new improved efficiency chillers. Replace approximately 1770 tons original (1993) chill water air handler units. Install VFD on big air handling units for energy savings and better control		\$4,700,000
12	UISD	Technology Infrastructure Data Cabling and Network Equipment		\$2,500,000
13	TEESI	Upgrade the electrical service and upgrade A/C at the MDF and IDF rooms for the technology infrastructure equipment		\$90,000
TOTAL				\$15,414,961



SCHMATIC - FINE ARTS BLDG PLAN



SCHMATIC - AGRICULTURE BLDG PLAN



SCHMATIC - AERIAL

WORKSHEET
 DRAWING TITLE
 DATE
 PROJECT TITLE

NAME	REPRESENTATIVE	PHONE	EMAIL
David Thompson	956-334-2810	956-334-2810	David Thompson
Angie Sanchez	956-473-208	956-473-208	Asanchez@usisd.net
...

10.14.15



United Independent School District
 Project Title: AGRICULTURE SCHOOL BUILDING RENOVATION PROJECT

Date: 12.03.2015

Sign - In Sheet

Name	Organization	Email Address
David Thompson	USISD	dthompson@usisd.net
Angie Sanchez	USISD	Asanchez@usisd.net
...

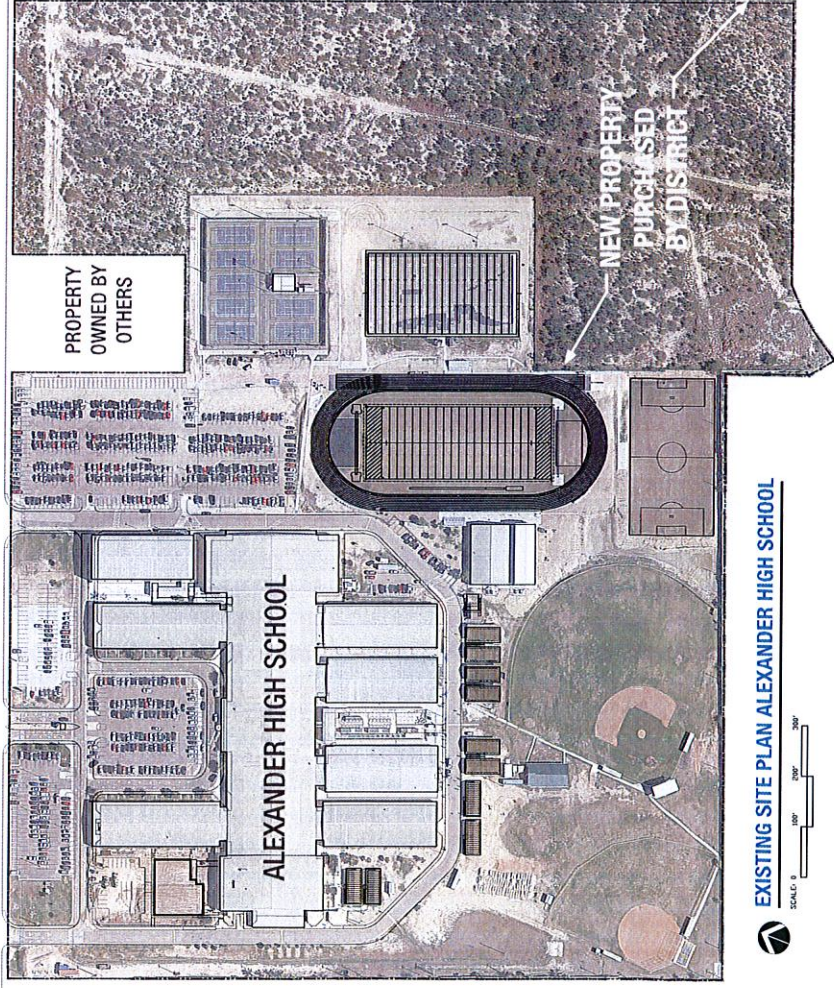
12.03.14

DESIGN COMMITTEE MEETINGS

UISD
 UNITED INDEPENDENT SCHOOL DISTRICT
 LAREDO, TEXAS

DESIGN COMMITTEE DRIVEN PROCESS

muñoz
 ARCHITECTURE & DESIGN



PROJECT PURPOSE:

To provide a new Band Hall, ROTC and CATE addition design to the existing campus to be equipped with integrated security and safety features. The design must include a sufficient number and size of required areas to meet or exceed compliance with TEA guidelines and mandates for the 9th-12th grade levels special purpose classrooms, appropriate parking and traffic control improvements.

