



UNITED INDEPENDENT SCHOOL DISTRICT AGENDA ACTION ITEM

Topic: Approval of GMP (Guaranteed Maximum Price) for Design and Construction of Middle School No. 11 at Cuatro Vientos

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

Approved for transmittal to school board: September 17, 2019

Procurement Recommendation:

The Administration recommends approval of the Guaranteed Maximum Price (GMP) proposal for design and construction of Middle School No. 11 at Cuatro Vientos Subdivision, in the amount of \$21,790,896.00, which includes a construction contingency allowance in the amount of \$200,000 and a Technology Equipment and Systems allowance in the amount of \$1,050,000.00, and a Fire Protection Tank and Pump allowance in the amount of \$125,000.00. This is the second new middle school to be constructed as part of the Final Phase of the 2013 Bond Construction Program, to be funded through the Funding Plan consisting of \$88 million Phase III Series 2019 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 Middle School #11: \$21,080,689.00

Board Policy Reference and Compliance

CV Legal – Facilities Construction

Texas education code 44.031, 44.035, 44.036, and 44.039

**LEYENDECKER CONSTRUCTION OF TEXAS, INC.
CONSTRUCTORS AND ENGINEERS**

LAREDO, TEXAS 78041

TELEPHONE (956)-722-0531
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P. O. BOX 1827
4220 SANDERS

5-Sep-19

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

**United ISD
Middle School Prototype No. 11**

DESCRIPTION

The following are proposed costs on middle school prototype at the Cuatro Vientos campus per construction documents including all project enhancements and site adaptation

I. BASIC BUILDING COST **\$ 19,950,549.00**

ALLOWANCES INCLUDED IN BASIC BUILDING COST

LANDSCAPE AND IRRIGATION INCLUDING FOOTBALL FIELD	\$ 200,000.00
FENCING	\$ 75,000.00
TOPSOIL AND PUMP STATION	\$ 90,000.00

II. ALLOWANCES

I. T.	\$ 1,050,000.00
CONTINGENCY	\$ 200,000.00
FIRE PROTECTION STORAGE TANK AND PUMP	\$ 125,000.00
SUBTOTAL	\$ 1,375,000.00

III. ALTERNATE NO. 1

CONVERT HOME ECONOMICS CLASS TO STEM LAB	
DELETE MILLWORK	\$ (5,000.00)
DELETE PLUMBING	\$ (7,550.00)
DELETE INSTALLATION OF VENT HOODS	\$ (2,500.00)

TOTAL ALTERNATE **\$ (15,050.00)**

SUBTOTAL WITH ALTERNATE NO. 1 **\$ 21,310,499.00**

AE FEES **\$ 480,397.00**

TOTAL GMP WITH AE FEES **\$ 21,790,896.00**

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CUATRO VIENTOS MS**

I. GENERAL CONDITIONS AND PROJECT ALLOWANCES

PROJECT MANAGEMENT AND SUPERVISION	\$	621,000.00
BOND COST	\$	155,450.00
PERMIT	\$	25,200.00
ALLOWANCES		
CONTINGENCY ALLOWANCE	\$	200,000.00
LANDSCAPE ALLOWANCE	\$	200,000.00
TOPSOIL AND PUMP STATION	\$	90,000.00
FIRE PROTECTION AND STORAGE TANK	\$	125,000.00
I. T. ALLOWANCE	\$	1,050,000.00
FENCING ALLOWANCE	\$	75,000.00
LAUNDRY ALLOWANCE	\$	10,000.00
TROPHY CASE ALLOWANCE	\$	15,000.00
GENERAL LIABILITY INSURANCE	\$	125,650.00
BUILDERS RISK	\$	29,586.00
TEMP ELECTRICITY AND WATER	\$	66,580.00
TEMP FACILITIES	\$	52,510.00
TEMP SECURITY	\$	35,000.00

II. SITEWORK

LAYOUT	\$	21,800.00
EXCAVATION CUT AND TILL	\$	1,032,100.00
CONCRETE CURB WORK	\$	88,000.00
FINAL GRADING	\$	44,430.00
UTILITIES	\$	465,900.00
SOIL TREATMENT	\$	21,000.00

III. CONCRETE

RETAINING WALL	\$	120,000.00
PAVING REBAR	\$	92,000.00
CONCRETE DRIVES AND ROADS	\$	763,500.00
FORMWORK	\$	12,000.00
EXTERNAL CONCRETE SEALANT	\$	25,000.00
SIDEWALKS	\$	352,500.00
SLAB REBAR	\$	133,560.00
SIDEWALK REBAR	\$	36,590.00
FOUNDATION LABOR	\$	558,000.00
CONCRETE MATERIALS	\$	377,523.00
FORMWORK MATERIALS	\$	34,520.00
MECHANICAL YARD SLAB	\$	15,250.00

