

No. \_\_\_\_\_



## UNITED INDEPENDENT SCHOOL DISTRICT AGENDA ACTION ITEM

**Topic:** Discussion and Approval to Recommend to the Board of Trustees Approval of the Guaranteed Maximum Price (GMP) submitted by Leyendecker Construction of Texas, Inc. in the Amount of \$24,087,992.00 for Design and Construction of Juan Roberto Ramirez Middle School (Located on Aqueros Subdivision)

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

**Approved for transmittal to the Bond Oversight Committee Meeting:** April 19, 2021

### **Recommendations:**

The Administration recommends approval of the Guaranteed Maximum Price (GMP) proposal submitted by Leyendecker Construction of Texas, Inc. in the amount of \$24,087,992.00 for design and construction of Middle School No.13, formally named Juan Roberto Ramirez Middle School, to be located in the Aqueros Subdivision.

The proposed GMP includes a construction contingency allowance in the amount of \$300,000.00, an allowance for Instructional Technology Infrastructure and Equipment in the amount of \$1,155,000.00, and a Fire Protection Tank and Pump allowance in the amount of \$ 125,000.00.

Juan Roberto Ramirez Middle School is the third new middle school to be constructed as part of the Final Phase of the 2013 Bond Construction Program, to be funded through the Funding Plan consisting of \$88 million Phase III Series 2019 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 III Bond Proceeds: Budget Amount for Juan Roberto Ramirez Middle School:  
\$22,300,501.00

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

CV Legal- Facilities Construction

Texas Education Code 44.031, 44.035, 44.036, and 44.039

LEYENDECKER CONSTRUCTION OF TEXAS, INC.  
CONSTRUCTORS AND ENGINEERES

LAREDO, TEXAS 78041  
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4220 SANDERS

9-Apr-21  
14-Apr-21 REV. 1  
United Independent School District  
C/O Mrs. Cordelia Flores Jackson, Purchasing Director  
Laredo, Texas

United ISD

Middle School Prototype No. 13 Final GMP Juan Roberto Ramirez Middle School

**DESCRIPTION**

The following are proposed costs on middle school prototype at the Aqueros subdivision,  
Juan Roberto Ramirez Middle School per prototype construction documents including all project  
enhancements and site adaptation

<b>I. BASIC BUILDING COST</b>		<b>\$ 21,920,480.00</b>
ALLOWANCES INCLUDED IN BASIC BUILDING COST		
CAMPUS LANDSCAPE AND IRRIGATION	\$ 200,000.00	
FENCING	\$ 125,000.00	
TOPSOIL AND PUMP STATION	\$ 90,000.00	
SPORTS TIF FOOTBALL FIELD AND IRRIGATION AT FIELD	\$ 160,000.00	
<b>II. ALLOWANCES</b>		
Instructional Technology Infrastructure	\$ 1,155,000.00	
CONTINGENCY	\$ 300,000.00	
FIRE PROTECTION STORAGE TANK AND PUMP	\$ 125,000.00	
<b>SUBTOTAL</b>	<b>\$ 23,500,480.00</b>	
<b>AE FEES</b>	<b>\$ 587,512.00</b>	<b>*1</b>

\*1 AE fees based on construction cost

**TOTAL GMP WITH AE FEES \$ 24,087,992.00**

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**UNITED INDEPENDENT SCHOOL DISTRICT  
JUAN ROBERTO RAMIREZ MIDDLE SCHOOL**

