



SpawGlass

*Providing the Absolute Best
Construction Experience*

Williamson County

Juvenile Justice Center Addition Bid Package 01



January 02, 2024



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TAB1

GMP COST SUMMARY



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SpawGlass Contractors, Inc. hereby submits to Williamson County for the use and benefit of Juvenile Justice Center Addition – Bid Package 01 GMP price based on the Construction Documents developed for the Project, as follows:

- | | |
|--|---------------------|
| 1. The proposed amount for Cost of Work:
(Includes \$28,019 in "Work Remaining to Procure") | \$ 1,148,776 |
| 2. The Proposed CMAR's Fee (14.2%):
(CMAR Fee includes OH&P, General Conditions, Insurance, and Warranty) | \$ 163,126 |
| 3. TOTAL: LINE ITEMS 1 THROUGH 2: | \$ 1,311,902 |

Blake Green

Digitally signed by Blake Green
DN: C=US,
E=blake.green@spawglass.com,
O=SpawGlass Contractors,
CN=Blake Green
Date: 2024.01.19 14:16:02-06'00'

Blake Green
Project Executive

GUARANTEED MAXIMUM PRICE PROPOSAL
Juvenile Justice Center Addition Project
Bid Package 01 – Emergency Power System,
Docking Station, and Automatic Transfer Switch

SpawGlass Contractors, Inc. ("CMAR") hereby submits to Williamson County, Texas ("County") for the use and benefit County pursuant to the provisions of the Contract for Construction Manager at-Risk Project Delivery dated October 4, 2022 ("Contract"), a Guaranteed Maximum Price ("GMP") proposal for Bid Package 01 – Emergency Power System, Docking Station, and Automatic Transfer Switch for the Juvenile Justice Center Addition Project ("Project"), based on the Contract Documents (as defined by the Contract) developed for the Project, as follows:

Cost of the Work.

A not-to-exceed amount for the Cost of the Work for Bid Package 01 – Emergency Power System, Docking Station, and Automatic Transfer Switch pursuant to the Contract:

One Million One Hundred Forty-Eight Thousand Seven Hundred Seventy-Six Dollars (\$1,148,776.00)

CMAR's Fee.

A fixed sum fee for CMAR's Fee for Bid Package 01 – Emergency Power System, Docking Station, and Automatic Transfer Switch pursuant to the Contract:

One Hundred Sixty-Three Thousand One Hundred Twenty-Six Dollars (\$163,126.00)

Total GMP.

The total sum of the above **Items 1 through 2**, as set forth below, is the GMP which the CMAR hereby guarantees to County for constructing Bid Package 01 – Emergency Power System, Docking Station, and Automatic Transfer Switch complete, in place, and operational in accordance with the Contract Documents. All attached breakdowns shall total this GMP amount.

One Million Three Hundred Eleven Thousand Nine Hundred Two Dollars (\$1,311,902.00)

CMAR hereby guarantees to County not to exceed the above referenced GMP amount, subject to additions or deductions as provided in the Contract Documents. Except for additions or deductions as provided in the Contract Documents, costs which would cause such GMP to be exceeded shall be paid by CMAR without reimbursement by County.

Contract Time.

The date for achieving Substantial Completion of Bid Package 01 – Emergency Power System, Docking Station, and Automatic Transfer Switch shall be **Six Hundred Fifty-Eight (658) calendar days** from the Notice to Proceed with such construction.

Withdrawal of GMP Proposal.

This GMP Proposal may not be withdrawn for a period of **ninety (90) calendar days** from the date of receipt by County.

Liquidated Damages.

CMAR further agrees to pay, as Liquidated Damages, to County the sum of **Five Hundred Dollars (\$ 500.00) per calendar day** for failure to complete the work for the Bid Package 01 – Emergency Power System, Docking Station, and Automatic Transfer Switch within the Contract Time in accordance with the Contract.

Owner's Contingency.

A not-to-exceed amount for the Owner's Contingency stated herein for reference:

Zero Dollars (\$0.00)

All terms and conditions of the Contract are hereby adopted and incorporated into this GMP Proposal. Any exceptions to, or modifications of, the terms and conditions of the Contract shall not be effective unless they are expressly stated and conspicuously identified in this GMP Proposal and are specifically accepted and approved by County. Otherwise, proposed revisions or modifications to the language, terms, or conditions of the Contract will not be accepted.

BY SIGNING BELOW, CMAR and County have executed and bound themselves to this Guaranteed Maximum Price (GMP) Proposal for Bid Package 01 – Emergency Power System, Docking Station, and Automatic Transfer Switch.

CMAR:

SpawGlass Contractors, Inc.

By: 

Signature

David Paden

Printed Name

Regional President

Title

Date Signed: January 19, 2024

COUNTY:

Williamson County, Texas

By: *Valerie Covey*

Signature

Valerie Covey

Printed Name

Presiding Officer

Title

Date Signed: Jan 31, 2024, 20

TAB 2

EXECUTIVE SUMMARY



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**Williamson County
Juvenile Justice Center Addition – Bid Package 01
200 Wilco Way
Georgetown, TX 78626**

The Juvenile Justice Center Addition Project will consist of the scopes of construction services, which were set forth and solicited in Williamson County Request for Proposals (RFP) **#22RFP135** Construction Manager at Risk (CMAR) for Juvenile Justice Center Addition Project.

