



UNITED INDEPENDENT SCHOOL DISTRICT AGENDA ACTION ITEM

Topic: Approval of Guaranteed Maximum Price for Design and Construction of 9th Grade Prototype for JB Alexander High School

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

Approved for transmittal to school board: April 20, 2016

Procurement Recommendation:

It is recommended that the United ISD Board of Trustees approve the Guaranteed Maximum Price for the Design and Construction of JB Alexander High School 9th Grade Campus, in the amount of **\$35,575,987.00**, which includes a contingency allowance amount of **\$500,000.00**, a design fee of **\$550,000.00**, and a design contingency allowance of **\$40,000**. As submitted by our Design-Build Contractor, Leyendecker Construction of Texas, Inc. this is the third new 9th Grade Campus to be constructed as part of Phase I of the 2013 Bond Construction Program. Please see attached exhibit with cost breakdown and additional school information. This information was presented and approved at the April 11th Bond Oversight Committee Meeting.

Rationale:

Leyendecker Construction of Texas, Inc. has prepared a Guaranteed Maximum Price based on information and input provided by District Instructional and Administrative Staff.

Budgetary Information:

Funding for the construction of the prototypes will come from the 2013 Bond proceeds.

Board Policy Reference and Compliance

CV Legal – Facilities Construction

CV Local – Facilities Construction

CVE Legal - Facilities Construction - Design Build

Texas Government Code 2267

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

7-Mar-16
15-Mar-16 Rev 1
16-Mar-16 Rev 2
16-Mar-16 Rev 3
22-Mar-16 Rev 4
23-Mar-16 Rev 5
23-Mar-16 Rev 6
4-Apr-16 Rev 7
UNITED INDEPENDENT SCHOOL DISTRICT
Mrs. Cordelia Flores Jackson, Purchasing Director
Laredo, Texas 78040

GUARANTEED MAXIMUM COST
UNITED INDEPENDENT SCHOOL DISTRICT
JB ALEXANDER HIGH SCHOOL 9TH GRADE CAMPUS

The following is the guaranteed maximum cost on proposed 9th grade prototype
at the JB Alexander site per 9th grade campus prototype construction documents
and site plan dated 09-25-15 for the JB Alexander 9th Grade Campus site

	\$	32,474,743.00
Allowances		
General Contingency Allowance	\$	500,000.00
Temporary road, water line, and fire hydrant	\$	200,000.00
Information Technology	\$	1,000,000.00
Cost additions or deletions related to the following:		
Utility work	\$	73,404.00
Sitework	\$	615,000.00
Electrical including installation of owner furnished LED lights	\$	49,000.00
Computer labs	\$	70,000.00
Less fire rated overhead doors	\$	(71,011.00)
Less modifications to science casework and shelving	\$	(15,015.00)
LED fixtures at gyms	\$	8,766.00
Animal Pens	\$	81,100.00
Subtotal	\$	34,985,987.00
Design service fee	\$	550,000.00
Design Contingency Allowance	\$	40,000.00
Total GMP	\$	35,575,987.00



Gary A. Leyendecker, P. E.
President

Guaranteed Maximum Price (GMP) Proposal
Design and Construction
9th Grade Campus
John B. Alexander High School



Business Committee Meeting
April 12, 2016

Guaranteed Maximum Price (GMP) Proposal for Design & Construction of 9th Grade Campus for J. B. Alexander High School

- **BUDGET FOR DESIGN & CONSTRUCTION OF JOHN B. ALEXANDER 9th GRADE CAMPUS:** **\$36,173,715.00**
- **GMP PROPOSAL FOR DESIGN & CONSTRUCTION OF JOHN B. ALEXANDER 9TH GRADE CAMPUS:** **\$35,575,987 .00**
(below budget by \$597,728)
- **GMP includes a construction contingency allowance of \$500,000, a \$40,000 design contingency allowance, a \$1,000,000 allowance for Technology Infrastructure, and a \$200,000 allowance for temporary road, water line, and fire hydrants.**
- **Cost proposal is within the 2016 RS Means Construction Price Index Guidelines**
- **PROJECT SCHEDULE:** **Planned Start-up Date for Construction Activities:** **MAY 15, 2016**
Projected Substantial Completion: **JULY 15, 2018**
Projected Final Completion: **AUGUST 15, 2018**
- **RECOMMENDATION:**

