



UNITED INDEPENDENT SCHOOL DISTRICT AGENDA ACTION ITEM

Topic: Approval of Award of Guaranteed Maximum Price (GMP) for Design and Construction of Elementary School No. 31 (Winfield Coves Phase II – Shiloh)

Submitted by: Cordelia Jackson / Ignacio Alaniz **Of:** Director of Purchasing / Director of Construction

Approved for transmittal to School Board: _____

Date Assigned for Board Consideration: April 18, 2018

Procurement Recommendation:

The Administration recommends approval of the Guaranteed Maximum Price (GMP) proposal for design and construction of Elementary School No. 31 (Winfield Coves Phase II – Shiloh), in the amount of **\$16,888,053.43.**

This is the 5th new elementary school to be constructed as part of the 2013 Bond Construction Program. Please see attached exhibit with GMP proposal and detailed cost breakdown.

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 Bond Proceeds

Board Policy Reference and Compliance

CV Legal – Facilities Construction

Texas Education Code 44.031, 44.035, 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

13-Feb-18
28-Feb-18 Rev 1
21-Mar-18 Rev 2
26-Mar-18 Rev 3
28-Mar-18 Final
United Independent School District
C/O Mrs. Cordelia Flores Jackson, Purchasing Director
Laredo, Texas

**United ISD
Elementary School No. 31**

DESCRIPTION

The following are guaranteed maximum costs, allowances, and design fees on proposed elementary prototype at the Coves subdivision based on construction documents for Elementary School No. 31 incorporating all enhancements from previous elementary prototype projects including LED lighting fixtures, dimming system for lighting, voice evac fire alarm system, millwork items, electric hand dryers at all restrooms, landscaping, courtyard pavers, courtyard concrete dye, and marquee sign allowance.

Site improvements including earthwork, utilities, sidewalks, parking lots, retaining walls, and roadways per progress set of civil documents prepared by CEC dated 03-02-18

Construction GMP	\$ 15,369,592.00
Additional utilities as requested by City of Laredo Fire Department including 2 additional 8" backflow preventers (insulated), 2 fire line tie-ins, and all additional fittings.	\$ 59,760.00
Allowances	
Contingency fund	\$ 400,000.00
Subtotal	\$ 15,829,352.00
Design Service Fee	\$ 233,701.43
Design Contingency Allowance	\$ 25,000.00
I. T. Allowance	\$ 800,000.00
Total GMP	\$ 16,888,053.43

Sincerely,



Gary A. Leyendecker, P. E.
President

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28-Mar-18
United Independent School District
C/O Mr. Enrique Rangel, P. E.
Laredo, Texas

United ISD
Elementary School No. 31

DESCRIPTION

1	GENERAL SITEWORK, CUT, FILL, COMPACTION, CURB AND GUTTER, ETC.	\$	922,000.00
2	CALICHE BASE UNDER PAVING	\$	78,000.00
3	UTILITY BASE PROPOSAL	\$	514,000.00
4	ADDITIONAL CITY REQUIRED UTILITIES	\$	59,760.00
5	FENCING ALLOWANCE	\$	100,000.00
6	LANDSCAPE ALLOWANCE	\$	125,000.00
7	ALL RETAINING WALLS	\$	91,840.00
8	SIDEWALKS	\$	180,000.00
9	CONCRETE PAVING, ROADS, AND PARKING	\$	729,000.00
10	CONTINGENCY	\$	400,000.00
11		SUBTOTAL	\$ 3,199,600.00
12		BUILDING COST	\$ 12,629,753.00
13		IT ALLOWANCE	\$ 800,000.00
14		SUBTOTAL ITEMS 11-13	\$ 16,629,353.00
15		AE FEES	\$ 233,700.00
16		DESIGN CONTINGENCY	\$ 25,000.00
		TOTAL PROJECT COST, ITEMS 14-16	\$ 16,888,053.00

**Guaranteed Maximum Price (GMP) Proposal
for Design and Construction of
Elementary School No. 31 (Winfield Coves Subdivision Phase II)**



**Business Committee Meeting
April 10, 2018**

**Guaranteed Maximum Price (GMP) Proposal
for Design and Construction of
Elementary School No. 31 (Winfield Coves Subdivision Phase II)**

- **Design & Construction Budget for Elementary School No. 31, including all Allowances:** **\$16,406,869.00**
- **GMP Proposal for Design & Construction of Elementary School No. 31 (Winfield Coves):** **\$ 16,888,053.43**

(includes a construction contingency allowance of \$400,000.00, a Technology Infrastructure allowance of \$800,000.00, a design contingency allowance of \$25,000.00, and a \$25,000.00 Marquee allowance)

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

Cost Per Sq Ft for building including all sitework, without Design Fees or allowances = \$145.57 Per Sq Ft

Cost per Sq Ft for Building Only, without Design Fees, without any sitework, and without allowances = \$120.92 Per Sq Ft

- **PROJECT SCHEDULE: Campus to open August 2020 School Year**

- **RECOMMENDATION:**

Recommendation is to Approve Guaranteed Maximum Price (GMP) proposal for design and construction of Elementary School No. 31 (Winfield Coves Subdivision Phase II) from Leyendecker Construction of Texas, Inc. in the amount of \$16,888,053.43, including specified allowances.



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 Design and Construction of
Elementary School No. 31 (Winfield Coves Subdivision Phase II)**

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 Design and Construction of
Elementary School No. 31 (Winfield Coves Subdivision Phase II)**

- 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 at main entrance 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
- 100% interior and exterior LED lighting fixtures and classroom lighting dimming system
- 100% color standing seam metal roof, 30 year warranty on all roof
- Full landscaping and property perimeter fence; traffic loop fence



**Guaranteed Maximum Price (GMP) Proposal
for Design and Construction of
Elementary School No. 31 (Winfield Coves Subdivision Phase II)**

- 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
- 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
- Electric Hand Dryers all restrooms
- Exterior doors with access restriction control system
- Fully prepared MDF Head End and IDF rooms



**Guaranteed Maximum Price (GMP) Proposal
for Design and Construction of
Elementary School No. 31 (Winfield Coves Subdivision Phase II)**

- DX HVAC system with Energy Management System, automated temperature controls for all HVAC and Exterior Lighting system
- IP Public Address System, Surveillance camera system, Network data cabling and equipment, sound systems
- Cafetorium with 250 student capacity
- Exterior custodial equipment storage room
- 150 parking spaces for staff and visitors
- Automated EVAC Fire Alarm System and Fire Sprinkler system
- Motion sensors for all interior lights in corridors and support areas
- Two ceiling fans in each classroom
- Full automatic irrigation system for landscaping and playground fields and Topsoil for all landscaped areas
- Playground Equipment Units for Lower and Upper Grade level students, poured-in-place rubber floor safety surface



**Guaranteed Maximum Price (GMP) Proposal
for Design and Construction of
Elementary School No. 31 (Winfield Coves Subdivision Phase II)**

- Concrete courtyard with pavers and concrete dye, amphitheater with canopies, perimeter drainage system
- \$400,000.00 general construction contingency allowance
- \$25,000.00 design contingency allowance
- \$25,000.00 marquee allowance with foundation
- \$800,000.00 Instructional Technology Infrastructure and Equipment allowance
- \$125,000 landscaping allowance
- \$100,000 fencing allowance