Due to constant changing manufacturer lead times and supply chain issues, the current lead time for the generator procurement for the Bid Package 01 – Emergency Power System, Docking Station, and Automatic Transfer Switch is 85 weeks after submittals are approved by the Engineer of Record and the current submittal lead time is 6 weeks after CMAR (SpawGlass) is released on such package. Due to time constraints, CMAR and County have agreed to separately phase out various scopes of the construction services and execute this Guaranteed Maximum Price Proposal as to only the Bid Package 01 – Emergency Power System, Docking Station, and Automatic Transfer Switch phase of construction services so that such phase of construction can be commenced prior to the completion of the design for the remainder scope of construction for the entire Project and, thereby, ensuring completion on or before the Substantial Completion date set out in the Guaranteed Maximum Price Proposal - Bid Package 01 – Emergency Power System, Docking Station, and Automatic Transfer Switch under Tab 1.

CMAR and County will negotiate future amendments or supplements to this Guaranteed Maximum Price Proposal in order to include the remainder scope of construction services for the entire Project once the design for such services has been completed. CMAR acknowledges and agrees that the remainder scope of construction for the Project shall not constitute changes in the Work and there should be no adjustment under Sections 5.1.2 or 5.1.3 of the Contract to increase CMAR's Fee percentage that is set forth under Section 5.1.1 of the Contract. Furthermore, the preconstruction phase compensation set forth under Section 4.1.1 of the Contract shall remain the lump sum amount set out therein and shall not be changed or modified due to any phasing of the construction services.

Scope of Work:

Bid Package 01 is being submitted in order to procure the Emergency Power System, Docking Station, and Automatic Transfer Switch. Alterman Electric that has been selected as the "Best Value" to supply these items. This Guaranteed Maximum Price Proposal - Bid Package 01 – Emergency Power System, Docking Station, and Automatic Transfer Switch is based on the utilization of the Cummins diesel generator option.

Schedule:

The below dates set forth the anticipated delivery date for the Emergency Power System, Docking Station, and Automatic Transfer Switch. In the event these dates change due to manufacturer lead times, any amendments to the Guaranteed Maximum Price Proposal - Bid Package 01 – Emergency Power System, Docking Station, and Automatic Transfer Switch must be negotiated and executed in accordance with the Contract Documents.

Anticipated Schedule for delivery of the Generator, Docking Station, and ATS:

Notice to Proceed:	January 30, 2024
Execution of Contract with Alterman Electric:	February 06, 2024
Generator, Docking Station, and ATS Delivery (94 Weeks from NTP):	November 22, 2025

TAB 3

PROJECT TEAM

The background of the slide is a photograph of a construction site. Three workers wearing hard hats and safety vests are standing on a concrete floor, looking at a stack of pipes. Scaffolding and structural elements of a building under construction are visible in the background. The image is partially obscured by large, stylized geometric shapes in maroon and grey, separated by yellow lines.

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BLAKE GREEN

PROJECT EXECUTIVE | EMPLOYEE OWNER

As project executive, Blake will provide leadership throughout the project including oversight of the budget, schedule, risk management measures and subcontractor relations.

CONFIDENTIAL BEVERAGE COMPANY PROJECT

Austin, TX | Confidential

New 40,000 SF Facility on a confidential beverage company campus

PALM PARK UTILITIES RELOCATION

Austin, TX | \$1,692,748

Project consisted of constructing an Austin Energy ductbank and telecom ductbank to serve surrounding area, specifically allowing the existing aboveground utilities in Palm Park to be run underground, and will also serve the neighboring development

HEB AUSTIN 08 RENOVATION

Austin, TX | \$Confidential

Renovation and expansion of a grocery store.

HEB AUSTIN 3 - HANCOCK EXPANSION

Austin, TX | \$Confidential

Expansion of an existing grocery store

TEXAS STATE UNIVERSITY DHRL BLANCO HALL RENOVATIONS

San Marcos, TX | \$20,193,152

Renovations and improvements to five-level, 200,000 SF, 300-bed dormitory building, including extensive upgrades to MEP systems and living spaces

MILITARY AND GOLIAD H-E-B ADDITION AND RENOVATION

San Antonio, TX | \$Confidential

SpawGlass provided a 13,940 SF addition to the left side of the 89,000 SF store, work also included construction of new towers at the front two entrances, the addition of a Texas Backyard area, and Curbside and parking lot improvements

FORT HOOD AT SCHLUETER LOOP H-E-B

Killeen, TX | \$Confidential

The new 83,000 SF store featured fresh produce; meat market; fish market; gourmet cheese shop; sushi bar; bakery and tortilleria; healthy living department with bulk foods; wine and beer department; pharmacy; floral department; True Texas BBQ restaurant; fuel station; car wash; and Curbside pick-up



YEARS OF EXPERIENCE

14 in the Industry

14 with SpawGlass

EDUCATION

B.S. Civil Engineering,
Texas A&M University-Kingsville

TRAINING

OSHA 30-Hour

First Aid/CPR

ASHE Healthcare Construction
Certificate (HCC)



Fort Hood at Schlueter Loop H-E-B



Military and Goliad H-E-B Addition and Renovation

TAB 4

ASSUMPTIONS AND
CLARIFICATIONS



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**Williamson County
Juvenile Justice Center Addition – Bid Package 01
200 Wilco Way
Georgetown, TX 78626**

GENERAL QUALIFICATIONS

1. Subcontractor pricing is guaranteed for 60 days which means this **Proposal Expires on 02/12/24**. After this date, subcontractor pricing will need to be rebid.
2. The Engineer of record is Hendrix Consulting Engineers, and the "Electrical Specifications" are dated 11/08/2023.
3. LEED Certifications or Green Building Programs are not incorporated into the project.
4. Performance & Payment Bonds are provided by SpawGlass and included in this proposal.
5. General Liability and Builders Risk is provided by SpawGlass and included in this proposal.
6. Sales Tax on materials is NOT included in this proposal.
7. All permits/fees for city, county, AHJ, and/or utility providers to be paid for and coordinated by owner.
8. 3rd Party Testing Lab is assumed to be contracted and paid for by owner.