Approval of Guaranteed Maximum Price (GMP) proposal for design & construction of ALEXANDER 9th Grade Campus

Leyendecker Construction, Inc. in the amount of: \$ 35,575,987.00

(See attached GMP Cost Proposal Breakdown for further detailed information)



**Guaranteed Maximum Price (GMP) Proposal
for Design & Construction of 9th Grade Campus
for J. B. Alexander High School**

PROJECT SCOPE OF WORK:

- 1,200 student capacity campus
- 201,346 sq. ft. Building Area including FFA (Agricultural Science) Building
- Thirty general academic classrooms
- Six Science Labs
- Five Computer BIM Labs
- Separate Agricultural Science building (CATE) including welding shop, classroom, office, driveway, storage yard and animal pens facilities)
- Two Art Labs
- One general computer lab
- One ISS (In School Suspension) classroom
- One self-contained Special Education classroom with restroom and kitchen



**Guaranteed Maximum Price (GMP) Proposal
for Design & Construction of 9th Grade Campus
for J. B. Alexander High School**

- 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
- 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 fixtures on building perimeter and all parking lots provided and installed; LED Lighting fixtures provided and installed in both gyms; labor provided to install owner-provided LED interior lighting throughout school building
- 30 ft wide interior hallways
- 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 Design & Construction of 9th Grade Campus
for J. B. Alexander High School**

- 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 on all staff and student restrooms and showers
- Masonry student restroom toilet partitions
- Exterior doors with access restriction control system
- Fully equipped MDF Head End and IDF network equipment rooms



**Guaranteed Maximum Price (GMP) Proposal
for Design & Construction of 9th Grade Campus
for J. B. Alexander High School**

