

**Fort Bend County Tabulation  
Bid 20-088  
Roof Replacement Projects at Various Locations**

**Recommendation: Award Cinco Ranch Branch for \$329,000 and Missouri City Branch Library for \$223,000 to CS Advantage USDD, Inc.; Bob Lutts Fulshear Branch Library to Gutier LLC, for \$151,760; Sugar Land Branch Library for \$67,800 and Boys and Girls Club for \$139,333 to Strategic Roofing Solutions LLC; 5th Street Community Center to Brazos - Valley Division, LLC dba Brazos Industries for \$76,029  
Funding: Capital Improvement Project**

Vendor	A&E Tech Resp dba Restoration Services, Inc., Houston		Brazos - Valley Division, LLC dba Brazos Industries, Clute		CS Advantage USDD Inc., College Station		Gutier LLC, Sugar Land		P2W Investments, LLC dba 1st Choice Commercial Roofing, Tomball		Royal American Services, Inc., Bellaire		Sea-Breeze Roofing, Inc., Houston		Strategic Roofing Solutions LLC, Houston		Texas Claremont Property Company, Inc., Bellaire	
	Form 1295																	
	Location	Pricing	Days to Complete	Pricing	Days to Complete	Pricing	Days to Complete	Pricing	Days to Complete	Pricing	Days to Complete	Pricing	Days to Complete	Pricing	Days to Complete	Pricing	Days to Complete	Pricing
<b>Cinco Ranch Branch Library Recover Base Bid</b>	\$327,283.00		\$368,728.00		\$245,000.00	60	\$276,066.00		\$249,681.00	30	\$399,916.00	80	\$346,133.00		\$275,400.00	60	\$329,669.35	28
Alternate 1, Additional pricing for Full Reroof	\$72,094.00		\$145,104.00		\$84,000.00	60	\$184,732.00		\$97,026.00	45	\$473,603.00	90	No Bid		\$111,988.00	90	\$379,792.10	30
Total:	\$399,377.00		\$513,832.00		\$329,000.00		\$460,798.00		\$346,707.00		\$873,519.00				\$387,388.00		\$709,461.45	
<b>Bob Lutts Fulshear Branch Library Maintenance Repairs Base Bid</b>	No Bid		\$63,446.00		\$35,000.00	30	\$35,546.00		\$32,420.00	14	No Bid		\$62,944.00		\$55,900.00	30	\$51,031.50	18
Alternate 1, Additional Pricing for Full Reroof	No Bid		\$106,009.00		\$173,000.00	120	\$116,214.00		\$140,000.00	30			\$178,532.99		\$189,100.00	90	\$186,892.25	26
Total:			\$169,455.00		\$208,000.00		\$151,760.00		\$172,420.00				\$241,476.99		\$245,000.00		\$237,923.75	
<b>Sugar Land Branch Library Maintenance Repairs</b>	\$19,320.00		\$33,391.00		\$25,000.00	30	\$10,794.00		\$14,420.00	14	No Bid		\$19,313.00		\$7,800.00	30	\$57,430.10	5
Alternate 1, Additional Pricing for Repairs	\$89,023.00		\$138,327.00		\$90,000.00	60	\$62,286.00		\$95,000.00	30	No Bid		No Bid		\$60,000.00	30	\$306,966.05	16
Total:	\$108,343.00		\$171,718.00		\$115,000.00		\$73,080.00		\$109,420.00						\$67,800.00		\$364,396.15	
<b>5th Street Community Center Full Reroof Base Bid</b>	No Bid		\$76,029.00		\$113,000.00	90	\$88,291.00		\$225,000.00	30	No Bid		\$190,120.00		\$85,150.00	45	\$116,944.75	14
Alternate 1, Additional Pricing for Repairs	No Bid		\$45,258.00		\$60,000.00	90	\$70,726.00		\$56,405.00	45	No Bid		No Bid		\$64,000.00	60	\$236,276.13	28
Total:			\$121,287.00		\$173,000.00		\$159,017.00		\$281,405.00						\$149,150.00		\$353,220.88	
<b>Missouri City Branch Library Recover Base Bid</b>	No Bid		\$312,604.00		\$156,000.00	60	\$238,697.00		\$222,150.00	30	\$319,392.00	70	\$262,972.00		\$239,800.00	60	\$230,238.63	24
Alternate 1, Additional Pricing for Full Reroof			\$103,563.00		\$67,000.00	70	\$126,417.00		\$77,184.00	45	\$376,247.00	80	No Bid		\$89,332.00	90	\$271,260.56	28
Total:			\$416,167.00		\$223,000.00		\$365,114.00		\$299,334.00		\$695,639.00				\$329,132.00		\$501,499.19	
<b>Fort Bend Boys and Girls Club Full Reroof Base Bid</b>	No Bid		\$146,706.00		\$160,000.00	90	\$148,674.00		\$172,000.00	30	No Bid		\$249,094.00		\$139,333.00	60	\$146,468.31	14

Additional Bid Pricing for Unforeseen Repairs									
Additional Items	A&E Tech Resp dba Restoration Services, Inc., Houston	Brazos - Valley Division, LLC dba Brazos Industries, Clute	CS Advantage USDD Inc., College Station	Gutier LLC, Sugar Land	P2W Investments, LLC dba 1st Choice Commercial Roofing, Tomball	Royal American Services, Inc., Bellaire	Sea-Breeze Roofing, Inc., Houston	Strategic Roofing Solutions LLC, Houston	Texas Claremont Property Company, Inc., Bellaire
Remove and replace wet or deteriorated insulation board, price per square foot	\$5.00	\$4.00	\$5.00	\$8.50	\$9.00	\$5.00	\$2.50	\$4.50	\$15.50
Remove and replace single-ply membrane to match existing, price per board foot	\$8.00	\$6.00	\$10.00	\$5.00	\$9.00	\$20.00	\$175.00	\$4.50	\$14.00
Remove and replace deteriorated LWC roof deck, price per square foot	\$25.00	\$9.00	\$5.00	\$10.00	\$15.00	\$12.00	\$2.40	\$7.50	\$20.75
Remove and replace damaged or deteriorated metal pan, price per square foot	\$30.00	\$12.00	\$10.00	\$18.00	\$25.00	\$75.00	\$9.00	\$8.50	\$25.75
Remove and replace deteriorated nailers, price per board foot	\$12.00	\$3.50	\$8.00	\$8.00	\$22.00	\$4.50	\$9.00	\$5.00	\$7.50
Remove and replace deteriorated wood decking, price per square foot	\$20.00	\$4.00	\$4.00	\$9.00	\$5.00	\$6.50	\$7.50	\$4.50	\$18.75
Provide and install through-wall system w/3-course brick removal, price per linear foot	\$130.00	\$125.00	\$120.00	\$220.00	\$25.00	\$125.00	\$120.00	\$110.00	\$185.00
Provide and install through-wall flashing with EIFS removal/repair, price per linear foot	\$150.00	\$90.00	\$100.00	\$65.00	\$25.00	\$200.00	\$120.00	\$85.00	\$67.00
Remove and replace damaged or rusted metal decking, price per square foot	\$40.00	\$12.00	\$10.00	\$11.00	\$25.00	\$15.00	\$9.00	\$8.50	\$165.00
Provide and install new overflow scupper per details, price per scupper	\$550.00	\$400.00	\$500.00	\$425.00	\$225.00	\$800.00	\$275.00	\$450.00	\$45.00

JKD Industries LLC Disqualified: Did not provide proof of insurance and did not provide pricing on County's pricing page.

Job No.: 20-088

**TAX FORM/DEBT/RESIDENCE CERTIFICATION**  
**(for Advertised Projects)**

Taxpayer Identification Number (T.I.N.): 272312935

Company Name submitting Bid/Proposal: CS ADVANTAGE USDD INC

Mailing Address: P.O. Box 12407 COLLEGE ST. TX 77842

Are you registered to do business in the State of Texas?  Yes  No

If you are an individual, list the names and addresses of any partnership of which you are a general partner or any assumed name(s) under which you operate your business

I. **Property:** List all taxable property in Fort Bend County owned by you or above partnerships as well as any d/b/a names. Include real and personal property as well as mineral interest accounts. (Use a second sheet of paper if necessary.)

<u>Fort Bend County Tax Acct. No.*</u>	<u>Property address or location**</u>
	<u>NONE</u>

\* This is the property account identification number assigned by the Fort Bend County Appraisal District.

\*\* For real property, specify the property address or legal description. For business personal property, specify the address where the property is located. For example, office equipment will normally be at your office, but inventory may be stored at a warehouse or other location.

II. **Fort Bend County Debt** - Do you owe any debts to Fort Bend County (taxes on properties listed in I above, tickets, fines, tolls, court judgments, etc.)?

Yes  No  If yes, attach a separate page explaining the debt.

III. **Residence Certification** - Pursuant to Texas Government Code §2252.001 *et seq.*, as amended, Fort Bend County requests Residence Certification. §2252.001 *et seq.* of the Government Code provides some restrictions on the awarding of governmental contracts; pertinent provisions of §2252.001 are stated below:

(3) "Nonresident bidder" refers to a person who is not a resident.

(4) "Resident bidder" refers to a person whose principal place of business is in this state, including a contractor whose ultimate parent company or majority owner has its principal place of business in this state.

I certify that CS ADVANTAGE USDD is a Resident Bidder of Texas as defined in Government Code §2252.001.  
[Company Name]

I certify that \_\_\_\_\_ is a Nonresident Bidder as defined in Government Code §2252.001 and our principal place of business is \_\_\_\_\_.  
[Company Name] [City and State]

**1.0 GENERAL REQUIREMENTS:**

- 1.1 Read this entire document carefully. Follow all instructions. You are responsible for fulfilling all requirements and specifications. Be sure you understand them.
- 1.2 General Requirements apply to all advertised bids; however, these may be superseded, whole or in part, by the scope, special requirements, specifications, special specifications or other data contained herein.
- 1.3 Governing Law: Bidder is advised that these requirements shall be fully governed by the laws of the State of Texas and that Fort Bend County may request and rely on advice, decisions and opinions of the Attorney General of Texas and the County Attorney concerning any portion of these requirements.
- 1.4 Bid Document Completion: Fill out, initial each page, sign, and return ONE (1) complete bid document to the Fort Bend County Purchasing Department. An authorized representative of the bidder must sign the Contract Sheet. Do not complete the date at the top of the contract sheet. The bid document must be in a sealed envelope marked with the appropriate bid number and title. The contract will be binding only when signed by the County Judge, Fort Bend County and a purchase order authorizing the item(s) desired has been issued. The use of correction fluid is not acceptable and may result in the disqualification of bid. If an error is made, the bidder must draw a line through error and initial each change. All response, typed or written, information must be clear and legible.

If a pricing form in Excel is included and posted on the County website amongst this bid document, the Vendor must download, complete and save the Excel file of the pricing form on a CD or flash drive. The Excel file on the CD or flash drive must be downloadable by the Purchasing Department in order to copy and paste the vendor's pricing to the County's tabulation. The CD or flash drive must be included in the same sealed envelope with the respondent's completed bid document along with a printed copy of the pricing form.

