



UNITED INDEPENDENT SCHOOL DISTRICT AGENDA ACTION ITEM

TOPIC: Approval of a Resolution Approving Project Scope Amendment and Intention to Reimburse Certain Expenditures with Borrowing Proceeds

SUBMITTED BY: Eduardo Zuniga, CPA **OF:** Associate Supt. for Support Services

APPROVED FOR TRANSMITTAL TO SCHOOL BOARD: _____

DATE ASSIGNED FOR BOARD CONSIDERATION: September 16, 2015

RECOMMENDATION:

Management is recommending approval of the resolution expressing the official intent to reimburse the general fund with tax-exempt obligation proceeds the costs incurred for the approved project scope amendment as described in the resolution.

RATIONALE:

In the event that the District deems it necessary to approve the project scope amendment to the original renovation and improvement of Trautmann Elementary School (the "Project") as described in Alternate 2 attached hereto as Exhibit "A", the District chooses to declare its intention to reimburse itself for the costs incurred for such amendment from anticipated construction savings from various projects from the Bond Capital Improvement Program. Staff recommends using general fund monies if necessary to pay for additional costs for the revised Project and reimburse the general fund at the completion of the Bond Capital Improvement Program from Bond proceeds.

BUDGETARY INFORMATION:

Construction Guaranteed Maximum Price	\$1,495,454.37
Design Services	\$ 117,262.00

POLICY REFERENCE & COMPLIANCE:

Treasury Regulations, Section 1.150-2

**RESOLUTION APPROVING PROJECT SCOPE AMENDMENT AND INTENTION TO
REIMBURSE CERTAIN EXPENDITURES WITH BORROWING PROCEEDS**

WHEREAS, the United Independent School District (the "District") has previously authorized the renovation and improvement of Trautmann Elementary School (the "Project") as part of the District's Capital Improvement Program to be funded by District bonds (the "Bonds") authorized by the 2013 District bond election; and

WHEREAS, District staff has reviewed alternate proposals for the Project and based on such examination believes the improvements described in Alternate 2 attached hereto as Exhibit "A" which includes improvements to the school gym and related playground areas would be beneficial to the school and its students; and

WHEREAS, the costs associated with these improvements were not contemplated as part of the initial Capital Improvement Program to be funded with Bond proceeds; and

WHEREAS, the District staff anticipates achieving construction savings from various projects in the Capital Improvement Program therefore having surplus Bond funds for additional projects including the alternate improvements described in Exhibit "A" and Exhibit "B"; and

WHEREAS, the District staff recommends using general fund monies if necessary to pay for additional costs for the revised Project and reimbursing the general fund at the completion of the Capital Improvement Program from Bond proceeds;

WHEREAS, Chapter 1201, Texas Government Code, as amended ("Chapter 1201"), permits the District to use the proceeds of obligations to reimburse the District for costs attributable to the Project paid or incurred before the date of issuance of such obligations; and

WHEREAS, the District finds, considers, and declares that the reimbursement of the District for the payment of such expenditures will be appropriate and consistent with the objectives of the District's programs and, as such, chooses to declare its intention, in accordance with the provisions of Section 1.150-2 of the Treasury Regulations, to reimburse itself for such payments at such time as it issues obligations to finance the Project.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES THE UNITED INDEPENDENT SCHOOL DISTRICT, TEXAS THAT:

Section 1. This Resolution declares the intention of the District to authorize the alternative improvements in Exhibit "A" to the Project and reimburse the expenditures for the Project with the proceeds of obligations. The District presently intends to reimburse the expenditure by incurring obligations issued under Texas law the interest on which is excludable from gross income under section 103 of the Internal Revenue Code of 1986, as amended.

Section 2. The District reasonably expects to incur debt, in one or more series of obligations, in an aggregate maximum principal amount now estimated to be \$216,000,000 for the purpose of paying the costs of the Project and other improvements included in the Capital Improvement Program contemplated in the bond election.