SPECIFIC QUALIFICATIONS

Division 26 - Electrical

1. Includes Dual Purposes Docking Station with Trapped Key Access.
2. Includes Emergency Power System (Generator) utilizing the Cummins Option.
3. Includes Automatic Transfer Switch.
4. No installation is included in this proposal. This proposal only includes the procurement and offloading of specified equipment.

TAB 5

SUBCONTRACTOR
PROPOSALS



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Package 26.1 - Electrical										Number:		1		2		3		4		5		6		7	
Wilco JJC - Bid Package 01										Company Name:		Allied Electric		Allerman Electric		Beard Electric		Berg Electric		Big State Electric		Schmidt Electric		Tumlinson Electric	
										Contact Person:		Nicolas Jasick		Allen Pierce		John Miller		Will Tarr		Daniel Peace		Matt Priest		Anthony Vigliotti	
Estimator: Blake Green Bldg Area: N/A Locations: 200 Wilco Way Technical Specifications										Email:		nicolas@alliedelectric.us		allen.pierce@allerman.com		jmiller@beardint.com		512-447-3800		dpeace@bigstateelectric.com		matt.priest@schmidt-electric.com		avigliotti@tumlisonselectric.com	
										Phone #:		512-930-0767		512-2738-7988		512-438-9609		512-447-3800		512-385-6160		512-586-7421		612-357-2819	
Best Combination										Notes		Costs \$		Notes		Costs \$		Notes		Costs \$		Notes		Costs \$	
BID AMOUNT -->										1,206,902		1,104,684		1,206,902		1,211,450		1,115,905		1,224,423		1,152,290			
Trade Specific Inclusions:																									
	</																								



Allied Electric Services, Inc.

P.O. Box 2629 ♦ Georgetown, TX 78627

Phone: (512) 930-0767 ♦ Fax: (512) 868-1250

TECL# 21659

State of Texas H.U.B. # 1202362146400

City of Austin D.B.E/ W.B.E # VS0000027122

Proposal Number: C12122023

Date: 12/12/23

Submitted to:

SpawGlass – Tyler Tuscher

Reference Project:

Wilco Juvenile Justice Center BP01
Generator Procurement

Georgetown, Texas

Allied Electric Services, Inc. (“Allied”) proposes to furnish all the materials and perform all the labor needed for the completion of **the following work per electrical drawings, dated N/A. Addendums 1 has been acknowledged.**

We have included the following:

- 1) Work to be performed during normal business hours, 7am to 3:30pm.
- 2) Providing the generator, docking station and ATS as specified.
- 3) ***The new generator, docking station and ATS have minimum standard lead times.***

The work and the price for the work does not include anything else. In particular, it does not include:

- 1) The withholding of the project retainage.
- 2) Offloading of the generator and/or ATS, as per Addendum #1 RFI response (by other).
- 3) Feuling of the Generator (by other).
- 4) Any electrical connections and/or any other work with the generator or ATS (by installer).
- 5) The start-up and/or commissioning of the Generator/ATS (by installer).
- 6) Sales Tax on materials.
- 7) Electrical Permit and inspection fees (covered under GC).
- 8) Boring, coring, x-raying, saw cutting, cutting of CMU block, or patching of any concrete or asphalt.
- 9) Concrete work of any kind, including equipment pads, pole bases and/or protection bollards.
- 10) Utility fees, after hour inspection fees, and/or line extensions.
- 11) Painting or welding.
- 12) Payment and performance bonds.
- 13) Any additional testing and/or studies not referenced in the bidding documents.
- 14) Any changes to the gear as a result of the studies.

All material is to be as specified in and will be installed in accordance with the plans and specifications in a neat and workmanlike manner for the sum of:

One-million, two-hundred six thousand, nine-hundred two

..... *Dollars: \$1,206,902.00*

During recent weeks, the market price and availability of copper, aluminum, plastic, and steel have experienced large fluctuations. As a result, our vendors have refused to hold prices firm without an order. If there should be a substantial increase in the cost of commodities or equipment due to these fluctuations at any time prior to receipt of a Contract or LOI, Allied Electric will submit details and revised pricing to cover those increases. We will also closely monitor and advise as early as possible of any potential shipping delays.

Any change to the work to be done and/or any request for extra labor will be performed only after the parties have executed a written change order. The price for such work will be an extra charge over and above the original price.

Submission of draws will be for work completed and materials delivered to the jobsite. Invoices for draws may be submitted at such times as deemed appropriate by Allied.

This proposal may be withdrawn at any time upon notice from Allied. In any case, it will be automatically withdrawn after thirty (30) days from the date of this proposal.

If any additional information is needed, please call or email [Nicolas Jasek](mailto:Nicolas@alliedelectric.us).

Allied Electric Services Inc.
4355 East University Avenue
Georgetown, TX. 78626
TECL 21659
ph. 512-930-0767 ext. 741
fax 512-868-1250
Nicolas@alliedelectric.us

Regulated by the Texas Department of Licensing and Regulation, P. O. Box 12157,
Austin, Texas 78711, 1-800-803-9202, 512-463-6599

ALLIED ELECTRIC SERVICES, INC.

<http://www.alliedelectric.us/>



Williamson County Juvenile Justice Center Expansion

Bid Package 1: Electrical-Generator Procurement

SpawGlass

1111 Smith Road
Austin, Texas 78721

E-Mail: austinestimating@spawglass.com

Submitted by: Alterman, Inc.