- 1.5 Bid Returns: Bidders must return all completed bids to the Fort Bend County Purchasing Department at 301 Jackson, Suite 201 Richmond Texas no later than 2:00 P.M. on the date specified. Late bids will not be accepted. Bids must be submitted in a sealed envelope, addressed as follows: Fort Bend County Purchasing Agent, Travis Annex, 301 Jackson, Suite 201 Richmond, Texas 77469.
- 1.6 Addenda: No interpretation of the meaning of the drawings, specifications or other bid documents will be made to any bidder orally. All requests for such interpretations must be made in writing addressed to Cheryl Krejci, CPPB, Senior Buyer, 301, Jackson, Suite 201, Richmond, Texas, 77469, E-mail: [Cheryl.Krejci@fortbendcountytexas.gov](mailto:Cheryl.Krejci@fortbendcountytexas.gov). Any and all interpretations and any supplemental instructions will be in the form of written addenda to the contract

Initials of Bidder: \_\_\_\_\_



recycled materials if the products meet applicable specifications as to quantity and quality. Fort Bend County will be the sole judge in determining product preference application.

- 1.13 Evaluation: Evaluation shall be used as a determinant as to which bid items or services are the most efficient and/or most economical for Fort Bend County. It shall be based on all factors which have a bearing on price and performance of the items in the user environment. All bids are subject to tabulation by the Fort Bend County Purchasing Department and recommendation to Fort Bend County Commissioners Court. Compliance with all bid requirements, delivery and needs of the using department are considerations in evaluating bids. Pricing is NOT the only criteria for making a recommendation. The Fort Bend County Purchasing Department reserves the right to contact any bidder, at any time, to clarify, verify or request information with regard to any bid.
- 1.14 Disqualification of Bidder: Upon signing this bid document, a bidder offering to sell supplies, materials, services, or equipment to Fort Bend County certifies that the bidder has not violated the antitrust laws of this state codified in section 15.01, et seq., Business & Commerce Code, or the federal antitrust laws, and has not communicated directly or indirectly the bid made to any competitor or any other person engaged in such line of business. Any or all bids may be rejected if Fort Bend County believes that collusion exists among the bidders. Bids in which the prices are obviously unbalanced may be rejected. If multiple bids are submitted by a bidder and after the bids are opened, one of the bids is withdrawn, the result will be that all of the bids submitted by that bidder will be withdrawn; however, nothing herein prohibits a vendor from submitting multiple bids for different products or services.
- 1.15 Awards: Fort Bend County reserves the right to award this Contract on the basis of lowest and best bid in accordance with the laws of the State of Texas, to waive any formality or irregularity, to make awards to more than one bidder, to reject any or all bids. In the event the lowest dollar bidder meeting specifications is not awarded a contract, the bidder may appear before the Commissioners Court and present evidence concerning its responsibility.
- 1.16 Contract Obligation: Fort Bend County Commissioners Court must award the Contract and the County Judge or other person authorized by the Fort Bend County Commissioners Court must sign the Contract before it becomes binding on Fort Bend County or the bidders. Department heads are not authorized to sign agreements for Fort Bend County. Binding agreements shall remain in effect until all products and/or services covered by this purchase have been satisfactorily delivered and accepted.

## 2.0 SCOPE:

It is the intent of Fort Bend County to contract with one (1) or more vendors for all materials, supplies, equipment, tools, services, labor and supervision necessary to provide roof replacement

Initials of Bidder: \_\_\_\_\_



5.2.4 Subject to the provisions of the contract documents, the amount of each progress payment shall be computed as follows:

5.2.4.1 Take that portion of the contract sum properly allocable to completed Project less retainage of ten percent (10%).

5.2.4.2 Add that portion of the contract sum properly allocable to materials and equipment delivered and suitably stored at the site for subsequent incorporation in the completed construction (or, if approved by Fort Bend County, suitably stored off the site at a location agreed upon in writing), less retainage of ten percent (10%).

5.2.4.3 Subtract the aggregate of previous payments made by Fort Bend County.

5.2.4.4 The progress payment amount as determined in above shall be further modified under the following circumstances:

Add, upon substantial completion of the Project, a sum sufficient to increase the total payments to one hundred percent (100%) of the contract sum, less such amounts as Fort Bend County shall determine for incomplete work and unsettled claims.

5.2.4.5 Final payment, constituting the entire unpaid balance of the contract sum, shall be made by Fort Bend County to the Contractor when the Contract has been fully performed by the Contractor.

5.3 Before the first application for payment, the Contractor shall submit to the Facilities Department a schedule of values allocated to various portions of the work, prepared in such form and supported by such data to substantiate its accuracy as the Facilities Department may require. This schedule, unless objected to by the Facilities Department shall be used as a basis for reviewing the Contractor's application for payment.

5.4 Contractor must provide with each application for payment a contractor's affidavit certifying bills against the Contractor for labor, material and expendable equipment employed in the performance of Contractor have been paid in full prior to acceptance of final payment from Fort Bend County.

5.5 The Contractor will permit Fort Bend County, or any duly authorized agent of Fort Bend County, to inspect and examine the books and records of the Contractor for the purpose of verifying the amount of work performed under the Contract. Fort Bend County's right to inspect survives the termination of the Contract for a period of five years.

Initials of Bidder: 

insurance policy, with the coverage stated below, to the firm named therein, if successful, upon award of this Contract. Failure to provide current insurance certificate or notarized statement will result in disqualification of submittal.

- 10.2 At contract execution, contractor shall furnish County with properly executed certificates of insurance which shall evidence all insurance required and provide that such insurance shall not be canceled, except on 30 days prior written notice to County. Contractor shall provide certified copies of insurance endorsements and/or policies if requested by County. Contractor shall maintain such insurance coverage from the time Services commence until Services are completed and provide replacement certificates, policies and/or endorsements for any such insurance expiring prior to completion of Services. Contractor shall obtain such insurance written on an Occurrence form (or a Claims Made form for Professional Liability insurance) from such companies having Best's rating of A/VII or better, licensed or approved to transact business in the State of Texas, and shall obtain such insurance of the following types and minimum limits:
- 10.2.1 Workers' Compensation insurance. Substitutes to genuine Workers' Compensation Insurance will not be allowed.
- 10.2.2 Employers' Liability insurance with limits of not less than \$1,000,000 per injury by accident, \$1,000,000 per injury by disease, and \$1,000,000 per bodily injury by disease.
- 10.2.3 Commercial general liability insurance with a limit of not less than \$1,000,000 each occurrence and \$2,000,000 in the annual aggregate. Policy shall cover liability for bodily injury, personal injury, and property damage and products/completed operations arising out of the business operations of the policyholder.
- 10.2.4 Business Automobile Liability coverage with a combined Bodily Injury/Property Damage limit of not less than \$1,000,000 each accident. The policy shall cover liability arising from the operation of licensed vehicles by policyholder.
- 10.3 County and the members of Commissioners Court shall be named as additional insured to all required coverage except for Workers' Compensation and Professional Liability (if required). All Liability policies including Workers' Compensation written on behalf of contractor, excluding Professional Liability, shall contain a waiver of subrogation in favor of County and members of Commissioners Court.
- 10.4 If required coverage is written on a claims-made basis, contractor warrants that any retroactive date applicable to coverage under the policy precedes the effective date of the contract; and that continuous coverage will be maintained or an

Initials of Bidder: 

- 11.5 The provision by Respondent of insurance shall not limit the liability of Respondent under an agreement.
- 11.6 Respondent shall cause all trade contractors and any other contractor who may have a contract to perform construction or installation work in the area where work will be performed under this request, to agree to indemnify Fort Bend County and to hold it harmless from all claims for bodily injury and property damage that may arise from said Respondent's operations. Such provisions shall be in form satisfactory to Fort Bend County.
- 11.7 Loss Deduction Clause - Fort Bend County shall be exempt from, and in no way liable for, any sums of money which may represent a deductible in any insurance policy. The payment of deductibles shall be the sole responsibility of Respondent and/or trade contractor providing such insurance.

## 12.0 PREVAILING WAGES:

This project is subject to the prevailing wage rate requirements of Chapter 2258 of the Government Code. The Contractor shall pay Fort Bend County sixty dollars (\$60.00) for each worker employed by the Contractor for the provision of services described herein for each calendar day or part of the day that the worker is paid less than the below stated rates. Contractors may also visit <https://beta.sam.gov>.

General Decision Number: TX20200247 01/03/2020  
Superseded General Decision Number: TX20190247

State: Texas

Construction Type: Building

County: Fort Bend County in Texas.

**BUILDING CONSTRUCTION PROJECTS** (does not include single family homes or apartments up to and including 4 stories).

Note: Under Executive Order (EO) 13658, an hourly minimum wage of \$10.80 for calendar year 2020 applies to all contracts subject to the Davis-Bacon Act for which the contract is awarded (and any solicitation was issued) on or after January 1, 2015. If this contract is covered by the EO, the contractor must pay all workers in any classification listed on this wage determination at least \$10.80 per hour (or the applicable wage rate listed on this wage determination, if it is higher) for all hours spent performing on the contract in calendar year 2020. If this contract is covered by the EO and a classification considered necessary for performance of work on the contract does not appear on this wage determination, the contractor must pay workers in that classification at least the wage rate determined through the conformance process set forth in 29 CFR 5.5(a)(1)(ii) (or the EO minimum wage rate, if it is higher than the conformed wage rate). The EO minimum wage rate will be adjusted annually. Please note that this EO applies to the above-mentioned types of contracts entered into by the federal government that are subject to the Davis-Bacon Act itself, but it does not apply to contracts subject only to the Davis-Bacon Related Acts, including those set forth at 29 CFR

Initials of Bidder: \_\_\_\_\_



PLAS0079-004 01/01/2015

PLASTERER \$ 19.92 1.00

\* PLUM0068-002 10/01/2019

PLUMBER \$ 36.15 11.04

PLUM0211-010 10/01/2018

PIPEFITTER (Including HVAC Pipe Installation) \$ 33.30 12.26

SHEE0054-003 07/01/2017

SHEET METAL WORKER (Excludes HVAC Duct and Unit Installation) \$ 27.72 13.70

SUTX2014-023 07/21/2014

ACOUSTICAL CEILING MECHANIC \$ 16.41 3.98

BRICKLAYER \$ 19.86 0.00

CAULKER \$ 15.36 0.00

CEMENT MASON/CONCRETE FINISHER \$ 13.82 0.00

DRYWALL FINISHER/TAPER \$ 16.30 3.71

DRYWALL HANGER AND METAL STUD INSTALLER \$ 17.45 3.96

ELECTRICIAN (Alarm Installation Only) \$ 17.97 3.37

ELECTRICIAN (Low Voltage Wiring Only) \$ 18.00 1.68

FLOOR LAYER: Carpet \$ 20.00 0.00


FORM WORKER \$ 11.87 0.00

GLAZIER \$ 19.12 4.41

INSULATOR - BATT \$ 14.87 0.73

IRONWORKER, REINFORCING \$ 12.10 0.00

LABORER: Common or General \$ 10.79 0.00

Initials of Bidder: 

TILE SETTER	\$ 16.17	0.00
TRUCK DRIVER: 1/Single Axle Truck	\$ 14.95	5.23
TRUCK DRIVER: Dump Truck	\$ 12.39	1.18
TRUCK DRIVER: Flatbed Truck	\$ 19.65	8.57
TRUCK DRIVER: Semi-Trailer Truck	\$ 12.50	0.00
TRUCK DRIVER: Water Truck	\$ 12.00	4.11
WATERPROOFER	\$ 14.39	0.00

WELDERS - Receive rate prescribed for craft performing operation to which welding is incidental.