Section 3. The District intends to reimburse the expenditures hereunder not later than 18 months after the date the original expenditure is paid or the date the Project is placed in service or abandoned, but in no event more than three years after the original expenditure is paid unless the Project is a construction

project for which the District and a licensed architect or engineer have certified on Exhibit A that at least five years are necessary to complete the Project in which event the maximum reimbursement period is five years after the date of the original expenditure.

Section 4. The District intends that this Resolution satisfy the official intent requirement set forth in Section 1.150-2 of the Treasury Regulations and evidences its intentions under Chapter 1201.

Section 5. This Resolution shall be liberally construed to evidence the intent of the District to comply with Texas law and federal income tax law in the issuance of tax-exempt obligations for the Project.

* * *

LEYENDECKER CONSTRUCTION, INC.
CONSTRUCTORS AND ENGINEERS

LAREDO, TEXAS 78041

TELEPHONE (956)-722-0531
FAX (956)-722-8215

P. O. BOX 1827
4220 SANDERS

7-May-15
United Independent School District
C/O Mrs. Cordelia Flores Jackson, Purchasing Director
Laredo, Texas

United ISD
TRAUTMANN ELEMENTARY SCHOOL ADDITIONS/RENOVATIONS

✓	TRAUTMANN SITE IMPROVEMENTS				
	Allowance on landscaping, hydro seeding, sod, trees, and irrigation	\$	57,900.00		
	Concrete flatwork and fencing	\$	53,380.00		
	Subtotal	\$	110,780.00		
	CMAR fee per agreement	8.75%	\$	9,693.25	
	Subtotal	\$	120,473.25		
	Bond cost	\$	1,443.68		
	Total			\$	121,918.93
✓	TRAUTMANN CLASSROOM WING	\$	2,550,600.00		
	Building construction including fire protection	\$	2,550,600.00		
	CMAR fee per agreement	8.75%	\$	223,177.50	
	Subtotal	\$	2,773,777.50		
	Bond cost	\$	32,400.00		
	Total			\$	2,806,177.50
✓	TRAUTMANN ADMINISTRATION AREA REMODEL	\$	956,884.00		
	Building construction including	\$	956,884.00		
	fire protection including backflow preventer, 50 lf of fire line,				
	and assumption that adequate water supply is available				
	Subtotal	\$	956,884.00		
	CMAR fee per agreement	8.75%	\$	83,727.35	
	Subtotal	\$	1,040,611.35		
	Bond cost	\$	12,487.34		
	Total			\$	1,053,098.69
✓	TRAUTMANN HVAC UPGRADES	\$	444,300.00		
	Subtotal	\$	444,300.00		
	CMAR fee per agreement	8.75%	\$	38,867.50	
	Subtotal	\$	483,067.50		
	Bond cost	\$	5,796.81		
	Total			\$	488,864.31
✓	TRAUTMANN RESTROOMS ALTERNATE 1	\$	126,127.00		
	Restroom construction	\$	126,127.00		
	Subtotal	\$	126,127.00		
	CMAR fee per agreement	8.75%	\$	11,036.11	
	Subtotal	\$	137,163.11		
	Bond cost	\$	993.19		
	Total			\$	138,156.30
	TRAUTMANN GYM ALTERNATE 2	\$	1,359,852.00		
	Building construction including fire protection	\$	1,264,036.00		
	Relocation of playground equipment, concrete slab,				
	and cast in place rubber surface	\$	95,816.00		
	Subtotal	\$	1,359,852.00		
	CMAR fee per agreement	8.75%	\$	118,987.05	
	Subtotal	\$	1,478,839.05		
	Bond cost	\$	16,615.32		
	Total			\$	1,495,454.37
	GENERAL CONTINGENCY ALLOWANCE			\$	50,000.00
	TOTAL FOR ALL PHASES INCLUDING ALTERNATES 1 AND 2			\$	6,153,670.10