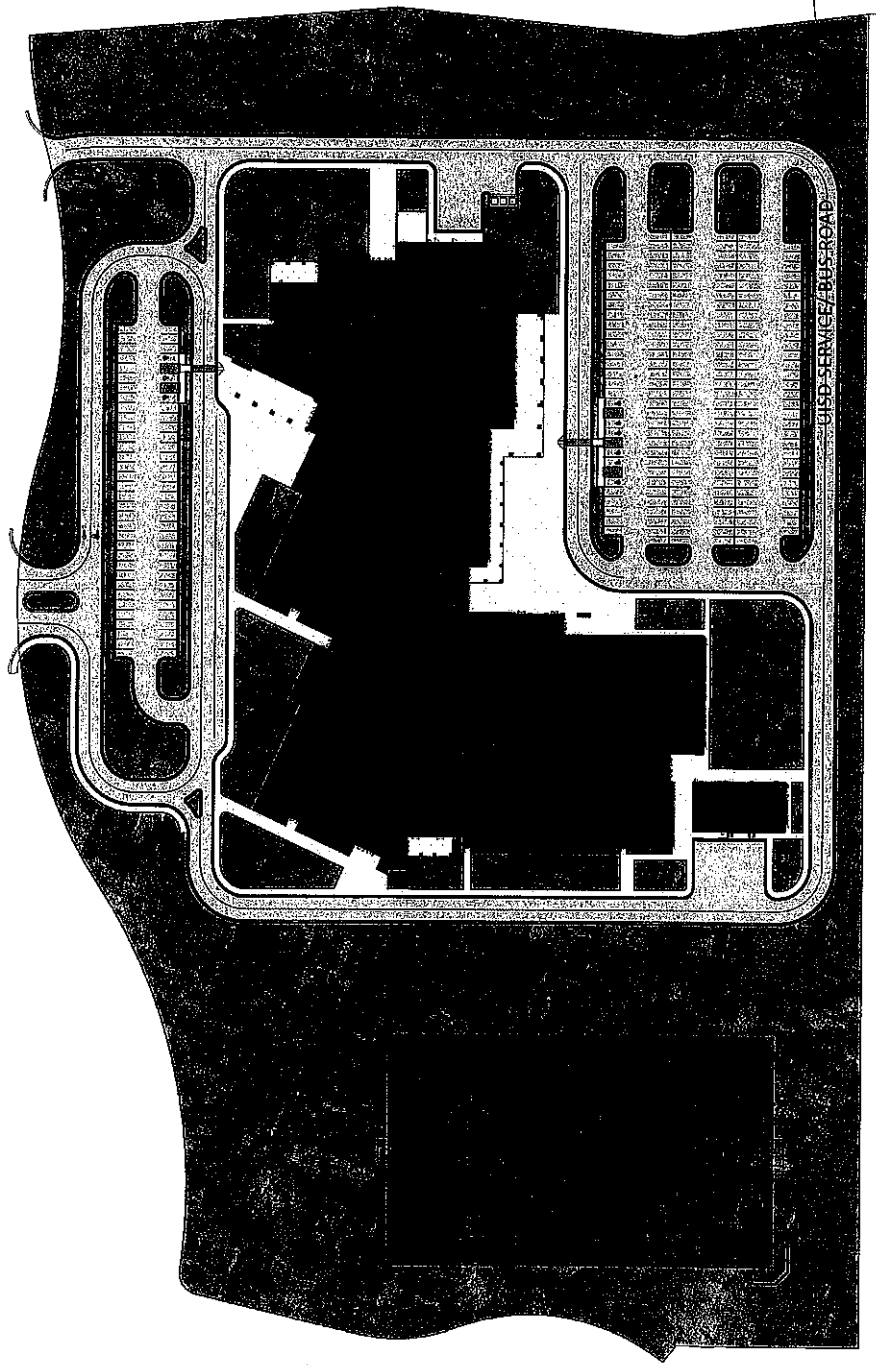
- HVAC chilled water system, two central plants and one back-up HVAC chiller unit with pump
- Cafetorium with 300 student capacity and performing stage
- Electric hand dryers at all restrooms
- Exterior custodial equipment storage room
- 245 parking spaces for staff and visitors
- One Elevator
- Fire Alarm and Fire Sprinkler system
- Energy Management System for HVAC temperature control and Exterior lighting control
- Motion sensors for all interior lights in corridors and support areas
- Two ceiling fans in each classroom



**Guaranteed Maximum Price (GMP) Proposal
for Design & Construction of 9th Grade Campus
for J. B. Alexander High School**

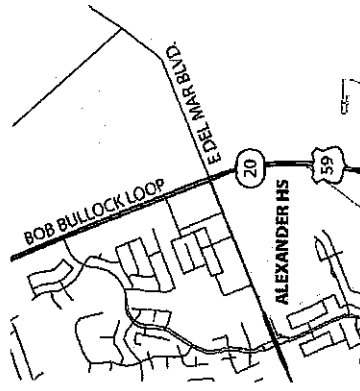
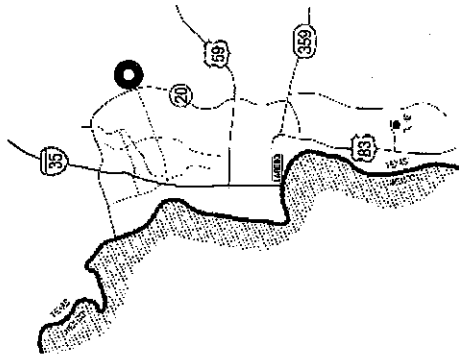
- One dance studio with wood floor
- Two gyms, competition and practice, wood floor and motorized bleachers
- One boys/girls weight room (equipment by UISD)
- Landscaping allowance for trees, grass, selected xeriscaping (low-water consumption plants and trees)
- Full irrigation system for landscaping and practice fields
- \$500,000 general contingency allowance
- \$40,000 design contingency allowance
- \$200,000 allowance for temporary construction of caliche access road, temporary water line and fire hydrant for fire protection and water requirement during construction activities
- \$1,000,000 Information Technology allowance for all infrastructure for communications and internet network systems



