



Travis County Commissioners Court Agenda Request

Meeting Date: July 17, 2012

Prepared By/Phone Number: Jorge Talavera, CPPO, CPPB/854-9762;
Marvin Brice, CPPB/854-9765

Elected/Appointed Official/Dept. Head: Cyd V. Grimes, C.P.M., CPPO

Commissioners Court Sponsor: Judge Biscoe

Agenda Language: Approve contract awards for Ned Granger Administration Building Fire Alarm and Sprinkler Infrastructure Improvements, IFB No. B120201-JT, to the two (2) low bidders, Cardel Systems, LLC (Fire Alarm Improvement); and Koetter Fire Protection of Austin, LLC (Fire Sprinkler Improvement).

- **Purchasing Recommendation and Comments:** Purchasing concurs with department and recommends approval of requested action. This procurement action meets the compliance requirements as outlined by the statutes.

These contracts require the Contractors to provide labor, equipment, materials and supervision necessary for two (2) related fire protection projects at the Ned Granger Administration Building, at 314 W. 11th Street in Austin, Texas.

IFB B120201-JT was issued on May 23, 2012, to solicit bids for the two projects referenced above. After a total of thirty-five (35) vendors were solicited, three (3) bids were received electronically in response to the solicitation when subject IFB opened on June 13, 2012, at 2:00 p.m. The apparent low bidders are Cardel Systems, LLC, for the Fire Alarm Infrastructure Improvement Project with a Base Bid of \$59,426.00; and Koetter Fire Protection Systems of Austin, LLC, for the Fire Sprinkler Infrastructure Improvement Project with a Base Bid of \$191,350.00. Subject IFB allows for contract awards to multiple bidders on a "per project" or "all or none" basis to obtain the best value for the County.

Facilities Management recommends that two (2) contracts be awarded to the above referenced Contractors for the combined Base Bid total of \$250,776.00. FMD has determined that the price is fair and reasonable.

AGENDA REQUEST DEADLINE: All agenda requests and supporting materials must be submitted as a pdf to Cheryl Aker in the County Judge's office, Cheryl.Aker@co.travis.tx.us by Tuesdays at 5:00 p.m. for the next week's meeting.

➤ **Contract-Related Information:**

Award Amount: \$250,776.00 (\$59,426.00 and \$191,350.00)

Contract Type: Construction

Contract Period: 90 Calendar Days after NTP issuance (per project)

➤ **Solicitation-Related Information:**

Solicitations Sent: 35

Responses Received: 3

HUB Information: 1

% HUB Subcontractor: 0

➤ **Special Contract Considerations:**

Award has been protested; interested parties have been notified.

Award is not to the lowest bidder; interested parties have been notified.

Comments:

➤ **Funding Information:**

Shopping Cart/Funds Reservation in SAP: 300000179 & 300000182

Cost Center-G/L no'(s): 1140114072-521020 & 1148000001-521020

Comments:

AGENDA REQUEST DEADLINE: All agenda requests and supporting materials must be submitted as a pdf to Cheryl Aker in the County Judge's office, Cheryl.Aker@co.travis.tx.us by Tuesdays at 5:00 p.m. for the next week's meeting.



FACILITIES MANAGEMENT DEPARTMENT

Roger A. El Khoury, M.S., P.E., Director

1010 Lavaca St. Suite 400 • P.O. Box 1748, Austin, Texas 78767 • Phone: (512) 854-9661 • Fax: (512) 854-9226

MEMORANDUM

FMD Project: TCAB-32-12C-4M

FILE: 703

TO: Cyd V. Grimes, CPM, Purchasing Agent

FROM: Roger A. El Khoury, M.S., P.E., Director

A handwritten signature in blue ink, reading "Roger El Khoury", is positioned to the right of the "FROM:" field.

DATE: June 21, 2012

SUBJECT: New Infrastructure Fire Alarm System, Ned Granger Building
IFB No.: B120201-JT; Contract No.: 12K00201JT

Facilities Management Department (FMD) recommends award of the new infrastructure fire alarm system at the Ned Granger Building in the amount of \$59,426.00 to the apparent low bidder Cardel Systems, LLC. Two contractors bid on the subject project.

