



UNITED INDEPENDENT SCHOOL DISTRICT AGENDA ACTION ITEM

Topic: Approval of Guaranteed Maximum Price (GMP) for Design and Construction of San Isidro Elementary School

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

Approved for transmittal to school board: January 20, 2016

Procurement Recommendation:

1. The Administration recommends approval of the Guaranteed Maximum Price (GMP) proposal for design and construction of San Isidro Elementary School, in the amount of \$16,502,087.43, which includes a construction contingency allowance amount of \$400,000.00, a design contingency allowance in the amount of \$25,000.00, a Technology Infrastructure Allowance in the amount of \$1,000,000.00, and a marquee sign and foundation allowance in the amount of \$25,000.00.

This is the third new elementary school to be constructed as part of PHASE II of the 2013 Bond Construction Program, to be funded through the Funding Plan of Phase II Series 2014 Bonds. 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 Phase II Bond Proceeds

Budget Amount for Design and Construction of San Isidro Elementary School: \$15,699,191.00

Budget Amount for Technology Infrastructure: \$ 707,678.00

Total Budget Amount for Design, Construction and Technology: \$16,406,869.00

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

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P. O. BOX 1827
4220 SANDERS

9-Nov-15
13-Nov-15
9-Dec-15
United Independent School District
C/O Mrs. Cordelia Flores Jackson, Purchasing Director
Laredo, Texas

United ISD
San Isidro Elementary No. 29

DESCRIPTION

The following are guaranteed maximum costs on proposed elementary prototype at the San Isidro campus based on design documents for Elementary No. 27 dated 07-7-14, electrical and architectural modifications to no. 28, LED lamps in lieu of fluorescent, and site improvements (grading, paving, and utilities) dated 03-29-15.

| | |
|--|---------------------------|
| | \$ 14,818,386.00 |
| Allowances | |
| Contingency fund | \$ 400,000.00 |
| | Subtotal \$ 15,218,386.00 |
| Design Service Fee | \$ 233,701.43 |
| Design Contingency Allowance | \$ 25,000.00 |
| I. T. Allowance | \$ 1,000,000.00 |
| Marquee Sign Allowance with reinforced foundation (+/- 4'x4'x4') | \$ 25,000.00 |
| Total GMP | \$ 16,502,087.43 |

Sincerely,



Gary A. Leyendecker, P. E.
President

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San Isidro Elementary Prototype**

| | |
|---|-----------------|
| I. GENERAL CONDITIONS AND PROJECT ALLOWANCES | |
| CONTINGENCY ALLOWANCE | \$ 400,000.00 |
| SUPERVISION | \$ 125,000.00 |
| FENCING ALLOWANCE INCLUDING BUS LOOP/PLAYGROUND FENCE WITH GATES | \$ 100,000.00 |
| LANDSCAPE AND IRRIGATION ALLOWANCE | \$ 100,000.00 |
| MARQUEE ALLOWANCE | \$ 25,000.00 |
| GENERAL REQUIREMENTS | \$ 405,000.00 |
| PERFORMANCE AND PAYMENT BONDS | \$ 121,625.00 |
| II. SITEWORK | |
| UTILITY INCLUDING DOMESTIC WATER, FIRE LINE, STORM SEWER, SANITARY SEWER | \$ 479,000.00 |
| PLAYGROUND EQUIPMENT, SHADE STRUCTURE, SLAB, AND POURED IN PLACE RUBBER SURFACING | \$ 148,050.00 |
| CONCRETE RETAINING WALLS | \$ 12,850.00 |
| VALLEY GUTTERS | \$ 25,450.00 |
| CONCRETE SITE AND ROADWAY PAVING | \$ 621,560.00 |
| CONCRETE SIDEWALKS AND CONCRETE DUMPSTER PAD | \$ 146,450.00 |
| PARKING LOT STRIPING PER UISD STANDARDS | \$ 16,120.00 |
| CONCRETE COURTYARD WITH TRENCH GRATE DRAINAGE | \$ 144,700.00 |
| BUILDING PADS, SITE PREPARATION, GRADING, CALICHE BASE | \$ 1,295,000.00 |
| CALICHE BASE AT ALL CONCRETE PAVING | \$ 78,000.00 |
| ENGINEERING AND STAKING | \$ 30,000.00 |
| OUTDOOR CLASSROOM ALLOWANCE | \$ 35,000.00 |
| III. CONCRETE | |
| FOUNDATION REINFORCING | \$ 137,560.00 |
| FOUNDATION CONCRETE AND LABOR | \$ 1,538,920.00 |
| PUMP TRUCK | \$ 48,500.00 |
| IV. MASONRY | |
| MASONRY VENEER MATERIALS | \$ 251,310.00 |
| MASONRY VENEER LABOR | \$ 332,270.00 |
| CMU MATERIALS | \$ 449,600.00 |
| CMU LABOR | \$ 681,800.00 |
| MORTAR | \$ 108,000.00 |
| GROUT INFILL | \$ 75,000.00 |
| MASONRY ACCESSORIES AND TIES | \$ 35,000.00 |
| MASONRY REINFORCING | \$ 79,050.00 |
| MASONRY VENEER CLEANING | \$ 30,000.00 |
| V. METALS | |
| EXPANSION JOINT COVERS | \$ 15,050.00 |
| ENTRANCE STRUCTURE ALLOWANCE | \$ 30,000.00 |
| MISCELLANEOUS STRUCTURAL STEEL | \$ 57,570.00 |
| PRE ENGINEERED METAL BUILDING | \$ 811,000.00 |
| METAL BUILDING INSULATION | \$ 89,000.00 |
| METAL BUILDING ERECTION | \$ 391,560.00 |
| BUS CANOPY | \$ 24,500.00 |
| SECURITY STATION REQUEST | \$ 18,948.00 |