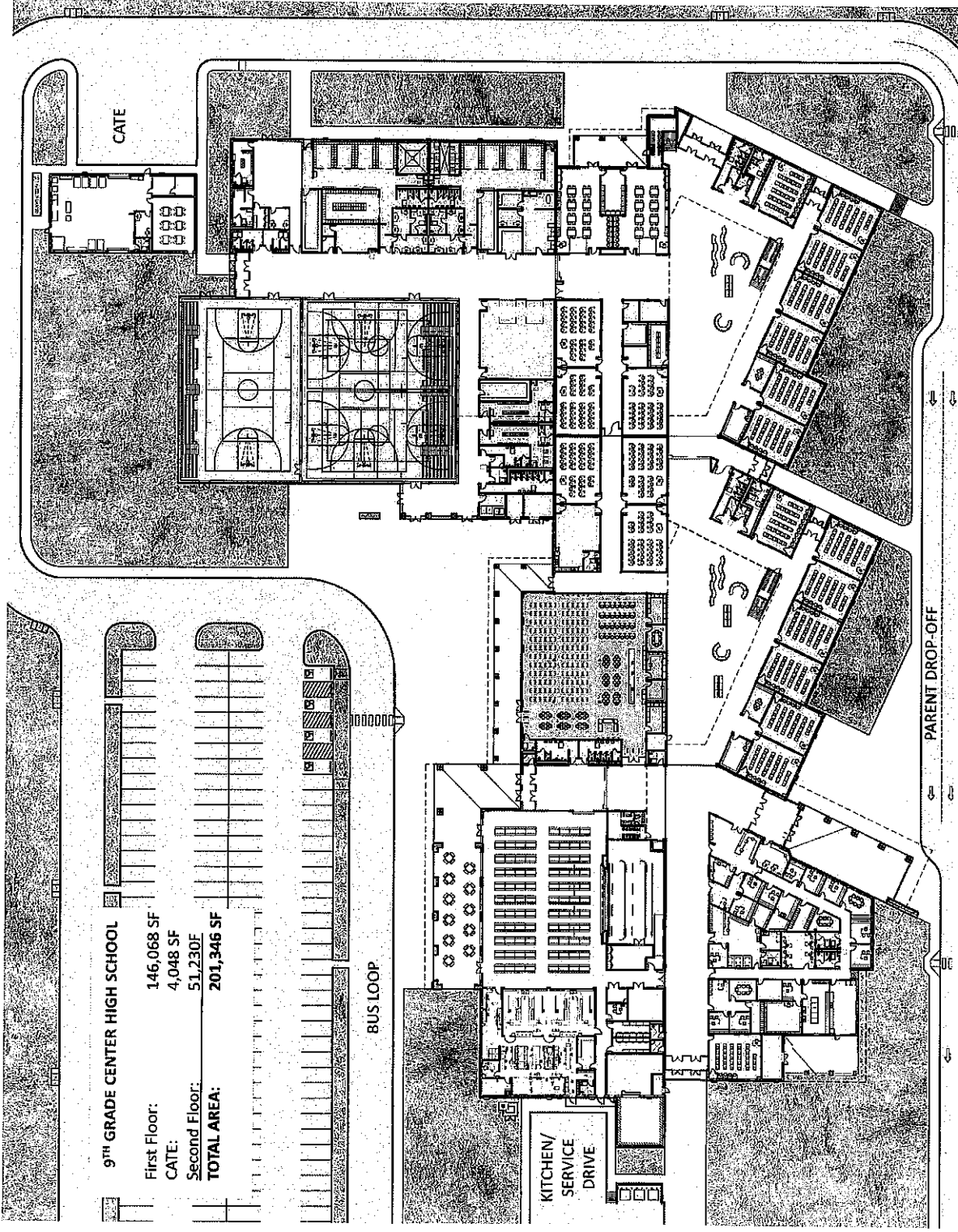


ALEXANDER HS SITE PLAN

Overall Acres: 20.00



- ☐ ADMINISTRATION
- ☐ GENERAL EDUCATION
- ☐ CAREER AND TECHNOLOGY EDUCATION
- ☐ LIBRARY
- ☐ FINE ARTS
- ☐ ATHLETICS AND PHYSICAL EDUCATION
- ☐ FOOD SERVICE
- ☐ CAMPUS SUPPORT
- ☐ MECHANICAL