Note: Executive Order (EO) 13706, Establishing Paid Sick Leave for Federal Contractors applies to all contracts subject to the Davis-Bacon Act for which the contract is awarded (and any solicitation was issued) on or after January 1, 2017. If this contract is covered by the EO, the contractor must provide employees with 1 hour of paid sick leave for every 30 hours they work, up to 56 hours of paid sick leave each year. Employees must be permitted to use paid sick leave for their own illness, injury or other health-related needs, including preventive care; to assist a family member (or person who is like family to the employee) who is ill, injured, or has other health-related needs, including preventive care; or for reasons resulting from, or to assist a family member (or person who is like family to the employee) who is a victim of, domestic violence, sexual assault, or stalking. Additional information on contractor requirements and worker protections under the EO is available at [www.dol.gov/whd/govcontracts](http://www.dol.gov/whd/govcontracts).

Unlisted classifications needed for work not included within the scope of the classifications listed may be added after award only as provided in the labor standards contract clauses (29CFR 5.5 (a) (1) (ii)).

The body of each wage determination lists the classification and wage rates that have been found to be prevailing for the cited type(s) of construction in the area covered by the wage determination. The classifications are listed in alphabetical order of ""identifiers"" that indicate whether the particular rate is a union rate (current union negotiated rate for local), a survey rate (weighted average rate) or a union average rate (weighted union average rate).

Union Rate Identifiers

A four letter classification abbreviation identifier enclosed in dotted lines beginning with characters other than ""SU"" or ""UAVG"" denotes that the union classification and rate were prevailing for that classification in the survey. Example: PLUM0198-005 07/01/2014. PLUM is an abbreviation identifier of the union which prevailed in the survey for this classification, which

Initials of Bidder: \_\_\_\_\_



those Regional Offices have responsibility for the Davis-Bacon survey program. If the response from this initial contact is not satisfactory, then the process described in 2.) and 3.) should be followed.

With regard to any other matter not yet ripe for the formal process described here, initial contact should be with the Branch of Construction Wage Determinations. Write to:

Branch of Construction Wage Determinations  
Wage and Hour Division  
U.S. Department of Labor  
200 Constitution Avenue, N.W.  
Washington, DC 20210

2.) If the answer to the question in 1.) is yes, then an interested party (those affected by the action) can request review and reconsideration from the Wage and Hour Administrator (See 29 CFR Part 1.8 and 29 CFR Part 7). Write to:

Wage and Hour Administrator  
U.S. Department of Labor  
200 Constitution Avenue, N.W.  
Washington, DC 20210

The request should be accompanied by a full statement of the interested party's position and by any information (wage payment data, project description, area practice material, etc.) that the requestor considers relevant to the issue.

3.) If the decision of the Administrator is not favorable, an interested party may appeal directly to the Administrative Review Board (formerly the Wage Appeals Board). Write to:

Administrative Review Board  
U.S. Department of Labor  
200 Constitution Avenue, N.W.  
Washington, DC 20210


4.) All decisions by the Administrative Review Board are final.

### 13.0 PERMITS:

It shall be the sole responsibility of the successful bidder to obtain all required permits in the name of Fort Bend County.

### 14.0 CONTRACTOR'S RESPONSIBILITY FOR WORK:

14.1 Preconstruction Work. Contractor shall do (or cause to be done) the following as preconstruction work:

Initials of Bidder: 

reasons for any disapproval. Fort Bend County's right to disapprove any such matter submitted (other than a proposed change order) shall be limited to the elements thereof (a) which do not conform substantially to matters previously approved, (b) which are new elements not previously presented and approved and the Contractor is unable to demonstrate that such new element is reasonably necessary for completion of the Project, or (c) which depict matters that are violations of this Contract or applicable laws and regulations.

14.3.1 If Fort Bend County disapproves of a particular matter or Proposed Change Order, the Contractor shall have the right to resubmit such matter or Proposed Change Order to Fort Bend County, altered to satisfy Fort Bend County's basis for disapproval. Any resubmission shall be subject to review and approval by Fort Bend County.

14.3.2 Fort Bend County and the Contractor shall attempt in good faith to resolve any disputes concerning the approval of any aspect of the Project expeditiously, so as not to delay the completion of the Project in accordance with this Contract.

14.3.3 Expedited Approvals. Fort Bend County recognizes the importance of expeditious action upon all matters submitted to Fort Bend County for review and approval and of expeditious response to those aspects of the Project requiring approval by governmental authorities having jurisdiction there over. Fort Bend County agrees to exercise its rights of review and approval hereunder with due diligence, reasonableness, and good faith. Fort Bend County shall use its reasonable efforts to expedite any required review of the Project or other matters by any governmental authority.

#### 14.4 Changes.

14.4.1 General. Fort Bend County may make changes to the Project by altering, adding to, or deducting from the Project. All changes in the Project which (a) require an adjustment in the contract sum or an adjustment in the final completion date or (b) involve a material change in the overall scope or function of the Project shall be requested and authorized before commencing such changes by use of written change order notices, Proposed Change Orders and Change Orders, which change order procedure shall be the exclusive means to effect such changes in the Project.

14.4.2 Change Order Procedure. If at any time Fort Bend County desires to make any change in the Project requiring the issuance of a Change Order, Fort Bend County shall so advise the Contractor in writing by delivery to the Contractor of a written notice describing the change. Upon receipt of such notice initiated by Fort Bend County, the Contractor shall within a reasonable period of time advise Fort Bend County of the Contractor's

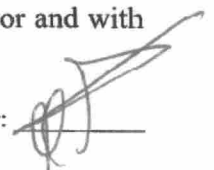
Initials of Bidder: \_\_\_\_\_



necessary to complete the punch list items.

- 14.6 Applicable Laws and Regulations. Contractor shall in its performance of the Project comply with all applicable laws and regulations. Any delays in the prosecution of the Project caused by any changes in the laws and regulations or the application or enforcement of the laws and regulations may entitle the Contractor to an extension of time.
- 14.7 Familiarity with Project. The Contractor represents and accepts that it has: (a) visited the property(ies), (b) taken such other steps as may be necessary to ascertain the nature and location of the Project and the general and local conditions which affect the Project or the cost thereof, (c) investigated the labor situation as regards to the Project, (d) examined the property(ies), the obstacles which may be encountered and all other observable conditions having a bearing upon the performance of the Project, the superintendence of the Project, the time of completion and all other relevant matters, and (e) reported to Fort Bend County the results of all of the foregoing. The Contractor represents that it is familiar with all phases of the Project and the matters that may affect the Project or its prosecution under this Contract.
- 14.8 Standard of Performance. The Contractor shall prosecute (or cause to be prosecuted) the Project in accordance with the best efforts for the construction and development of projects similar to the Project in the State of Texas, using qualified, careful, and efficient contractors and workers and in conformity with the provisions of this Contract. The Contractor shall perform the work in a good and workmanlike manner.
- 14.9 Warranty of Contractor. The Contractor warrants to Fort Bend County that: (i) the Contractor possesses the skill and knowledge ordinarily possessed by well-informed members of its trade or profession and the Contractor will use its best efforts to ensure that the services provided under this Contract will be performed, delivered, and conducted in accordance with the best professional standards and in accordance with industry standards, and (ii) the Contractor is fully experienced and properly qualified to perform the class of work provided for herein, and that it is properly equipped, organized and financed to perform such work, and (iii) following the date of acceptance of this Contract, the services provided by the Contractor to Fort Bend County will conform to the representations contained in this Contract, including all attachments, schedules and exhibits. All warranties provided by the Contractor in this Contract shall be cumulative, shall be deemed consistent and not in conflict, are intended to be given full force and effect and to be interpreted expansively to give the broadest warranty protection to Fort Bend County.
- 14.10 Contractor's Personnel. Contractor shall employ only competent, skilled personnel for the Project. Prior to the final completion date, the Contractor shall maintain a superintendent who shall be authorized to act on behalf of the Contractor and with

Initials of Bidder:



Project is being performed. The Contractor shall include the substance of this clause in its entirety in all subcontracts for any work to be performed at the construction site.

- 14.13 Equipment. Except as expressly provided herein to the contrary, the Contractor shall furnish (or cause to be furnished) all construction, transportation, installation, tools, and other equipment and facilities required for the performance of the Project within the times specified herein. Such equipment and facilities shall be serviceable and kept fit for the uses intended. Defective items shall be removed from the construction site promptly and at the Contractor's cost. The Contractor shall schedule (or cause to be scheduled) its other operations so as to not interfere with its duty to timely furnish the necessary equipment and facilities and personnel to operate the same at the times necessary for the orderly completion of the Project.
- 14.14 Materials. Except as may be specifically provided otherwise in the Contract or approved in advance by Fort Bend County, the Contractor shall provide Fort Bend County with copies of material testing reports and to cause all materials, equipment, and fabricated items incorporated in the Project to be new and of a suitable grade of their respective kinds for their intended use.

**15.0 TERMINATION:**

15.1 Fort Bend County may terminate the Contract if the Contractor:

15.1.1 Persistently or repeatedly refuses or fails to supply enough properly skilled workers or proper materials.

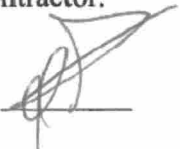
15.1.2 Fails to make payment to Subcontractors for materials or labor in accordance with the respective agreements between the Contractor and the Subcontractor.

15.1.3 Persistently disregards laws, ordinances, or rules, regulations or orders of a public authority having jurisdiction.

15.1.4 Otherwise is guilty of substantial breach of a provision of the Contract Documents.

15.2 When any of the above reasons exists, Fort Bend County may, without prejudice to any other rights or remedies of Fort Bend County and after giving the Contractor and the Contractor's surety, if any, seven days' written notice, terminate employment of the Contractor and may, subject to any prior rights of the surety:

15.2.1 Take possession of the site and of all materials, equipment, tools, and construction equipment and machinery thereon owned by the Contractor.

Initials of Bidder: 

of doing the Project shall be deemed to mean that the Contractor shall follow the desires of Fort Bend County in the results of the Project only and not in the means whereby the Project is to be accomplished. The Contractor shall be responsible as to the details of completing the Project. Neither the agents, representatives, nor employees of the Contractor, shall be deemed to be the agents, representatives, or employees of Fort Bend County. The Contractor further represents that it accepts a fiduciary role and responsibility with respect to Fort Bend County and will, to its best abilities, act in the best interests of Fort Bend County and the timely completion of the Project. The Contractor agrees and understands that neither it nor any of its agents or employees may act in the name of Fort Bend County except and unless specifically authorized in writing by Fort Bend County to do so. The Contractor shall furnish construction administration and management services and use the Contractor's best efforts to complete the Project in an expeditious and economical manner consistent with the interests of Fort Bend County.

### 19.0 NOTICE

- 19.1 All written notices, demands, and other papers or documents to be delivered to Fort Bend County under this Contract shall be delivered to the Sheriff's Office, 301 Jackson, Richmond, Texas 77469, or at such other place or places as Fort Bend County may from time to time designate by written notice delivered to the Contractor. For purposes of notice under this Contract, a copy of any notice or communication hereunder shall also be forwarded to the following address: Fort Bend County, 301 Jackson Street, Suite 719, Richmond, Texas 77469, Attention: County Judge.
- 19.2 All written notices, demands, and other papers or documents to be delivered to the Contractor under this Contract shall be delivered to the Authorized Representative identified in the Contract documents or such other place or places as the Contractor may designate by written notice delivered to Fort Bend County.