<b>I. GENERAL CONDITIONS AND PROJECT ALLOWANCES</b>		
PROJECT MANAGEMENT AND SUPERVISION	\$	621,000.00
BOND COST	\$	155,450.00
PERMIT	\$	25,200.00
ALLOWANCES		
CONTINGENCY ALLOWANCE	\$	300,000.00
LANDSCAPE ALLOWANCE	\$	200,000.00
TOPSOIL AND PUMP STATION	\$	90,000.00
FIRE PROTECTION AND STORAGE TANK	\$	125,000.00
I. T. ALLOWANCE	\$	1,155,000.00
FENCING ALLOWANCE	\$	125,000.00
LAUNDRY ALLOWANCE	\$	10,000.00
TROPHY CASE ALLOWANCE	\$	15,000.00
FOOTBALL SPORTS TIFF FIELD AND IRRIGATION	\$	160,000.00
GENERAL LIABILITY INSURANCE	\$	125,650.00
BUILDERS RISK	\$	29,586.00
TEMP ELECTRICITY AND WATER	\$	66,580.00
TEMP FACILITIES	\$	52,510.00
TEMP SECURITY	\$	35,000.00
<b>II. SITEWORK</b>		
LAYOUT	\$	21,800.00
EXCAVATION CUT AND TILL	\$	1,032,100.00
CONCRETE CURB WORK	\$	88,000.00
FINAL GRADING	\$	44,430.00
UTILITIES	\$	465,900.00
SOIL TREATMENT	\$	21,000.00
<b>III. CONCRETE</b>		
RETAINING WALL	\$	120,000.00
PAVING REBAR	\$	92,000.00
CONCRETE DRIVES AND ROADS	\$	763,500.00
FORMWORK	\$	12,000.00
EXTERNAL CONCRETE SEALANT	\$	25,000.00
SIDEWALKS	\$	352,500.00
SLAB REBAR	\$	157,470.00
SIDEWALK REBAR	\$	36,590.00
FOUNDATION LABOR	\$	604,150.00
CONCRETE MATERIALS	\$	423,673.00
FORMWORK MATERIALS	\$	34,520.00
MECHANICAL YARD SLAB	\$	15,250.00

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CONCRETE PIERS	\$	17,785.00
SECOND FLOOR LABOR	\$	85,456.00
SECOND FLOOR CONCRETE	\$	52,502.00
MISC CONC MATLS	\$	39,850.00
PUMP TRUCK	\$	52,000.00
<b>IV. MASONRY</b>		
MASONRY VENEER LABOR	\$	461,860.00
MASONRY VENEER MATERIALS	\$	298,952.00
CMU LABOR	\$	925,644.00
CMU MATERIALS	\$	870,652.00
CMU MASONRY COLS	\$	44,560.00
MASONRY VENEER COLS	\$	65,450.00
MASONRY MEMBRANCE	\$	24,000.00
MORTAR CEMENT	\$	75,600.00
MORTAR SAND	\$	44,000.00
CONCRETE CMU INFILL	\$	77,000.00
CMU REBAR	\$	78,500.00
CMU TIES, WALL REINFORCING	\$	33,100.00
VENEER WASHING	\$	26,200.00
<b>V. METALS</b>		
METAL FLOOR EXPANSION JOINTS	\$	13,324.00
STRUCTURAL STEEL FABRICATION	\$	1,910,268.00
STRUCTURAL STEEL ERECTION	\$	555,600.00
CANOPIES	\$	55,000.00
STEEL LINTELS	\$	52,500.00
SOFFITS	\$	45,600.00
<b>VI. WOODS AND PLASTICS</b>		
ROOF CARPENTRY	\$	52,000.00
FINISH CARPENTRY	\$	28,000.00
SCIENCE CASEWORK	\$	208,700.00
MILLWORK	\$	204,750.00
<b>VII. THERMAL AND MOISTURE PROTECTION</b>		
METAL ROOFING AND ROOF INSULATION	\$	919,273.00
DAMPROOFING	\$	78,650.00
SEALANTS	\$	74,000.00
RIGID WALL INSULATION	\$	88,000.00
FIRE SAFING	\$	32,755.00

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**VIII. DOORS, WINDOWS, AND GLASS**

ALUMINUM WINDOWS AND GLASS	\$	140,490.00
HM FRAMES	\$	149,571.00
HM DOOR LABOR	\$	28,100.00
WOOD DOORS	\$	61,859.00
METAL DOORS	\$	15,252.00
ROLL DOORS	\$	18,579.00
DOOR HARDWARE	\$	165,434.00
OTHER HARDWARE	\$	30,000.00
HARDWARE LABOR	\$	27,560.00