PROJECT SCOPE OF WORK:

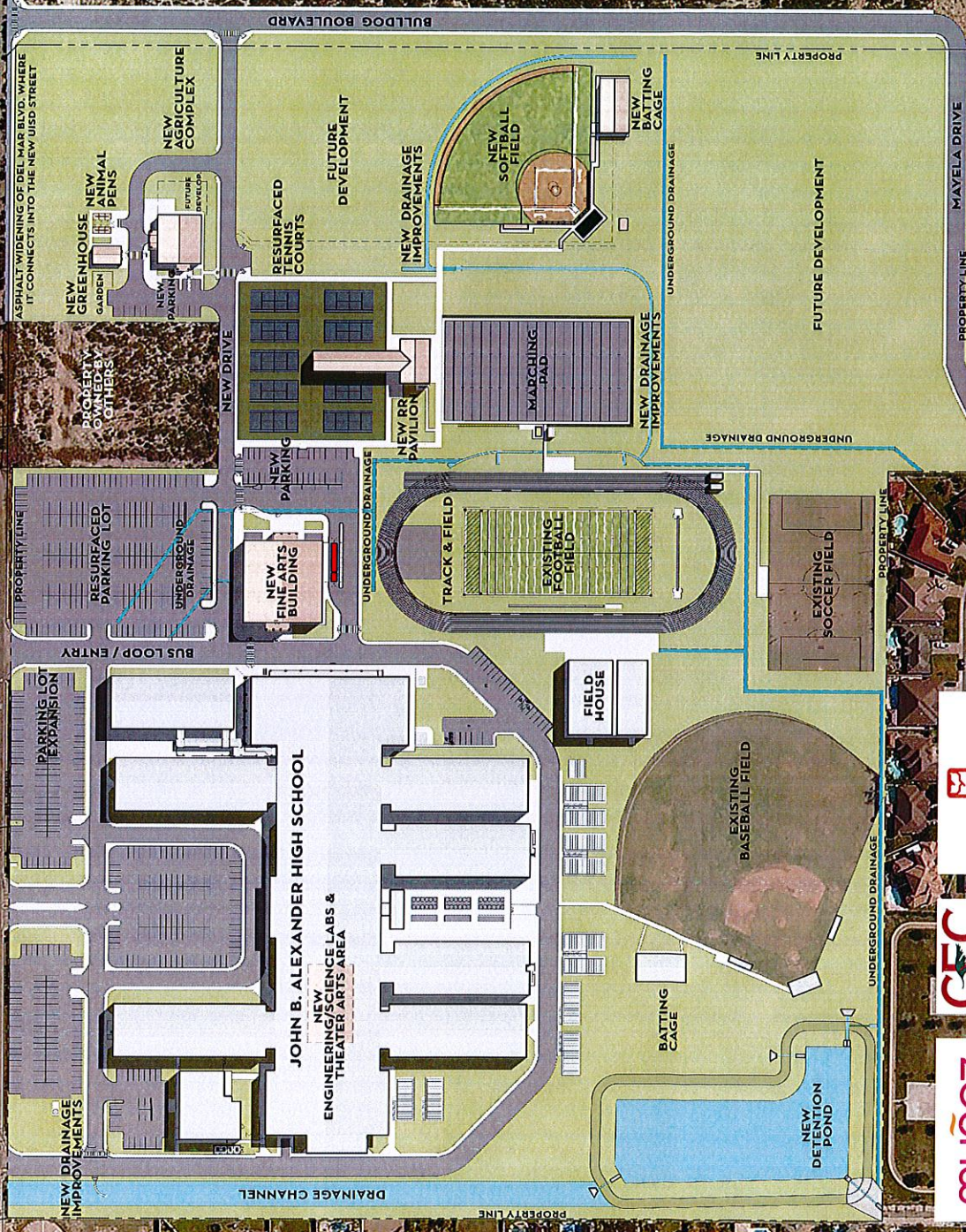
- Convert existing Band Hall to CATE & ROTC classrooms
- New Band Hall Building
- New Agriculture/FFA Shop Building
- New Parking Lots (65,000 S.F. approx.)
- New Asphalt Driveways (4,000 S.F. approx.)

EXISTING SITE PLAN ALEXANDER HIGH SCHOOL



(DECEMBER 19, 2014)

EAST DEL MAR BOULEVARD



J.B. ALEXANDER HIGH SCHOOL
CAMPUS FACILITIES
SHORT RANGE MASTER PLAN

2013 BOND PROJECT

- NEW FINE ARTS / BAND HALL BUILDING
- NEW AGRICULTURE / FFA COMPLEX
 - SHOP / CLASSROOM BUILDING
 - GREENHOUSE
 - ANIMAL PENS
- NEW ENGINEERING/SCIENCE LABS & THEATER ARTS CLASSROOM RENOVATIONS
- NEW THEATER ARTS CLASSROOM
- NEW ORGANIC CHEMISTRY & MICROBIOLOGY LABS
- NEW ENGINEERING AUTO CAD & ROBOTICS LABS