### 20.0 RECORDS:

- 20.1 Fort Bend County shall be the absolute and unqualified owner of all drawings, preliminary layouts, record drawings, sketches and other documents prepared pursuant to the Contract by Contractor.
- 20.2 The Contractor agrees to maintain and preserve for a period of at least five years after the earlier of the expiration of the defects period or termination of this Contract, accurate and complete records relating to the performance of the Project. The Contractor agrees to, upon request, provide Fort Bend County with such records.

### 21.0 SUCCESSORS AND ASSIGNS:

- 21.1 Fort Bend County and the Contractor bind themselves and their successors, executors, administrators and assigns to the other party of this Contract and to the successors, executors, administrators and assigns of such other party, in respect to

Initials of Bidder: 

any part of this overall document, Fort Bend County's interpretation shall govern.

**27.0 TAX EXEMPT:**

Fort Bend County is exempt from state and local sales and use taxes under Section 151.309 of the Texas Tax Code. This Contract is deemed to be a separate contract for Texas tax purposes, and as such, Fort Bend County hereby issues its Texas Exemption for the purchase of any items qualifying for exemption under this Contract. Contractor is to issue its Texas Resale Certificate to vendors and subcontractors for such items qualifying for this exemption, and further, contractor should state these items at cost.

**28.0 ENTIRE AGREEMENT:**

The Parties agree that this Contract contains all of the terms and conditions of the understanding of the parties relating to the subject matter hereof. All prior negotiations, discussions, correspondence and preliminary understandings between the parties and others relating hereto are superseded by this Contract. By entering into this Contract, the parties do not intend to create any obligations, express or implied, other than those specifically set out in this Contract.

**29.0 APPLICABLE LAW AND VENUE**

This Contract shall be construed under and in accord with the laws of the State of Texas, and all obligations of the parties created hereunder are performable in Fort Bend County, Texas, and that venue for any litigation arising out of or related to this Contract shall lie solely in the court of appropriate jurisdiction located in Fort Bend County, Texas.

**30.0 ENCLOSURE:**

The following being incorporated herein by reference for all purposes as though fully set forth herein word for word.

Enclosure #1 – Project Manual

**31.0 SPECIFICATIONS AND BID PRICING FOR CINCO RANCI BRANCH LIBRARY (Option 1):**

- 31.1 Work shall include all labor and materials to provide a recover. The entire roofing system is to be power broomed and cleaned to accept a new mechanically fastened gypsum cover-board.
- 31.2 Provide and install 1-layer of half-inch (1/2") gypsum cover-board mechanically fastened to existing metal deck.
- 31.3 Provide and install 90-mil smooth sanded base ply as part of a multi-ply PVC roof system set in hot asphalt.

Initials of Bidder: \_\_\_\_\_



31.20 All installation shall be per NRCA, SPRI, ES-1, ASCE-7, the specifications and manufacturer's guidelines.

Completion time 60 calendar days

Total Base Bid Pricing for Cinco Ranch Branch Library: \$ 245,000.  
For *Option 1*. (Pricing to include complete construction of the roof repairs of Cinco Ranch Branch Library, including all general, plumbing, mechanical, and electrical work as stated herein.) Installation shall be as per NRCA, SMACNA, SPRI, specifications, details and manufacturer's guidelines.

**32.0 SPECIFICATION AND BID PRICING FOR CINCO RANCH BRANCH LIBRARY (*Option 2*):**

- 32.1 Work shall include all labor and materials to provide a full reroof. The entire roofing system is to be removed down to the existing metal roof deck.
- 32.2 Provide and install one layer of mechanically attached polyisocyanurate insulation.
- 32.3 Provide and install one (1) layer of polyisocyanurate insulation, set in hot asphalt. Contractor to verify insulation thickness meets R-25 for energy code.
- 32.4 Provide and install 1-layer of half-inch (1/2") gypsum cover-board mechanically fastened to existing metal deck. MOP
- 32.5 Provide and install 90-mil smooth sanded base ply as part of a multi-ply PVC roof system set in hot asphalt.
- 32.6 Provide and install 1-layer of 67-mil nominal fleece back PVC membrane containing Elvaloy set in hot asphalt.
- 32.7 Provide and install new overflow scuppers adjacent to existing roof drains as shown on detail drawings.
- 32.8 Raise all wall and curb flashings to a height of ten inches (10") above finished roof surface.
- 32.9 On Roof Area B, infill existing rear of gables with wood blocking, Cold form framing, insulation, waterproofing, hat channels and flush metal wall panels to eliminate the base flashing condition at the steel angle.
- 32.10 Remove and replace all counter flashings and replace with new stainless-steel metal.
- 32.11 Extend existing soil pipes to a height of eight inches (8") above finished roof

Initials of Bidder: 

**33.0 SPECIFICATION AND BID PRICING FOR BOB LUTTS FULSHEAR BRANCH LIBRARY (Option 1):**

- 33.1 Work shall include all labor and materials to provide maintenance repairs.
- 33.2 Re-crimp all standing seam metal caps, replace any that are missing or damaged.
- 33.3 Rework two (2) existing metal valleys on both the front and rear of the building to maintain a waterproof condition.
- 33.4 Cut-off and remove existing gutters. Install new gutters and downspout inlets into existing leader lines.
- 33.5 Remove and replace through-wall flashing at all metal to stucco conditions. Install new stainless-steel through-wall metal and new coated metal counter-flashing. Repair EIFS above through-wall flashing.
- 33.6 Apply elastomeric paint to all EIFS wall condition to match existing building color.
- 33.7 Provide a two (2) year Contractors warranty.
- 33.8 This is considered a turn-key project, Fort Bend County is to furnish nothing. All work is the responsibility of the contractor.
- 33.9 All installation shall be per NRCA, SPRI, ES-1, ASCE 7, the specifications and manufacturer's guidelines.

Completion time 30 calendar days

Total Base Bid Pricing for Bob Lutts Fulshear Branch Library: \$ 35,000.-  
For *Option 1*. (Pricing to include complete construction of the roof repairs of Bob Lutts Fulshear Branch Library, including all general, plumbing, mechanical, and electrical work as stated herein.) Installation shall be as per NRCA, SMACNA, SPRI, specifications, details and manufacturer's guidelines.

**34.0 SPECIFICATION AND BID PRICING FOR BOB LUTTS FULSHEAR BRANCH LIBRARY (Option 2):**

- 34.1 Work shall include all labor and materials to provide a full reroof.
- 34.2 Provide and install roof purlin type system with EPS insulation installed between the flutes of existing standing seam roof panels to the height of the rib.
- 34.3 Provide and install new standing seam roofing panel system with a single lock standing seam panel, McElroy by design.

Initials of Bidder: 

**35.0 SPECIFICATION AND BID PRICING FOR SUGAR LAND BRANCH LIBRARY  
(Option 1):**

- 35.1 Work shall include all labor and materials to provide maintenance repairs associated with a PVC roof system to include installation of new sheet metal coping and continuous metal cleat.
- 35.2 Repairs to include 100 linear feet of strip-in membrane in various locations.
- 35.3 Removal and installation of sealant at all conditions associated with membrane termination.
- 35.4 Paint existing roof hatch with aluminizing paint.
- 35.5 Provide a one (1) year Contractors warranty pertaining to the repairs made at the time of maintenance repairs.
- 35.6 This is considered a turn-key project, Fort Bend County is to furnish nothing. All work is the responsibility of the contractor.
- 35.7 All installation shall be per NRCA, SPRI, ES-1, ASCE-7, the specifications and manufacturer's guidelines.

Completion time 30 calendar days

Total Base Bid Pricing for Sugar Land Branch Library: \$ 25,000.  
For Option 1. (Pricing to include complete construction of the roof repairs of Sugar Land Branch Library, including all general, plumbing, mechanical, and electrical work as stated herein.) Installation shall be as per NRCA, SMACNA, SPRI, specifications, details and manufacturer's guidelines.

**36.0 SPECIFICATION AND BID PRICING FOR SUGAR LAND BRANCH LIBRARY  
(Option 2):**

- 36.1 Work shall include all labor and materials to provide maintenance repairs associated with a PVC roof system to include installation of new sheet metal coping and continuous metal cleat.
- 36.2 Repairs to include 100 linear feet of strip-in membrane in various locations.
- 36.3 Removal and installation of sealant at all conditions associated with membrane termination.
- 36.4 Paint existing roof hatch with aluminizing paint.
- 36.5 Installation of a high quality, polyurethane liquid applied roof system to extend


Initials of Bidder: 

**37.0 SPECIFICATION AND BID PRICING FOR 5<sup>TH</sup> STREET COMMUNITY CENTER (Option 1):**

- 37.1 Work shall include all labor and materials to provide a full reroof over the gym shown as A. The entire roofing system is to be removed to existing open purlins.
- 37.2 Provide and install new R-25 vinyl-back insulation over open purlins.
- 37.3 Provide and install a minimum of a 22-gauge White standing seam R-panel roof system to include all accessories to maintain a watertight building.
- 37.4 Provide and install new gutter and downspout system to match existing size and downspout locations connecting to storm sewer or concrete splash block as required.
- 37.5 Provide and install transition flashing between Areas A and B extending flashing a minimum of twenty-four inches (24") up slope to prevent water migration. Include sealant tape, sealant and closure strips as required.
- 37.6 Treat existing fasteners and fasteners locations with rust inhibitor and replace any deteriorated or missing fastener with one-size larger fasteners on Areas B thru G.
- 37.7 Coat existing R-panel roof system on Area B with a high quality, polyurethane liquid applied roof system, treating any existing hole from previous fasteners with approved manufacturer sealant prior to roofing system application.
- 37.8 Provide and install all new sheet metal closures at all rake, ridge cap and eave as required to meet manufacturer requirements.
- 37.9 Remove and replace all sealants present at all conditions across the remaining building standing seam roof system.
- 37.10 Provide and install new vent pipe neoprene bellows with one size larger, where applicable, apply new sealants and stainless-steel fasteners.
- 37.11 This is considered a turn-key project, Fort Bend County is to furnish nothing. All work is the responsibility of the contractor.
- 37.12 All installation shall be per NRCA, SPRI, ES-1, ASCE-7, the specifications and manufacturer's guidelines.

Completion time 90 calendar days

Total Base Bid Pricing for 5<sup>TH</sup> Street Community Center: \$ 113,000.  
For Option 1. (Pricing to include complete construction of the roof repairs of 5<sup>TH</sup> Street Community Center, including all general, plumbing, mechanical, and


Initials of Bidder: 

38.15 This is considered a turn-key project, Fort Bend County is to furnish nothing. All work is the responsibility of the contractor.

38.16 All installation shall be per NRCA, SPRI, ES-1, ASCE-7, the specifications and manufacturer's guidelines.

Completion time 90 calendar days

Total Base Bid Pricing for 5<sup>TH</sup> Street Community Center: \$ 173,000.  
For *Option 2*. (Pricing to include complete construction of the roof repairs of 5<sup>TH</sup> Street Community Center, including all general, plumbing, mechanical, and electrical work as stated herein.) Installation shall be as per NRCA, SMACNA, SPRI, specifications, details and manufacturer's guidelines.

Initials of Bidder: 

39.17 All mechanical, electrical, plumbing disconnections shall be the responsibility of the contractor. This is considered a turn-key project, Fort Bend County is to furnish nothing. All work is the responsibility of the contractor.


