



UNITED INDEPENDENT SCHOOL DISTRICT AGENDA ACTION ITEM

Topic: Approval of Amendment No. 3 to the Design-Build Contract with Leyendecker Construction of Texas, Inc. for Ricardo Molina Middle School to Increase the Contract Guaranteed Maximum Price Amount for Cost Increases Related to Instructional Technology Infrastructure and Equipment Installation.

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

Approved for transmittal to school board: July 20, 2022

Procurement Recommendation

The Administration recommends approval of Amendment No. 3 to the Design Build Contract with Leyendecker Construction of Texas, Inc. for Ricardo Molina Middle School for an increase to the Contract Guaranteed Maximum Price Amount (GMP) in the amount of \$224,506.12, for providing Instructional Technology Infrastructure and Equipment Installation and operation commissioning.

The purpose for this Amendment to the contract is to provide a full turnkey network system, including cable installation, network switches equipment that have undergone exceedingly high cost increases in the industry and due to delays in supply availability as a result of worldwide supply chain disruptions caused by reasons beyond the control of the general contractor.

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 III 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



June 20, 2022

Mr. Enrique Rangel
Asst. Superintendent for Facilities, Construction and Student Services
802 Gale Street
Laredo, Texas 78041

Re: **UNITED INDEPENDENT SCHOOL DISTRICT**
Molina Middle School
Proposed IT Special Systems Allowance – GMP Amendment No. 3

Mr. Rangel:

Attached is the I.T. Allowance proposal from Leyendecker of Construction of Texas, Inc., (rev. 6-2-22, Rev. 1, 2 pgs.) identifying a requested change in the I.T. Allowance for this school from \$1,050,000.00 to \$1,274,506.12, for a resulting increase of \$224,506.12.

For this number the backup indicates a combined bid from M1 Networks and Solid IT for the system components. A third vendor, Insight, did not submit a bid. The vendors were approved by the District I.T. Department and the proposals received by LCT were reviewed and accepted by the Department.

We understand that this allowance was originally provided by the District IT Department for Perales Middle School at the time it was decided the responsibility for the procurement and installation for IT systems going forward was to be transferred to Leyendecker Construction in lieu of being provided by the District.

The current allowance was established in the GMP dated 9/30/2019. The NTP for the school was given issued on 11/4/19. Normal practice is to not order special systems too early in the course of a project because it is a rapidly changing technology and to take advantage of improvements that typically come over time, which also may affect District standards for networked equipment.

Note that this allowance was set prior the lockdowns for COVID, and the resulting impacts on supply chain and inflationary factors. The increase as per vendor prices over the original for Perales Middle School reflects a rise of 14.29%. Over the 30-month term since the number was established, primarily for the period that COVID has been a factor general construction, inflation has risen at rates of 1 - 1 1/2% per month. By this measure the increase in the GMP for this work is well within reasonable expectations that could not have been anticipated at time of GMP.

muñoz & company

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There is no proposed change in Contract Time. The proposed Change in Contract Cost is as follows:

I.T. Allowance in current contract (dated 10-15-2021)	\$ 1,050,000.00
I.T. Allowance revised proposal (w/GC fee and bond)	<u>\$ 1,274,506.12</u>
Total Increase	\$ 224,506.12

Current Contract Amount	\$ 21,310,499.00
Contract Sum to Date (C.O.s 1 -4)	\$ 21,310,499.00
Proposed Add Amount (Amendment No. 3 to the GMP)	<u>\$ 224,506.12</u>
New Contract Amount	\$21,535,005.12

We recommend that this Amount be accepted and incorporated into an Addendum No. 3 to the Design-Build contract GMP. If you have any questions, please so advise.

Sincerely,

MUÑOZ & COMPANY, INC.



Randy Hohlaus, AIA

copy: UISD (Alaniz, Castillo-Mena)
LCT (Cortes)
MCO (Hohlaus, Ruiz)

LEYENDECKER CONSTRUCTION OF TEXAS, INC.
CONSTRUCTORS AND ENGINEERS

LAREDO, TEXAS 78041

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P O BOX 1827
4220 SANDERS

2-Dec-21
2-Jun-22 Rev. 1
United ISD
C/O Mr. Enrique Rangel, P. E.
801 Gale Street
Laredo, Texas 78041

UNITED INDEPENDENT SCHOOL DISTRICT
UISD CUATRO VIENTOS MIDDLE SCHOOL

Proposed Amendment No. 3 to the D-B Contract GMP for Increase of I. T. Equipment Allowance
DESCRIPTION

Provide required labor, materials, equipment, and supervision for special systems and per the following and as approved by United ISD.

MI Networks		\$	706,989.25
Access control	\$	25,445.00	
Cabling	\$	405,969.25	
Paging	\$	131,400.00	
Surveillance	\$	144,175.00	
I. T. Solutions		\$	497,690.35
Switches	\$	396,033.14	
UPS	\$	45,037.30	
Access points	\$	56,619.91	
Insight			
Router, voice gateway, phones		\$	46,996.76
Video streaming (not required per UISD)			
subtotal		\$	1,251,676.36
Less allowance in contract		\$	1,050,000.00
subtotal		\$	201,676.36
gc fee	10.00%	\$	20,167.64
subtotal		\$	221,844.00
bond	1.20%	\$	2,662.13
total		\$	224,506.12

Delete all fees if deducted from contingency allowance

Sincerely,

Renee Cortes, Jr.

Renee Cortes, Jr.
encl