GUARANTEED MAXIMUM PRICING BASED ON 75% DOCUMENTS DATED 4-27-15

Sincerely,



Gary A. Leyendecker, P. E.
President

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

LAREDO, TEXAS 78041

TELEPHONE (956)-722-0531
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**United ISD
TRAUTMANN ELEMENTARY SCHOOL ADDITIONS/RENOVATIONS**

TRAUTMANN RESTROOMS ALTERNATE 1				
Restroom construction		\$	126,127.00	
Subtotal		\$	126,127.00	
CMAR fee per agreement	8.75%	\$	11,036.11	
Subtotal		\$	137,163.11	
Bond cost		\$	993.19	
Total				\$ 138,156.30
TRAUTMANN GYM ALTERNATE 2		\$	1,359,852.00	
Building construction including fire protection		\$	1,264,036.00	
Relocation of playground equipment, concrete slab, and cast in place rubber surface		\$	95,816.00	
Subtotal		\$	1,359,852.00	
CMAR fee per agreement	8.75%	\$	118,987.05	
Subtotal		\$	1,478,839.05	
Bond cost		\$	16,615.32	
Total				\$ 1,495,454.37
GENERAL CONTINGENCY ALLOWANCE				\$ 50,000.00
TOTAL FOR ALL PHASES INCLUDING ALTERNATES 1 AND 2				\$ 6,153,670.10

GUARANTEED MAXIMUM PRICING BASED ON 75% DOCUMENTS DATED 4-27-15

Sincerely,



Gary A. Leyendecker, P. E.
President



March 5, 2015

UNITED INDEPENDENT SCHOOL DISTRICT

Enrique Rangel, Assistant Superintendent
Facilities, Construction & Student Services
3501 E. Saunders
Laredo, Texas 78041

**RE: UISD TRAUTMANN ELEMENTARY SCHOOL CLASSROOM WING ADDITION
AND MAIN BUILDING EXPANSION (EXHIBIT B)
PROPOSAL FOR ADDITIONAL CONSULTING DESIGN SERVICES**

Dear Mr. Rangel:

Muñoz & Company, Inc. ("M&Co") is pleased to submit this proposal for architectural design services for adding a new gymnasium to scope of the Trautmann Elementary School Classroom Wing Addition and Main Building Expansion, to be located at the existing campus at 810 Lindenwood, Laredo, Texas.

We understand the general scope of work is to add a new gymnasium to the school, in addition to the design work already undertaken. The elementary school addition is anticipated to have a platform stage, restrooms, lobby, storage, office and enclosed connecting passage to the existing school. At this time an additional project area of approximately 10,243 square feet is anticipated depending on District needs. An initial construction cost budget of approximately \$1,382,805 is anticipated for this gymnasium.

General Scope of Services to be provided in conjunction with the balance of the Trautmann Elementary School work: (In accordance with AIA Document B141-1997 Owner-Architect Agreement and associated Amendments)

1. Meet with UISD Construction Department to establish project goals.
2. Provide design services for the new gymnasium, coordinating with the rest of the design project currently underway. Design services are to include Architectural, Structural Engineering, and M/E/P Engineering, Roofing Consultant, Civil Engineering, Landscape/Irrigation design, Technology Consultant and any other services needed to provide a comprehensive and complete set of construction documents.