NON-BOND SITE IMPROVEMENTS PROJECT

- NEW RELOCATED SOFTBALL FIELD
- NEW SOFTBALL BATTING CAGES
- NEW TENNIS PAVILION BUILDING & CANOPY
- (7) RESURFACED TENNIS COURTS
- NEW DRIVEWAY TO FFA PROGRAM AREA AND DEL MAR BLVD.
- NEW NORTH PARKING LOT EXPANSION
- NEW FINE ARTS / TENNIS COURTS PARKING LOT
- NEW BULLDOG BLVD. & MAYELA DRIVE EXTENSIONS
- NEW DETENTION POND
- SITE DRAINAGE IMPROVEMENTS
 - SITE DRAINAGE SYSTEMS AT PLAYING FIELDS
 - NORTHWEST DRIVEWAY INTERSECTION DRAINAGE

PARKING

- EXISTING PARKING SPACES 689
- REQUIRED SPACES 689
- NEW TOTAL PARKING SPACES 698



SHORT RANGE MASTER PLAN

MAY 09, 2016

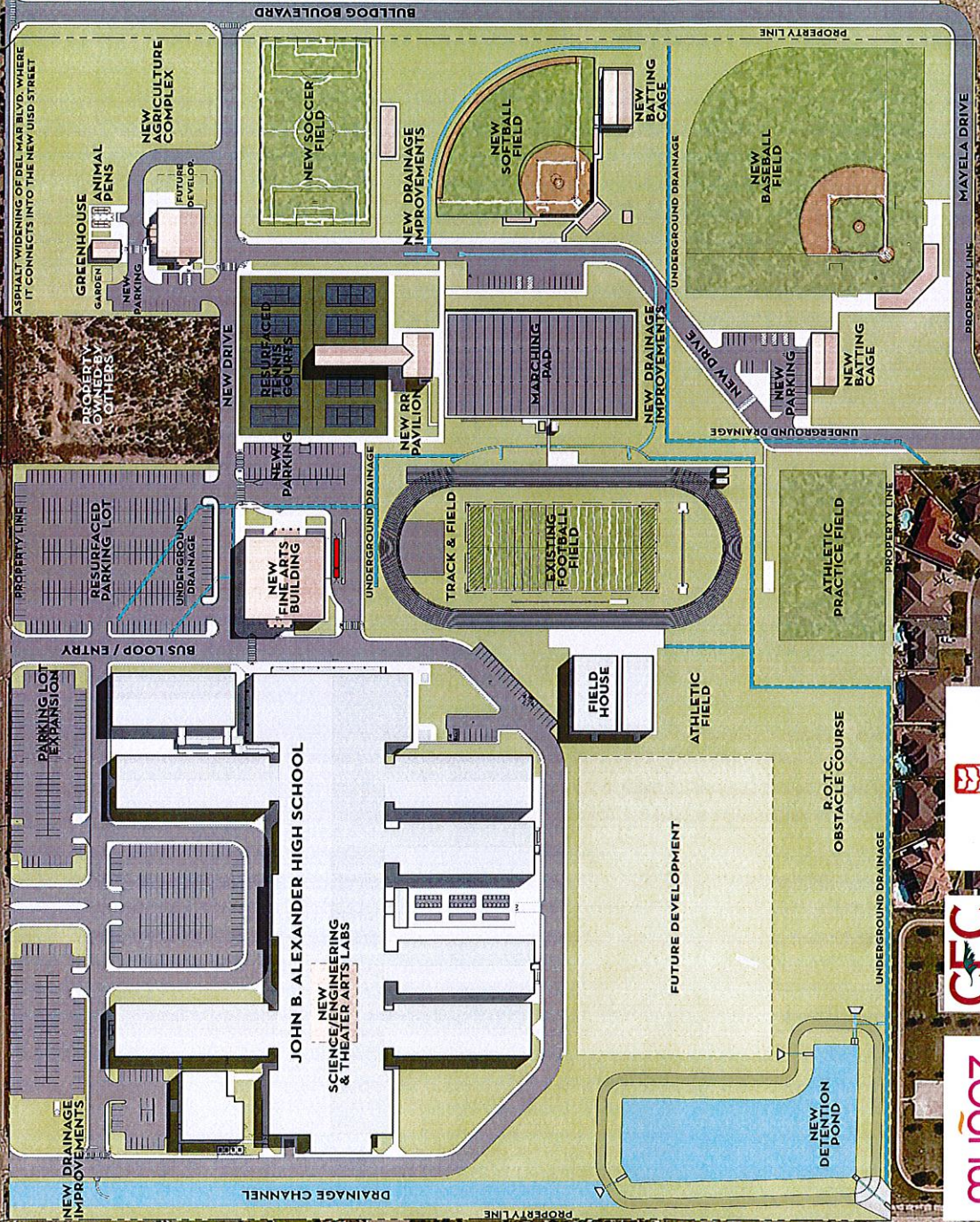
CAVAZOS & ASSOCIATES
 ARCHITECTS

CEC
 CIVIL ENGINEERING & CONSTRUCTION
 2000 UNIVERSITY BLVD., SUITE 100
 AUSTIN, TEXAS 78705

muñoz
 munoz & company architects llp
 1927



EAST DEL MAR BOULEVARD



J.B. ALEXANDER HIGH SCHOOL
CAMPUS FACILITIES
LONG RANGE MASTER PLAN

2013 BOND PROJECT

- NEW FINE ARTS / BAND HALL BUILDING
- NEW AGRICULTURE / FFA COMPLEX
 - SHOP / CLASSROOM BUILDING