39.18 All installation shall be per NRCA, SPRI, ES-1, ASCE-7, the specifications and manufacturer's guidelines.

Completion time 60 calendar days

Total Base Bid Pricing for Missouri City Branch Library: \$ 1,561,000.-  
For *Option 1*. (Pricing to include complete construction of the roof repairs of Missouri City Branch Library, including all general, plumbing, mechanical, and electrical work as stated herein.) Installation shall be as per NRCA, SMACNA, SPRI, specifications, details and manufacturer's guidelines.

**40.0 SPECIFICATION AND PRICING FOR MISSOURI CITY BRANCH LIBRARY  
(Option 2):**

- 40.1 Work shall include all labor and materials to provide a full reroof. The entire roofing system is to be removed down to the existing metal roof deck.
- 40.2 Provide and install one layer of mechanically attached polyisocyanurate insulation.
- 40.3 Provide and install one layer of polyisocyanurate insulation, set in hot asphalt. Contractor to verify insulation thickness meets R-25 for energy code.
- 40.4 Provide and install 1-layer of half-inch (1/2") gypsum cover-board mechanically fastened to existing metal deck.
- 40.5 Provide and install 90-mil smooth sanded base ply as part of a multi-ply PVC roof system set in hot asphalt.
- 40.6 Provide and install 1-layer of 67-mil nominal fleece back PVC membrane containing Elvaloy set in hot asphalt.
- 40.7 Provide and install new overflow scuppers adjacent to existing roof drains as shown on detail drawings.
- 40.8 Raise all wall and curb flashings to a height of ten inches (10") above finished roof surface.
- 40.9 Remove and replace all counter-flashings and replace with new stainless-steel metal.

Initials of Bidder: 

**41.0 SPECIFICATION AND PRICING FOR FORT BEND BOYS AND GIRLS CLUB :**

- 41.1 Work shall include all labor and materials to provide a FULL RE-ROOF on Roof Areas B and C. The entire roofing system is to be removed to existing lightweight concrete roof deck on Area B.
- 41.2 Mechanically attach a base sheet to the lightweight concrete roof deck. Contractor to verify attachment method by pull test as directed by a 3rd party company such as OMG.
- 41.3 Adhere 2 layers of polyisocyanurate insulation with overlapping joints to meet R-25 R-value to mechanically fastened base sheet.
- 41.4 Provide and install 1/2 per foot tapered crickets between roof drains and/or primary scupper locations.
- 41.5 Provide and install 1-layer of half-inch (1/2") gypsum cover-board set in hot asphalt.
- 41.6 Provide and install 90-mil smooth sanded base ply as part of a multi-ply PVC roof system set in hot asphalt.
- 41.7 Provide and install 1-layer of 67-mil nominal fleece back PVC membrane containing Elvaloy set in hot asphalt.
- 41.8 Remove and replace existing barrel roof assembly on Area C with similar Tee-lock standing seam roof system installing all necessary hardware and closures to maintain a waterproof facility.
- 41.9 Replace all rake and edge trim as required to install new metal panel roof system.
- 41.10 Raise all wall and curb flashings to a height of ten inches (10") above finished roof surface.
- 41.11 Apply new high-quality elastomeric paint to all tilt wall parapets to the leading edge of the tilt-wall panel.
- 41.12 Raise all RTU units to a height of ten inches (10") above finished roof surface.
- 41.13 Remove all vertical wall joint sealants and backer rods and replace with new sealant and backer rod.
- 41.14 Remove and replace all counter-flashings and replace with new stainless-steel metal.

Initials of Bidder: \_\_\_\_\_

**42.0 ADDITIONAL BID PRICING FOR UNFORESEEN REPAIRS:**

The below prices are to remain in effect for a period of thirty (30) days from the bid due date.

- 42.1 Remove and replace wet or deteriorated insulation board: \$ 5.00 per square foot.
- 42.2 Remove and replace single-ply membrane to match exist: \$ 10.00 per board foot.
- 42.3 Remove and replace deteriorated LWC roof deck: \$ 4.00 per square foot.
- 42.4 Remove and replace damaged or deteriorated metal pan: \$ 10.00 per square foot.
- 42.5 Remove and replace deteriorated nailers: \$ 8.00 per board foot.
- 42.6 Remove and replace deteriorated wood decking: \$ 6.00 per square foot.
- 42.7 Provide and install through-wall system w/ 3-course brick removal: \$ 100.00 per linear foot.
- 42.8 Provide and install through-wall flashing with EIFS removal/repair: \$ 80.00 per linear foot.
- 42.9 Remove and replace damaged or rusted metal decking: \$ 10.00 per square foot.
- 42.10 Provide and install new overflow scupper per details: \$ 500.00 per scupper.

**43.0 ADDITIONAL REQUIREMENTS:**

- 43.1 Acknowledgement of preapproved concrete/landscape contractor. [Signature]  
(vendor initials)
- 43.2 Contractor to perform all corrective site work and provide name and references of these subs prior to starting work on site.
- 43.3 Provide site plan showing staging areas to accomplish the scope of work.  
[Signature]  
(vendor initials)
- 43.4 Provide roof plan showing schedule of construction and location sequence of work.  
[Signature]  
(vendor initials)
- 43.6 Provide name and attach qualifications of superintendent. HUGO RDZ

Initials of Bidder: [Signature]

**Contract Sheet  
Bid 20-088**

**THE STATE OF TEXAS  
COUNTY OF FORT BEND**

This memorandum of agreement made and entered into on the 28 day of july, 2020,  
by and between Fort Bend County in the State of Texas (hereinafter designated County), acting herein by  
County Judge KP George, by virtue of an order of Fort Bend County Commissioners Court, and  
CS ADVANTAGE USAA INC. (hereinafter designated Contractor).

(company name)

WITNESSETH:

The Contractor and the County agree that the bid and specifications for the **Roof Replacement Projects at Various Locations for Fort Bend County** which are hereto attached and made a part hereof, together with this instrument and the bond (when required) shall constitute the full agreement and contract between parties and for furnishing the items set out and described; the County agrees to pay the prices stipulated in the accepted bid.

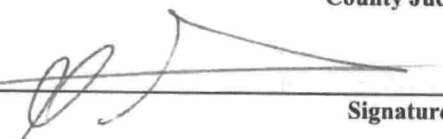
It is further agreed that this contract shall not become binding or effective until signed by the parties hereto and a purchase order authorizing the items desired has been issued.

Executed at Richmond, Texas this 28 day of July, 2020.

  
County Judge KP George

Fort Bend County, Texas

By: \_\_\_\_\_  
County Judge, KP George

By:  \_\_\_\_\_  
Signature of Contractor

By: OSCDR GALYON PRESIDENT  
Printed Name and Title

**Mandatory Form**



**Contractor Acknowledgement of Stormwater Management Program**

I hereby acknowledge that I am aware of the stormwater management program and standard operating procedures developed by Fort Bend County in compliance with the TPDES General Permit No. TXR040000. I agree to comply with all applicable best management practices and standard operating procedures while conducting my services for Fort Bend County. I agree to conduct all services in a manner that does not introduce illicit discharges of pollutants to streets, stormwater inlets, drainage ditches or any portion of the drainage system. The following materials and/or pollutant sources must not be discharged to the drainage system as a result of any services provided:

1. Grass clippings, leaves, mulch, rocks, sand, dirt or other waste materials resulting from landscaping activities, (except those materials resulting from ditch mowing or maintenance activities)
2. Herbicides, pesticides and/or fertilizers, (except those intended for aquatic use)
3. Detergents, fuels, solvents, oils and/or lubricants, other equipment and/or vehicle fluids,
4. Other hazardous materials including paints, thinners, chemicals or related waste materials,
5. Uncontrolled dewatering discharges, equipment and/or vehicle wash waters,
6. Sanitary waste, trash, debris, or other waste products
7. Wastewater from wet saw machinery,
8. Other pollutants that degrade water quality or pose a threat to human health or the environment.

Furthermore, I agree to notify Fort Bend County immediately of any issue caused by or identified by:

CS DDYDANTAGE USDD INC  
(Company/Contractor)

that is believed to be an immediate threat to human health or the environment.

[Signature]  
Contractor Signature

6/25/20  
Date

OSCAR GONZALEZ  
Printed Name

PRESIDENT  
Title

# Request for Taxpayer Identification Number and Certification

**Give Form to the  
requester. Do not  
send to the IRS.**

Print or type  
See Specific Instructions on page 2.

**1** Name (as shown on your income tax return). Name is required on this line; do not leave this line blank.  
CS DRVANTAGE USDA INC

**2** Business name/disregarded entity name, if different from above

**3** Check appropriate box for federal tax classification; check **only one** of the following seven boxes:

Individual/sole proprietor or single-member LLC  
 Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=partnership) ▶ \_\_\_\_\_  
**Note.** For a single-member LLC that is disregarded, do not check LLC; check the appropriate box in the line above for the tax classification of the single-member owner.  
 Other (see instructions) ▶ \_\_\_\_\_

C Corporation     S Corporation     Partnership     Trust/estate

**4** Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):  
Exempt payee code (if any) \_\_\_\_\_  
Exemption from FATCA reporting code (if any) \_\_\_\_\_  
*(Applies to accounts maintained outside the U.S.)*

**5** Address (number, street, and apt. or suite no.)  
R.O. Box 12407

**6** City, state, and ZIP code  
LOUISOE STATION TX 77842

**7** List account number(s) here (optional)

Requester's name and address (optional)

## Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the Part I instructions on page 3. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN* on page 3.

**Note.** If the account is in more than one name, see the instructions for line 1 and the chart on page 4 for guidelines on whose number to enter.

**Social security number**

				-			-			
--	--	--	--	---	--	--	---	--	--	--

**or**

**Employer identification number**

2	7	-	2	3	1	2	9	3	5
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## Part II Certification

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
- I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
- I am a U.S. citizen or other U.S. person (defined below); and
- The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

**Certification instructions.** You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions on page 3.

**Sign Here**      Signature of U.S. person ▶      Date ▶ 6/25/20

## General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

**Future developments.** Information about developments affecting Form W-9 (such as legislation enacted after we release it) is at [www.irs.gov/fw9](http://www.irs.gov/fw9).

### Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following:

- Form 1099-INT (interest earned or paid)
- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)

- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

*If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding? on page 2.*

By signing the filled-out form, you:

- Certify that the TIN you are giving is correct (or you are waiting for a number to be issued),
- Certify that you are not subject to backup withholding, or
- Claim exemption from backup withholding if you are a U.S. exempt payee. If applicable, you are also certifying that as a U.S. person, your allocable share of any partnership income from a U.S. trade or business is not subject to the withholding tax on foreign partners' share of effectively connected income, and
- Certify that FATCA code(s) entered on this form (if any) indicating that you are exempt from the FATCA reporting, is correct. See *What is FATCA reporting?* on page 2 for further information.

# Contractor's Qualification Statement

## 1986 EDITION

This form is approved and recommended by The American Institute of Architects (AIA) and The Associated General Contractors of America (AGC) for use in evaluating the qualifications of contractors. No endorsement of the submitting party or verification of the information is made by the AIA or AGC.

The Undersigned certifies under oath that the information provided herein is true and sufficiently complete so as not to be misleading.