FMD has reviewed the bid tabulation and the unit bid items and determined that the low bid is fair and reasonable. FMD is recommending award of the base bid item only. The construction schedule is 90 calendar days after the issuance of the notice to proceed. The project fund is located in cost center-g/l number 1148000001-521020 and the FRD number is 300000179, with product code number 46191500.

In accordance with the procedure to secure approval for this contract award, this request is being forwarded along with the supporting documents for approval by the Commissioners Court on 07/03/2012. If approved, please issue a fully executed contract to Cardel Systems, LLC. Please call Mina Awadalla at extension 44939 if you have any questions.

ATTACHMENT:
Bid Tabulation Form

COPY TO:

Leslie Browder, County Executive, PBO

Amy Draper, CPA, Financial Manager, FMD

Mina Awadalla, Engineering Associate, FMD

Jorge Talavera, CPPO, CPPB, Purchasing Agent Assistant, TCPO

**TRAVIS COUNTY PURCHASING
CONSTRUCTION CONTRACTS
BID TABULATION FORM**


BID NO.: B120201-JT
DESCRIPTION: Ned Granger Admin. Bldg. Fire Alarm and Sprinkler Infrastructure Improvements
DEPARTMENT: Travis County Facilities Management Department
CONTACT/NO.: Mina Awadalla 512-854-4939

BID DATE: June 13, 2012
OPEN TIME: 2:00 p.m. CST
BIDS EXPIRE: September 11, 2012

BIDS SOLICITED: 35
BIDS RECEIVED: 3
HUBS SOLICITED: 6
HUBS RECEIVED: 1

	Bidder's Name	Base Bid (Fire Alarm)	Base Bid (Fire Sprinkler)	Bond	Add.	Eth.	Cert. Sec.	Safety	HUB Information	
									HUB	%
1	Cardel Systems, LLC	\$59,426.00	\$211,000.00	X	X	X	X	X	No	0%
2	Koetter Fire Protection of Austin, LLC	No Bid	\$191,350.00	X	X	X	X	X	No	0%
3	Total Protection Systems Inc.	\$116,777.00	No Bid	X	X	X	X	X	Yes	0%
4										
5										
6										
7										
8										
9										
10										

Reviewed and Acknowledged By:

SIGNATURE	PRINT NAME	DATE
	JORGE TALAVERA	6/15/12



FACILITIES MANAGEMENT DEPARTMENT

Roger A. El Khoury, M.S., P.E., Director

1010 Lavaca St. Suite 400 • P.O. Box 1748, Austin, Texas 78767 • Phone: (512) 854-9661 • Fax: (512) 854-9226

MEMORANDUM

FMD Project: TCAB-34-12C-4R

FILE: 703

TO: Cyd V. Grimes, CPM, Purchasing Agent

FROM: Roger A. El Khoury, M.S., P.E., Director

DATE: June 21, 2012

SUBJECT: New Infrastructure Fire Sprinkler System, Ned Granger Building
IFB No.: B120201-JT; Contract No.: 12K00201JT

A handwritten signature in blue ink, reading "Roger A. El Khoury", is positioned to the right of the "FROM:" field.

Facilities Management Department (FMD) recommends award of the new infrastructure fire sprinkler system at the Ned Granger Building in the amount of \$191,350.00 to the apparent low bidder Koetter Fire Protection of Austin, LLC. Two contractors bid on the subject project.

FMD has reviewed the bid tabulation and the unit bid items and determined that the low bid is fair and reasonable. FMD is recommending award of the base bid item only. The construction schedule is 90 calendar days after the issuance of the notice to proceed. The project fund is located in cost center-g/l number 1140114072-521020, the job number is 10600142 and the FRD number is 300000182, with product code number 46191602.

In accordance with the procedure to secure approval for this contract award, this request is being forwarded along with the supporting documents for approval by the Commissioners Court on 07/03/2012. If approved, please issue a fully executed contract to Koetter Fire Protection of Austin, LLC. Please call Mina Awadalla at extension 44939 if you have any questions.

