



April 26, 2021

Roberto Lopez  
Supervisor  
Williamson County Juvenile Justice Ctr  
200 Wilco Way  
Georgetown, TX 78626

Dear Mr. Lopez:

Thank you for your interest in our products and for the opportunity to present you with the following pricing information: We respectfully submit our cost proposal for the Guard 1 System for the below location:

**Project Location: Williamson County Juvenile Justice Center- Georgetown, TX. 78626**

The Cornerstone Group of Companies encompasses the collective experience and talents of several separate business units. These business units have joined forces to provide a comprehensive solution for a turnkey project implementation that include detention security electronics and detention hardware.

One of Cornerstone's companies, Security Design, Inc. dba Cornerstone Detention, is an authorized GSA Equipment Reseller and they hold a **MAS Schedule" Large Category 84- Total Solutions for Law Enforcement, Security, Facilities Maintenance, Fire, Rescue, Clothing, Marine Craft and Emergency Disaster/Response. Our Contract number is GS-07F-269AA. The company name is Security Design, Inc. dba Cornerstone Detention.** Our proposal can utilize this cooperative purchasing vehicle for the procurement of the system upgrade and additions. Items not listed on our schedule are offered as "Order-Level Materials (OLM)" under the same agreement terms.

## Part 1 - Scope of Work

QTY	PART #	DESCRIPTION	UNIT PRICE	TOTAL
1	G1RT-UPG-PK	UPGRADE TO GUARD1 REAL TIME PACKAGE	\$ 9,995.00	\$ 9,995.00
1	G1RT-CLOUD	ANNUAL SUPPORT & HOSTING, SQL EXPRESS SYSTEMS	\$ 3,995.00	\$ 3,995.00
1	TECH-SVCS-8	TECHNICAL SERVER TECHNICIAN, 8 HOURS	\$ 1,500.00	\$ 1,500.00
1	DISCOUNT	COURTESY DISCOUNT	\$ (6,053.00)	\$ (6,053.00)
		<b>TOTAL</b>		<b>\$ 9,437.00</b>



Clarifications:

- Sales tax is excluded.
- Shipping charges may apply.
- Quote is valid for thirty days from issue date.
- Cornerstone's terms and conditions apply to this proposal.
- Please provide a tax exemption certificate along with your W-9 form with your first order.
- Termination for Convenience: This agreement may be terminated at any time at the option of either party, without future or prospective liability for performance upon giving sixty (60) days written notice thereof. In the event of termination, Customer will only be liable for its pro rata share of services rendered and goods received.
- Texas Prompt Payment Act Compliance: Payment for goods and services shall be governed by Chapter 2251 of the Texas Government Code.
- SIN# NEW

Quote Approval::

Customer Signature: Judge Bill Gravell Jr. Date: May 11, 2021  
Judge Bill Gravell Jr. (May 11, 2021 13:30 CDT)

Cornerstone Signature: Brian Burleson Date: 5-5-21



**Brian Burleson**

**South Central Regional Sales Manager**

**DIRECT** 256-560-4434

**CELL** 210-709-9080

**EMAIL** [bburleson@cornerstoneinc.com](mailto:bburleson@cornerstoneinc.com)



**MAS Schedule 84 Contract Number: GS-07F-269AA**

2391 NE Loop 410, Suite 208, San Antonio, TX 78217  
cornerstoneinc.com  
(256) 560-4432



## **Standard Inclusions, Exclusions, Terms, & Conditions**

### **Standard Inclusions:**

1. Proper engineering documents for submittal, installation and operation and maintenance
2. Field measurements and verifications for Cornerstone's scope of work only.
3. Termination of wiring for electric locks, locking devices, strikes and door position switches as controlled by our scope of work only. (ESS)
4. The necessary torx-pin security screws for our materials only

### **Standard Exclusions:**

1. Sales and use taxes unless otherwise noted in Cornerstone's scope of work.
2. Power relays for other systems (i.e. HVAC, Electrical, etc.)
3. All main electrical supply AC power, per division 16, including power to security and detention equipment
4. Temporary power and lighting for final testing of equipment
5. Fire labels on doors and frames where field installation, hardware, and/or glass prevents U.L. labeling. However, doors and frames will be manufactured to U.L. construction standards with documentation provided.
6. Security caulking and sealants
7. Caulking not required as a part of glass installation
8. Field finish painting or touch-up of prime paint
9. Final Cleaning
10. Trash debris container and its removal
11. Anchors, screws, fasteners, etc., including security type, not directly required by our installation scope of work
12. The protection of materials furnished by our company once they have been installed in place
13. Field measurements of any kind
14. Furnishing or installing louvers of any kind
15. Furnishing or installing aluminum windows and storefronts of any kind, including hardware
16. Demolition work, patching or repairing of existing structures and removal, relocation or re-installation of any existing materials
17. Cutting or patching of concrete or masonry materials
18. Furnishing or installing any standard/commercial type access doors and frame
19. Any chain link fencing material and associated supporting materials or hardware
20. Core drilling of any kind
21. Flashing or counter flashing of any kind
22. Roll up doors, or counter shutters
23. Repairs to frames installed by others