### 1. FIRM INFORMATION

<b>Name of firm:</b>	CS ADVANTAGE USAA INC
<b>Address of Principal Office:</b>	1832 FOUNTAIN AVE. BRYAN, TX 77801
<b>Telephone Number:</b>	(210) 7710720
<b>Form of Business Organization:</b>	Corporation
<b>Year Founded:</b>	2010
<b>Primary Individual to contact:</b>	Oscar Galvan

### 2. ORGANIZATION:

2.1 How many years has your organization been in business in construction in its current capacity

SINCE JUNE 1980

2.2 How many years has your organization been in business under its present name? 10  
Under what other or former names have you operated?

ADVANTAGE USAA, INC. (10 years)

2.3 If your organization is a corporation, answer the following: Date of incorporation, State of incorporation, President's name, Vice-President's names(s), Secretary's Name, and Treasurer's name.

Date of incorporation:	<u>04/02/2010</u>
State of incorporation:	<u>Texas</u>
President's name:	<u>Oscar Galvan.</u>
Vice-president's name(s):	<u>N/A</u>
Secretary's name:	<u>Oscar Galvan</u>

2.4 If your organization is a partnership, answer the following: Date of organization, type of Partnership, if applicable, names of general partner (s)

2.5 If your organization is individually owned, answer the following: Date of organization, name of owner.

2.6 If the form of your organization is other than those listed above, describe it and name the Principals.

### 3. LICENSING

- 3.1 List jurisdictions and trade categories in which your organization is legally Qualified to do business, and indicate registration or license numbers, if applicable.

Demolition  
Roofing (all phases)  
Remodeling  
Plumbing  
Painting  
Carpentry

- 3.2 List Jurisdictions in which you organization's partnership or trade name is field  
Texas

### 4. EXPERIENCE

- 4.1 List the categories of work that your organization normally performs with its own forces.

Demolition  
Roofing (All Phases)  
Remodeling  
Plumbing  
Painting  
Carpentry

- 4.2. List any subcontractors in which your organization has some ownership and list the the categories of work those subcontractors normally perform.

NONE

- 4.3 Claims and suits (If the answer to any of the questions below is yes, please attach details.)

- 4.1.1. Has your organization ever failed to complete any work awarded to it?

NO

- 4.2.2 Are there any judgments, claims, arbitration proceeding or suits pending or outstanding against your organization or its officers?

NO

- 4.3.3 Has your organization filed any law suits or requested arbitration with regard to construction contract within the last five years?

NO

- 4.4 Within the last five years, has any officer or principal of you organization ever been an officer or principal of another organization when it failed to complete a construction contract? (If the answer is yes, Please attach details.)

NO

4.6 In progress work:

List the major construction projects your organization has in progress, giving the name and location of each project, owner, architect, contract amount, percent complete, and scheduled completion date. Provide contact names and telephone numbers for both owner and architect

Name	Location	Owner	Architect	Amount	% Completed	Completion Date
BORGER ISD	BORGER, TX	BORGER ISD	Armko Industries Brad Draper 806-781-0738	\$1,000,000.00	100	July 2019
MESQUITE ISD	MESQUITE, TX	MESQUITE ISD	Armko Industries Doug Shear 214-392-5413	\$1,000,000.00	100	August 2019
JUDSON ISD 8 SCHOOLS	SAN ANTONIO, TX	JUDSON ISD	Armko Industries Mike Perry 281-633-1258	\$18,000,000.00	100	October 2019
CALDWELL ISD	CALDWELL, TX	CALDWELL ISD	Armko Industries Mike Perry 281-633-1258	\$4,500,000.00	99	March 2020
GALVESTON ISD	GALVESTON, TX	GALVESTON ISD	PBK BEAM AIA	\$1,000,000.00	90	August 2020
FORT BEND ISD	SUGARLAND, TX	FORT BEND ISD	Armko Industries Mike Perry 281-6331258	\$22,000,000.00	15	Dic 2021
McCAMEY ISD	McCAMEY, TX	McCAMEY ISD	Armko Industries Greg Carroll 806-789-3267	\$3,000,000.00	95	April 2020

4.7 Work over the last five years:

List major projects (particularly educational facilities) constructed by your organization over the last five years. For each project, provide the name, nature of the project/function of the building, size (SF); location, cost completion date, owner and architect, and the manner in which your organization was selected (bid or RPF or other method). Provide contact names and telephone numbers for both owner and architect of each project named.

Project Name	Location	Contract Amount	Completion Date	Owner	Architect	Contact name	Contact Tel.
JUDSON ISD – Six (6) Schools	SAN ANTONIO, TX	\$17,500,000.00	10/15/18	Judson ISD	Armko Industries	Mr. Mike Perry	(281) 633-1258
PLAINVIEW ISD	PLAINVIEW, TX	\$2,300,000.00	8/15/18	Plainview ISD	Armko Industries	Mr. Greg Carroll	(806) 7893267
PANHANDLE ISD	PANHANDLE, TX	\$1,500,000.00	1/10/19	Panhandle ISD	Armko Industries	Mr. Brad Draper	(806) 781-0738
YSLETA ISD	EL PASO, TX	\$2,000,000.00	2/15/19	Ysleta ISD	Armko Industries	Mr. Brad Draper	(806) 781-0738
COAHOMA ISD	COAHOMA, TX	\$1,400,000.00	7/01/18	Coahoma ISD	Armko Industries	Mr. Greg Carroll	(806) 789-3267
GALVESTON ISD	GALVESTON, TX	\$1,000,000.00	5/01/19	Galveston ISD	PBK AIA	Mr. James Roberts	(713) 965-0608
HOUSTON COMMUNITY COLLEGE	HOUSTON, TX	\$2,500,000.00	4/15/17	Houston Community College	Armko Industries	Mr. Mike Perry	(281) 633-1258
CANYON ISD	CANYON, TX	\$5,000,000.00	2/15/17	Canyon ISD	Armko Industries	Mr. Brad Draper	(806) 781-0738
LUBBOCK-COOPER ISD	LUBBOCK, TX	\$1,200,000.00	3/10/17	Lubbock-Cooper ISD	Armko Industries	Mr. Brad Draper	(806) 781-0738
HAYS CISD	KYLE, TX	\$753,000.00	11/15/18	Hays CISD	Garland Co.	Mr. Ken Meyers	(210) 744-4884
LUBBOCK CHRISTIAN UNIVERSITY	LUBBOCK, TX	\$1,000,000.00	4/15/16	Lubbock Christian University	Armko Industries	Mr. Greg Carroll	(806) 789-3267
HONDO ISD	HONDO, TX	\$1,400,000.00	10/30/18	Hondo ISD	Armko Industries	Mr. Mike Perry	(281) 633-1258
ADVANCED TECHNOLOGY CENTER	MIDLAND, TX	\$1,000,000.00	8/30/18	Midland College	Armko Industries	Mr. Greg Carroll	(806) 789-3267
REAGAN COUNTY ISD	BIG LAKE, TX	\$2,000,000.00	12/20/17	Reagan County ISD	Armko Industries	Mr. Greg Carroll	(806) 789-3267
BROWNSVILLE CLINIC	BROWNSVILLE, TX	\$386,000.00	7/31/13	Health Dept.	Walker Perez	Mr. Calvin Walker	(956) 592-4999
YOUNG MS & SHACKELFORD MS	ARLINGTON, TX	\$1,699,000.00	8/18/12	Arlington ISD	Armko Industries	Mr. Tim Green	(214) 802-1207
BREWER MS & LIBERTY ES	WHITE SETTLEMENT, TX	\$2,001,000.00	8/10/12	White Settlement ISD	Armko Industries	Mr. Tim Green	(214) 802-1207
TOWN LAKE CENTER	AUSTIN, TX	\$495,000.00	10/12/12	Austin Energy	Mendoza Architects	Mr. Paul Mendoza	(512) 924-5033
TAHOKA ES & TAHOKA HS	TAHOKA, TX	\$1,487,000.00	10/25/12	Tahoka ISD	Armko Industries	Mr. Brad Draper	(806) 781-0738
McALLEN HS, ADMIN BLDG, MILAM ES	McALLEN, TX	\$1,700,000.00	9/16/12	McAllen ISD	Armko Industries	Mr. Dennis Hern	(512) 415-3411

**NOTE: ALL JOBS LISTED HERE AND IN THE ADDITIONAL LIST, WERE DONE AND 100% BONDED BY OSCAR GALVAN .**

## 5. FINANCIAL INFORMATION.

5.1 Provide name, address, and phone number for the proposer's principal bank reference.

BBT BANK – MR. GLEN DAVIS – 979-599-7086 - COLLEGE STATION, TX

5.2. Surety: Name of bonding company, name and address of agent. A bond for 5% of the proposal amount will be required upon Submission of the RFP. Proof of ability of bond will be required prior to selection.

Name of bonding company: Hughston Insurance  
P.O. Box 8550  
Brownsville Texas  
Phone (956) 542-4387  
Fax (956) 542-8335

Name and address of agent: Ms. Mary Edwards  
Hughston Insurance

5.3 Provide in separate sealed envelope, one copy of your audited financial statement. Include your organization's latest balance sheet and income statement showing the Following items:

- Current Assets (e.g. cash, joint venture accounts, accounts, receivable, notes receivable, accrued income, deposits, materials inventory and prepaid expenses)
- Non-current assets (e.g., net fixed assets, other assets).
- Current Liabilities (e.g., account payable, notes payable, accrued expenses, provision for income taxes, advances, accrued salaries and accrued payroll taxes);
- Non-current liabilities (e.g., notes payable)
- Capital accounts and retained earnings (e.g., capital, capital stock, authorized and outstanding shares per value, earned surplus and retained earnings).

*Your financial statement and supporting information will be treated with confidentiality and returned following selection of the contractor.*

5.4. Name and address of firm preparing attached financial statement, and date thereof.

Robert L. Perkins III CPA

5.5. Is the attached financial statement for the identical organization named under item 1 above? YES If not. Explain the relationship and financial responsibility of the organization responsibility of the organization, whose financial statement is provided (e.g., parent-subsidiary).

5.2 Will the organization whose financial statement is attached act as guarantor of the contract for construction? YES

## 6. - PERSONNEL:

Given the scope and schedule of the project, identify the specific Project Manager, Manager, Estimator, and Superintendent who would work on the project. Provide a resume and references for each individual.

OSCAR G. GALVAN  
1424 Andover Court  
College Station, TX 77845  
(210) 771 0720

Drivers License: 125879990

Education: Mechanical Electrical  
Engineer  
I.T.E.S.M.  
Monterrey, Mexico  
Graduate 1985

Experience: CS Advantage USAA, inc.  
P.O Box 12407  
College Station Tx 77842  
President 2010---

Advantage USAA, Inc.  
13350 Rebecca Creek Rd.  
Spring Branch, TX 78070  
President  
Feb/2000---2010

American Contracting USA  
PMB 224 18160 HWY. 281 N. STE. 108  
San Antonio Texas  
Vice – President  
Jan 1999-Dec 1999

References: Mr. Bill Addling - AIA  
(806) 748 0880

Basil Bright - ABC/BRADCO  
(210) 602 0969

Rufus Menchaca – Diamond Metal  
(210) 655 9061

**7. - OWNER/CONTRACTOR AGREEMENT:**

We propose to base the Owner/Contractor Agreement on the AIA Document A101/Cma Document, 1992 Edition. Please note any major exceptions/issues you have to this document.