ATTACHMENT:

Bid Tabulation Form

COPY TO:

Leslie Browder, County Executive, PBO

Amy Draper, CPA, Financial Manager, FMD

Mina Awadalla, Engineering Associate, FMD

Jorge Talavera, CPPO, CPPB, Purchasing Agent Assistant, TCPO

**TRAVIS COUNTY PURCHASING
CONSTRUCTION CONTRACTS
BID TABULATION FORM**

BID NO.: B120201-JT

DESCRIPTION: Ned Granger Admin. Bldg. Fire Alarm and Sprinkler Infrastructure Improvements

DEPARTMENT: Travis County Facilities Management Department

CONTACT/NO.: Mina Awadalla 512-854-4939

BID DATE: June 13, 2012

OPEN TIME: 2:00 p.m. CST

BIDS EXPIRE: September 11, 2012

BIDS SOLICITED: 35


BIDS RECEIVED: 3

HUBS SOLICITED: 6

HUBS RECEIVED: 1

	Bidder's Name	Base Bid (Fire Alarm)	Base Bid (Fire Sprinkler)	Bond	Add.	Eth.	Cert. Sec.	Safety	HUB Information	
									HUB	%
1	Cardel Systems, LLC	\$59,426.00	\$211,000.00	X	X	X	X	X	No	0%
2	Koetter Fire Protection of Austin, LLC	No Bid	\$191,350.00	X	X	X	X	X	No	0%
3	Total Protection Systems Inc.	\$116,777.00	No Bid	X	X	X	X	X	Yes	0%
4										
5										
6										
7										
8										
9										
10										

Reviewed and Acknowledged By:

SIGNATURE	PRINT NAME	DATE
	JOEHE TALAVERA	6/15/12

AGREEMENT FOR CONSTRUCTION SERVICES

CONTRACT NO. 4400001014, IFB NO. B120201-JT

This Agreement for Construction Services (the "Construction Contract") is entered into by and between Travis County, Texas, a political subdivision of the State of Texas (the "Owner"), and Cardel Systems, LLC (the "Contractor").

WHEREAS, the Owner desires to enter into the Construction Contract for the construction of the Ned Granger Administration Building Fire Alarm Infrastructure Improvement (the "Project") in accordance with the provisions of the state statutes and in conformance with the Notice to Proceed (as issued by the Travis County Purchasing Agent), the Contractor's Bid (including the Bidding Documents, the Bid Form, any appendices to the Specifications addressing additional technical or other Project requirements, and any Addenda or Amendments thereto), General Conditions, Supplementary Conditions, and the Specifications, which term shall include the Drawings and/or Plans marked Ned Granger Administration Building Fire Alarm and Sprinkler Infrastructure Improvements, Travis County Texas, IFB No. B120201-JT; and

WHEREAS, the Contractor has been engaged in and does comparable work and represents that it is fully equipped, competent and capable of performing the above-desired work, and desires to perform such work in accordance with the provisions of the Construction Contract; and

NOW, THEREFORE, in consideration of the mutual covenants and conditions stated herein, the Owner and the Contractor agree as follows:

ARTICLE I

- 1.1 In addition to such other terms as may be specifically defined herein, the capitalized terms referenced herein shall have the meanings ascribed to such terms in the General Conditions.
- 1.2 The written notice to proceed as issued by the Travis County Purchasing Agent (the "Notice to Proceed"), the Contractor's Bid as accepted by the Travis County Commissioners Court, the General Conditions, the Supplementary Conditions, the Specifications (which term shall include the Drawings and Plans marked Ned Granger Administration Building Fire Alarm and Sprinkler Infrastructure Improvements, Travis County Texas, IFB No. B120201-JT, any appendices to the Specifications addressing additional technical or other Project requirements, and all addenda issued by the Architect/Engineer or the Travis County Purchasing Agent prior to the execution of this Construction Contract are incorporated in the Construction Contract as if set out at length.
- 1.3 The Contractor agrees to perform the work described in this Construction Contract and any and all documents incorporated therein (the "Work"). The Contractor shall commence the Work upon issuance of the Notice to Proceed, and subject to authorized adjustments, shall achieve substantial completion of the Work within 90 calendar days of such issuance (the "Substantial Completion Date"). All time limits stated in the Construction Contract, and/or the Contract Documents are of the essence. The Substantial Completion Date will not be modified, extended, or otherwise revised except because of rain or other adverse weather conditions or as expressly provided in the Construction Contract documents, and the Contractor acknowledges that it may be required to work on weekends or holidays in order to achieve substantial completion by the Substantial Completion Date.
- 1.4 If the Contractor fails to achieve substantial completion of the Work by the Substantial Completion Date, the Contractor, by execution of this Construction Contract, specifically acknowledges that the Owner will sustain damages for each day the Work extends beyond the Substantial Completion Date. Because of the impracticality and extreme difficulty of fixing and ascertaining the Owner's actual damages, the Contractor agrees \$200.00 per calendar day shall be retained by the Owner from any amounts due the Contractor for every day that the Contractor's performance of the Work extends beyond the Substantial Completion Date.

ARTICLE II

- 2.1 For and in consideration of the Contractor's performance of the Work, the Owner shall pay the Contractor, in the manner provided for in Article 9 of the General Conditions, the total sum of \$59,426.00 (the "Contract Sum"). The Contract Sum is comprised of (i) \$31,523.00 for materials to be incorporated into the Project or completely consumed at the job site and services required by or integral to the performance of this Construction Contract and (ii) \$27,903.00 for all other charges, including the cost of other services, overhead, and materials which do not become part of the finished project or are reusable. This division of the Contract Sum is made to reflect sales tax purposes only. Invoices and payments need not reflect this division. However, Contractor shall maintain internal records to verify. Contractor shall make these records available upon request of the Travis County Auditor.
- 2.2 If at any time during the performance of this Construction Contract the Travis County Commissioners Court (i) fails to provide funding for this Construction Contract during the following fiscal year of Travis County, Texas, (ii) does not adopt a budget for expenditures, or (iii) is able only to partially fund the expenditures required by this Construction Contract, then the Owner may, upon giving the Contractor written notice of such failure to fund and termination, terminate this Construction Contract, or a part thereof, without any further liability, effective thirty (30) days after the Owner notifies the Contractor in writing of such failure to fund and termination. The Owner shall pay the Contractor for any portion of the Work completed up to the effective date. The Contractor shall have no recourse as to sums beyond those for any portion of the Work performed up to the effective date, including without limitation any recovery for lost profits anticipated to be made hereunder.
- 2.3 This Construction Contract may be amended only by a Travis County construction "Change Order" form signed by the Travis County Facilities Management Department (TCFMD), the Contractor, the Purchasing Agent, and the Commissioners Court, as necessary.
- 2.4 The Owner may terminate this Construction Contract if it is found that the Contractor offered or gave gratuities to any employee of the Owner with the intent to influence the purchasing process in any manner, either before or after the award of this Construction Contract. The Travis County Commissioners Court shall determine if the Contractor used gratuities to influence the process. If so determined and the Owner terminates this Construction Contract, the Owner shall be entitled to (i) pursue the same remedies against the Contractor as it could pursue if this Construction Contract were breached by the Contractor, and (ii) collect exemplary damages in an amount determined by the Travis County Commissioners Court which shall be not less than three nor more than ten times the amount given to any officer or employee of the Owner. The rights and remedies in this clause shall not be exclusive and are in addition to any other rights and remedies provided by law.
- 2.5 The Contractor represents and warrants that no person or selling agency has been employed or retained to solicit or secure this Construction Contract upon an understanding for a commission, percentage, brokerage, or contingent fee, excepting bonafide employees and established commercial selling agencies maintained by the Contractor to secure business. If the Contractor breaches this warranty, then the Owner shall have the right to terminate this Construction Contract without liability, or in its discretion to deduct from the amount due to the Contractor from the Owner, or otherwise recover, the full amount of commission, percentage, brokerage, or contingent fee.
- 2.6 No action or failure to act by the Owner or the Contractor shall constitute a waiver of any right or duty afforded either of them under this Construction Contract, nor shall any such action or failure to act constitute an approval of or acquiescence in any breach thereunder, except as may be specifically agreed in writing.