Address:

Alterman, Inc
1340 Airport Commerce Dr.
Suite 425
512-836-3950

Contact:

Paul Mendoza
Vice President, Austin
O: 512-836-3950
paul.mendoza@goalterman.com

Contact:

C.Allen Pierce
Director of Estimating, Austin
O: 512-836-3950
allen.pierce@goalterman.com



December 12, 2023

Spawglass
1111 Smith road
Austin, TX 78721

Attn: Blake Green/Tyler Tuscher

Re: Williamson County Juvenile Justice Center Expansion BP-1 Equip. Procurement
Electrical Scope and Pricing

Dear team:

We propose the necessary labor and material to perform the electrical work on the above referenced project per the following:

Scope of Work:

- 1) All electrical work is per the plans as prepared Hendrix Consulting Engineers., dated November 08, 2023.
- 2) Specifications Section 26 – Electrical
- 3) Addendum 1 dated December 6, 2023 Part 1 and Part 2.

Special Qualifications and/or Clarifications:

- 1) Price is contingent upon execution of a mutually acceptable contract and project schedule.
- 2) Price is valid for 60 days.
- 3) Clarifications and Assumptions:
 - a) The parties understand that they are undertaking this project during a time of unusual disruptions in the supply chain caused by the COVID-19 Pandemic, including, but not limited to, shortages of materials and equipment to be incorporated into the work and means of transporting those materials to the site ("Abnormal Market Conditions"). As a material inducement of Alterman to enter into a contract during a period of Abnormal Market Conditions, the parties agree that the following provision shall be substantively incorporated into any resulting contract for the project:
 - i) Alterman shall closely monitor all delivery times for materials and equipment to the site and shall use its best efforts to identify potential delays or disruptions that may be caused by Abnormal Market Conditions.
 - ii) If, in the reasonable opinion of Alterman, the impact of Abnormal Market Conditions can be avoided by placing orders for materials or equipment for early delivery or by locking in delivery dates through advanced deposits, then Alterman shall notify Contractor/Owner of the same in writing with a recommendation that such materials or equipment be ordered for delivery in advance of when they will be needed for incorporation into the work. Within five (5) business days or such other time identified in Alterman's notice, Contractor/Owner shall elect whether to:
 - (1) Issue a change order agreeing to pay for the advanced deposit or authorizing advanced ordering the materials and equipment identified in the Notice and an increase in the Contract Sum for any costs associated with early delivery and off-site storage of such materials or equipment; or;

CELEBRATING 100 YEARS

1340 Airport Commerce Dr. Ste 425 • Austin, TX 78741 | Office: 512.836.3950

www.GoAlterman.com

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- (2) Assume the risk delays due to delivery to the site. Notwithstanding any failure of Alterman to comply with its obligations under subsections (i) and (ii), delivery delays not caused by Alterman's sole failure to order materials and equipment in time for delivery under normal market conditions, late delivery of materials caused by Abnormal Market Conditions shall be deemed to be outside the reasonable control of Alterman, and Alterman shall be entitled to an extension of time equal to the impact of delivery arising from Normal Market Conditions.
- b) Liquidated damages are excluded.
 - c) Crane for unloading is excluded.
 - d) Additional delivery is not included. Items will be delivered directly to the site.
 - e) Unloading and storage of any electrical equipment is not included in this proposal.
- 4) The following items are **not** included in this proposal:
- a) Bond; however, available for additional cost
 - b) Sales tax
 - c) BIM & 3D Modeling
 - d) Sperate freestanding fuel tank. Proposal includes fuel enclosure with Subbase tank.

Pricing:

Base Bid		\$	1,104,684.00
Bond	Add	\$	14,546.00

We appreciate the opportunity to submit the above proposal. If you have any questions, please call.

Sincerely,

ALTERMAN, INC.

C. Allen Pierce
Director of Estimating, Austin

Alterman – Austin
1340 Airport Commerce Dr. Ste 425
Austin, TX 78741

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December 12, 2023

Bid #: 23-0700

RE: Wilco Juvenile Justice Center BP01 – Electrical Proposal

Beard Integrated Systems, Inc. proposes to furnish the tools, materials, labor, and supervision necessary to perform the electrical scope of work of the above referenced project, in accordance with the following scope.

Proposal Pricing:

1) Base Electrical - \$ 1,206,902.00

Total Electrical Amount - \$ 1,206,902.00

Payment & Performance Bond Add - \$ 26,325.00

Basis of Proposal

- 1) As per SpawGlass RFP dated: 11/15/2023.
- 2) Engineer – HCE (Hendrix Consulting Engineers)
- 3) Sheets: None N/A
- 4) Specifications: 262550 Dual Purpose Docking Station, 263213 Generator, 263214 ATS
- 5) Addendums – #1 RFI Responses, #2 Subcontractor Qualification Form
- 6) Site Walk – N/A
- 7) Our proposal is based on a construction schedule of 85 weeks.
- 8) Our proposal is based on performing work during normal business hours 7am to 4pm Monday thru Friday.
- 9) This proposal is valid for a period of 30 days.

Scope of Work

- A. Our proposal includes the following:
 - a. Pre-purchase of long lead equipment items as listed below.
 - i. (1) 1750KW Diesel Standby Generator.
 - ii. (1) 4000A Automatic Transfer Switch.
 - iii. (1) 2400A Docking Station.
 - b. 85 weeks is the current lead time on the Generator.
 - c. 65 weeks is the current lead time on the ATS.