 - GREENHOUSE
 - ANIMAL PENS
- NEW LABS & THEATER ART PROGRAM RENOVATIONS
 - NEW THEATER ARTS CLASSROOM
 - NEW ORGANIC CHEMISTRY & MICROBIOLOGY LABS
 - NEW ENGINEERING AUTO CAD & ROBOTICS LABS

NON-BOND SITE IMPROVEMENTS PROJECTS

- NEW RELOCATED BASEBALL FIELD & PARKING LOTS
- NEW RELOCATED SOFTBALL FIELD & PARKING LOTS
- NEW SOFTBALL BATTING CAGES
- NEW RELOCATED SOCCER FIELD
- (7) RESURFACED TENNIS COURTS
- NEW TENNIS PAVILION BUILDING & CANOPY
- NEW NORTH PARKING LOT EXPANSION
- NEW FINE ARTS / THEATER ARTS PARKING LOT
- NEW BULLDOG BLVD. & MAYELA DRIVE EXTENSIONS
- NEW DETENTION POND
- SITE DRAINAGE IMPROVEMENTS
 - LOT C UNDERGROUND DRAINAGE
 - SITE DRAINAGE SYSTEMS AT PLAYING FIELDS
 - NORTHWEST DRIVEWAY INTERSECTION DRAINAGE

PARKING

- EXISTING PARKING SPACES 689
- REQUIRED SPACES 889
- NEW TOTAL PARKING SPACES 733



LONG RANGE MASTER PLAN

MAY 09, 2016



muñoz & company *creativa 1921*

CAVATOS & ASSOCIATES
ARCHITECTS

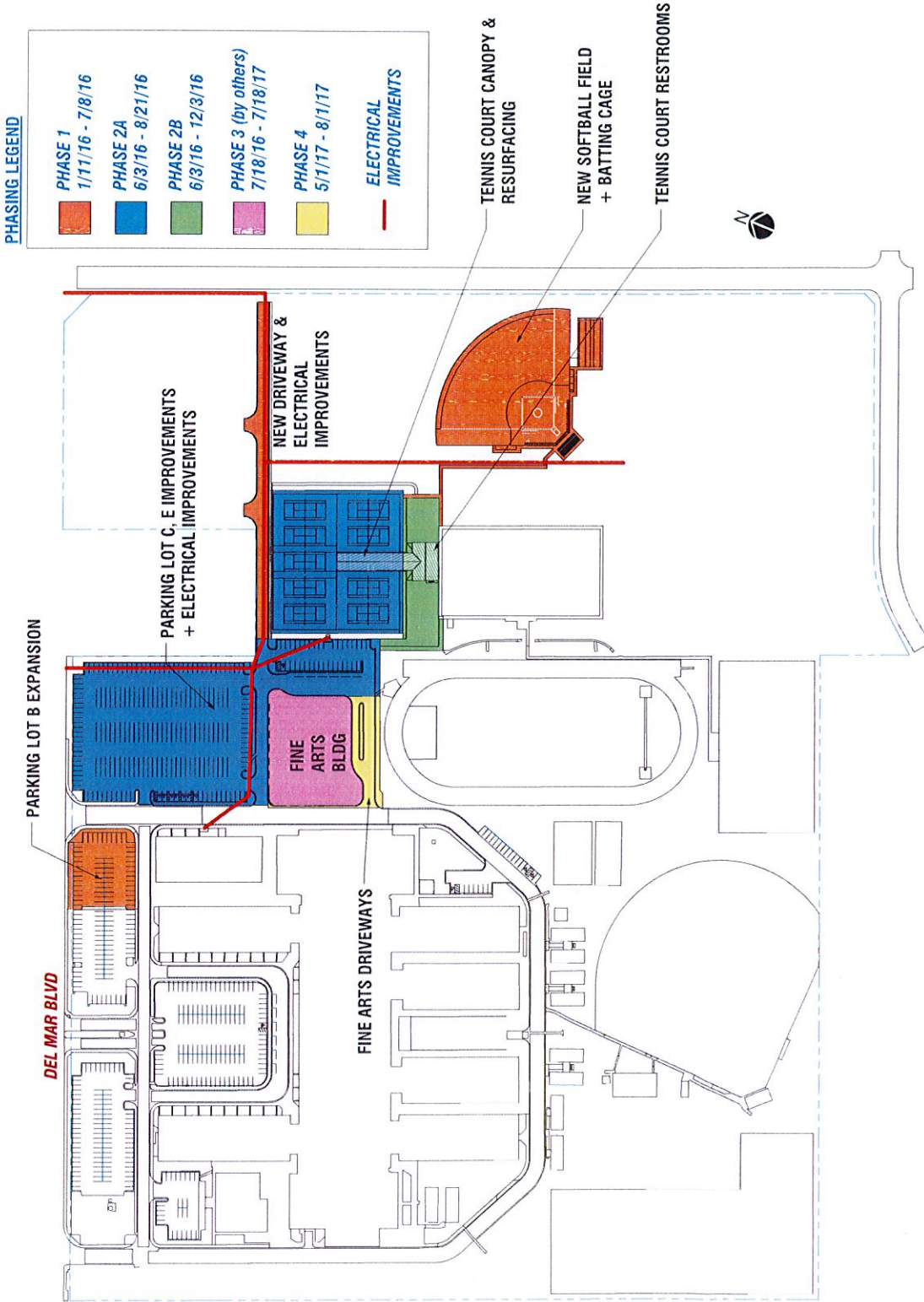
CEC
CIVIL ENGINEERING CONSULTANTS
AND ARCHITECTS