The effective date of this Construction Contract shall for all purposes be the date of the execution of the last to sign, whether the Owner or the Contractor.

IN WITNESS WHEREOF, the parties have executed this Construction Contract as of the date(s) set forth below.

TRAVIS COUNTY, TEXAS

By: _____
Samuel T. Biscoe
Travis County Judge
Date: _____

CARDEL SYSTEMS, LLC

By: 
Name: RUPACO T. GONZALEZ
Title: MANAGING MEMBER
Date: 6/28/12

APPROVED AS TO FORM BY:

County Attorney

FUNDS VERIFIED BY:

County Auditor

APPROVED BY PURCHASING AGENT:

County Purchasing Agent

AGREEMENT FOR CONSTRUCTION SERVICES

CONTRACT NO. 4400001013, IFB NO. B120201-JT

This Agreement for Construction Services (the "Construction Contract") is entered into by and between Travis County, Texas, a political subdivision of the State of Texas (the "Owner"), and Koetter Fire Protection of Austin, LLC (the "Contractor").

WHEREAS, the Owner desires to enter into the Construction Contract for the construction of the Ned Granger Administration Building Fire Sprinkler Infrastructure Improvement (the "Project") in accordance with the provisions of the state statutes and in conformance with the Notice to Proceed (as issued by the Travis County Purchasing Agent), the Contractor's Bid (including the Bidding Documents, the Bid Form, any appendices to the Specifications addressing additional technical or other Project requirements, and any Addenda or Amendments thereto), General Conditions, Supplementary Conditions, and the Specifications, which term shall include the Drawings and/or Plans marked Ned Granger Administration Building Fire Alarm and Sprinkler Infrastructure Improvements, Travis County Texas, IFB No. B120201-JT; and

WHEREAS, the Contractor has been engaged in and does comparable work and represents that it is fully equipped, competent and capable of performing the above-desired work, and desires to perform such work in accordance with the provisions of the Construction Contract; and

NOW, THEREFORE, in consideration of the mutual covenants and conditions stated herein, the Owner and the Contractor agree as follows:

ARTICLE I

- 1.1 In addition to such other terms as may be specifically defined herein, the capitalized terms referenced herein shall have the meanings ascribed to such terms in the General Conditions.
- 1.2 The written notice to proceed as issued by the Travis County Purchasing Agent (the "Notice to Proceed"), the Contractor's Bid as accepted by the Travis County Commissioners Court, the General Conditions, the Supplementary Conditions, the Specifications (which term shall include the Drawings and Plans marked Ned Granger Administration Building Fire Alarm and Sprinkler Infrastructure Improvements, Travis County Texas, IFB No. B120201-JT, any appendices to the Specifications addressing additional technical or other Project requirements, and all addenda issued by the Architect/Engineer or the Travis County Purchasing Agent prior to the execution of this Construction Contract are incorporated in the Construction Contract as if set out at length.
- 1.3 The Contractor agrees to perform the work described in this Construction Contract and any and all documents incorporated therein (the "Work"). The Contractor shall commence the Work upon issuance of the Notice to Proceed, and subject to authorized adjustments, shall achieve substantial completion of the Work within 90 calendar days of such issuance (the "Substantial Completion Date"). All time limits stated in the Construction Contract, and/or the Contract Documents are of the essence. The Substantial Completion Date will not be modified, extended, or otherwise revised except because of rain or other adverse weather conditions or as expressly provided in the Construction Contract documents, and the Contractor acknowledges that it may be required to work on weekends or holidays in order to achieve substantial completion by the Substantial Completion Date.
- 1.4 If the Contractor fails to achieve substantial completion of the Work by the Substantial Completion Date, the Contractor, by execution of this Construction Contract, specifically acknowledges that the Owner will sustain damages for each day the Work extends beyond the Substantial Completion Date. Because of the impracticality and extreme difficulty of fixing and ascertaining the Owner's actual damages, the Contractor agrees \$300.00 per calendar day shall be retained by the Owner from any amounts due the Contractor for every day that the Contractor's performance of the Work extends beyond the Substantial Completion Date.