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CONCRETE PIERS	\$	17,785.00
SECOND FLOOR LABOR	\$	85,456.00
SECOND FLOOR CONCRETE	\$	52,502.00
MISC CONC MATLS	\$	39,850.00
PUMP TRUCK	\$	52,000.00
IV. MASONRY		
MASONRY VENEER LABOR	\$	421,560.00
MASONRY VENEER MATERIALS	\$	298,952.00
CMU LABOR	\$	925,644.00
CMU MATERIALS	\$	825,652.00
CMU MASONRY COLS	\$	44,560.00
MASONRY VENEER COLS	\$	65,450.00
MASONRY MEMBRANCE	\$	24,000.00
MORTAR CEMENT	\$	75,600.00
MORTAR SAND	\$	44,000.00
CONCRETE CMU INFILL	\$	77,000.00
CMU REBAR	\$	78,500.00
CMU TIES, WALL REINFORCING	\$	33,100.00
VENEER WASHING	\$	26,200.00
V. METALS		
METAL FLOOR EXPANSION JOINTS	\$	12,500.00
STRUCTURAL STEEL FABRICATION	\$	887,600.00
STRUCTURAL STEEL ERECTION	\$	555,600.00
CANOPIES	\$	55,000.00
STEEL LINTELS	\$	52,500.00
SOFFITS	\$	45,600.00
VI. WOODS AND PLASTICS		
ROOF CARPENTRY	\$	52,000.00
FINISH CARPENTRY	\$	28,000.00
SCIENCE CASEWORK	\$	206,500.00
MILLWORK	\$	195,000.00
VII. THERMAL AND MOISTURE PROTECTION		
METAL ROOFING AND ROOF INSULATION	\$	864,900.00
DAMPROOFING	\$	78,650.00
SEALANTS	\$	74,000.00
RIGID WALL INSULATION	\$	88,000.00
FIRE SAFING	\$	32,755.00

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VIII. DOORS, WINDOWS, AND GLASS

ALUMINUM WINDOWS AND GLASS	\$	140,490.00
HM FRAMES	\$	139,765.00
HM DOOR LABOR	\$	28,100.00
WOOD DOORS	\$	57,250.00
METAL DOORS	\$	15,252.00
ROLL DOORS	\$	17,408.00
DOOR HARDWARE	\$	158,852.00
OTHER HARDWARE	\$	30,000.00
HARDWARE LABOR	\$	27,560.00

IX. FINISHES

SUSPENDED CEILINGS	\$	152,250.00
GYP BD CLGS AND FURRDOWNS	\$	97,800.00
ACOUSTICAL PANELS	\$	63,500.00
TECTUM	\$	72,255.00
OTHER SOUND PANELS	\$	16,500.00
VINYL FLOOR AND BASE	\$	120,520.00
RUBBER NOSING	\$	16,800.00
WOOD GYM FLOOR	\$	88,900.00
RUBBER FLOOR	\$	13,878.00
MISC FLOOR MATLS	\$	16,998.00
FLOOR WAX	\$	17,500.00
PORCELAIN	\$	324,888.00
CERAMIC	\$	145,895.00
OTHER PAVERS	\$	45,758.00
THINSET, GROUT	\$	25,155.00
FINISH PAINT	\$	225,500.00

X. SPECIALTIES

WINDOW BLINDS	\$	12,500.00
STAGE CURTAIN	\$	22,085.00
SCOREBOARD	\$	9,000.00
BASEKETBALL EQUIPMENT	\$	38,558.00
FOOTBALL GOALS	\$	4,388.00
VOLLEYBALL	\$	3,390.00
BLEACHERS	\$	43,259.00
LOCKERS	\$	60,200.00

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TOILET PARTITIONS	\$	16,756.00
TOILET ACCESSORIES	\$	25,232.00
FIRE EXTINGUISHERS	\$	3,500.00
SIGNAGE	\$	19,942.00
PLAQUES	\$	1,500.00
PROJECTION SCREENS	\$	14,600.00
BLEACHERS FIELD	\$	25,000.00
MARKERBOARDS	\$	64,476.00
FLAGPOLE	\$	4,500.00
LABOR FOR ACCESSORIES	\$	24,400.00
XI. EQUIPMENT		
KITCHEN EQUIPMENT	\$	483,880.00
KITCHEN HOOK UP	\$	5,000.00
MARQUEE SIGN	\$	22,100.00
X11. CONVEYING EQUIPMENT		
ELEVATOR	\$	79,990.00
XIII. MECHANICAL		
GENERAL PLUMBING	\$	1,041,250.00
FIRE SPRINKLERS	\$	218,000.00
FIRE LINE TIE IN	\$	28,454.00
HVAC	\$	1,382,000.00
XIV. ELECTRICAL		
ELECTRICAL	\$	1,875,700.00
XIV. SPECIAL SYSTEMS		
SECURITY AND FIRE ALARM	\$	236,000.00
	CONSTRUCTION SUBTOTAL	\$ 21,310,499.00
XV. DESIGN SERVICE FEE	\$	480,397.00
	\$	21,790,896.00