**IX. FINISHES**

SUSPENDED CEILINGS	\$	177,600.00
GYP BD CLGS AND FURRDOWNS	\$	117,800.00
ACOUSTICAL PANELS	\$	63,500.00
TECTUM	\$	72,255.00
OTHER SOUND PANELS	\$	16,500.00
VINYL FLOOR AND BASE	\$	131,074.00
RUBBER NOSING	\$	16,800.00
WOOD GYM FLOOR	\$	88,900.00
RUBBER FLOOR	\$	13,878.00
MISC FLOOR MATLS	\$	16,998.00
FLOOR WAX	\$	17,500.00
PORCELAIN	\$	324,888.00
CERAMIC	\$	145,895.00
OTHER PAVERS	\$	45,758.00
THINSET. GROUT	\$	25,155.00
FINISH PAINT	\$	234,600.00

**X. SPECIALTIES**

WINDOW BLINDS	\$	12,500.00
STAGE CURTAIN	\$	22,085.00
SCOREBOARD	\$	9,000.00
BASEKETBALL EQUIPMENT	\$	38,558.00
FOOTBALL GOALS	\$	4,388.00
VOLLEYBALL	\$	3,390.00
BLEACHERS	\$	43,259.00
LOCKERS	\$	63,683.00

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TOILET PARTITIONS	\$	16,756.00
TOILET ACCESSORIES	\$	26,609.00
FIRE EXTINGUISHERS	\$	3,500.00
SIGNAGE	\$	19,942.00
PLAQUES	\$	1,500.00
PROJECTION SCREENS	\$	14,600.00
BLEACHERS FIELD	\$	25,550.00
MARKERBOARDS	\$	65,776.00
FLAGPOLE	\$	4,500.00
LABOR FOR ACCESSORIES	\$	24,400.00
XI. EQUIPMENT		
KITCHEN EQUIPMENT	\$	511,550.00
KITCHEN HOOK UP	\$	5,000.00
MARQUEE SIGN	\$	22,100.00
XII. CONVEYING EQUIPMENT		
ELEVATOR	\$	86,690.00
XIII. MECHANICAL		
GENERAL PLUMBING	\$	1,073,250.00
FIRE SPRINKLERS	\$	218,000.00
FIRE LINE TIE IN	\$	28,454.00
HVAC	\$	1,447,000.00
XIV. ELECTRICAL		
ELECTRICAL	\$	2,134,104.00
XIV. SPECIAL SYSTEMS		
SECURITY AND FIRE ALARM	\$	236,000.00
	<b>CONSTRUCTION SUBTOTAL</b>	<b>\$ 23,500,480.00</b>
XV. DESIGN SERVICE FEE	\$	587,512.00
		<b>\$ 24,087,992.00</b>

**Guaranteed Maximum Price (GMP) Proposal  
New Middle School No. 13: Juan Roberto Ramirez Middle School  
(Located in the Aqueros Subdivision, Mines Rd.)**



**Advisory Bond Oversight Committee Meeting  
April 19, 2021**

**Guaranteed Maximum Price (GMP) Proposal  
for Design and Construction of Middle School No. 13: Juan Roberto Ramirez Middle School  
(Located in the Aqueros Subdivision, Mines Rd.)**