muñoz & company *creativa 1921*



1" = 100'

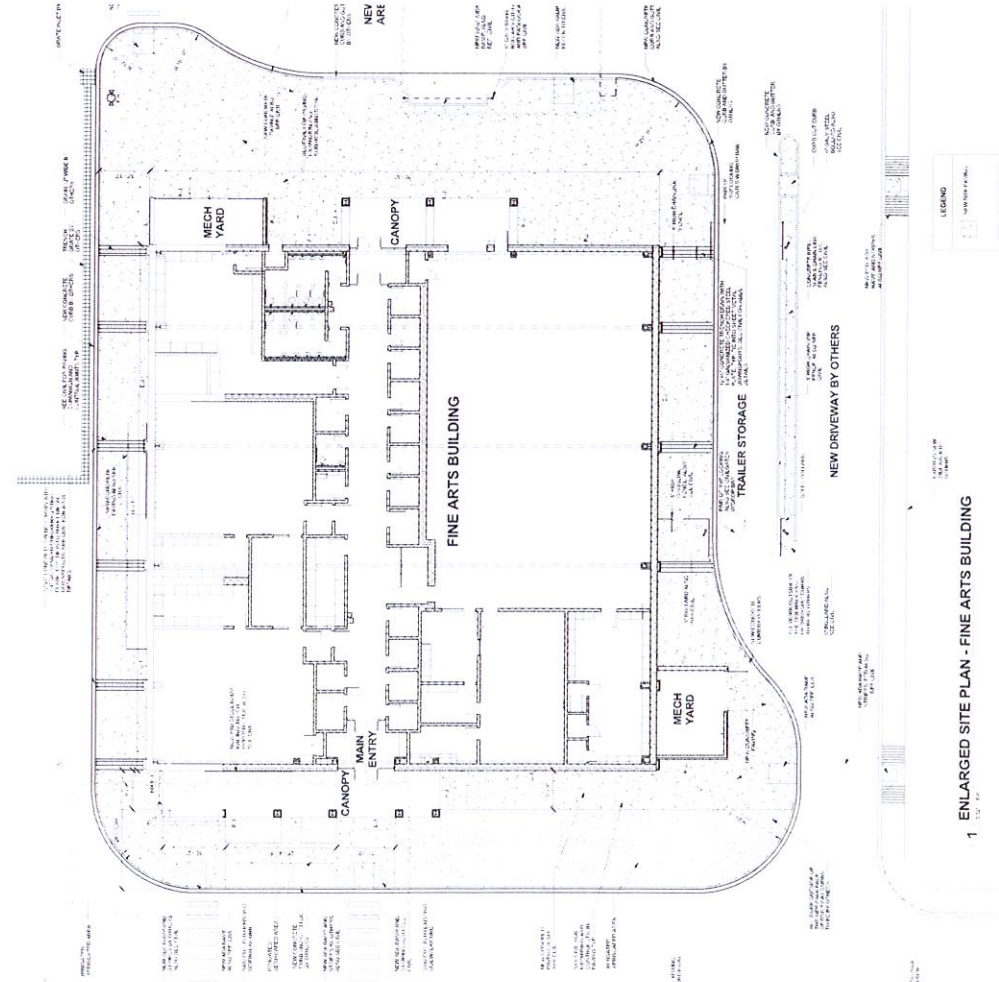
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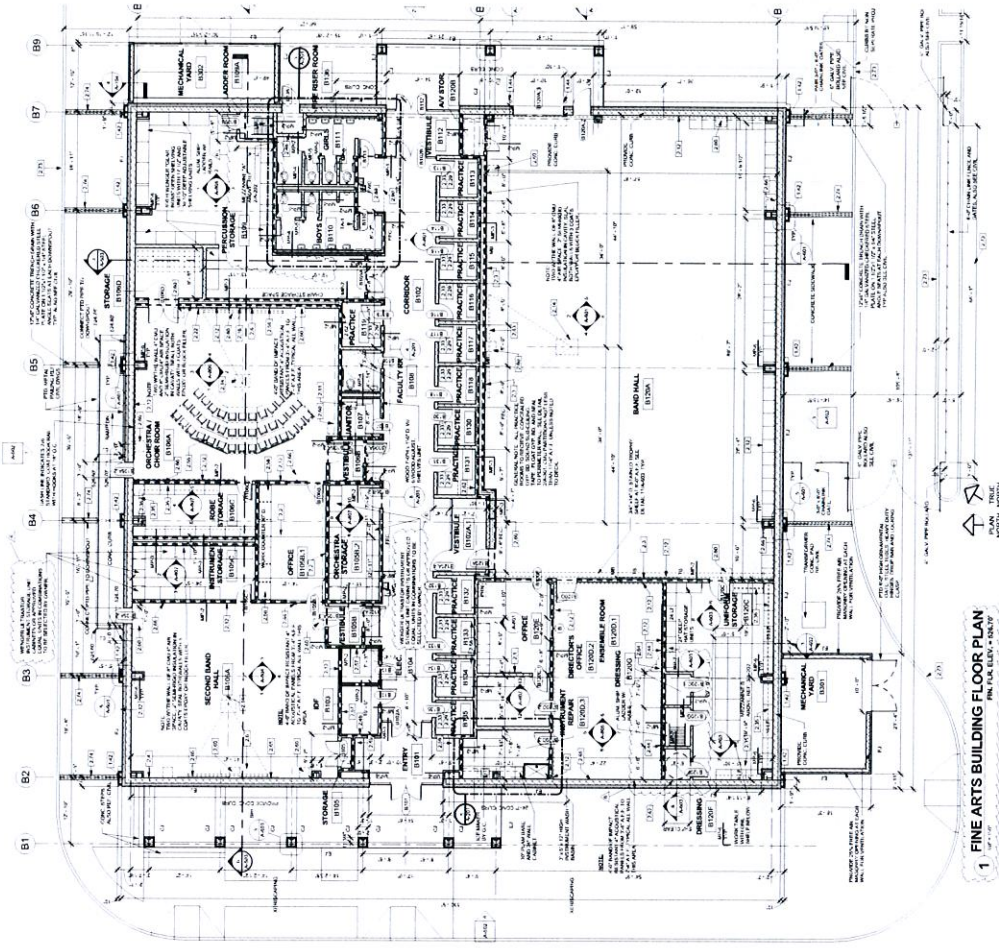
REVISED SCOPE OF WORK - PHASE I

