

## ITEM 14



# Travis County Commissioners Court Agenda Request

**Meeting Date:** January 8, 2013

**Prepared By/Phone Number:** Jesus Angel Gómez/854-1187; 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 award for Nootsie Maintenance Building, IFB No. 1210-007-AG, to the low bidder, Tegrity Contractors Inc.

- **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.

This contract requires the Contractor to provide labor, equipment, materials and supervision necessary for the demolition of an existing building and construction of a new structure on top of the existing slab, at the Nootsie Maintenance Building, 9512 N RM 620, Austin, Texas.

IFB 1210-007-AG was issued on October 31, 2012, to solicit bids for the project referenced above. After a total of fifty-eight (58) vendors were solicited, ten (10) bids were received electronically in response to the solicitation when subject IFB opened on November 21, 2012, at 2:00 p.m. The low bidder is Tegrity Contractors, Inc, with a Base Bid of \$139,777.

Facilities Management Department (FMD) recommends that a contract be awarded to Tegrity Contractors Inc., in the amount of \$139,777. FMD has determined that the price is fair and reasonable. Purchasing concurs with FMD's contract award recommendation.

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-Related Information:**

Award Amount: \$139,777

Contract Type: Construction

Contract Period: 120 Calendar Days after NTP issuance

➤ **Solicitation-Related Information:**

Solicitations Sent: 58

Responses Received: 10

HUB Information: 14

% HUB Subcontractor: 18

➤ **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: 300000435

Cost Center-G/L no'(s): 1490120115-522020, Fund 0001

Comments: Pending authorization of funds transfer from Balcones Canyonland Preserve Program (BCP) Fund 0115, reserve account 1498000115, submitted for Commissioners Court approval, January 8, 2013.



## 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: NOOTS-01-11F-3R

FILE: 703

TO: Cyd V. Grimes, CPM, Purchasing Agent

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

DATE: December 21, 2012

SUBJECT: Nootsie Maintenance Building  
Construction Contract Award IFB No.: 1210-007-AG

*Leslie Stricklan*  
*for Roger El Khoury*

Facilities Management Department (FMD) recommends award of the Nootsie Maintenance Building in the amount of \$139,777 to the low bidder, Tegrity Contractors. Ten general contractors bid on the subject project. The bid was opened on November 21, 2012. The low bid is valid through March 19, 2013. FMD has reviewed the attached bid tabulation and determined that the low bid is fair and reasonable. The construction schedule is for 120 calendar days after the issuance of the Notice to Proceed, which follows the notice of award and other requirements.

Funding for this project is located in the Cost Center-G/L 1490120115 522020. On December 21, 2012 Commissioners Court approved the recommendation by TNR that additional funds for this project should be provided from the Balcones Canyonlands Conservation Plan Fund. The subsequent fund transfer and update of the Funds Reservation Document (FRD) 300000435 by TNR in early January 2013 will complete the availability of the contract award funding of \$139,777.00. In accordance with the procedure to secure the approval of this contract award, this request is being forwarded along with the supporting documents for approval by the Commissioners Court on the earliest possible date in 2013 after the contract award fund availability in the FRD has been confirmed by Purchasing. If the contract award is approved, please issue a fully executed contract to Tegrity Contractors. Please call Ben Noack at extension 44829 if you have any questions.

### ATTACHMENTS:

1. Bid tabulation form

### COPY TO:

Leslie Browder, County Executive, PBO  
Steven Manilla, County Executive, TNR  
Jon White, NREQ Division Director, TNR  
Rose Farmer, Program Manager Natural Resources, TNR  
Tawana Gardner, CPA, Financial Manager, TNR  
Leslie Stricklan, AIA, Senior Project Manager, FMD  
Ben Noack, RA, LEED-AP, Senior Architectural Associate, FMD  
Marvin Brice, CPPB, Assistant Purchasing Agent, TCPO  
J. Angel Gomez, Purchasing Agent Assistant, TCPO

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



**BID NO.:** 1210-007-AG      **BID DATE:** October 31, 2012      **BIDS SOLICITED:** 58  
**DESCRIPTION:** NOOTSIE MAINTENANCE BUILDING      **OPEN TIME:** 2:00 p.m. CST      **BIDS RECEIVED:** 10  
**DEPARTMENT:** Travis County Facilities Management      **BIDS EXPIRE:** February 19, 2013      **HUBS SOLICITED:** 14  
**CONTACT/NO.:** Jesus Angel Gomez / 854-1187      **HUBS RECEIVED:** 5

	Bidder's Name	Base Bid	Bond	Add.	Eth.	Cert. Sec.	Safety	HUB Information	
								HUB	%
1	Tegity Contractors	\$139,777.00	X	X	X	X	X	Y	18%
2	HCS Inc.	\$145,600.00	X	X	X	X	X	N	0%
3	ILCOR Builders	\$146,000.00	X	X	X	X	X	Y	3%
4	Sayers Construction, LLC	\$170,000.00	X	X	X	X	X	Y	18%
5	Architectural Habitat	\$205,716.00	X	X	X	X	X	Y	33%
6	Southwest Corporation	\$217,029.00	X	X	X	X	X	Y	1%
7	T.F. Harper & Associates LP	\$221,275.00	X	X	X	n/a	X	N	1%
8	TBC Commercial Construction LLC	\$243,515.00	X	X	X	n/a	X	N	0%
9	rand* Construction Corporation	\$297,679.00	X	X	X	X	X	N	5%
10	E.G. Sierra LLC.*	\$300,578.00	X	X	X	X	X	N	5%
11									
12									
13									
14									
15									

Note: \* Bidder(s) were deemed non-responsive.