- **PROJECT CONSTRUCTION AND DESIGN BUDGET:** \$ 21,263,012.00
- **TECHNOLOGY INFRASTRUCTURE and NETWORK EQUIPMENT BUDGET:** \$ 1,037,489.00
- **TOTAL PROJECT BUDGET (Not Including F&E):** \$ 22,300,501.00
- **GMP PROPOSAL for Middle School No. 13, including Design Fees and IT Equipment and Allowances Below:** \$ 24,087,992.00
- **GMP Proposal Amount includes the following cost allowances:**
  - Technology Network, Access Control, IP PA Equipment in the amount of \$1,155,000.00
  - Construction contingency in the amount of \$300,000.00
  - Fire Protection storage tank and pump system in the amount of \$125,000.00
  - Landscaping/irrigation and football field in the amount of \$200,000.00
  - Property Perimeter Fencing in the amount of \$125,000.00
  - Topsoil and Irrigation pump station system in the amount of \$90,000.00
  - Tiffsport Grass Football Field and Irrigation at Field in the amount of \$160,000.00
- **GMP Cost Proposed:** \$177 per sq ft (no A/E Design fees, sitework or allowances included)
- **2021 RS Means Index Median Cost for Public Schools, Adjusted by RS Means Cost Index Location Reduction Factor for City of Laredo, Texas of 81.8%:** \$ 186 per sq ft (no A/E Design fees, sitework or allowances)
- **Cost proposal is 5% below the 2021 Current RS Means Construction Price Index Guidelines, Adjusted for City of Laredo, Texas RS Means Index Reduction Factor**

- **PROJECT SCHEDULE:** Start Construction: May/June 2021  
Project Completion: May/June 2023 (to open Academic School Year 2023 - 2024)

• **RECOMMENDATION:**

Approval of Guaranteed Maximum Price (GMP) proposal submitted by Leyendecker Construction of Texas, Inc. in the amount of \$ 24,087,992.00 for design and construction of Middle School No. 13, officially named Juan Roberto Ramirez Middle School, to be located in the Aqueros Subdivision in the Mines Rd., including allowances and contingencies amounts as outlined above.





**Guaranteed Maximum Price (GMP) Proposal**  
**for Design and Construction of Middle School No. 13: Juan Roberto Ramirez Middle School**  
**(Located in the Aqueros Subdivision, Mines Rd.)**

**PROJECT SCOPE OF WORK:**

- 1,000 student capacity campus
- 111,050 sq. ft. Building Area
- Twenty-seven general academic classrooms
- Four Science Labs
- Two Computer BIM Labs
- One Art Lab
- One STEM Lab
- Two self-contained Special Education classroom with restroom and kitchen



**Guaranteed Maximum Price (GMP) Proposal**  
**for Design and Construction of Middle School No. 13: Juan Roberto Ramirez Middle School**  
**(Located in the Aqueros Subdivision, Mines Rd.)**

- 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 and A/C Unit
- 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 pond



**Guaranteed Maximum Price (GMP) Proposal**  
**for Design and Construction of Middle School No. 13: Juan Roberto Ramirez Middle School**  
**(Located in the Aqueros Subdivision, Mines Rd.)**

- 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 Design and Construction of Middle School No. 13: Juan Roberto Ramirez Middle School**  
**(Located in the Aqueros Subdivision, Mines Rd.)**