BEARD

2713 MEISTER PLACE
ROUND ROCK, TX 78664
(512) 441-7100

MECHANICAL • ELECTRICAL • HVAC SERVICE • PLUMBING SERVICE • PROCESS PIPING

Clarifications

- 1) Our proposal is for pre-purchase of equipment only. No installation included.
- 2) No allowance is included for generator fuel.
- 3) Fuel piping and exhaust is excluded.
- 4) Startup is not included per questions during the pre-bid conference.
- 5) We have included an enclosure with Subbase tank, not a separate freestanding tank. This will save the end user on installation pricing and footprint of the system. The tank is only 16-18"H so platforms should not be required but if preferred would cost additional.
- 6) VE is available on the ATS solution if requested.
- 7) 2-year manufacturer warranty begins at the successful completion of startup and testing by others.
- 8) Beard reserves the right to amend, withdraw or otherwise alter this submission without penalty or charge as a result of any event beyond its control arising from or due to the current Covid-19 epidemic or events subsequent to this epidemic / pandemic including changes in laws, regulations, by laws or direction from a competent authority.
- 9) Any additional labor required to keep the project on schedule due to the oversights or delays by others may cause a change in this pricing. Including but not limited to COVID-19 impacts.
- 10) Any additional work that is not listed as an inclusion above is not included and will require a separate agreement.
- 11) The correctness and completeness of the contract documents is the sole responsibility of those who have prepared them. This proposal covers only that work that is adequately shown described and/or detailed in the above referenced contract documents.
- 12) Due to the volatile fuel and material markets, any significant material pricing increases may be added prior to any contractual agreements. In the event a significant delay or price increase of material occurring during the period between bid submission, and submittal approval through no fault of the Contractor, the contract sum, time of performance, and contract requirements shall be equitably adjusted to capture such impacts.
- 13) Copper and Commodity pricing is based on current values. We reserve the right to adjust pricing according to the current market value at time of purchasing all copper/commodity products.
- 14) All demolished copper will become property of Beard Integrated Systems unless specified otherwise above.
- 15) Warranty shall be effective for one year after substantial completion (equipment furnished by others is not included).
- 16) This quotation is based upon receiving a subcontract with acceptable terms, particularly indemnification terms. Beard expects to receive the same terms as between the owner and the general contractor.

Exclusions

- 1) Startup along with diesel generator fuel.
- 2) Installation of any kind.
- 3) Rigging. (this will be by the installing contractor)
- 4) Sales Tax.
- 5) Permit and inspection fees.



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(512) 441-7100

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- 6) Engineering Including BIM.
- 7) CAD files and/or drawings.
- 8) Overtime labor.
- 9) NETA and/or 3rd Party Testing.
- 10) Third party commissioning or reporting.
- 11) Generator Fuel and/or exhaust piping, remote radiators etc.
- 12) Power Monitoring Systems.
- 13) Coordination Studies, Short Circuit Calculations, Arc Flash studies and/or labels.
- 14) Spares, attic stock, and/or samples.
- 15) Coring, X-rays, GPR Scans.
- 16) Energized and/or Hot Work.
- 17) Telephone, computer, data, fire alarm, access control, security, CCTV/MATV, POS, BAS, Energy Management systems, raceways and/or cabling unless specifically addressed in this proposal.
- 18) Traffic control along with barricades, etc.
- 19) Scaffolding.
- 20) Seismic bracing, engineering and/or design etc.
- 21) Contingencies for the use of Curtained Dust Partitions during any work performed herein.
- 22) All concrete and/or asphalt work to the extent of cutting, patching, breakout, and removal, forming, pole bases, equipment pads, furnishing and installing.
- 23) Patching or cutting of walls/ceiling/ceiling tile due to installation or access of and/or removal of electrical related installations.
- 24) Roof penetrations, roof jacks, pitch pans, and patching.
- 25) Plywood backboards.
- 26) HVAC / EMS control and/or interlock conduit and wire.
- 27) Building management system, raceway, or wiring.
- 28) Heat trace system along with any associated devices and/or raceway and wiring.
- 29) Stands and/or supports for equipment supplied by others.
- 30) Acoustical Caulking of penetrations for sound.
- 31) Fire Caulking other than listed above as an inclusion.
- 32) Motor Starters, Disconnects, VFD's/VSD's.
- 33) Required protections and containments in or around construction areas.
- 34) Abatement or hazmat work of any kind.
- 35) Any works not required and/or indicated per bid documents.
- 36) All Concrete work not specifically addressed in this proposal.
- 37) Payment and Performance Bonds.
- 38) Demolition, removal, recycling and/or make-safe not specifically addressed in the proposal.
- 39) Warranty of existing electrical equipment and components not installed as a part of this proposal.
- 40) Temporary power, lighting, wiring, and/or utility services.
- 41) Temporary power consumption fees.
- 42) Utility company charges and/or coordination.
- 43) Painting or priming of any kind.
- 44) Consequential damages and/or liquidated damages.
- 45) Delays due to act of nature.



BEARD

2713 MEISTER PLACE
ROUND ROCK, TX 78664
(512) 441-7100

MECHANICAL • ELECTRICAL • HVAC SERVICE • PLUMBING SERVICE • PROCESS PIPING

- 46) Labeling of existing electrical distribution or branch wiring systems.
- 47) Energy code compliance of existing electrical system.
- 48) Upgrade of existing in-place systems in order to meet current codes and/or authority having jurisdiction. If required, this will require a separate agreement.
- 49) Trash removal from site. (Dumpster to be provided onsite by others)

We appreciate the opportunity to bid this project. If you should have any questions or require any additional information, please do not hesitate to contact us at (512) 638-3609.

Sincerely,

Beard Integrated Systems, Inc.