**ADDITIONAL MUSIC PRACTICE ROOMS
ENHANCED FINE ARTS MULTI-MEDIA
COMPLETE WENGER INSTRUMENT STORAGE
SINGLE POINT INSTALLATION OF ALL SYSTEMS
STATE OF THE ART AUDIO SOUND SYSTEM
COMPLETE TECHNOLOGY PACKAGE
WIRELESS CONNECTIVITY FOR TABLETS
SECURITY SYSTEM
ACCESS CONTROL SYSTEM
SURVEILLANCE SYSTEM
VOICE EVACUATION LIFE SAFETY
SITING FOR FUTURE EXPANSION**

**FIRE SPRINKLERING OF FINE ARTS BUILDING
LARGER CANOPY FOR FINE ARTS WALKWAY
SHADED OUTDOOR SHOP WORK AREA
OVERHEAD DOORS FOR BETTER LOADING AND
VENTILATION
FULLY OUTFITTED GREENHOUSE
XERISCAPING
ADDED PARKING
WIDER SIDEWALKS TO MARCHING PAD
SECURE MUSIC TRAILER STORAGE
PIER SUPPORTED FOUNDATIONS**



FINE ARTS BUILDING SITE PLAN



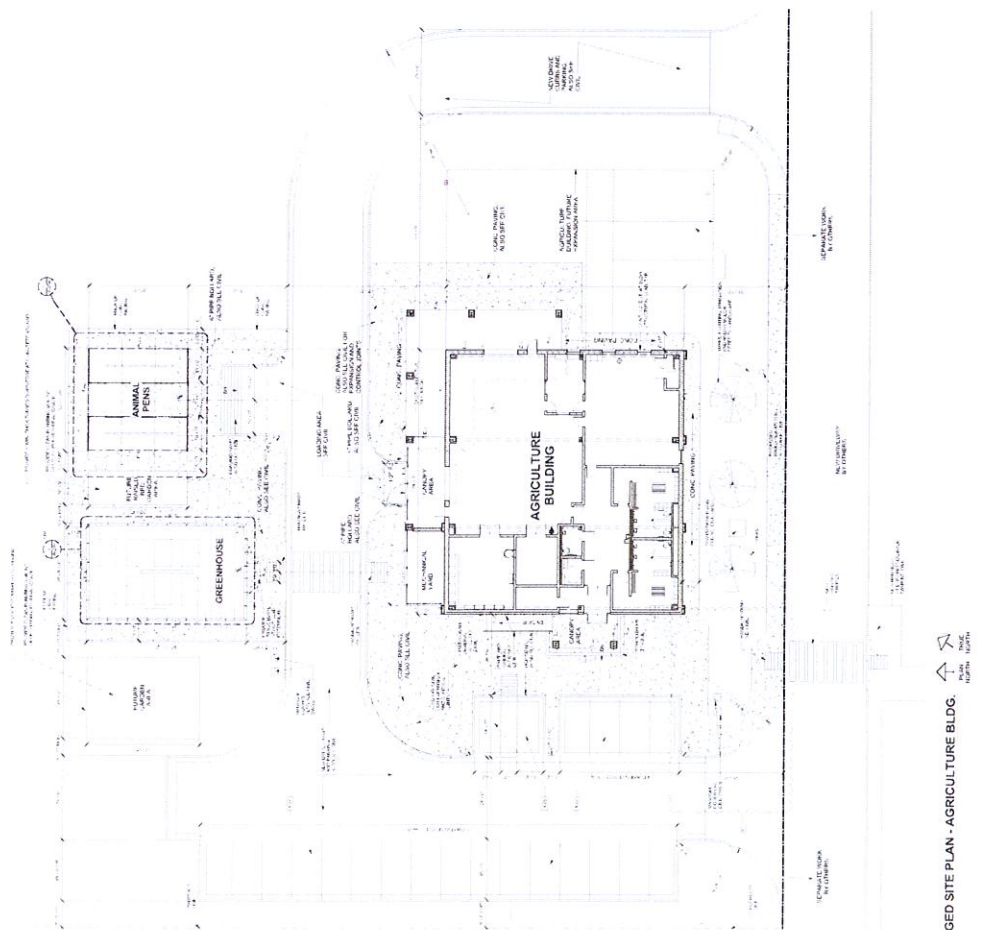
FINE ARTS BUILDING FLOOR PLAN

UNITED INDEPENDENT
SCHOOL DISTRICT
LAREDO, TEXAS

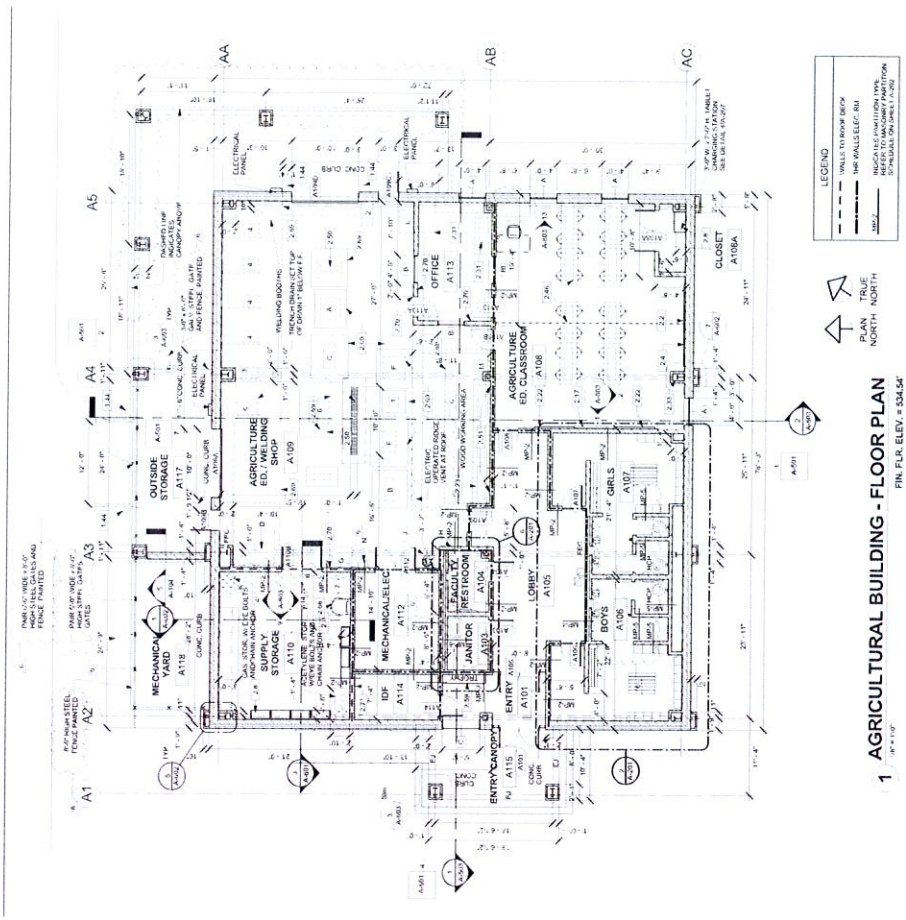
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REVISED SCOPE OF BOND WORK - PHASE I

