



Travis County Commissioners Court Agenda Request

Meeting Date: February 18, 2014

Prepared By/Phone Number: Patrick Strittmatter, 854-1183 and Marvin Brice, CPPB, 854-9765

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

Commissioners Court Sponsor: Judge Biscoe

Agenda Language: APPROVE CONTRACT AWARD FOR TCCC ROOF REPAIR AND RESTORATION FOR BUILDING 150, IFB NO. 1312-001-PS, TO THE LOW BIDDER, QA CONSTRUCTION SERVICES, 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 project primarily consists of the application of a watertight urethane coating to the roof of Building 150 (Marketable Skills Building) at the Travis County Correctional Complex (TCCC).

Subject IFB was opened January 22, 2014, with three (3) bids received in response to the solicitation. The Sheriff's Office has reviewed the bids and recommends, and Purchasing concurs with the award of the contract to the low bidder for Part 2, Building 150 (Marketable Skills Building), to QA Construction Services, Inc for a total of \$91,675.00.

Part 1 of IFB No. 1312-001-PS, Building 104 (Chapel) at the TCCC, is being awarded separately, by the Purchasing Agent to the low bidder, Brazos Urethane, for a contract amount of \$48,621.00.

- **Contract Expenditures:** Within the last N/A months \$0.00 has been spent against this contract/requirement.

➤ **Contract-Related Information:**

Award Amount: \$91,675.00

Contract Type: Construction

Contract Period: 45 calendar days

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

Modification Amount:

Modification Type:

Modification Period:

➤ **Solicitation-Related Information:**

Solicitations Sent: 40

Responses Received: 3

HUB Information: Yes*

% HUB Subcontractor: 0%

*Contractor is 100% minority owned, but not a certified HUB, and will be self-performing the entire project without any subcontractors.

➤ **Special Contract Considerations:** N/A

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 in SAP: 300000911

Cost Center(s): 1378000001-522020

Comments:

**AGREEMENT FOR CONSTRUCTION SERVICES
CONTRACT NO. 4400001867**

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 **QA Construction Services, Inc.** (the "Contractor").

WHEREAS, the Owner desires to enter into the Construction Contract for the Travis County Correctional Complex (TCCC) Roof Repair and Restoration for Building 150 (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 Office or its designee), the Contractor's Proposal, General Conditions, Supplementary Conditions, and the Specifications, which term shall include the Drawings and/or attached Plans, and Specifications; 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-described work, and desires to perform such work in accordance with the provisions of the Construction Contract.

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/or attached Plans, and Specifications marked "Travis County Correctional Complex (TCCC) Roof Repair and Restoration for Buildings 104 and 150", IFB No. 1312-001-PS, are all 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 **45 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, 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. All time limits stated in the Construction Contract and/or Contract Documents are of the essence.
- 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 **\$450.00 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 Section 00700 of the General Conditions, the total sum of **\$91,675.00** (the "Contract Sum"). The Contract Sum is comprised of (i) **\$64,175.00** 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) **\$27,500.00** 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 Sheriff's Office, the Contractor, and necessary representatives designated by the Owner.
- 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: _____

QA CONSTRUCTION SERVICES, INC.

By: _____
Name: KEVIN CARLSON
Title: MANAGER
Date: 1/31/14

Cyd V. Grimes, C.P.M., CPPO,
Travis County Purchasing Agent

APPROVED AS TO FORM BY:

County Attorney

FUNDS VERIFIED BY:

County Auditor

DRAFT



JAMES N. SYLVESTER
Chief Deputy

GREG HAMILTON

TRAVIS COUNTY SHERIFF

P.O. Box 1748
Austin, Texas 78767
(512) 854-9770
www.tcsheriff.org

PHYLLIS CLAIR
Major - Law Enforcement

DARREN LONG
Major - Corrections

MARK SAWA
Major - Administration & Support

Date: January 27, 2014

TO: **Cyd Grimes**, CPM, CPPO, Purchasing Agent

FROM: **Wallace Sefcik**, Maintenance Manager

Wallace Sefcik
1-27-2014

RE: **Award Recommendation Memo** Building 150 roof
IFB# 1312-001-PS

The Travis County Sheriff's Office Maintenance Department recommends that the low bidder, QA Construction Services, Inc., be awarded the bid for the Building 150 roof restoration. The bid was proposed with 2 parts and this is for part 2.