John Miller
Preconstruction Manager - Electrical



BEARD



December 12th, 2023

Tyler Tuscher

Spawglass
1111 Smith Rd
Austin, TX 78721
Tele: 512.719.5251
Email: tyler.tuscher@spawglass.com

REFERENCE: WILCO Juvenile Justice Center
Georgetown, Texas

Attn: Tyler,

Pursuant to your request, we are pleased to submit our electrical proposal for the above-referenced project, for your review and consideration. Our proposal is based upon bid documents dated September 9th, 2023, reasonable assumptions, and as further delineated below.

Generator, Docking Station, & ATS Procurement.....	\$	<u>1,211,450.00</u>
OFFLOADING.....	\$	<u>8,950.00</u>
TOTAL.....	\$	<u>1,220,400.00</u>

PERFORMANCE BOND (1.08 %).....	ADD \$	<u>13,147.00</u>
STARTUP COSTS*	DEDUCT \$	<u>7,240.00</u>

**Startup costs included in the above Total. Deduct this value if startup is to be by others.*

ASCO ATS in Lieu of Russelectric*	DEDUCT \$	<u>177,000.00</u>
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**ASCO is not called for in the spec. If substitution is allowed, an ASCO ATS is available.*

This proposal will remain valid for a period of thirty (30) days from the date of submission.

We thank you for the opportunity to present this proposal and trust that it meets with your approval. Please advise if you have any questions or if we can be of further assistance. You can reach us at (512) 447-3800.

4509 Freidrich Lane, Suite 105 | Austin, TX 78744 | Tel (512) 447-3800 | Lic.#20939 | www.bergelectric.com

WORK SAFE. LIVE SAFE.

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www.license.state.tx.us/complaints

INCLUSIONS:

1. Furnishing of Generator, Docking Station, and ATS.

CLARIFICATIONS:

1. Our bid proposal has assumed a start date of 05/01/2024 with a 1-month duration.
2. Platforms are not called for in the spec and are not included in this package. The fuel tank is only 22" tall and the main breaker can be accessed without the need for a platform.
3. All work will be performed during normal work hours.
4. This bid proposal and our agreement to perform the work are contingent upon negotiating mutually acceptable subcontract terms.
5. Material Lead Times are listed below (after approved submittals). Material lead times listed are provided by the manufacturers at time of bid and are subject to change by the manufacturer. Bergelectric does not guarantee manufacturer lead times and will not be held liable for procurement delays due to the manufacturer or due to delay in approved submittals by others.
 - a. Generator: 53-55 Weeks
 - b. ATS's: 61-62 Weeks
 - c. Docking Station: 28-30 Weeks

EXCLUSIONS:

All costs associated with the following:

1. Sales taxes.
2. **Generator Fuel.**
3. Installation.
4. **Storage.** Can be accomplished for a short period of time, 1-6 weeks, at no cost. Any longer will result in a cost impact.
5. Temporary power and lighting.
6. Permits or inspection fees.
7. Engineering costs.
8. All costs associated with MBE/SBE/SDVE participation.
9. Premium time labor.
10. Miscellaneous formed and/or finished concrete (i.e. barrier posts, pads, generator pads, etc.)
11. Piping for generator exhaust systems.
12. Work required bringing existing conditions into current code compliance.
13. Repair and/or replacement of landscaping.
14. Demolition and removal.
15. Third party or NETA testing.

Once again, we thank you for the opportunity to present this proposal and trust that it meets with your approval. Please advise if you have any questions or if we can be of further assistance. You can reach me at (512) 447-3800.

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WORK SAFE. LIVE SAFE.

Sincerely,
Bergelectric Corp.

Will Taff

Will Taff
Estimator

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BIG STATE ELECTRIC, LTD.

2431 Forbes Drive • Austin, TX 78754 • Phone: 512.385.6160 • Fax: 512.385.6177

December 12, 2023

Tyler Tuscher
Spawglass Contractors, Inc.
1111 Smith Road
Austin, Texas 78721

Re Williamson County Juvenile Justice Center Expansion Generator Procurement

Thank you for the opportunity to provide an electrical proposal on the above-referenced project. Our proposal is based on the specifications provided.

Our scope of work is as follows:

Complete Lump sum price with Bond included: \$1,115,905.00

Quote value does not include any tax.

CLARIFICATIONS:

1. Cummins is providing an enclosure with Subbase tank, not a separate freestanding tank. This will save the end user on installation pricing and footprint of the system. The tank is only 16-18"H so platforms should not be required but if preferred would cost additional.
2. VE is available on the ATS solution if requested.
3. Startup is not included per questions during the pre-bid conference.

NOTES:

- Current Submittal Lead Time: **6 weeks**
- Current Production Lead Time (*after receipt of approved submittal and accepted PO*):
 - Transfer Switch(es): **60-65 weeks**
 - Generator: **85 weeks**
- Price quoted is F.O.B. factory with freight allowed to the first U.S. destination.
- Price does not include any applicable taxes unless listed above.
- All ship loose items installed by others.
- Unloading, installation, and fuel are not included and will be the responsibility of others.
- **Warranty:**
Cummins 2-year warranty begins at the successful completion of startup and testing in lieu of acceptance or substantial completion.
- **Startup & Training:**
 - Providing Cummins standard startup and the specific testing listed above only. All other testing including NETA testing is provided by others.
 - Our proposal includes **0** trips during normal business hours to complete the onsite services listed above. If additional trips or after-hours trips are required, additional cost will be incurred.
 - Training for maintenance personnel will be concurrent at time of startup unless otherwise noted.
 - No videotaping is included with this quotation. All taping is supplied by others.
- **PMA:**
Generator Maintenance Agreement is not included and will be negotiated directly with the owner once equipment has been successfully started up and tested.
- **NOTICE:** *As a result of the outbreaks of the disease COVID-19 arising from the novel coronavirus, temporary delays in delivery, labor, or services from Cummins and its sub-suppliers or subcontractors may occur. Among other factors, Cummins' delivery is subject to correct and punctual supply from our sub-suppliers or subcontractors, and Cummins reserves the right to make partial deliveries or modify its labor or service. While Cummins shall make every commercially reasonable effort to meet the delivery, service, or completion described herein, such date(s) is(are) subject to change.*