**8. SIGNATURE**

8.1 Dated at 7/02/20

Name of Organization CS ADVANTAGE USAA INC

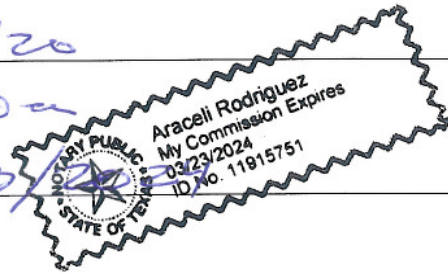
By:

Title: President

Subscribed and sworn before me this 7/02/20

Notary Public: Araceli Rodriguez

My Commission Expires: 03/23/2024



CS Advantage USAA, Inc. is a certified NDL  
(No dollar limit) master contractor for the  
Following major manufactures.

ABC SUPPLY CO.  
P.O.BOX 7-D.  
San Antonio, TX 78217  
Phone (210) 826 2336

Asphalt & Modified Bitumen System

HYLOAD  
JOHNS MANVILLE  
US PLY  
GAF  
GARLAND  
SOPREMA  
HYDROSTOP  
TREMCO  
CERTAINTEED  
FIBER TITE  
FIRESTONE  
SR PRODUCTS

DIAMOND METAL  
Attn: Rufus Menchaca  
P.O. Box 33834  
San Antonio TX, 78265-3834  
Phone (210) 655 9061

EPDM & Reinforced Membrane Systems

FLEX INTERNATIONAL  
SIKA SARNAFIL  
CARLISLE  
VERSICO

SAN ANTONIO ROOFERS SUPPLY  
Attn: Tom Mott  
8727 Lockway  
San Antonio, TX 78217  
Phone (210) 650 3460

AUSTIN ROOFING SUPPLY  
9317 McNeil Rd.  
Austin TX. 75229  
Phone (512) 833-4347

Issuance of NDL is an excellent  
indicator of manufacturer confidence in  
the ability of a roofing contractor to install a  
Roofing system to the manufacturer's most  
stringent specifications.

## **BASE PROPOSAL 1: CINCO RANCH BRANCH LIBRARY**

- Work shall include all labor and materials to provide a RECOVER. The entire roofing system is to be power broomed and cleaned to accept a new mechanically fastened gypsum coverboard.
- Install 1-layer of 1/2-inch gypsum coverboard mechanically fastened to existing metal deck.
- Install 90-mil smooth sanded base ply as part of a multi-ply PVC roof system set in hot asphalt
- Install 1-layer of 80mil fleece back PVC membrane containing Elvaloy set in hot asphalt.
- Install new overflow scuppers adjacent to existing roof drains as shown on detail drawings
- Raise all wall and curb flashings to a height of ten inches (10") above finished roof surface.
- On roof area B, infill existing rear of gables with wood blocking, Cold form framing, insulation, waterproofing, hat channels and flush metal wall panels to eliminate the base flashing condition at the steel angle.
- Remove and replace all counter flashings and replace with new stainless-steel metal.
- Extend existing soil pipes to a height of eight inches (8") above finished roof surface.
- Install crickets at the high side of each unit larger than 24-inches
- Remove, wire brush, and paint all existing drain strainers and clamping rings with aluminized paint and replace any missing, damaged or broken drain pieces. Contractor to verify each roof drain is unobstructed and clear.
- Replace all existing clamping ring bolts with stainless-steel bolts with washers
- Clean, wire brush, treat rust and paint existing roof hatch(s) with aluminized paint.
- All small piping is required to be supported by small pipe supports with rollers.
- All measurements are the responsibility of the Contractor.
- Contractor to recertify and reattach existing lightning protection.
- Provide a manufacturer's twenty (20) year NDL warranty to include 120mph wind rating.
- Provide a two (2) year Contractors warranty.
- All mechanical, electrical, plumbing disconnections shall be the responsibility of the contractor. This is considered a turn-key project, Fort Bend County is to furnish nothing. All work is the responsibility of the contractor.
- All installation shall be per NRCA, SPRI, ES-1, ASCE-7, the specifications and manufacturer's guidelines.

TWO HUNDRED FORTY FIVE THOUSAND

Dollars \$

245,000.-

## **ALTERNATE PROPOSAL 1: CINCO RANCH BRANCH LIBRARY**

- Work shall include all labor and materials to provide a FULL REROOF. The entire roofing system is to be removed down to the existing metal roof deck
- Install one layer of mechanically attached polyisocyanurate insulation to existing metal roof deck
- Install one layer of polyisocyanurate insulation, set in hot asphalt to first layer. Contractor to verify insulation thickness meets R-25 for energy code.
- Install 1-layer of 1/2-inch gypsum coverboard set in hot asphalt.
- Install 90-mil smooth sanded base ply as part of a multi-ply PVC roof system set in hot asphalt
- Install 1-layer of 80mil fleece back PVC membrane containing Elvaloy set in hot asphalt
- Install new overflow scuppers adjacent to existing roof drains as shown on detail drawings
- Raise all wall and curb flashings to a height of ten inches (10") above finished roof surface.
- On roof area B, infill existing rear of gables with wood blocking, Cold form framing, insulation, waterproofing, hat channels and flush metal wall panels to eliminate the base flashing condition at the steel angle.
- Remove and replace existing standing seam panel system on roof area B front and rear gable ends.
- Install premium waterproofing membrane for high temp conditions at standing seam panels.
- Remove and replace all counter flashings and replace with new stainless-steel metal.
- Extend existing soil pipes to a height of eight inches (8") above finished roof surface.

- Install crickets at the high side of each unit larger than 24-inches
- Remove, wire brush, and paint all existing drain strainers and clamping rings with aluminized paint and replace any missing, damaged or broken drain pieces. Contractor to verify each roof drain is unobstructed and clear.
- Replace all existing clamping ring bolts with stainless-steel bolts with washers
- Clean, wire brush, treat rust and paint existing roof hatch(s) with aluminized paint.
- All small piping is required to be supported by small pipe supports with rollers.
- All measurements are the responsibility of the Contractor.
- Contractor to recertify and reattach existing lightning protection.
- Provide a manufacturer's twenty (20) year NDL warranty to include 120mph wind rating.
- Provide a two (2) year Contractors warranty.
- All mechanical, electrical, plumbing disconnections shall be the responsibility of the contractor. This is considered a turn-key project, Fort Bend County is to furnish nothing. All work is the responsibility of the contractor.
- All installation shall be per NRCA, SPRI, ES-1, ASCE-7, the specifications and manufacturer's guidelines.

ADD/DELETE (CIRCLE ONE) EIGHTY FOUR THOUSAND Dollars \$ 84,000."

**BASE PROPOSAL 2: BOB LUTTS FULSHEAR BRANCH LIBRARY**

- Work shall include all labor and materials to provide MAINTENANCE REPAIRS.
- Re-crimp all standing seam metal caps, replace any that are missing or damaged.
- Rework 2 existing metal valleys on both the front and rear of the building to maintain a waterproof condition.
- Cut-off and remove existing gutters. Install new gutters and downspout inlets into existing leader lines.
- Remove and replace thru-wall flashing at all metal to stucco conditions. Install new stainless-steel thru-wall metal and new coated metal counter flashing. Repair EIFS above thru-wall flashing.
- Apply elastomeric paint to all EIFS wall conditions to match existing building color.
- Provide a two (2) year Contractors warranty.
- This is considered a turn-key project, Fort Bend County is to furnish nothing. All work is the responsibility of the contractor.
- All installation shall be per NRCA, SPRI, ES-1, ASCE 7, the specifications and manufacturer's guidelines.

THIRTY FIVE THOUSAND Dollars \$ 35,000."

**ALTERNATE PROPOSAL 2: BOB LUTTS FULSHEAR BRANCH LIBRARY**

- Work shall include all labor and materials to provide a FULL REROOF.
- Install roof purlin type system with EPS insulation installed between the flutes of existing standing seam roof panels to the height of the rib.
- Install new standing seam roofing panel system with a single lock standing seam panel, McElroy by design.
- Raise and reinstall new stainless-steel thru-wall flashing and repair EIFS as required to complete repair.
- Paint existing and new EIFS wall system with new elastomeric paint, contractor to match existing color with owner approval.
- Install new gutters and downspouts to include downspout inlets into existing leader lines.
- Raise existing vent pipe flashings to provide 8-inches flashing height.
- Provide manufacturer's 20 year, full system, non-prorated, no dollar limit weathertight warranty to be jointly signed by the manufacturer and the Panel Applicator
- Provide a two (2) year Contractors warranty.
- This is considered a turn-key project, Fort Bend County is to furnish nothing. All work is the responsibility of the contractor.
- All installation shall be per NRCA, SPRI, ES-1, ASCE 7, the specifications and manufacturer's guidelines.

ADD/DELETE (CIRCLE ONE) ONE HUNDRED SEVENTY Dollars \$ 173,000.00  
THREE THOUSAND

**BASE PROPOSAL 3: SUGARLAND BRANCH LIBRARY**

- Work shall include all labor and materials to provide MAINTENANCE REPAIRS associated with a PVC roof system to include installation of new sheet metal coping and continuous metal cleat.
- Repairs to include 100 linear feet of strip in membrane in various locations
- Removal and installation of sealant at all conditions associated with membrane termination.
- Clean, wire brush, treat rust and paint existing roof hatch(s) with aluminized paint.
- Replace missing and broken parts on existing roof hatches.
- Provide a One (1) year Contractors warranty pertaining to the repairs made at the time of maintenance repairs.
- This is considered a turn-key project, Fort Bend County is to furnish nothing. All work is the responsibility of the contractor.
- All installation shall be per NRCA, SPRI, ES-1, ASCE-7, the specifications and manufacturer's guidelines.

TWENTY FIVE THOUSAND Dollars \$ 25,000.00

### ALTERNATE PROPOSAL 3: SUGARLAND BRANCH LIBRARY

- Work shall include all labor and materials to provide REPAIRS associated with **Base Proposal 4**
- Installation of a high quality, polyurethane liquid applied roof system to extend the life of the roofing system.
- Clean, wire brush, treat rust and paint existing roof hatch(s) with aluminized paint.
- Provide a manufacturer's ten (10) year waterproofing warranty
- Provide a two (2) year Contractors warranty.
- This is considered a turn-key project, Fort Bend County is to furnish nothing. All work is the responsibility of the contractor.
- All installation shall be per NRCA, SPRI, ES-1, ASCE-7, the specifications and manufacturer's guidelines.

ADD to BASE Proposal 3 NINETY THOUSAND Dollars \$ 90,000.

### BASE PROPOSAL 4: 5<sup>TH</sup> STREET COMMUNITY CENTER

- Work shall include all labor and materials to provide a FULL REROOF over the gym shown as A. The entire roofing system is to be removed to existing open purlins.
- Install new R-25 vinyl-back insulation over open purlins
- Install a minimum of a 22ga White R-panel roof system to include all accessories to maintain a watertight building.
- Install new gutter and downspout system to match existing size and downspout locations connecting to storm sewer or concrete splash block as required
- Install transition flashing between areas A and B extending flashing a minimum of 24-inches up slope to prevent water migration. Include sealant tape, sealant and closure strips as required.
- Treat existing fasteners and fasteners locations with rust inhibitor and replace any deteriorated or missing fastener with one-size large fasteners on areas B thru G.
- Coat existing R-panel roof system on area B with a high quality, polyurethane liquid applied roof system, treating any existing hole from previous fasteners with approved manufacturer sealant prior to roofing system application.
- Install all new sheet metal closures at all rake, ridge cap and eave as required to meet manufacturer requirements.
- Remove and replace all sealants present at all conditions across the remaining building standing seam roof system.
- Install new vent pipe neoprene bellows with one size larger, where applicable, apply new sealants and stainless-steel fasteners.
- This is considered a turn-key project, Fort Bend County is to furnish nothing. All work is the responsibility of the contractor.
- All installation shall be per NRCA, SPRI, ES-1, ASCE-7, the specifications and manufacturer's guidelines.