ARTICLE II

- 2.1 For and in consideration of the Contractor's performance of the Work, the Owner shall pay the Contractor, in the manner provided for in Article 9 of the General Conditions, the total sum of \$191,350.00 (the "Contract Sum"). The Contract Sum is comprised of (i) \$141,866.00 for materials to be incorporated into the Project or completely consumed at the job site and services required by or integral to the performance of this Construction Contract and (ii) \$49,484.00 for all other charges, including the cost of other services, overhead, and materials which do not become part of the finished project or are reusable. This division of the Contract Sum is made to reflect sales tax purposes only. Invoices and payments need not reflect this division. However, Contractor shall maintain internal records to verify. Contractor shall make these records available upon request of the Travis County Auditor.
- 2.2 If at any time during the performance of this Construction Contract the Travis County Commissioners Court (i) fails to provide funding for this Construction Contract during the following fiscal year of Travis County, Texas, (ii) does not adopt a budget for expenditures, or (iii) is able only to partially fund the expenditures required by this Construction Contract, then the Owner may, upon giving the Contractor written notice of such failure to fund and termination, terminate this Construction Contract, or a part thereof, without any further liability, effective thirty (30) days after the Owner notifies the Contractor in writing of such failure to fund and termination. The Owner shall pay the Contractor for any portion of the Work completed up to the effective date. The Contractor shall have no recourse as to sums beyond those for any portion of the Work performed up to the effective date, including without limitation any recovery for lost profits anticipated to be made hereunder.
- 2.3 This Construction Contract may be amended only by a Travis County construction "Change Order" form signed by the Travis County Facilities Management Department (TCFMD), the Contractor, the Purchasing Agent, and the Commissioners Court, as necessary.
- 2.4 The Owner may terminate this Construction Contract if it is found that the Contractor offered or gave gratuities to any employee of the Owner with the intent to influence the purchasing process in any manner, either before or after the award of this Construction Contract. The Travis County Commissioners Court shall determine if the Contractor used gratuities to influence the process. If so determined and the Owner terminates this Construction Contract, the Owner shall be entitled to (i) pursue the same remedies against the Contractor as it could pursue if this Construction Contract were breached by the Contractor, and (ii) collect exemplary damages in an amount determined by the Travis County Commissioners Court which shall be not less than three nor more than ten times the amount given to any officer or employee of the Owner. The rights and remedies in this clause shall not be exclusive and are in addition to any other rights and remedies provided by law.
- 2.5 The Contractor represents and warrants that no person or selling agency has been employed or retained to solicit or secure this Construction Contract upon an understanding for a commission, percentage, brokerage, or contingent fee, excepting bonafide employees and established commercial selling agencies maintained by the Contractor to secure business. If the Contractor breaches this warranty, then the Owner shall have the right to terminate this Construction Contract without liability, or in its discretion to deduct from the amount due to the Contractor from the Owner, or otherwise recover, the full amount of commission, percentage, brokerage, or contingent fee.
- 2.6 No action or failure to act by the Owner or the Contractor shall constitute a waiver of any right or duty afforded either of them under this Construction Contract, nor shall any such action or failure to act constitute an approval of or acquiescence in any breach thereunder, except as may be specifically agreed in writing.

The effective date of this Construction Contract shall for all purposes be the date of the execution of the last to sign, whether the Owner or the Contractor.

IN WITNESS WHEREOF, the parties have executed this Construction Contract as of the date(s) set forth below.

TRAVIS COUNTY, TEXAS

KOETTER FIRE PROTECTION OF AUSTIN, LLC

By: _____
Samuel T. Biscoe
Travis County Judge
Date: _____

By: Jason Ferguson
Name: JASON FERGUSON
Title: MANAGER
Date: 7/3/12

APPROVED AS TO FORM BY:

County Attorney

FUNDS VERIFIED BY:

County Auditor

APPROVED BY PURCHASING AGENT:

County Purchasing Agent