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The COVID-19 pandemic led to a worldwide supply chain disruption that may create delays and impacts to project performance and cost. Contractor reserves all rights and remedies it has pursuant to the Contract and is confident it will be able to get through these events with Owner and all project participants.

Please let me know if you have questions or require additional information regarding our proposal.

Respectfully submitted,

Daniel Peace

Estimator

737-205-5209

daniel.peace@bigstateelectric.com

WILLIAMSON COUNTY
JUVENILE JUSTICE CENTER EXPANSION (BP #1)



To: SpawGlass Contractors, Inc.
1111 Smith Road
Austin, TX 78721

Attn: Blake Green & Tyler Tuscher
austinestimating@spawglass.com

From: Matt Priest
mpriest@schmidt-electric.com
Schmidt Electric, Co., Inc.
9701 FM 1625
Austin, TX 78747

Note: This proposal includes data that shall not be disclosed outside SpawGlass Contractors, Inc. and shall not be duplicated, used, or disclosed in whole or in part for any purpose other than to evaluate this proposal.



Date: December 12, 2023

To: SpawGlass
Attention: Tyler Tuscher
Phone: 512-719-5251
Email: austinestimating@spawglass.com

Reference: Wilco Juvenile Justice Center – BP1 (Generator Package Early Release)

We are pleased to provide the following proposal based on understanding of the electrical activities on the above referenced project as follows:

Base Bid:	\$ 1,224,423.00
VE Option on an alternate ASCO ATS deduct (not in base bid):	\$ -223,145.00

Qualifications:

This proposal includes all of the following:

1. Prevailing wage rates.
2. Payment and performance bond is included.
3. HUB participation.
4. Procurement of the generator package includes (1) **1750 KW Generator**, (1) **2400A Docking Station**, and (1) **4000A ATS** based on what is shown on the one-line and specs. 100% DD plans dated **9/29/2023** and specs dated **9/27/2023**.
5. Includes freight costs to jobsite.
6. Includes manufacture warranties, manufacture start-ups, and manufacture testing.
7. The submittal process for this generator package is included.
8. The pricing is valid for 15 days.

This proposal excludes all of the following:

1. Taxes.
2. BIM or CAD activities.
3. Installation, offloading, 3rd party testing, and extended warranties are not included in this proposal.
4. Coordination and arc flash studies.
5. Fuel for generator.
6. Temporary electrical for small tools and OSHA required lighting.

Lead times (once submittals are approved):

Generator and Docking station approx. 53 weeks.
Transfer Switch approx. 61 weeks.

If you should have any questions and/or comments relative to this proposal, please contact me directly at 512-596-7421 or mpriest@schmidt-electric.com.

Sincerely,

Matt Priest
Schmidt Electric Company, Inc.



PROPOSAL

Date	December 12, 2023
Attention	Spawglass
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Wilco Juvenile J.S.

Tumlinson Electric, a certified **State of Texas Historically Underutilized Business**, is pleased to provide the following proposal for your review. Tumlinson Electric proposes to furnish labor and material for a complete electrical installation in accordance with the project plans as follows:

Addendums/Clarifications/CM Amendments

- Addendum 1
- Addendum 2

Temporary Power Scope

- None

Variance From Specifications and Drawings

- None

Included Items & Services

- Procurement only of the following:
 - (1) 1750KW Diesel Generator
 - (1) 2400A Docking Station
 - (1) 4000A Transfer Switch
 - Freight included to job site
 - Material Warranties included as follows:
 - Generator: 5 year beginning at the successful completion of startup
 - Docking station: 5 year beginning at the successful completion of startup
 - Transfer Switch: 5 year beginning at the successful completion of startup
- Proposal valid for 90 days if Tumlinson Electric receives a LOI within 30 days of this bid

Excluded Items & Services

- Sales Tax
- Payment and Performance Bond Premium
- Temporary power connections to job trailers
- Installation, rigging, start-up and commissioning for generator, docking station, and transfer switch
- Receiving, off-loading and storage for any equipment/gear furnished in this bid package (By BP#2 contractor)
- Labor warranties
- Stairs and platforms (Pricing available upon request)
- Excludes the following for the Diesel generator
 - Exhaust system installation (By BP#2 mechanical contractor)
 - Remote fill station if required (None specified)

Tumlinson Electric, LLC

200 University Blvd. Ste. #225-268, Round Rock, TX 78665 | Ph: 512.693.4444 | www.TumlinsonElectric.com

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- Piping for remote fill station if required
- Startup
- Load bank testing
- Diesel for initial fill and top-off after specified testing
- 3rd Party testing
- Textura enrollment fees (See below for adder if required)
- Utility Fees of any kind
- Utility locating service fees
- Painting of any type and touchup of equipment
- Labor for participation in composite clean-up crews
- Participation in stretch and flex
- BIM and Modeling services
- Any and all formed concrete

See next page for pricing

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Pricing

Description	Price
Division 26 Electrical	\$1,152,290
Total Base Bid	\$1,152,290

Alternate Pricing

Description	Add/Deduct	Price
Add for P&P Bond		1.5%
Add for Textura Enrollment if required	Add	\$4,500
Voluntary Alternate #1 – Provide an ASCO SER bypass isolation ATS in NEMA 3R with a 49-51 week lead time in lieu of specified ATS.	Deduct	\$223,145

Cost to Complete Pricing

Description	Add/Deduct	Price

VE Pricing

Description	Add/Deduct	Price

Post Bid Pricing

Description	Add/Deduct	Price
Total Post Bid Pricing		\$



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Estimated Lead Times After Approved Submittals

- Lead times are generic any may not be specific to this project.
- Lead times are estimated and subject to change due to material availability. TE is not responsible for expediting fees or temporary product replacements due to Manufacturer delays.