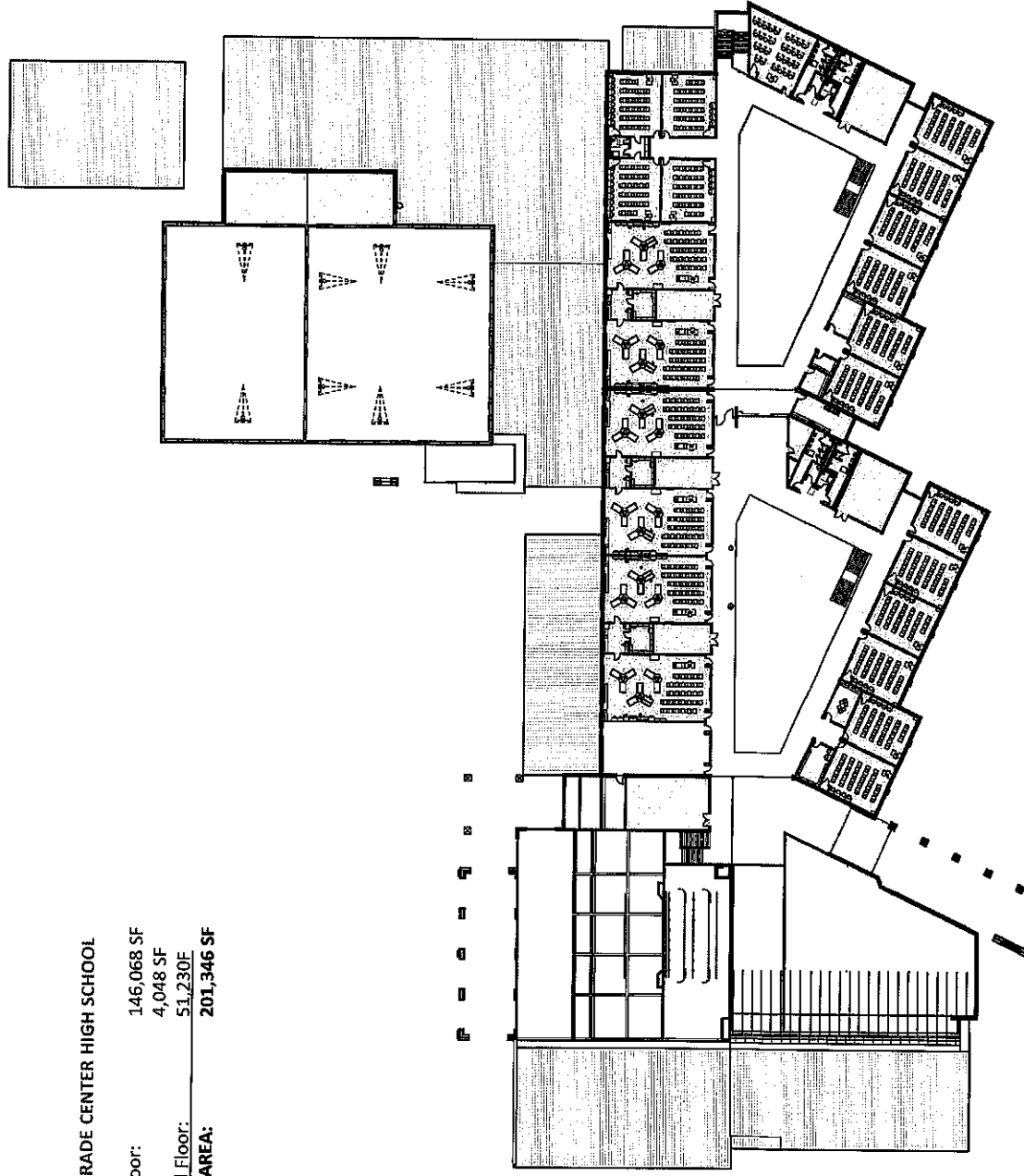


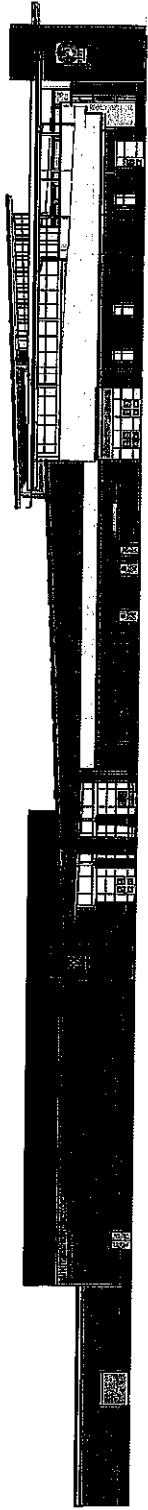
9TH GRADE CENTER HIGH SCHOOL	
First Floor:	146,068 SF
CATE:	4,048 SF
Second Floor:	51,230 SF
TOTAL AREA:	201,346 SF

9TH GRADE CENTER HIGH SCHOOL

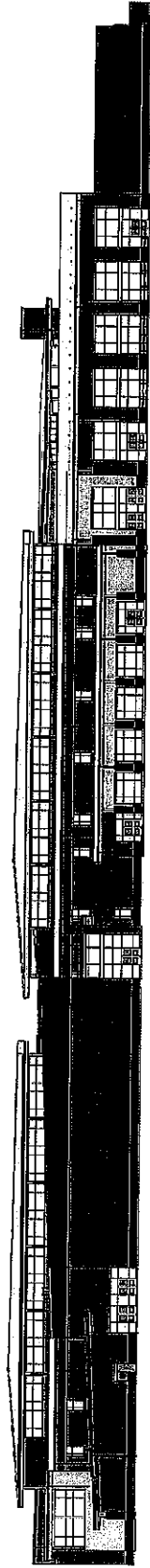
First Floor: 146,068 SF
 CATE: 4,048 SF
 Second Floor: 51,230 SF
TOTAL AREA: 201,346 SF