The following funding is in reference to the TCCC Building 150 roof restoration:

GL # 522020

Funds Center 1378000001

Funds Reservation # 300000911

CC: Thomas Perfetto, Building Maintenance Supervisor
Michael Gottner, Captain Corrections
Maria Wedhorn, Financial Analyst Senior
Ron Rizzato, Accountant Associate
Patrick Strittmatter, Purchasing Agent Assistant IV
Marvin Brice, CPPB Assistant Purchasing Agent

Tom Perfetto 1-27-2014

Bid #1312-001-PS - TCCC Roof Repair and Restoration for Buildings 104 and 150

Creation Date Dec 2, 2013
Start Date Dec 30, 2013 9:36:14 AM CST

End Date Jan 22, 2014 2:00:00 PM CST
Awarded Date Not Yet Awarded

Brazos Urethane, Inc. \$154,258.00 (2/2 items) Bid Contact Christopher Tree c.opel@brazosurethane.com Ph 865-228-3573 Fax 409-948-1511		Address 1031 6th Street N. Texas City, TX 77590	
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Agency Notes:		Supplier Notes:		
Item #	Line Item	Unit Price	Qty/Unit	Total Price
1312-001-PS--01-01	Part 1, Total Base Bid for Building 104 - First Offer	\$48,621.00	1 / lump sum	\$48,621.00
Product Code: Unit Amount Text: Total Amount Text: Agency Notes:		Supplier Product Code: Supplier Notes: Total Bid Amount in Words:		
1312-001-PS--01-02	Part 2, Total Base Bid for Building 150 - First Offer	\$105,637.00	1 / lump sum	\$105,637.00
Product Code: Unit Amount Text: Total Amount Text: Agency Notes:		Supplier Product Code: Supplier Notes: Total Bid Amount in Words:		

QA CONSTRUCTION SERVICES, INC. \$160,150.00 (2/2 items) Bid Contact MARCOS GUTIERREZ mg@qasystems.com Ph 512-637-6120 Fax 512-637-8811		Address 5811 Blue Bluff Road AUSTIN, TX 78724	
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Agency Notes:		Supplier Notes:		
Item #	Line Item	Unit Price	Qty/Unit	Total Price
1312-001-PS--01-01	Part 1, Total Base Bid for Building 104 - First Offer	\$68,475.00	1 / lump sum	\$68,475.00
Product Code: Unit Amount Text: Sixty eight thousand four hundred seventy five Total Amount Text: Sixty eight thousand four hundred seventy five Agency Notes:		Supplier Product Code: Supplier Notes: Total Bid Amount in Words: Sixty Eight Thousand four hundred seventy five		
1312-001-PS--01-02	Part 2, Total Base Bid for Building 150 - First Offer	\$91,675.00	1 / lump sum	\$91,675.00
Product Code: Unit Amount Text: Ninety one thousand six hundred seventy five Total Amount Text: Ninety one thousand six hundred seventy five Agency Notes:		Supplier Product Code: Supplier Notes: Total Bid Amount in Words: Ninety-one thousand six hundred seventy five		

CS ADVANTAGE USAA, INC. \$237,000.00 (2/2 items) Bid Contact OSCAR GALVAN o_ggalvan@hotmail.com Ph 210-771-0720		Address P.O. BOX 12407 COLLEGE STATION, TX 77842	
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Fax 210-579-2157				
Qualifications HUB				
Agency Notes:			Supplier Notes:	
Item #	Line Item	Unit Price	Qty/Unit	Total Price
1312-001-PS--01-01	Part 1, Total Base Bid for Building 104 - First Offer	\$85,000.00	1 / lump sum	\$85,000.00
Product Code: Unit Amount Text: Total Amount Text: Agency Notes:			Supplier Product Code: Supplier Notes: Total Bid Amount in Words:	
1312-001-PS--01-02	Part 2, Total Base Bid for Building 150 - First Offer	\$152,000.00	1 / lump sum	\$152,000.00
Product Code: Unit Amount Text: Total Amount Text: Agency Notes:			Supplier Product Code: Supplier Notes: Total Bid Amount in Words:	