



## UNITED INDEPENDENT SCHOOL DISTRICT AGENDA ACTION ITEM

**Topic:** Approval of GMP (Guaranteed Maximum Price) for Design and Construction of Middle School No. 10 at Highway 359

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

**Approved for transmittal to school board:** March 25, 2015

### **Procurement Recommendation:**

The Administration recommends approval of the Guaranteed Maximum Price (GMP) proposal for design and construction of Middle School No. 10 at Highway 359, in the amount of \$19,153,400.00, which includes a contingency allowance amount of \$600,000.00. This is the first new middle school to be constructed as part of PHASE I of the 2013 Bond Construction Program, to be funded through the Funding Plan consisting of \$100 million Phase I Series 2014 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 #10: \$19,153,400.00

### **Board Policy Reference and Compliance**

CV Legal – Facilities Construction

Texas education code 44.031, 44.035, 44.036, and 44.039

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

**LAREDO, TEXAS 78041**

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

P. O. BOX 1827  
4220 SANDERS

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

**United ISD  
Hwy 359 Middle School Prototype**

**DESCRIPTION**

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The following are guaranteed maximum costs on proposed middle school prototype  
at the Hwy 359 campus

Basic building cost	\$ 18,200,900.00
Allowances	
Contingency allowance	\$ 600,000.00
	Subtotal \$ 18,800,900.00
Off site utility improvements	\$ 352,500.00
	<hr/>
	<b>Total \$ 19,153,400.00</b>

Sincerely,



Gary A. Leyendecker, P. E.  
President

**GMP (Guaranteed Maximum Price) Proposal  
Middle School #10 – Hwy 359 East**



**Business Committee Meeting  
March 17, 2015**

**Guaranteed Maximum Price (GMP) Proposal  
for Construction of Hwy 359 East Middle School (Middle School No. 10)**

- **PROJECT CONSTRUCTION BUDGET for Hwy 359 East Middle School Campus:** **\$ 18,920,000.00**
- **LAND IMPROVEMENTS BUDGET (Offsite Utilities & Improvements) for Hwy 359 East Middle School:** **\$ 387,016.00**
- **TOTAL CONSTRUCTION BUDGET for Hwy 359 East Middle School Campus:** **\$ 19,307,016.00**
  
- **GMP PROPOSAL for Hwy 359 East Middle School, including Offsite Utilities & Improvements):** **\$ 19,153,400.00**  
(includes a contingency allowance of \$600,000.00)
- (Cost proposal is **below** the 2015 RS Means Construction Price Index Guidelines)
  
- **SURPLUS AMOUNT for Hwy 359 East Middle School:** **\$ 153,616.00**
  
- **PROJECT SCHEDULE:**
  - Start Construction Activities:** **June 2015**
  - Substantial Completion:** **March 2017 (to open Fall 2017)**

• **RECOMMENDATION:**

**Approval of Guaranteed Maximum Price (GMP) proposal for construction of the new Hwy 359 East Middle School from:**

**Leyendecker Construction, Inc.**

**in the amount of: \$ 19,153,400.00 (includes a contingency allowance of \$600,000.00)**





**Guaranteed Maximum Price (GMP) Proposal  
for Construction of Hwy 359 East Middle School (Middle School No. 10)**

**PROJECT SCOPE OF WORK:**

- 1,000 student capacity campus
- 112,000 sq. ft. Building Area
- Thirty general academic classrooms
- Six Science Labs
- Five Computer BIM Labs
- 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 Construction of Hwy 359 East Middle School (Middle School No. 10)**

- 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
- 24ft wide main interior hallway
- 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 ponds



**Guaranteed Maximum Price (GMP) Proposal  
for Construction of Hwy 359 East Middle School (Middle School No. 10)**

- 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 and 6 ft on all walls, on all staff student restrooms and 100% coverage for showers
- Masonry student restroom toilet partitions
- Exterior doors with access restriction control system
- Fully prepared MDF Head End and IDF rooms



**Guaranteed Maximum Price (GMP) Proposal  
for Construction of Hwy 359 East Middle School (Middle School No. 10)**

- DX HVAC System, Energy Management System, automated temperature control system
- 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 Sprinkler system
- Energy Management System HVAC temperature control and Exterior lighting
- Motion sensors for all interior lights in corridors and support areas
- Two ceiling fans in each classroom



**Guaranteed Maximum Price (GMP) Proposal  
for Construction of Hwy 359 East Middle School (Middle School No. 10)**

- One gym, with wood floor and fully retractable electric operated bleachers
- One boys/girls weight room
- Landscaping allowance for trees, grass, selected xeriscaping (low-water consumption plants and trees)
- Full irrigation system for landscaping and practice fields
- \$600,000 general contingency allowance



# NEW MIDDLE SCHOOL

## SITE PLAN



UNITED ISD

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**muñoz**  
ARCHITECTURE & DESIGN