- ☐ ADMINISTRATION
- ☐ GENERAL EDUCATION
- ☐ CAREER AND TECHNOLOGY EDUCATION
- ☐ LIBRARY
- ☐ FINE ARTS
- ☐ ATHLETICS AND PHYSICAL EDUCATION
- ☐ FOOD SERVICE
- ☐ CAMPUS SUPPORT
- ☐ MECHANICAL

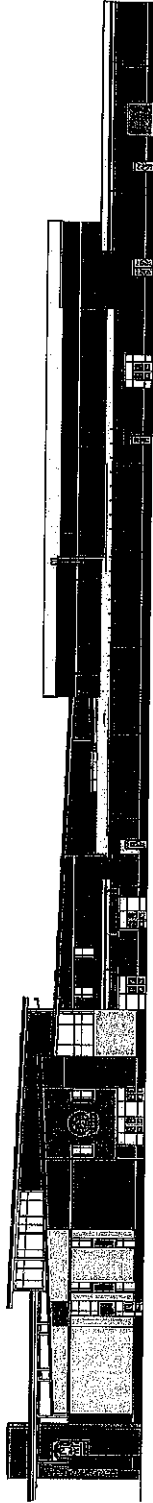




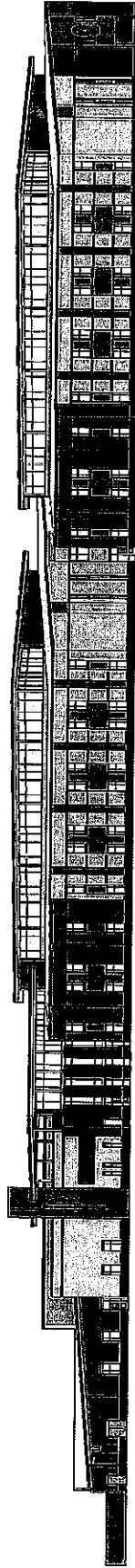
4 OVERALL WEST EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