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| | | |
|--|----|------------|
| VI. WOODS AND PLASTICS | | |
| GENERAL CARPENTRY | \$ | 58,560.00 |
| MILLWORK | \$ | 239,780.00 |
| ADDITIONAL MILLWORK PER UISD REQUEST | \$ | 39,950.00 |
| VII. THERMAL AND MOISTURE PROTECTION | | |
| DAMPROOFING | \$ | 53,150.00 |
| CAULKING AND SEALANTS | \$ | 38,600.00 |
| RIGID BOARD INSULATION | \$ | 68,520.00 |
| VIII. DOORS, WINDOWS, AND GLASS | | |
| WINDOWS AND FIXED GLASS | \$ | 125,600.00 |
| HOLLOW METAL FRAMES | \$ | 68,100.00 |
| WOOD DOORS | \$ | 42,500.00 |
| HARDWARE | \$ | 156,874.00 |
| LABOR ON FRAMES | \$ | 36,200.00 |
| ADDITIONAL FRAMES AND HARDWARE | \$ | 24,902.00 |
| HARDWARE LABOR | \$ | 22,500.00 |
| IX. FINISHES | | |
| DRYWALL | \$ | 105,600.00 |
| CEILINGS | \$ | 177,560.00 |
| GYPSUM BOARD CEILINGS | \$ | 35,560.00 |
| VCT | \$ | 120,600.00 |
| RUBBER STAIRS AND TREAD | \$ | 21,500.00 |
| QUARRY TILE | \$ | 16,000.00 |
| PORCELAIN AND ALL CERAMIC TILE, WALLS TO 6' HT | \$ | 280,000.00 |
| PAINT | \$ | 144,000.00 |
| X. SPECIALTIES | | |
| STAGE CURTAIN | \$ | 15,000.00 |
| TOILET ACCESSORIES | \$ | 15,164.00 |
| TOILET PARTITIONS | \$ | 23,500.00 |
| FIRE EXTINGUISHERS | \$ | 2,734.00 |
| MARKER BOARDS | \$ | 37,000.00 |
| FLAGPOLE | \$ | 3,500.00 |
| WINDOW TREATMENT | \$ | 12,000.00 |
| SIGNAGE | \$ | 20,000.00 |
| LETTERS | \$ | 2,500.00 |
| PROJECTION SCREENS | \$ | 6,500.00 |
| ELECTRIC HAND DRYERS | \$ | 7,800.00 |
| PLAQUE | \$ | 1,200.00 |
| LABOR ON ALL ACCESSORIES | \$ | 32,500.00 |
| XI. EQUIPMENT | | |
| KITCHEN EQUIPMENT PER AMENDED LIST | \$ | 324,000.00 |
| MISCELLANEOUS KITCHEN EQUIPMENT LABOR | \$ | 5,000.00 |
| BASKETBALL EQUIPMENT | \$ | 35,000.00 |

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| XII. MECHANICAL | | |
| GENERAL PLUMBING | \$ | 570,000.00 |
| HVAC | \$ | 1,125,000.00 |
| FIRE PROTECTION | \$ | 205,000.00 |
| XIII. ELECTRICAL | | |
| ELECTRICAL | \$ | 1,200,000.00 |
| ELECTRICAL AT MODIFICATIONS | \$ | 8,000.00 |
| XIV. SPECIAL SYSTEMS | | |
| FIRE ALARM AND SECURITY | \$ | 96,400.00 |
| CHARGING STATIONS | \$ | 23,712.00 |
| | SUBTOTAL | \$ 15,161,009.00 |
| XV. DESIGN SERVICE FEE | \$ | 233,701.43 |
| DESIGN CONTINGENCY ALLOWANCE | \$ | 25,000.00 |
| XVI. I.T. ALLOWANCE INCLUDING CABLING, NETWORKING, ACCESS POINTS, ROUTER AND VOICE GATEWAY, PA SYSTEM, UPS, ACCESS CONTROL AND SURVEILLANCE CAMERAS, AUDIO VISUAL/PROJECTORS/ SOUND SYSTEM, GYM PROJECTOR, CAMERA/AC | \$ | 1,000,000.00 |
| XVII. PROVIDE LED RETROFIT; PROVIDE SYLVANIA LED LAMPS IN LIEU OF STANDARD FLOURESCENT LAMPS | \$ | 82,377.00 |
| | TOTAL | \$ 16,502,087.43 |