



## Travis County Commissioners Court Agenda Request

**Meeting Date:** October 2, 2012

**Prepared By/Phone Number:** Patrick Strittmatter/512-854-1183

**Elected/Appointed Official/Dept. Head:** Cyd Grimes

**Commissioners Court Sponsor:** Judge Biscoe

**Agenda Language: Reject all bids received for IFB No. B120189-PS, Travis County Correctional Complex (TCCC) B140 Roof Replacement Project.**

- **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.
- On August 29, 2012, the Purchasing Office received four (4) bids for the TCCC B140 Roof Replacement Project, IFB No. B120189-PS. The project primarily consists of a roof replacement for Building 140 within the Travis County Correctional Complex.
- Travis County Sheriff's Office, with Purchasing's concurrence, requests Commissioner Courts' approval to reject all four (4) bids for IFB No. B120189-PS. The lowest bid, submitted by QA Construction Services, Inc., was \$797,500.00, which was \$247,500.00 over the \$550,000.00 estimated budget.
- The department plans to re-solicit the project once they revise the scope and specifications. All four (4) bidders have been informed of the recommendation to reject all submitted bids and re-solicit the project at a later date.
- **Contract Expenditures:** Within the last \_\_\_\_ months \$0.00 has been spent against this contract/requirement. N/A
- **Contract-Related Information: N/A**
  - Award Amount:
  - Contract Type:
  - Contract Period:

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](mailto:Cheryl.Aker@co.travis.tx.us) by Tuesdays at 5:00 p.m. for the next week's meeting.

➤ **Contract Modification Information: N/A**

Modification Amount:

Modification Type:

Modification Period:

➤ **Solicitation-Related Information:**

Solicitations Sent: 36

Responses Received: 4

HUB Information: Vendor that  
submitted lowest bid is not a  
HUB

% HUB Subcontractor: N/A

➤ **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: N/A

➤ **Funding Information:**

SAP Shopping Cart: 1000002102

Cost Center: 1378000001

Comments:



JAMES N. SYLVESTER  
Chief Deputy

# GREG HAMILTON

TRAVIS COUNTY SHERIFF

P.O. Box 1748  
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(512) 854-9770  
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DARREN LONG  
Major - Corrections

PHYLLIS CLAIR  
Major - Law Enforcement

MARK SAWA  
Major - Administration & Support

## MEMORANDUM

**TO:** Patrick Strittmatter, Construction A & E Procurement Specialist  
**Via:** Marvin Brice, CPPB, Assistant Purchasing Agent  
**FROM:** Mark Stefanov, P.E., Facilities Building Maintenance Engineer Senior  
**DATE:** September 17, 2012

**SUBJECT:** TCCC B140 (2) Roof Replace Project Bid Rejection and Request for Rebid

This is a request for Purchasing to process an Issued for Bid action rejecting all received bids. The lowest bid at \$797,500.00 (\$21+ per square foot) is significantly above the budgeted amount. See the spread sheet below from the original request for the bid process, showing less than \$550,000 expected for the base project. The original total for the project at \$16 per square foot is a reasonable amount to have expected the low bidder to be near, and continues to be so.

After investigation, it has been determined that this is due to enhanced materials being specified. These materials would have provided the County with several improvements beyond what is needed for this roof's continued operation well into the future. None of the enhancements are considered required, although could be considered desired. For example, the specified adhesive was a cold process material that has no fumes at all as opposed to an open hot asphalt kettle and the attendant fume complaint issues. The cold process material was already higher priced, but recent price increases due to spot market disruptions in the price of oil and oil related materials led to additional price increases which pushed the pricing put of budget.

More conventional roofing processes and materials were used for the original estimate and will be used for a rebid specification. During the design phase, prices were significantly lower for the enhanced materials, which do require extra labor. By the time of the bid process, these costs escalated beyond that which can be considered affordable, even with their optional enhancements.

The Travis County Sheriff's Office (TCSO) desires to make a material change to the specification that should provide a bid within the budget and still provide the same warranty roof. This drawing and specification change will be done by the designer in a very short time and is anticipated to happen before the rejection is approved. At that time, TCSO would like a rebid process started with the Engineer of Record's amended drawings and specifications.

|                              |                  |
|------------------------------|------------------|
| Square Feet:                 | 37,100           |
| <b>TOTAL PROJECT BUDGET:</b> | <b>\$605,000</b> |
| Design:                      | \$39,954         |
| Testing                      | \$5,000          |
| Repairs:                     | \$548,845        |
| 2% Contingency               | \$11,201         |
| Construction+ 5%:            | \$560,046        |
| Contingency used             | \$0              |
|                              | <b>\$605,000</b> |
| \$/Sq.Ft.:                   | \$16             |
| \$/Square.:                  | \$1,631          |

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Please contact me with any questions at 45321. Your assistance in this matter will be greatly appreciated.

**CC:** Sheriff's Office Engineer's File  
Maria Wedhorn  
Major Long



*Safety, Integrity, Tradition of Service*

## **Patrick Strittmatter**

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**From:** Patrick Strittmatter  
**Sent:** Thursday, September 20, 2012 3:17 PM  
**To:** 'kthompson@benco-rfg.com'; 'mg@qasystems.com'; 'ramon@rsminc1.com'; 'mcaain@rainkinginc.com'  
**Cc:** Mark Stefanov (Mark.Stefanov@co.travis.tx.us)  
**Subject:** Notice of Rejection Recommendation: TCCC Building 140 Roof Replacement Project, Bid No. B120189-PS

To all submitted bidders- With all four (4) submitted bids being over budget, due to budgetary restraints, it will be the recommendation of the Travis County Purchasing Office and the Sheriff's Office, to have the Commissioners Court reject all submitted bids. This item will be on the Court's October 2, 2012 agenda session, which convenes at 9am. Please notify me if you would like to address the Commissioners Court on this item. If approved by the Court, the project will be re-released at a later date with modified plans and specifications.

Sincerely,

Patrick D. Strittmatter  
Construction A & E Procurement Specialist  
Travis County Purchasing Office  
700 Lavaca, Suite 800  
Austin, TX 78701  
512-854-1183  
512-854-9185 fax