Reviewed and Acknowledged By:

	<b>SIGNATURE</b>	
Jesus Angel Gómez	<b>PRINT NAME</b>	
		<b>DATE</b> 11/26/2012



**TRANSPORTATION AND NATURAL RESOURCES**  
**STEVEN M. MANILLA, P.E., COUNTY EXECUTIVE**

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411 West 13<sup>th</sup> Street  
Executive Office Building, 11<sup>th</sup> Floor  
P.O. Box 1748  
Austin, Texas 78767  
(512) 854-9383  
FAX (512) 854-4697

December 19, 2012

**MEMORANDUM**

**TO:** Leslie Browder, County Executive, Planning and Budget Office

**FROM:** *Carol B. [Signature]*  
Steven M. Manilla, P.E., County Executive TNR

**SUBJECT:** Approve a Budget Transfer for the Balcones Canyonland Preserve Program (BCP) -  
Additional Funding Maintenance Barn

**Proposed Motion:** Approve a budget transfer for \$23,179 from the Balcones Canyonland Preserve Program reserves in fund 0115 for additional budget needed to complete demolition and construction of the Nootsie Maintenance Barn.

**Summary and Staff Recommendation:** TNR is requesting that the Commissioners Court approve a transfer of \$23,179 from the BCP fund 0115 reserve account 1498000115 for costs related to demolition of an old structure and construction the new Nootsie maintenance facility. The Commissioners Court previously approved \$140,000 for this project however final total estimated costs are \$163,179 leaving a \$23,179 shortfall.

**Budgetary and Fiscal Impact:** This will reduce the BCP Fund 0115 allocated reserves by \$23,179 from \$4,955,072 to \$4,931,893.

**Required Authorizations:** Planning and Budget Office.

**Exhibits:** A copy of budget transfer #400001558 and a summary of current estimated costs to complete the Nootsie maintenance facility.

If you have any questions or require additional information please contact Donna Williams-Jones at extension 47677.

DWJ:SMM:dwj *[Signature]*

Attachments

copy: Diana Ramirez, PBO  
Donna Williams-Jones, TNR

S:\CAPITAL IMPROVEMENT PROJECTS (CIP)\BALCONES CANYONLAND PRESERVE (BCP)\FY2013 TBF  
Reserve Transfer\_Memo\_PBO\_Maintenance Barn.doc

# Header Information for Entry Doc Number

400001558

Doc. Number 400001558 Doc. Status Preposted FM Area 1000

Budget. Date. Payment Doc. Year 2013 Doc. Date Nov 2, 2012

Value Type Budget Version 0 Doc. Type TRAN

Budget Type 2 Fiscal Year 2013 Year Cash Eff

Process UI TRAN Process SEND Original Applic. BWB Doc. Family

**Additional Data** Creator WILLIAD Creation Date Dec 19, 2012 Creation Time 15:20:44

Resp. Person DONNA WILLIAMS JONES Year Cohort Public Law

Header Text BCP Reserve Transfer for Maint. Bldg Legislation

TextName

**Lines**  
Total  
Document 0 USD

Line	Fund	Budget Period	Funds Center	Comm. Item	FuncArea	Grant	Funded Program	Local Amount	Text Line
000001	0115		1980000000	580010	1120	NOT-RELEVANT	NON-FUNDED-PROGRAM	-23,179	Provide budget for add'l costs for BCP maint bldg
000002	0115		1490120115	522020	1750	NOT-RELEVANT	NON-FUNDED-PROGRAM	23,179	Receive budget for add'l costs for BCP maint bldg



## Travis County Commissioners Court Agenda Request

**Meeting Date:** December 21, 2012

**Prepared By:** Rose Farmer **Phone #:** 854-7214

**Division Director/Manager:** Jon White

**Department Head:** Steven M. Manilla, P.E., County Executive-TNR

**Sponsoring Court Member:** Commissioner Huber, Precinct Three

**AGENDA LANGUAGE:** Consider and take appropriate action to authorize spending additional funds for demolition and construction of a new Nootsie maintenance facility on the Balcones Canyonlands Preserve in Precinct Three.

### **BACKGROUND/SUMMARY OF REQUEST:**

On June 21, 2011, in an agenda item on disposition and proposed upgrades to buildings on the Balcones Canyonlands Preserve (BCP), the Commissioners Court approved funding for demolition of the existing maintenance facility on the Balcones Canyonlands Preserve at the Natural Resources Field Office (Nootsie) and construction of new maintenance facility that will better meet current and future program needs. The Court approved the project to demolish and dispose of the old structure at an estimated cost \$10,000 and to construct a new maintenance facility at an estimated cost of \$130,000. These estimated costs were based on a budgetary quote requested by TNR Natural Resources Division from a vendor under County contract. This budgetary quote was needed for budgeting purposes and the contractor making this budgetary quote had been given the general concept for the new maintenance facility but costs were not based on architect-designed plans.