3. Attend Planning & Development Design Meeting with Design Committee if needed and prepare presentations and programs, take minutes, monitor and conduct all committee meetings.
4. Make Presentations to Bond Oversight Committee, Board of Trustees, and parent meetings as may be needed.
5. Conduct assessment and evaluation of existing improvements based on visible existing infrastructure conditions.
6. Prepare plans and specifications, with reproduction of 10 hardcopy sets. Provide (1) digital copy.
7. M&Co. to provide design for technology infrastructure required by the Technology department including MDF and IDF rooms and coordinating with the systems designed or specified by the Technology Department as identified in District provided Item No. 9 below.
8. Prepare CMAR contract with project contractor if required.
9. Attend bidding and construction phase meetings or jobsite visits through the course of the project as follows (concurrent with the balance of the rest of the project construction):
 - a. Provide weekly jobsite observation services (approximately fifty-two (52) weeks of construction).
 - b. Provide weekly progress reports, including photos (approximately 52 reports).
 - c. Coordinate weekly meetings, prepare agenda, and provide minute notes during construction phase of project.
 - d. Visits by Roofing Consultant including bi-weekly roofing installation observations, pre-installation conference, and one inspection for Substantial Completion and one inspection for Final Completion.
10. Review and certify project pay applications accompanied with monthly construction progress reports with photos.
11. Review/approve all project submittals. Respond to RFIs & prepare/issue additional information as required.
12. Perform contract administration activities as required including final inspection and punch list. Prepare and coordinate project closeout documentation.

Project Schedule: Design and construction documents are to be provided in accordance with the agreed schedule.

The District is to provide the following:

1. Available existing campus plans and drawings to M&Co., in AutoCAD if possible.
2. Access to the sites.

3. Asbestos and environmental surveys, abatement documents and any environmental remediation if required by the project.
4. Site topographical and improvement surveys to verify existing conditions, including building interior topographical slab surveys if recommended for assessment of structural conditions.
5. Geotechnical soils testing surveys and report.
6. Operational data and performance audits of current mechanical system performance as may be required.
7. Testing of existing roofing as may be required to determine conditions and any required daily roofing inspections by a Roofing Consultant above normal basic service periodic observations indicated herein.
8. Temporary removal of such portions of existing wall construction if determined necessary to observe certain existing conditions prior to bid.
9. Data/Technology design criteria, equipment specifications, network servers, equipment and data cabling design.

Based on the initial scope as understood, engineering consultants are proposed to be included in this fee as acceptable to the District, as follows:

Civil Engineering – Civil Engineering Consultants
Structural Engineering – RSCR, Inc.
Mechanical, Electrical, & Plumbing Engineering - Texas Energy Engineering Services, Inc.
Technology Consultant – Texas Energy Engineering Services, Inc.
Roofing Consultant – To be determined.

Fee:

Our fee proposal in the amount of \$117,262.00 is based on the above general scope of services description, initial budget estimate and the previous rate applied to the base project fees based on the UISD standard fee schedule.

The proposed fee includes the following:

1. General scope of services as described above
2. All travel, mileage and trips
3. All printing and shipping costs

Architectural fees will be invoiced on a monthly basis in proportion to percentage of work complete within each phase, with each phase of work proportion to the total lump sum fee as follows:

Schematic Design / Master Plan	15%
Design Development	20%
Construction Documents	40%
Bidding & Negotiation	5%
Construction Phase	20%

Any additional services will be executed only upon approval and be billed hourly according to the following schedule:

Principal	\$243.00/hour
Project Manager	\$170.00/hour
Project Designer	\$170.00/hour
Project Architect	\$150.00/hour
Interior Designer	\$145.00/hour
Senior Staff	\$145.00/hour
Associate Architect/Technician	\$100.00/hour
Clerical/Administrative	\$ 70.00/hour

Do not hesitate to call should you have any questions with regards to this proposal. As always, we look forward to working with U.I.S.D., you and your staff on this project.