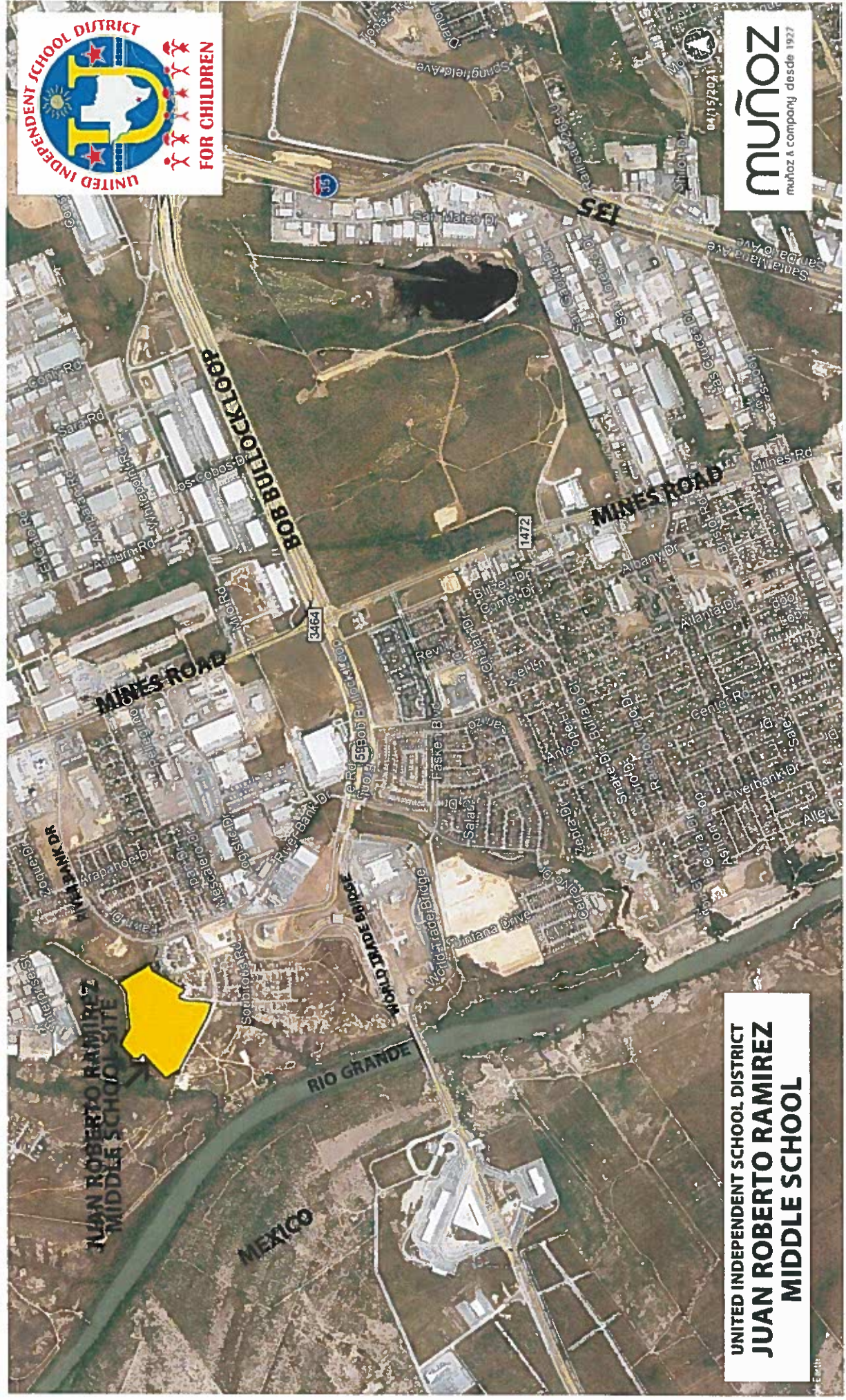
- Energy Management System, automated temperature control and Exterior Lighting systems
- Cafetorium with 300 student capacity and performing stage
- Electric hand dryers at all restrooms
- Exterior custodial equipment storage room
- 120 parking spaces for staff and visitors
- One elevator
- Voice Fire Alarm and Fire Protection Sprinkler system
- Motion sensors for all interior lights in corridors and support areas
- Two ceiling fans in each classroom



**Guaranteed Maximum Price (GMP) Proposal**  
**for Design and Construction of Middle School No. 13: Juan Roberto Ramirez Middle School**  
**(Located in the Aqueros Subdivision, Mines Rd.)**

- One gym, with wood floor and fully retractable electric operated bleachers
- One boys/girls weight room
- Landscaping and automatic irrigation for trees, grass, selected xeriscaping (low-water consumption plants and trees)
- Athletic practice fields utilizing TifSport Bermuda, topsoil, irrigation and pump station
- Property Perimeter coated industrial gauge chain-link cyclone fence and gates
- \$300,000 general construction contingency allowance
- \$125,000 allowance for Fire Protection storage tank and pump