In fall of 2012, Natural Resources staff worked with the Facilities Management Department (FMD) to develop detailed architectural and engineering plans for the new Nootsie maintenance facility. After developing the necessary plans and specifications for the project, FMD worked with the purchasing office to solicit competitive bids for this project. Ten contractors bid on the project and the low bidder's bid was \$139,777. FMD reviewed the bids and worked with the purchasing office recommending to award this project to the low bidder. The purchasing office will post a separate agenda item for the award. FMD estimates that completion of the project will also require an additional \$23,402 for other associated project costs not completed by the main contractor, plus contingency costs. The associated projects cost includes: TDLR review and inspection fees; TCEQ review fee, Fire Marshal building permit plan review fee; Asbestos survey; Septic tank and system field installation; Rainwater collector tank; Security camera and installation; compressed air system installation, and Construction contingency. This will bring

the total project costs to \$163,179 which creates a \$23,179 (\$163,179 - \$130,000 - 10,000) budget shortfall.

**STAFF RECOMMENDATIONS:**

Staff recommends that the Court approve additional funding needed of \$23,179 to demolish the old structure and build this new Nootsie maintenance facility. We are requesting authorization to spend \$139,777 for the contractor with an additional \$23,402 for additional costs and contingency cost for a total of \$163,179.

**ISSUES AND OPPORTUNITIES:**

**FISCAL IMPACT AND SOURCE OF FUNDING:**

There is currently sufficient funding in the BCCP's Fund 0115 Tax Benefit Financing funding source to pay for the additional \$23,179 needed for demolition and construction costs. This funding source was established to support land acquisition, staffing and land management for the Balcones Canyonlands Conservation Plan/ Balcones Canyonlands Preserve. Funding this request will not significantly reduce funding for needed land acquisition or land management efforts. The \$23,179 is in the BCP fund 0115 allocated reserve account 1980000000 580010 which has a current balance of \$4,955,072 and will be budgeted to 1490120115 522020 on a future PBO reserve transfer request.

**ATTACHMENTS/EXHIBITS:**

**REQUIRED AUTHORIZATIONS:**

Cynthia McDonald	Financial Manager	TNR	854-4239
Steve Manilla	County Executive	TNR	854-9429
Jon White	Division Director NREQ	TNR	854-7212

**CC:**

Linda Laack	Env. Resource Mgt. Spec.	TNR	219-6190
Donna Williams-Jones	Financial	TNR	854-7677



**TRAVIS COUNTY - TNR**  
**Summary of Costs BCP Maintenance Building**

<b>DESCRIPTION</b>	<b>Nootsie</b>
	<b>Main Barn</b>
<b>Current Authorized Amount</b>	<b>\$ 140,000.00</b>

**OBLIGATIONS TO DATE**

Construction Contractor Bid	\$ 139,777
<b>Subtotal Bid Amount</b>	<b>\$ 139,777</b>
PO 493815 TDLR - Project, Plan Review, & Inspection Fees	\$ 775
PO 494089 TC Fire Marshal's - Building permit plan review fee	\$ 750
Manual Payment, Fire Marshall Inspection Fee for BCP Nootsie Barn	\$ 104
PO 4100011499 Terracon Asbestos Survey	\$ 691
Cart 17350	
750 Gallon Septic Tank	\$ 1,195
Septic System TCEQ Review	\$ 10
Septic Tank Construction Estimate	\$ 10,000
Security Camera Estimate	\$ 3,500
Compressed Air Equipment Estimate	\$ 777
Rain Collector Tank	\$ 600
Construction Contingency	\$ 5,000
<b>Subtotal Associated Costs</b>	<b>\$ 23,402</b>

**OVERALL TOTAL \$ 163,179**

**Project Budget Shortfall \$ (23,179)**

Budget Usage

Date: 12/05/2012

Page: 1 / 1

Financial Management Area 1000 Travis County  
Fiscal Year 2013

FM Payment Budget  
Version

0

Fund/Group  
Funded Program/Group \* 0115

Functional Area/Group \*  
Year of Cash Effectivity

Fund	Center/Commitment Item	Consumable Budget	Consumed Budget	Available Amount	Current Budget
FdsCtr/Cmplt Item		4,955,072		4,955,072	4,955,072
1980000000	Reserves	4,955,072		4,955,072	4,955,072
580010	Reserves-Allocated	4,955,072		4,955,072	4,955,072

Financial Management Area 1000 Travis County FM Payment Budget 0

Fiscal Year 2013 Version

Fund/Group 0115 Functional Area/Group \*

Funded Program/Group \* 0115 Year of Cash Effectivity \*

**Funds Center/Commitment Item** **Commitment/Account**

FdsCtr/CmtItem 1980000000 Reserves

580010 Reserves-Allocated