Sincerely,

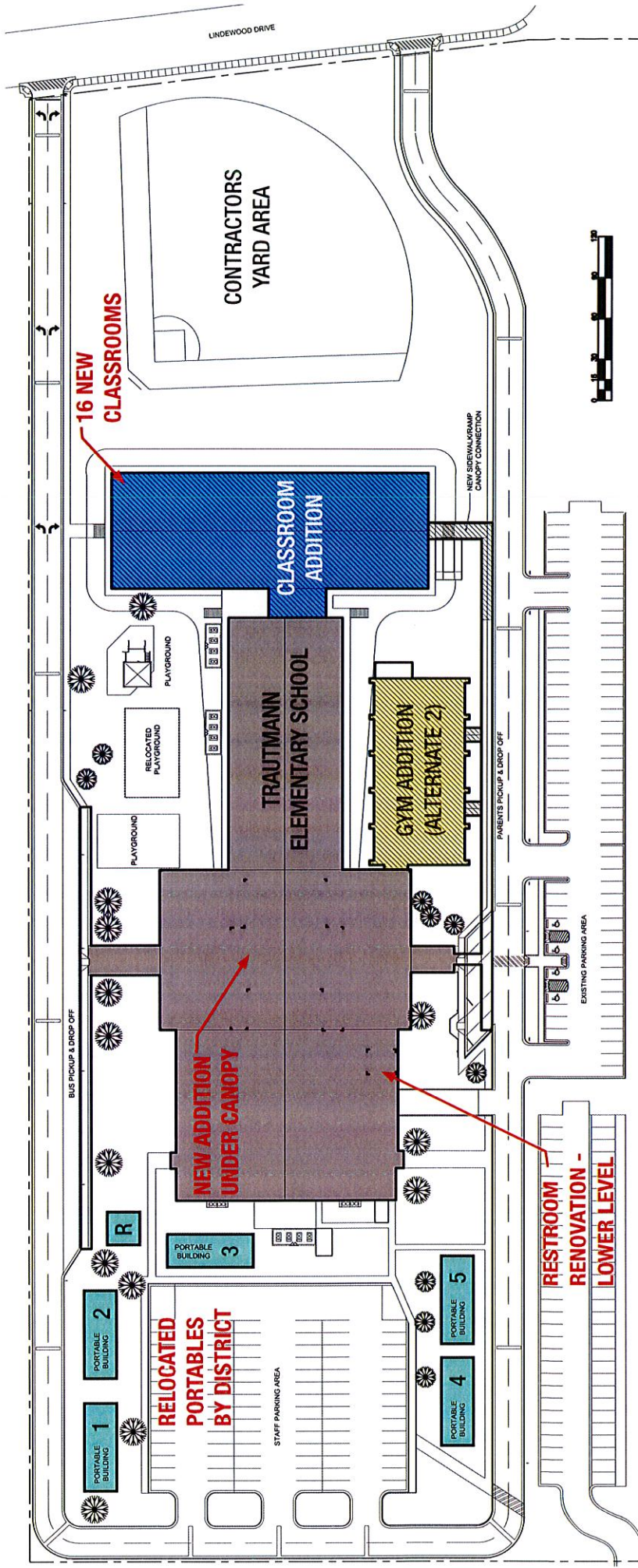
MUÑOZ & COMPANY, INC.



