



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

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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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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
MILL WORK	\$	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
XII. 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