### **Standard Terms & Conditions:**

1. Allowing Cornerstone to commence work or preparation for work will constitute acceptance by Customer of this bid proposal. Cornerstone and Customer will execute a ConsensusDOCS 750 subcontract form to memorialize their agreement, supplemented and modified only as provided by this bid proposal which shall be incorporated by reference into the final subcontract. In the event of any conflict between the terms of this bid proposal and any other documents stating terms of the final subcontract, this bid proposal shall govern.
2. A change in the price of an item of material of more than 5% between the date of this bid proposal and the date of installation shall warrant an equitable adjustment in the subcontract price.
3. Cornerstone will not be required to name additional insureds to its general liability, excess liability, or automobile insurance policies, nor to waive subrogation for claims covered by workers' compensation or commercial general liability insurance. Cornerstone shall maintain insurance with coverage and limits only as provided by Cornerstone's existing insurance program evidenced by its certificate of insurance available request.
4. Cornerstone's Schedule of Values shall be used to determine progress payments. All sums not paid for when due shall bear interest at the rate of 1 ½ % per month from due date until paid or the maximum legal rate permitted by law whichever is less; and all costs of collection, including

reasonable attorney fees, shall be paid by Customer. The proper venue to resolve any disputes arising under the subcontract shall be the place where the project is located, and the laws of said place shall govern all such disputes arising out of the subcontract.

5. Any retainage withheld from progress payments to Cornerstone shall not exceed the lesser of the retainage terms set forth in (1) the contractor's agreement with the owner, or (2) the statutes of the state in which the work is being performed.
6. Cornerstone shall be given a reasonable time in which to make delivery of materials and/or labor to commence and complete the performance of the subcontract. All deliveries and work performed shall be in accordance with a mutually agreed to project schedule and subsequent mutually agreed to updates. Cornerstone shall be entitled to adjustments of time and price where occasioned by any cause of any kind and extent beyond Cornerstone's control, including but not limited to: delays caused by Customer, the owner, general contractor, architect and/or engineers; armed conflict or economic dislocation resulting there from; embargos, shortages of labor, raw materials production facilities or transportation; labor difficulties; civil disorders of any kind; action of civil or military authorities; vendor priorities and allocations; fires, floods, accidents and acts of God. Should work be delayed by any of the aforementioned causes for a period exceeding ninety (90) days, Cornerstone shall be entitled to terminate the subcontract. Cornerstone change proposals must be processed in not more than 30 calendar days or as otherwise indicated on the change proposal.
7. This performance of this proposal may be affected by unavailability of, limited ability or inability to obtain, labor or materials by reason of acts of any governmental body which disrupts, slows or affects the supply or availability of labor or materials, including but not limited to those arising or resulting from the spread of, or efforts to contain the spread of, illness on a global, national, state or local level or any other Acts of God or forces majeure, for which Cornerstone will not be liable and shall receive excusable delays under any agreement to perform the work.
8. The express warranties set forth in the subcontract documents are provided in lieu of all other warranties, expressed or implied, and the warranties of merchantability and fitness for a particular purpose are hereby disclaimed by Cornerstone. Cornerstone is not responsible for special, incidental, or consequential damages. Cornerstone is not responsible for damage to its work by other parties, and any repair work necessitated by such damage is extra work. All materials shall be furnished in accordance with the respective industry tolerance of color variation, thickness, size, finish, and texture and performance standards. Cornerstone must receive all warranty claims not more than one (1) year after completion of Cornerstone's work, and Cornerstone must be provided a reasonable opportunity to inspect and make corrections, or such warranty claims are barred.
9. Except as specifically required by the work and specifications included in this bid proposal, Customer shall furnish all temporary site facilities, including site access, storage space, hoisting facilities, guard rails, covers for floor, roof and wall openings, security, parking, safety orientation, break and lunch facilities, toilet and wash facilities, drinking water and other water facilities, electrical service, telecommunication service, lighting, heat, weather protection, fire protection, and trash and recycling services.
10. To the extent that performance and payment bonds are included in this bid proposal or in the case that it is added by change order, the bond forms must be the AGC 606 (2004) and AGC 607 (2004) published by the Associated General Contractors of America, or substantially equivalent to the A312-1984 published by the American Institute of Architects.
11. Cornerstone will not provide any credits for enrollment in an owner- or contractor- controlled insurance program. No calculation of credits by wrap-up administrator shall be binding on Cornerstone.
12. Lien waivers and/or waivers of claim(s) shall not apply to any retainage withheld; shall not apply to unbilled changes, to claims which have been asserted in writing or which have not yet become known to Cornerstone; shall be conditional upon receipt of funds to Cornerstone's account.
13. Proposal is based entirely on materials considered to be the standard products of Cornerstone Detention Products, Inc.
14. Cornerstone will not be required to indemnify other parties, including but not limited to, the general contractor, construction manager, architect, and owner, for incidences that are not the sole responsibility of Cornerstone Detention Products, Inc. or that may violate statutory law in the state of the project.

# Agenda item #43, 05.11.2021, Cornerstone, Guard1

Final Audit Report

2021-05-11

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Document e-signed by Judge Bill Gravell Jr. (bgravell@wilco.org)

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Agreement completed.

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