Randall L. Hohlaus, AIA
Principal

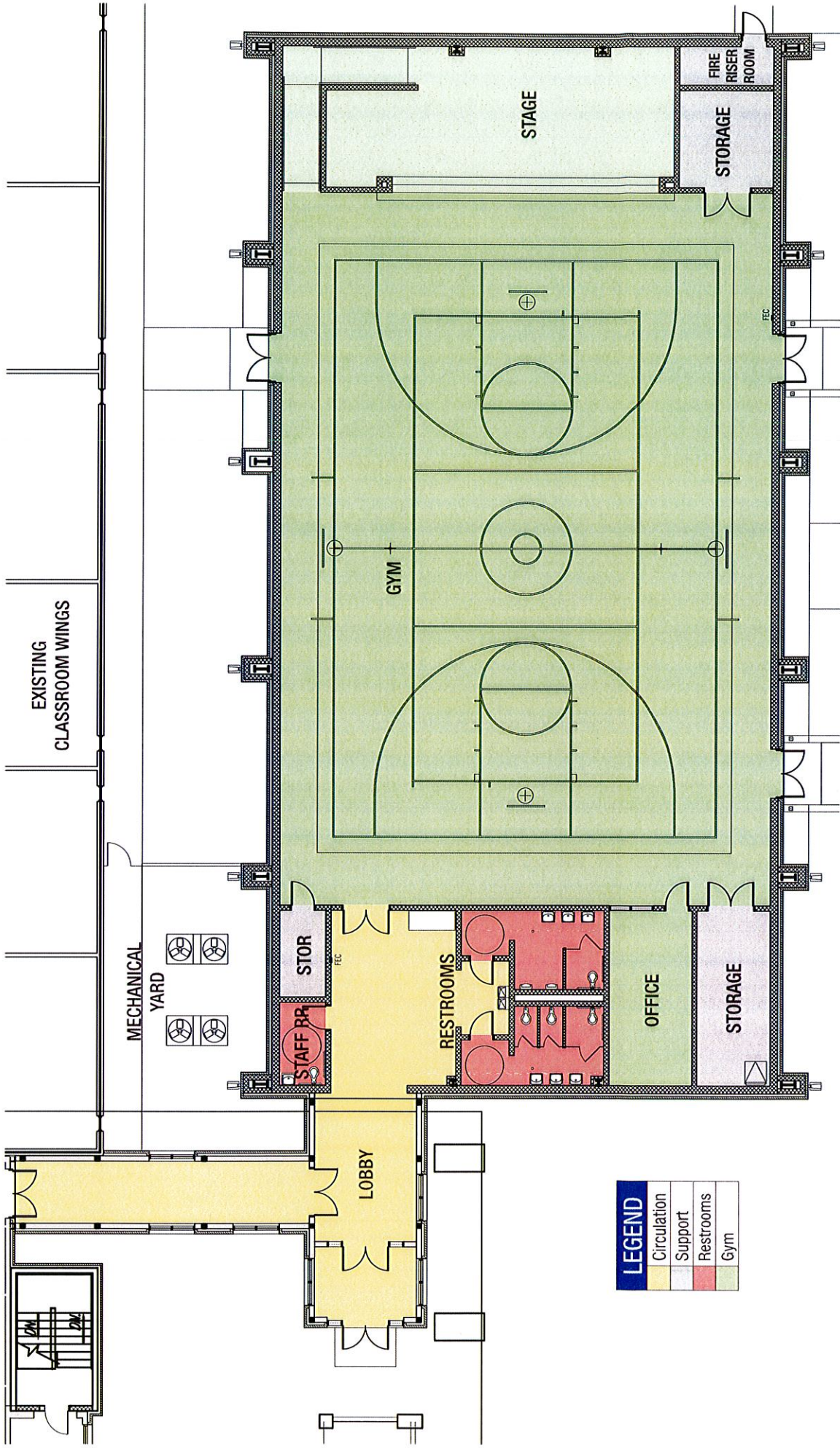
Enc.: Request for Proposal for Consulting Services – Exhibit B (2/19/15)

- c. UISD (Mendoza, Alaniz)
KMA (Muñoz, Hohlaus, Ramirez)



TEMPORARY RELOCATED PLAY AREA IN PARK

**UNITED INDEPENDENT SCHOOL DISTRICT - TRAUTMANN ELEMENTARY SCHOOL
CLASSROOM WING ADDITION AND MAIN BUILDING RENOVATIONS
SITE IMPROVEMENTS**