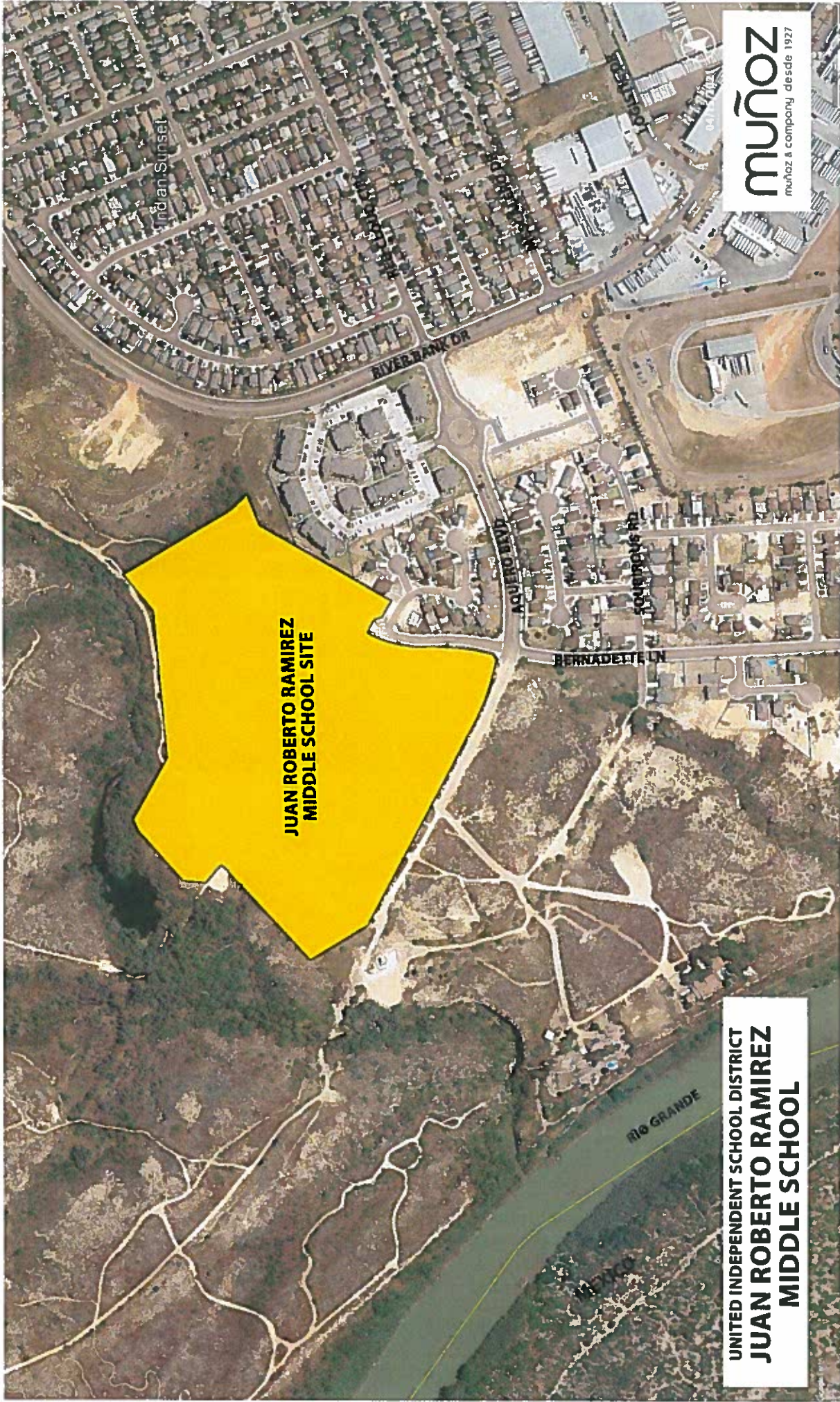




JUAN ROBERTO RAMIREZ  
MIDDLE SCHOOL SITE

UNITED INDEPENDENT SCHOOL DISTRICT  
JUAN ROBERTO RAMIREZ  
MIDDLE SCHOOL

MEXICO



**JUAN ROBERTO RAMIREZ  
MIDDLE SCHOOL SITE**

**UNITED INDEPENDENT SCHOOL DISTRICT  
JUAN ROBERTO RAMIREZ  
MIDDLE SCHOOL**

**muñoz**  
muñoz & company desde 1927