ONE HUNDRED THIRTEEN THOUSAND Dollars \$ 113,000.

#### ALTERNATE PROPOSAL 4: 5<sup>TH</sup> STREET COMMUNITY CENTER

- Work shall include all labor and materials to provide all items associated with **Base Proposal 4**
- Installation of a high quality, polyurethane liquid applied roof system to the remaining roof areas. Install a base coat to mask the present color and install a white, energy efficient membrane.
- Provide a manufacturer's ten (10) year waterproofing warranty
- Provide a two (2) year Contractors warranty.
- This is considered a turn-key project, Fort Bend County is to furnish nothing. All work is the responsibility of the contractor.
- All installation shall be per NRCA, SPRI, ES-1, ASCE-7, the specifications and manufacturer's guidelines.

ADD to BASE Proposal 4 SIXTY THOUSAND Dollars \$ 60,000.

#### BASE PROPOSAL 5: MISSOURI CITY BRANCH LIBRARY

- Work shall include all labor and materials to provide a **RECOVER**. The entire roofing system is to be power broomed and cleaned to accept a new mechanically fastened gypsum coverboard.
- Install 1-layer of 1/2-inch coverboard mechanically fastened to existing metal deck.
- Install 90-mil smooth sanded base ply as part of a multi-ply PVC roof system set in hot asphalt
- Install 1-layer of 80mil fleece back PVC membrane containing Elvaloy set in hot asphalt.
- Raise all wall and curb flashings to a height of ten inches (10") above finished roof surface.
- Remove and replace all counter flashings and replace with new stainless-steel metal.
- Extend existing soil pipes to a height of eight inches (8") above finished roof surface.
- Raise existing J-trim at Metal panel barrel roof to allow 10-inches flashing height.
- Install crickets at the high side of each unit larger than 24-inches
- Remove, wire brush, and paint all existing drain strainers and clamping rings with aluminized paint and replace any missing, damaged or broken drain pieces. Contractor to verify each roof drain is unobstructed and clear.
- Replace all existing clamping ring bolts with stainless-steel bolts with washers
- Install crickets at parapet between scupper openings to direct drainage to scuppers.
- Clean, wire brush, treat rust and paint existing roof hatch(s) with aluminized paint.
- All small piping is required to be supported by small pipe supports with rollers.
- All measurements are the responsibility of the Contractor.
- Contractor to recertify and reattach existing lightning protection.
- Provide a manufacturer's twenty (20) year NDL warranty to include 120mph wind rating.
- Provide a two (2) year Contractors warranty.
- All mechanical, electrical, plumbing disconnections shall be the responsibility of the contractor. This is considered a turn-key project, Fort Bend County is to furnish nothing. All work is the responsibility of the contractor.
- All installation shall be per NRCA, SPRI, ES-1, ASCE-7, the specifications and manufacturer's guidelines.

ONE HUNDRED FIFTY SIX THOUSAND Dollars \$ 156,000.

**ALTERNATE PROPOSAL 5: MISSOURI CITY BRANCH LIBRARY**

- Work shall include all labor and materials to provide a FULL REROOF. The entire roofing system is to be removed down to the existing metal roof deck
- Install one layer of mechanically attached polyisocyanurate insulation
- Install one layer of polyisocyanurate insulation, set in hot asphalt. Contractor to verify insulation thickness meets R-25 for energy code.
- Install 1-layer of 1/2-inch gypsum coverboard mechanically fastened to existing metal deck.
- Install 90-mil smooth sanded base ply as part of a multi-ply PVC roof system set in hot asphalt
- Install 1-layer of 80mil fleece back PVC membrane containing Elvaloy set in hot asphalt
- Install new overflow scuppers adjacent to existing roof drains as shown on detail drawings
- Raise all wall and curb flashings to a height of ten inches (10") above finished roof surface.
- Remove and replace all counter flashings and replace with new stainless-steel metal.
- Extend existing soil pipes to a height of eight inches (8") above finished roof surface.
- Install crickets at the high side of each unit larger than 24-inches
- Remove, wire brush, and paint all existing drain strainers and clamping rings with aluminized paint and replace any missing, damaged or broken drain pieces. Contractor to verify each roof drain is unobstructed and clear.
- Replace all existing clamping ring bolts with stainless-steel bolts with washers
- Clean, wire brush, treat rust and paint existing roof hatch(s) with aluminized paint.
- All small piping is required to be supported by small pipe supports with rollers.
- All measurements are the responsibility of the Contractor.
- Contractor to recertify and reattach existing lightning protection.
- Provide a manufacturer's twenty (20) year NDL warranty to include 120mph wind rating.
- Provide a two (2) year Contractors warranty.
- All mechanical, electrical, plumbing disconnections shall be the responsibility of the contractor. This is considered a turn-key project, Fort Bend County is to furnish nothing. All work is the responsibility of the contractor.
- All installation shall be per NRCA, SPRI, ES-1, ASCE-7, the specifications and manufacturer's guidelines.

ADD/DELETE (CIRCLE ONE)

SIXTY SEVEN THOUSAND

Dollars \$

67,000.

**BASE PROPOSAL 6: FORT BEND BOYS AND GIRLS CLUB:**

- Work shall include all labor and materials to provide a FULL RE-ROOF on roof areas B and C. The entire roofing system is to be removed to existing lightweight concrete roof deck on area B.
- Mechanically attach a base sheet to the lightweight concrete roof deck. Contractor to verify attachment method by pull test as directed by a 3<sup>rd</sup> party company such as OMG.
- Adhere 2 layers of polyisocyanurate insulation with overlapping joints to meet R-25 R-value to mechanically fastened base sheet.
- Install 1/2 per foot tapered crickets between roof drains and/or primary scupper locations
- Install 1-layer of 1/2-inch gypsum coverboard set in hot asphalt
- Install 90-mil smooth sanded base ply as part of a multi-ply PVC roof system set in hot asphalt
- Install 1-layer of 80mil fleece back PVC membrane containing Elvaloy set in hot asphalt.
- Remove and replace existing barrel roof assembly on **Area C** with a 238t panel system, or similar, roof system fastened to existing roof deck installing all necessary hardware and closures to maintain a waterproof facility.
- Install insulation to meet energy code and a minimum of R-25.
- Replace all rake and edge trim as required to install new metal panel roof system.
- Raise all wall and curb flashings to a height of ten inches (10") above finished roof surface.
- Apply new high-quality elastomeric paint to all tilt wall parapets to the leading edge of the tilt-wall panel,
- Raise all RTU units to a height of ten inches (10") above finished roof surface.
- Remove all vertical wall joint sealants and backer rods and replace with new sealant and backer rod.
- Remove and replace all counter flashings and replace with new stainless-steel metal.
- Extend existing soil pipes to a height of eight inches (8") above finished roof surface.
- Install crickets at the high side of each unit larger then 24-inches
- Reinstall any broken or damaged condensate lines
- Remove, wire brush, and paint all existing drain strainers and clamping rings with aluminized paint and replace any missing, damaged, or broken drain pieces. Contractor to verify each roof drain is unobstructed and clear.
- Replace all existing clamping ring bolts with stainless-steel bolts with washers
- Clean, wire brush, treat rust and paint existing roof hatch(s) with aluminized paint.
- Raise all small pipes to a height of 14" above finished roof surface and install small pipe supports with rollers per specifications
- Provide a manufacturer's twenty (20) year NDL warranty to include 120mph wind rating.
- Provide a two (2) year Contractors warranty.
- All mechanical, electrical, plumbing disconnections shall be the responsibility of the contractor. This is considered a turn-key project, Fort Bend County is to furnish nothing. All work is the responsibility of the contractor.
- All installation shall be per NRCA, SPRI, ES-1, ASCE-7, the specifications and manufacturer's guidelines.

ONE HUNDRED SIXTY THOUSAND Dollars \$ 160,000.

**UNIT PRICE PROPOSAL:**

- 1. Remove and replace wet or deteriorated insulation board: \$ 5.<sup>00</sup> per square foot
- 2. Remove and replace single-ply membrane to match exist: \$ 10.<sup>00</sup> per board foot
- 3. Remove and replace deteriorated LWC roof deck: \$ 5.<sup>00</sup> per square foot
- 4. Remove and replace damaged or deteriorated metal pan: \$ 10.<sup>00</sup> per square foot

- 5. Remove and replace deteriorated nailers: \$ 8.00 per board foot.
- 6. Remove and replace deteriorated wood decking: \$ 4.00 per square foot.
- 7. Install thru-wall system w/ 3-course brick removal \$ 120.00 per linear foot
- 8. Install thru-wall flashing with EIFS removal/ repair : \$ 100.00 per linear foot
- 9. Remove and replace damaged or rusted metal decking: \$ 10.00 per square foot
- 10. Install new overflow scupper per details \$ 500.00 per scupper

**Contractor agrees that prices quoted above shall remain in effect for a period of thirty (30) days from date of bid.** [Signature] **Contractor Initial**

**Acknowledgement of preapproved concrete/landscape contractor** [Signature] (initials)

"Contractor to perform all corrective site work and provide name and references of these subs prior to starting work on site"

In submitting this proposal, it is understood that the contractor shall provide part of this proposal and contain the following information:

- a. Site plan showing staging areas to accomplish the scope of work ✓
- b. Roof plan showing schedule of construction and location sequence of work ✓
- c. Name and qualifications of superintendent ✓
- d. Name and qualifications of Project Manager ✓
- e. List current work load ✓
- f. Acknowledgment that Company owner will be in attendance at each weekly meeting ✓

**Acknowledgement of items a-f** [Signature] (initials)

# CERTIFICATE OF INTERESTED PARTIES

FORM 1295

1 of 1

Complete Nos. 1 - 4 and 6 if there are interested parties.  
Complete Nos. 1, 2, 3, 5, and 6 if there are no interested parties.

**OFFICE USE ONLY  
CERTIFICATION OF FILING**

Certificate Number:  
2020-646434

Date Filed:  
07/20/2020

Date Acknowledged:  
07/28/2020

**1 Name of business entity filing form, and the city, state and country of the business entity's place of business.**  
CS ADVANTAGE USAA INC  
College Station, TX United States

**2 Name of governmental entity or state agency that is a party to the contract for which the form is being filed.**  
FORT BEND COUNTY

**3 Provide the identification number used by the governmental entity or state agency to track or identify the contract, and provide a description of the services, goods, or other property to be provided under the contract.**  
B20-088  
VARIOUS ROOF REPLACEMENT PROJECTS

4	Name of Interested Party	City, State, Country (place of business)	Nature of interest (check applicable)	
			Controlling	Intermediary
	galvan, oscar	College Station, TX United States	X	

**5 Check only if there is NO Interested Party.**

**6 UNSWORN DECLARATION**

My name is \_\_\_\_\_, and my date of birth is \_\_\_\_\_.

My address is \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_.  
(street) (city) (state) (zip code) (country)

I declare under penalty of perjury that the foregoing is true and correct.

Executed in \_\_\_\_\_ County, State of \_\_\_\_\_, on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.  
(month) (year)

\_\_\_\_\_  
Signature of authorized agent of contracting business entity  
(Declarant)