LEGEND

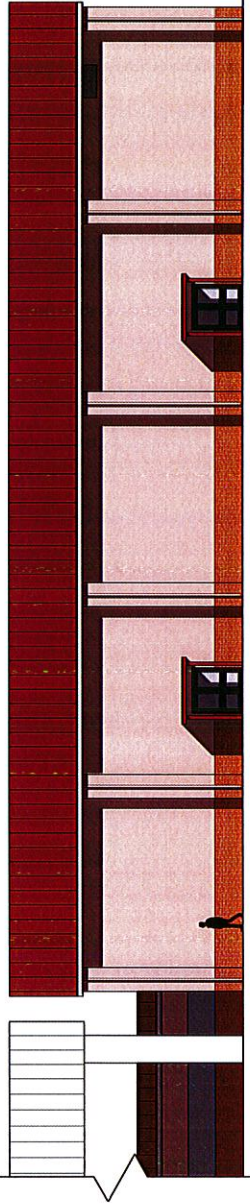
Circulation
Support
Restrooms
Gym

UNITED INDEPENDENT SCHOOL DISTRICT - TRAUTMANN ELEMENTARY SCHOOL
 CLASSROOM WING ADDITION AND MAIN BUILDING RENOVATIONS
 GYM ADDITION FLOOR PLAN (ALTERNATE No. 2)

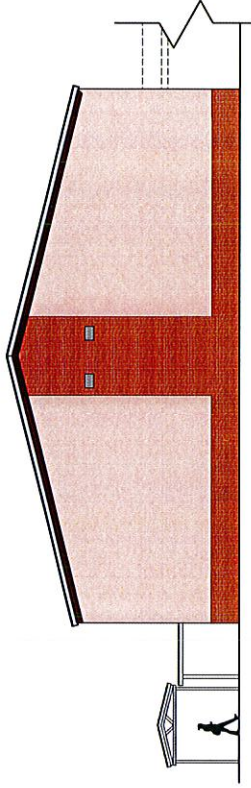
UNITED INDEPENDENT
 SCHOOL DISTRICT
 LAREDO, TEXAS

UISD

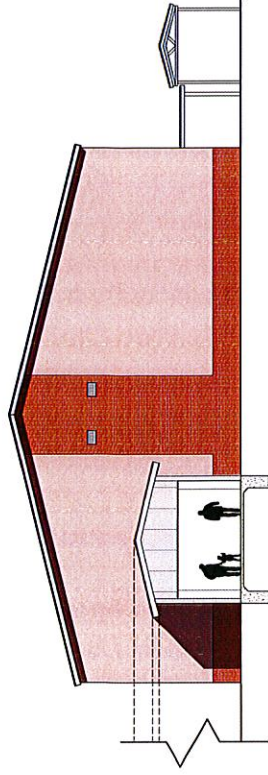
muñoz
 ARCHITECTURE & DESIGN



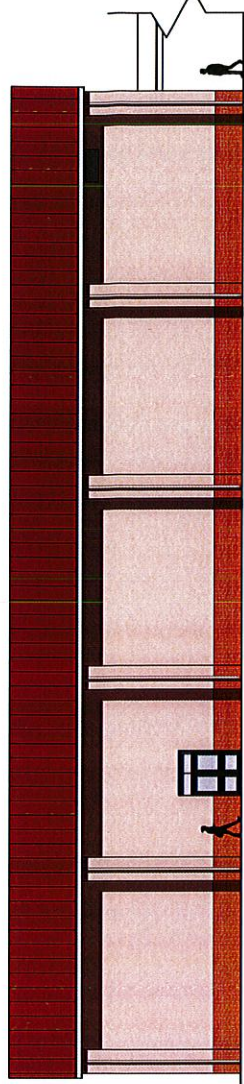
GYM WEST



GYM SOUTH



GYM NORTH



GYM EAST

UNITED INDEPENDENT
SCHOOL DISTRICT
LAREDO, TEXAS

UISD

UNITED INDEPENDENT SCHOOL DISTRICT - TRAUTMANN ELEMENTARY SCHOOL
CLASSROOM WING ADDITION AND MAIN BUILDING RENOVATIONS
NEW GYM ELEVATIONS (ALTERNATE No. 2)

muñoz
ARCHITECTURE & DESIGN