# NEW MIDDLE SCHOOL

## FIRST FLOOR

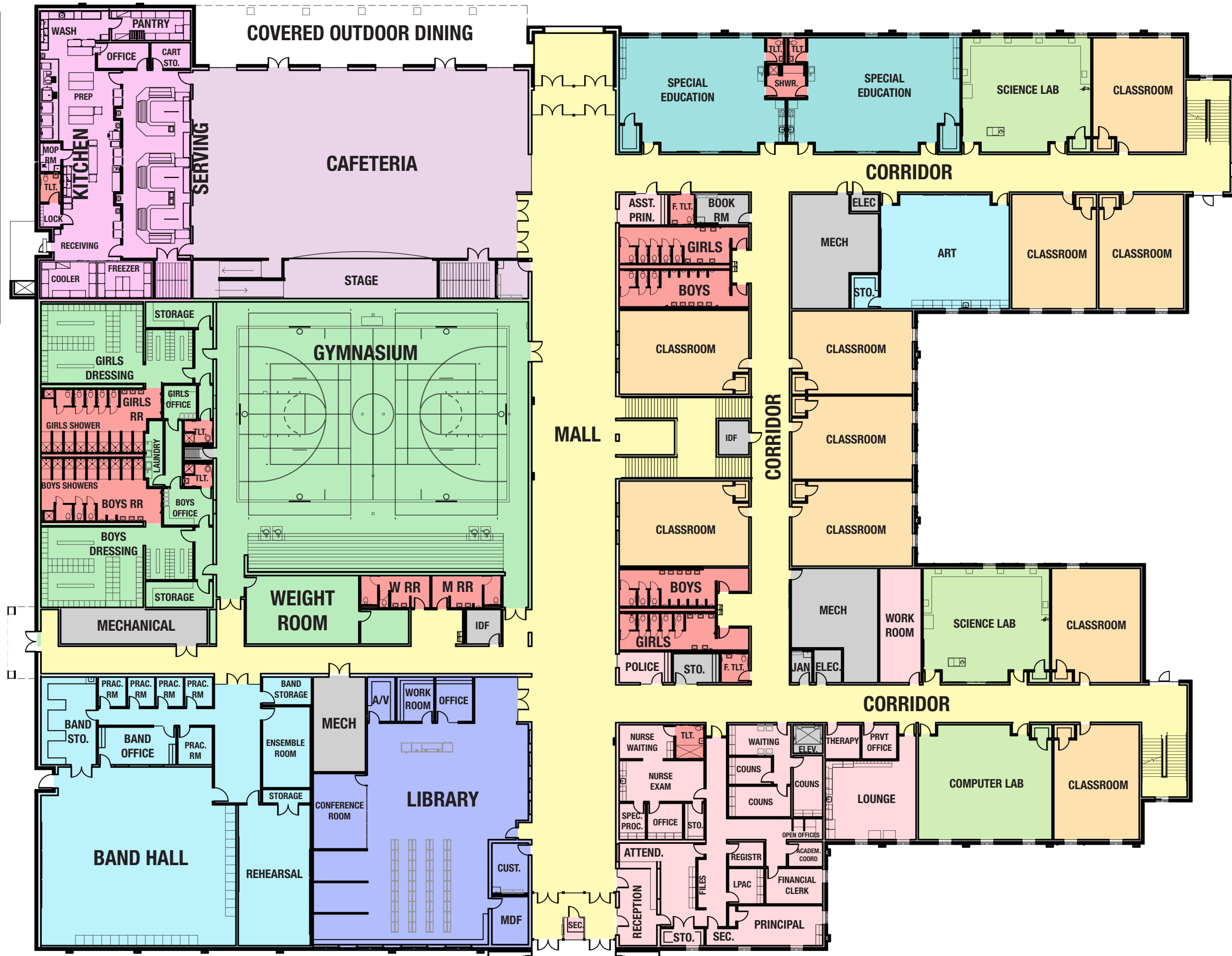


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ARCHITECTURE & DESIGN

LEGEND	
	Classroom
	Circulation
	Admin
	Support
	Restrooms
	Kitchen
	Cafetorium
	Fine Arts
	Gym
	Library
	Comp Sci