3 OVERALL NORTH EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"

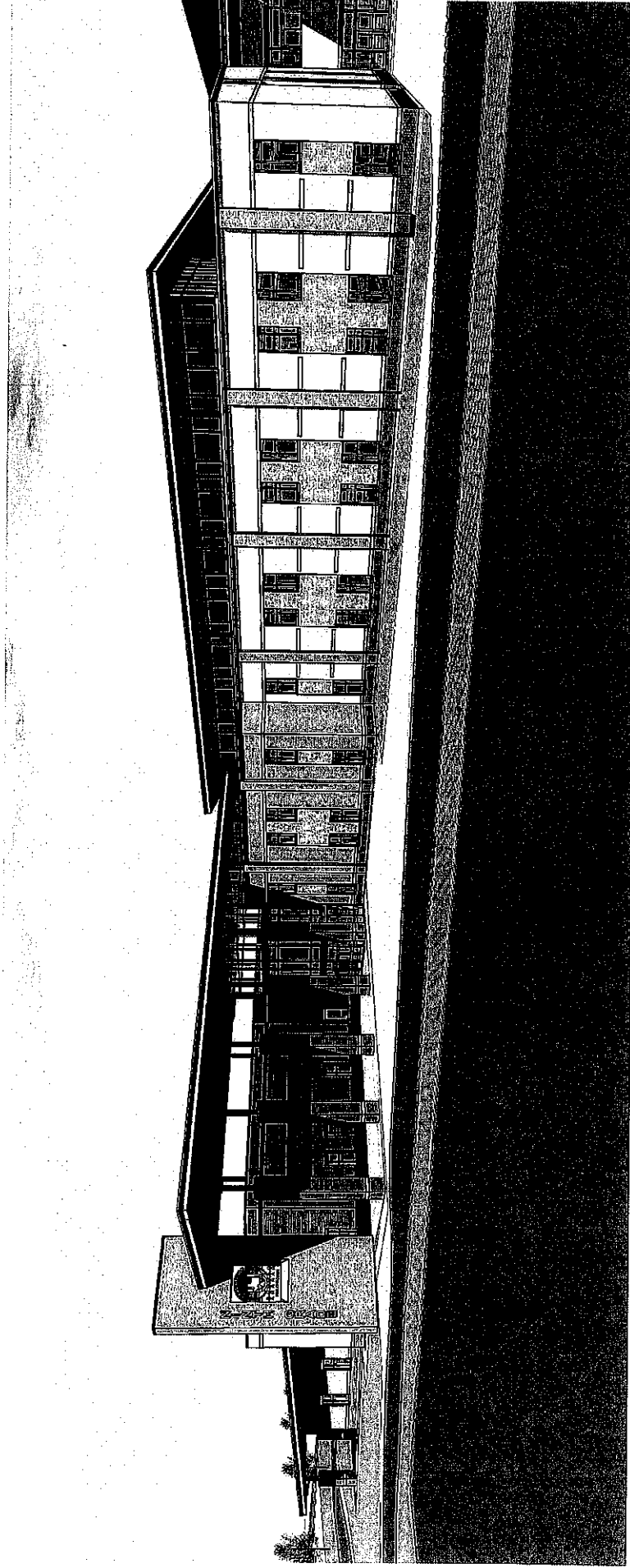


2 OVERALL EAST EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



1 OVERALL SOUTH EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"





FRONT ENTRY: VISITOR PARKING AND PARENT
DROP-OFF