Description	Weeks
Lead times vary by manufacture and generator size:	
Generators (Diesel_ 1750KW)	51-53 Weeks
Transfer Switch (4000A)	60-61 Weeks

If you have any questions regarding this proposal, please do not hesitate to call.

Sincerely,

Anthony Vigliotti

Anthony Vigliotti

Tumlinson Electric LLC.

Office: 512.693.4444 | Ext. 724

Cell: 612.357.2619

Avigliotti@tumlinsonelectric.com

Terms & Conditions

- This bid is contingent upon a mutually acceptable contract agreement between the General Contractor and Tumlinson Electric. Items of interest include equitable indemnification clauses, clear payment terms, and comprehensive schedule management.
- Subcontractor (Tumlinson Electric, LLC) shall be named as an additional named insured on the required Builders Risk Policy whether provided by Owner or Contractor, and all rights of subrogation from Owner, Contractor and any Builders Risk Insurance carrier are fully waived against Subcontractor (Tumlinson Electric, LLC) for any claims covered by such Builder Risk Insurance.
- This Bid is contingent on review and acceptance of conditions in general contract safety program
- General contractor must provide potable water on the project site for Tumlinson Electric to fill up Tumlinson Electric water jugs prior to mobilization on the project

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PROPOSAL

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- Daily general contractor document requirements will be turned over electronically
- Prime Contractor shall provide a preliminary construction schedule to Tumlinson Electric to assist in the preparation of our formal agreed schedule.
- All specified submittals, wiring diagrams, as-builts, and O&M manuals are included. Tumlinson Electric backs the entire installation with our standard one-year warranty.
- This contractor shall not be liable for damage to any unforeseen underground obstructions or utility caused by our work, if such obstruction was not shown on the drawings or if Tumlinson Electric was not informed of the obstructions or utility by Owner or General Contractor prior to beginning the work in the area, or if obstructions or utility was not marked by local service.
- Upon approval, this document is to become an inclusion of the original contract document.
- This contractor shall not be held liable for errors or omissions in designs by others, nor inadequacies of materials and equipment specified or supplied by others.
- The pricing reflected in this proposal is good for acceptance within the next (90) ninety days upon receipt of a LOI within (30) thirty day of this proposal. Acceptance after this date could incur additional costs due to material price increases.
- 3 sets of contract documents will be provided to Tumlinson Electric, LLC. at no cost.
- Subcontractor (Tumlinson Electric, LLC) shall be named as an Additional Named Insured on the required Builders Risk policy whether provided by Owner or Contractor, and all rights of subrogation from Owner, Contractor and any Builders Risk insurance carrier are full waived against Subcontractor (Tumlinson Electric, LLC) for any claims covered by such Builders Risk insurance.

Tumlinson Electric, LLC

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EC-31651

TAB 6

REVIEW TAB

SpawGlass

*Providing the Absolute Best
Construction Experience*



Submittal Review

**Williamson County
Juvenile Justice Center Addition – Bid Package 01
200 Wilco Way
Georgetown, TX 78626**

TAB 01 – Cost Summary Comments:

TAB 02 – Executive Summary Comments:

TAB 03 – Project Team Comments:

TAB 04 – Qualifications Comments:

TAB 05 – Subcontractor Proposals:

SpawGlass

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Construction Experience*



SpawGlass Contractors

1111 Smith Rd.
Austin, TX 78721
512-719-5251

SpawGlass.com





Agenda Item #38, CC 01.30.24 Approval of GMP CMAR JJC Addition, Spawglass, Facilities (Johnny)

Final Audit Report

2024-01-31

Created:	2024-01-30
By:	Kim Chappius (kim.chappius@wilco.org)
Status:	Signed
Transaction ID:	CBJCHBCAABAAHZ-30RVFz7JVevrieQRTrhzB6A-IXXSH

"Agenda Item #38, CC 01.30.24 Approval of GMP CMAR JJC Addition, Spawglass, Facilities (Johnny)" History

-  Document digitally presigned by Blake Green (blake.green@spawglass.com)
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-  Document created by Kim Chappius (kim.chappius@wilco.org)
2024-01-30 - 3:17:30 PM GMT- IP address: 173.219.39.210
-  Document emailed to Rebecca Pruitt (becky.pruitt@wilco.org) for signature
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-  Email viewed by Rebecca Pruitt (becky.pruitt@wilco.org)
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-  Document signing delegated to Valerie Covey (vcovey@wilco.org) by Rebecca Pruitt (becky.pruitt@wilco.org)
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-  Document emailed to Valerie Covey (vcovey@wilco.org) for signature
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-  Document e-signed by Valerie Covey (vcovey@wilco.org)
Signature Date: 2024-01-31 - 3:14:12 PM GMT - Time Source: server- IP address: 74.193.121.96
-  Agreement completed.
2024-01-31 - 3:14:12 PM GMT