# NEW MIDDLE SCHOOL

## SECOND FLOOR



UNITED ISD

**LEYENDECKER**  
CONSTRUCTION INC.

**muñoz**  
ARCHITECTURE & DESIGN

LEGEND	
<span style="display:inline-block; width:15px; height:15px; background-color:#f9c99d;"></span>	Classroom
<span style="display:inline-block; width:15px; height:15px; background-color:#fff2cc;"></span>	Circulation
<span style="display:inline-block; width:15px; height:15px; background-color:#f4cccc;"></span>	Admin
<span style="display:inline-block; width:15px; height:15px; background-color:#d9ead3;"></span>	Support
<span style="display:inline-block; width:15px; height:15px; background-color:#f4cccc;"></span>	Restrooms
<span style="display:inline-block; width:15px; height:15px; background-color:#fce4ec;"></span>	Kitchen
<span style="display:inline-block; width:15px; height:15px; background-color:#fce4ec;"></span>	Cafetorium
<span style="display:inline-block; width:15px; height:15px; background-color:#d9ead3;"></span>	Fine Arts
<span style="display:inline-block; width:15px; height:15px; background-color:#d9ead3;"></span>	Gym
<span style="display:inline-block; width:15px; height:15px; background-color:#d9ead3;"></span>	Library
<span style="display:inline-block; width:15px; height:15px; background-color:#d9ead3;"></span>	Comp Sci



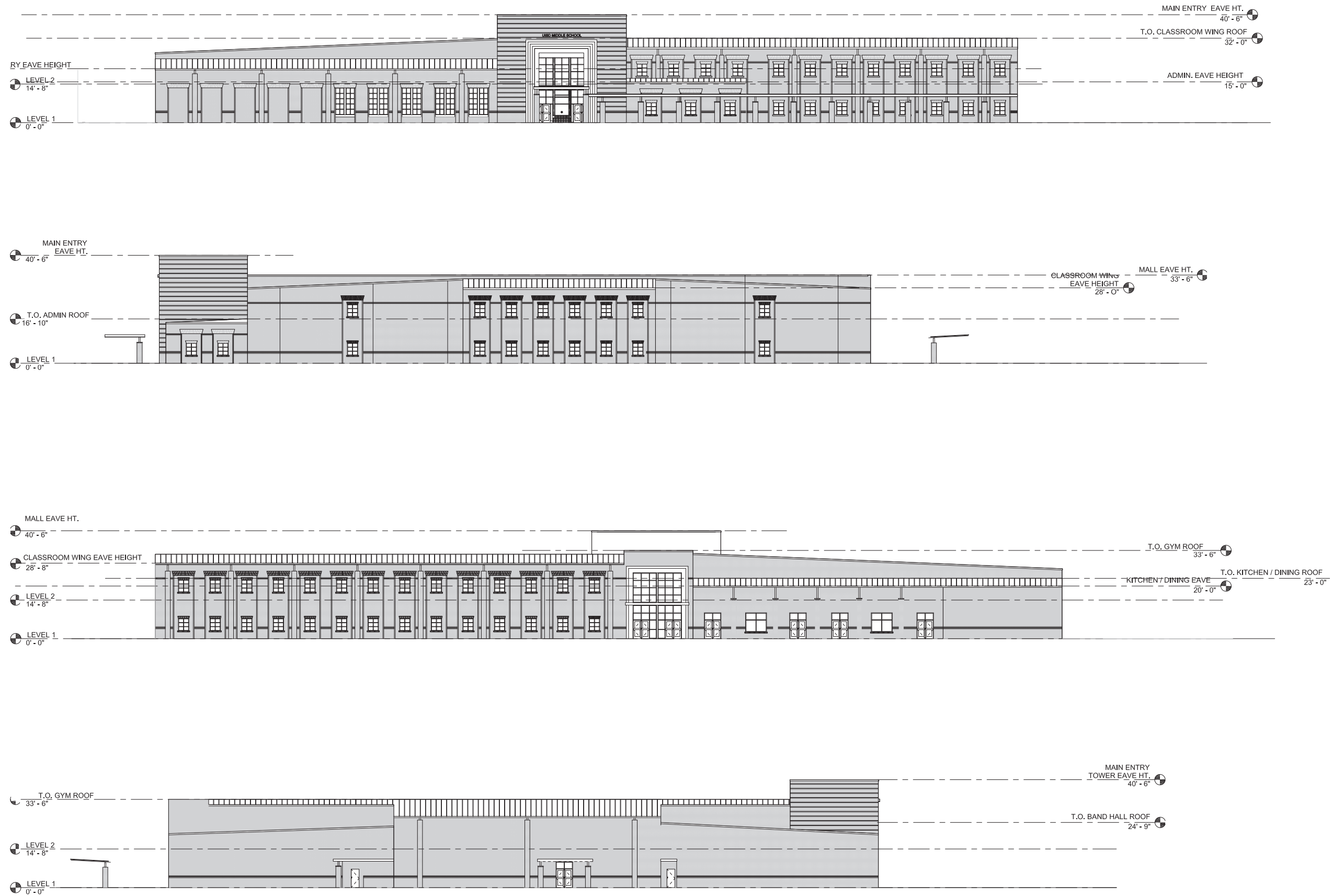
# NEW MIDDLE SCHOOL ELEVATIONS



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# NEW MIDDLE SCHOOL

COLORED ELEVATION



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# NEW MIDDLE SCHOOL

COLORED ELEVATION



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