UNITED INDEPENDENT SCHOOL DISTRICT  
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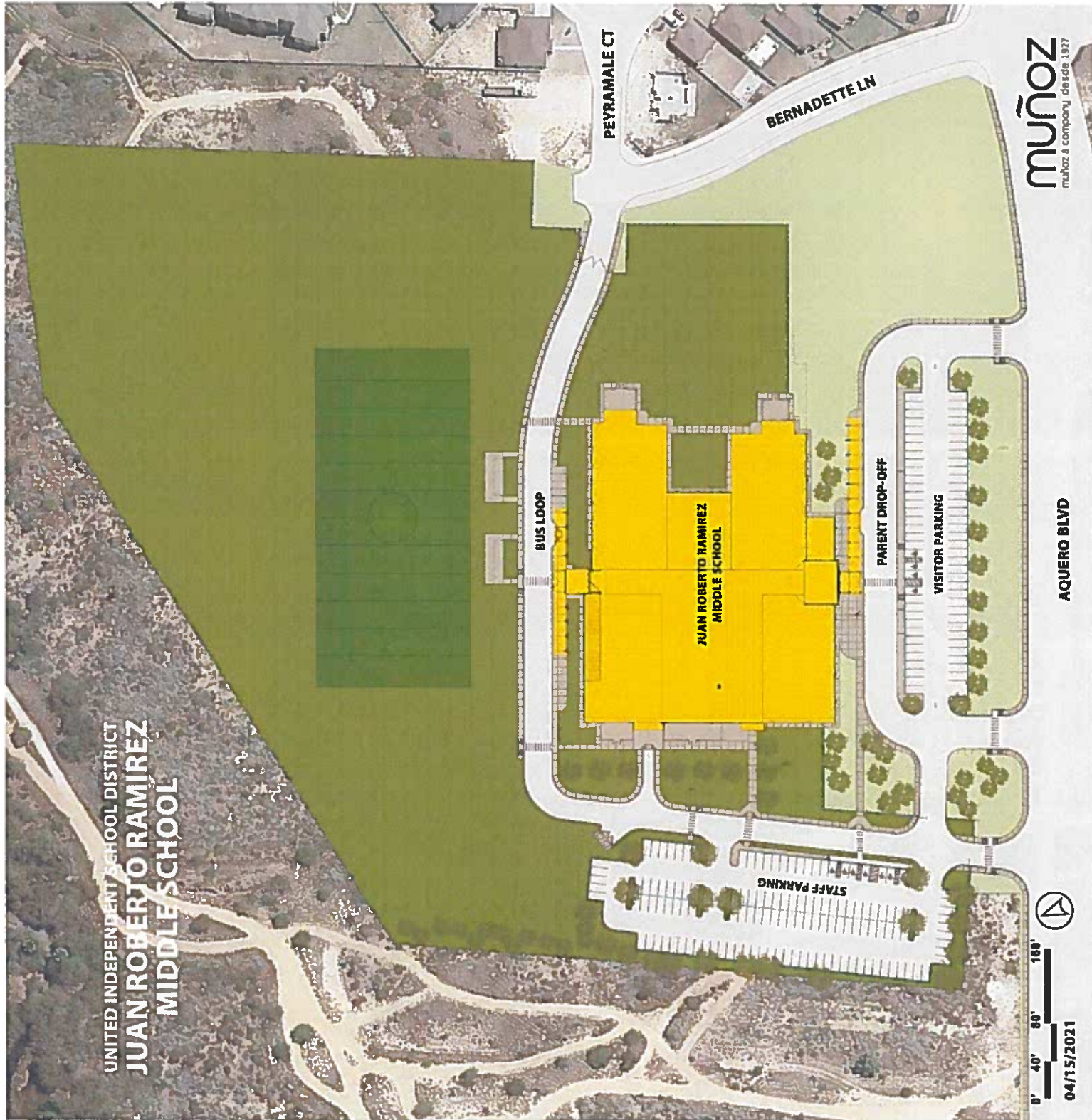


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0' 40' 80' 160'  
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UNITED INDEPENDENT SCHOOL DISTRICT  
**JUAN ROBERTO RAMIREZ  
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