**GMP (Guaranteed Maximum Price) Proposal
Middle School No. 11 – Cuatro Vientos Subdivision**



**Business Committee Meeting
September 10, 2019**

Guaranteed Maximum Price (GMP) Proposal for Construction of Middle School No. 11 (Cuatro Vientos Subdivision)

- PROJECT CONSTRUCTION AND DESIGN BUDGET: \$ 20,043,200.00
- TECHNOLOGY INFRASTRUCTURE and NETWORK EQUIPMENT BUDGET: \$ 1,037,489.00
- TOTAL PROJECT BUDGET (Not Including F&E): \$ 21,080,689.00
- GMP PROPOSAL for Middle School No. 11, including Design Fees and IT Equipment and Alternate 1 (STEM Lab): \$ 21,790,896.00

GMP Proposal Amount includes the following cost allowances:

- Technology Network, Access Control, IP PA Equipment in the amount of \$1,050,000.00
- Construction contingency in the amount of \$200,000.00
- Fire Protection storage tank and pump system in the amount of \$125,000.00
- Landscaping/irrigation and football field in the amount of \$200,000.00,
- Property Perimeter Fencing in the amount of \$75,000.00
- Topsoil and Irrigation pump station system in the amount of \$90,000.00

(Cost proposal is below the 2017 RS Means Construction Price Index Guidelines)

- GMP Cost per Sq Ft: \$166 per sq ft (no sitework included)
- 2017 RS Means Index Cost per Sq Ft: \$169 (no sitework included)
- PROJECT SCHEDULE: Start Construction: November/December 2019
Project Completion: May/June 2022 (to open School Year 2022 - 2023)

• **RECOMMENDATION:**

Approval of Guaranteed Maximum Price (GMP) proposal for design/construction of Middle School No. 11 at Cuatro Vientos Subdivision from Leyendecker Construction, Inc. in the amount of \$ 21,790,896.00 , including Alternate Cost and allowances as outlined above.



**Guaranteed Maximum Price (GMP) Proposal
for Construction of Middle School No. 11 (Cuatro Vientos Subdivision)**

PROJECT SCOPE OF WORK:

- 1,000 student capacity campus
- 111,050 sq. ft. Building Area
- Twenty-seven general academic classrooms
- Four Science Labs
- Two Computer BIM Labs
- One Art Lab
- One STEM Lab
- Two self-contained Special Education classroom with restroom and kitchen



**Guaranteed Maximum Price (GMP) Proposal
for Construction of Middle School No. 11 (Cuatro Vientos Subdivision)**

- 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 and A/C Unit
- 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 exterior LED lighting
- 24ft wide main interior hallway
- 100% color standing seam metal roof, 30 year warranty on all roof
- Main entrance portal with metal cover, columns and monument UISD Logo
- Drainage detention pond



**Guaranteed Maximum Price (GMP) Proposal
for Construction of Middle School No. 11 (Cuatro Vientos Subdivision)**

- 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 all corridors, first and second floor
- Glass storefront entrances and main common areas with second floor clerestory
- 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, cafetorium, kitchen, and library
- Ceramic floor tile and 6 ft on all walls, on all staff student restrooms and 100% coverage for showers
- Masonry student restroom toilet partitions
- Exterior doors with access restriction control system
- Fully prepared MDF Head End and IDF rooms



**Guaranteed Maximum Price (GMP) Proposal
for Construction of Middle School No. 11 (Cuatro Vientos Subdivision)**

- Energy Management System, automated temperature control and Exterior Lighting systems
- Cafetorium with 300 student capacity and performing stage
- Electric hand dryers at all restrooms
- Exterior custodial equipment storage room
- 120 parking spaces for staff and visitors
- One elevator
- Fire Alarm and Sprinkler system
- Motion sensors for all interior lights in corridors and support areas
- Two ceiling fans in each classroom



**Guaranteed Maximum Price (GMP) Proposal
for Construction of Middle School No. 11 (Cuatro Vientos Subdivision)**

- One gym, with wood floor and fully retractable electric operated bleachers
- One boys/girls weight room
- Landscaping allowance for trees, grass, selected xeriscaping (low-water consumption plants and trees)
- Full irrigation system for landscaping and practice fields
- \$200,000 general contingency allowance

