



Travis County Commissioners Court Agenda Request

Meeting Date: February 4, 2014

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 award for the Ned Granger Administration Building Fourth Floor Renovation, IFB No. 1311-008-JT, 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 interior renovation of the Ned Granger Building fourth floor, including some demolition and asbestos abatement, and installation of new fire sprinkler and fire alarm systems at 314 W. 11th Street, in Austin, Texas.

IFB 1311-008-JT was issued on December 31, 2013, to solicit bids for the project referenced above. After a total of fifty-four (54) vendors were solicited, eight (8) bids were received in response to the solicitation when subject IFB opened on January 21, 2013, at 2:00 p.m. The apparent low bidder is Tegrity Contractors, Inc. with a base bid of \$1,437,777.00 and additive alternate bid of \$39,777.00, for a total bid amount of \$1,477,554.00.

As a matter of interest to the Court, the Contractor being recommended for award is a Certified Historically Underutilized Businesses (HUB), and three (3) of the eight (8) bids received were from Certified HUB's.

Facilities Management recommends that a contract be awarded to Tegrity Contractors, Inc. in the amount of \$1,477,554.00. FMD has determined that the price is fair and reasonable.

➤ **Contract-Related Information:**

Award Amount: \$1,477,554.00

Contract Type: Construction

Contract Period: 150 Calendar Days after NTP issuance

➤ **Solicitation-Related Information:**

Solicitations Sent: 54

Responses Received: 8

HUB Information: 3

% HUB Subcontractor: 36.6%

➤ **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:**

Funds Reservation Document in SAP: 300000653

Cost Center-G/L no'(s): 114011000-522020

Comments:



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-29-12C-4R

FILE: 703

TO: Cyd V. Grimes, CPM, Purchasing Agent
FROM: Roger A. El Khoury, M.S., P.E., Director
DATE: January 22, 2014
SUBJECT: Ned Granger Building Fourth Floor Renovation
IFB No.: B1311-008-JT

Facilities Management Department (FMD) recommends award of the Ned Granger 4th Floor Renovation base bid and add alternate no. 1 in the amount of \$1,477,554 to the low bidder, Tegrity Contractors, Inc. Eight general contractors bid on the subject project. The bid was opened on January 21, 2014.

FMD has reviewed the attached bid tabulation and determined that the low bid is fair and reasonable. The construction schedule is for 150 calendar days after the issuance of the Notice to Proceed.

Funding for this Project is located in the Cost Center-G/L 114011000-522020. Funds Reservation Document (FRD) 300000653 is in place for \$1,477,554. 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 February 4, 2014. If approved, please issue a fully executed contract to Tegrity Contractors, Inc.. Please call Gabe Stock at extension 45240 if you have any questions.

ATTACHMENTS:

1. Bid tabulation form

COPY TO:

Leslie Browder, County Executive, PBO
Amy Draper, CPA, Financial Manager, FMD
Ken Gaede, AIA, Senior Project Manager, FMD
Gabriel Stock, AIA, LEED-AP, Senior Architectural Associate, FMD
Jorge Talavera, CPPB, Purchasing Agent Assistant IV, TCPO

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

BID NO.: B1311-008-JT **BID DATE:** January 21, 2014 **BIDS SOLICITED:** 54

DESCRIPTION: Need Grenger Building Fourth Floor Renovation **OPEN TIME:** 2:00 p.m. CST **BIDS RECEIVED:** 8

DEPARTMENT: Travis County Facilities Management Department **BIDS EXPIRE:** April 21, 2014 **HUBS SOLICITED:** 22

CONTACTNO.: Gabriel Stock 512-854-5240 **HUBS RECEIVED:** 3

Bidder's Name	Base Bid	Add. Alternate No. 1	Bond	Add.	Eth.	Cert. Sec.	Safety	HUB Information	
								HUB	%
1 Tegilty Contractors, Inc.	\$1,437,777.00	\$39,777.00	X	X	X	X	X	Y	36.6%
2 Workman Commercial Construction	\$1,460,000.00	\$58,000.00	X	X	X	X	X	N	8.6%
3 S&G Contracting, Inc.	\$1,445,000.00	\$75,000.00	X	X	X	X	X	N	24.0%
4 IE2 Construction, Inc.*	\$1,536,027.67	\$25,651.74	X	X	X	X	X	N	16.5%
5 AG Construction Management	\$1,563,000.00	\$36,000.00	X	X	X	X	X	Y	36.0%
6 Unify Contractor Services, Inc.	\$1,721,000.00	\$8,000.00	X	X	X	X	X	N	0.0%
7 Fazzone Construction Co., Inc.*	\$1,697,800.00	\$41,488.00	X	X	X	X	X	N	3.6%
8 Rodriguez Barr Inc. dba The Barr Company, AIA	\$1,829,000.00	\$59,900.00	X	X	X	X	X	Y	3.3%
9									
10									

*Bidder did not submit all required bid documents and thus bid was deemed non-responsive.

Reviewed and Acknowledged By:

SIGNATURE:  PRINT NAME: JORGE TALAVERA DATE: 1/21/14

AGREEMENT FOR CONSTRUCTION SERVICES

CONTRACT NO. 4400001865 IFB NO. B1311-008-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 Tegrity Contractors, Inc. (the "Contractor").

WHEREAS, the Owner desires to enter into the Construction Contract for the construction of Ned Granger Building Fourth Floor Renovation (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 Building Fourth Floor Renovation, Travis County Texas, IFB No. B1311-008-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 Building Fourth Floor Renovation, Travis County Texas, IFB No. B1311-008-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 150 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 \$700 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 \$1,477,554.00 (the "Contract Sum") (\$1,437,777.00 Base Bid and \$39,777.00 Additive Alternate No. One). The Contract Sum is comprised of (i) \$886,532.40 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) \$591,021.60 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.

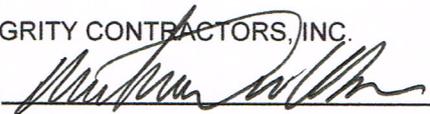
IN WITNESS WHEREOF, the parties have executed this Construction Contract as of the date(s) set forth below.

TRAVIS COUNTY, TEXAS

By: _____
Samuel T. Biscoe
Travis County Judge

Date: _____

TEGRITY CONTRACTORS, INC.

By:  _____

Name: Michael W. Uker

Title: Division Manager

Date: 1-23-2014

APPROVED AS TO FORM BY:

County Attorney

FUNDS VERIFIED BY:

County Auditor

APPROVED BY PURCHASING AGENT:

County Purchasing Agent