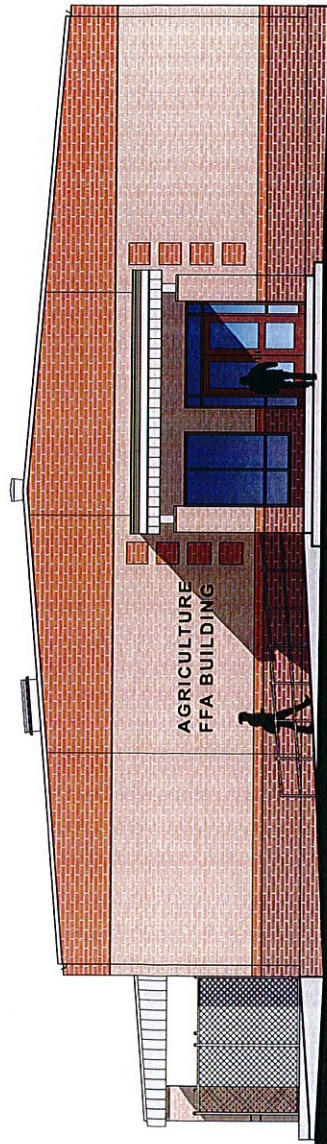
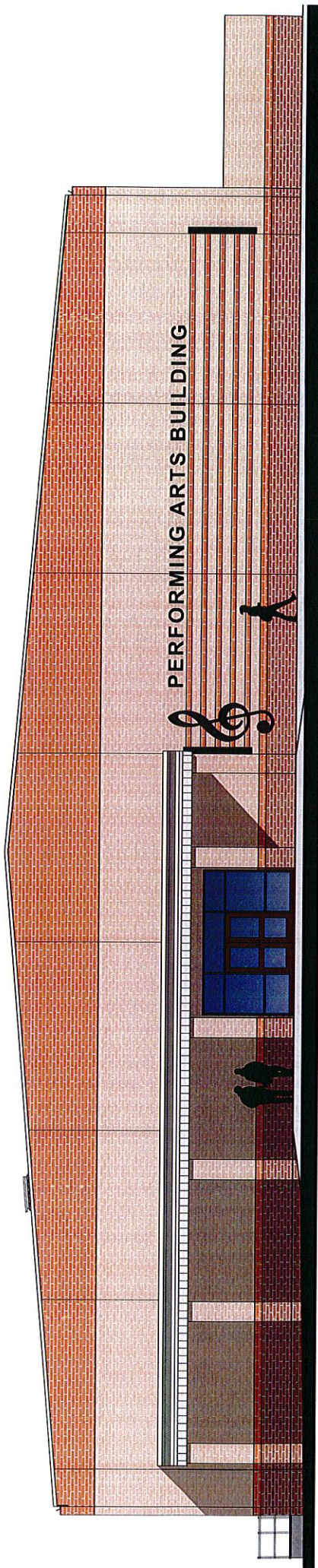
muñoz
ARCHITECTURE & DESIGN



AGRICULTURE BUILDING SITE PLAN



1 AGRICULTURAL BUILDING - FLOOR PLAN
FIN. FLR. ELEV. = 534.54'



REVISED SCOPE OF WORK - PHASE II

**TWO SCIENCE LAB/CLASSROOMS WITH ISLAND LAB TABLES
COMPLETE PREP ROOMS AND CHEMICAL STORAGE
ENGINEERING CAD LAB
LAB STORAGE
ENGINEERING ROBOTICS LAB
LAB STORAGE
THEATER ARTS CLASSROOM
PREP/MAKEUP ROOM
STORAGE/WORKSPACE
NEW HVAC/EXHAUST SYSTEM**

TIMELINE:

**PHASE I CONSTRUCTION
DECEMBER 2016 – DECEMBER 2017**

**PHASE II CONSTRUCTION
DECEMBER 2017 – DECEMBER 2018**

PHASE II PRELIMINARY ESTIMATED CONSTRUCTION COST:

**2 SCIENCE LABS
(W/SUPPORT AREAS)
1 CAD ENGINEERING LAB
1 ROBOTIC ENGINEERING LAB
1 THEATER ARTS CLASSROOM
(W/SUPPORT AREAS)**

9,950 SF \$ 1,900,000