

**MINUTES OF THE COLORADO COUNTY
COMMISSIONER'S COURT REGULAR MEETING**

October 15, 2024

- __8. DRG Architects present evaluations and proposals received from bid advertisements for jail repairs, security system, and fire alarm system. (Lowrance)**

DRG Architects presented evaluations and proposals received from bid advertisements for jail repairs, security system, and fire alarm system. One bid was received for jail repairs, two bids were received for the security system and no bids were received for the fire alarm system. Sustainable Security Solutions bid on the jail repairs and the security system. Sydaptic bid on the security system. It was stated that Sustainable Security Solutions proposed a discount if they were awarded both items they bid on. Since there were no proposals on the fire alarm system, the architect said they would like to work it into whatever contract is awarded. Judge Prause said the contracts need to be in place by the end of the year. DRG Architects recommends Sustainable Security Solutions as the best value proposal and suggests adding a \$250,000.00 allowance to cover the fire alarm work. (See Attachment)

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October 9, 2024

Honorable Ty Prause
Colorado County Judge and the
Colorado County Commissioners Court
Colorado County Courthouse
Columbus, Texas

Re: County Jail Improvements - Proposal Evaluations
-Jail Repairs
-Security Electronics Systems Replacement
-Fire Alarm System Replacement

Dear Judge Prause and Commissioners:

Competitive Sealed Proposals were opened and read aloud for the referenced construction Packages on September 23, 2023. One proposal was received from Sustainable Security Solutions for the Jail Repairs. Two proposals, one from Sustainable Security Solutions and one from Sydaptic were received for the Security Electronics System Replacement. No proposals were received for the Fire Alarm System Replacement. Attached are Proposal Tabulation Forms for the proposal packages.

Proposal Evaluations

The Requests for Proposals, prepared by DRG Architects, included Evaluation Criteria for the evaluation of competitive sealed proposals. The Evaluation Criteria was defined as follows:

1. Amount of Proposal	70%
2. Proposed Construction Time	10%
3. Company Experience on Similar Projects (Scope/Value)	10%
4. Quality of References	10%

TOTAL 100%

Based on the Evaluation Criteria, the Owner (Colorado County) or its representative (DRG) is to rank the proposals and determine the proposal which demonstrates the "best value" for the owner. The appropriate determination for competitive sealed proposals is the "best value," not the lowest qualified bid.

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DRG has evaluated the proposals that were received by Colorado County and has determined the following:

Jail Repairs

Only one proposal was received for the Jail Repairs package from Sustainable Security Solutions (S3). This company is well known and experienced in the detention systems and jail construction industry. The company experience criteria value is excellent (10 points) and the company's references are excellent (10 points). The amount of the proposal and proposed construction time are customarily a comparative value in the evaluation process based on mathematical percentages of variance from other proposers. No other proposals were received, so these values are of minimal use in the evaluation process.

The amount of proposal is substantially above the budget of \$620,000.00. The actual amount of proposal is \$1,149,735.00, which is \$529,735.00 in excess of the proposed budget. The availability of funds will be the main determining factor in the selection or award of this proposal.

The proposed construction time of 322 calendar days is a reasonable construction time, considering the necessity to phase the project by inmate housing areas to maintain the most use of the jail during the repairs.

S3 did propose a monetary deduction of \$25,000.00 to their proposal amount if they were awarded multiple proposals. S3 submitted proposals on both the Jail Repairs and the Security Electronics Systems Replacement.

Please see the recommendation section of this letter for recommendations of best value determination and award of this proposal.

Security Electronics System Replacement

Two proposals were received for the replacement of the Security Electronics System. Sydaptic, Inc., Waco, Texas, provided a proposal in the amount of \$142,884.50 and a construction duration of 10 calendar days. Sustainable Security Solutions, Inc., San Antonio, Texas, provided a proposal in the amount of \$194,175.00 and a construction duration of 154 calendar days.

The Sydaptic proposal also stated that the proposal amount was \$146,027.77 in the proposal security portion of the Form of Proposal, which differs from initial amount stated. Sydaptic also did not acknowledge all addenda but notified DRG that they needed to mail (UPS) the proposal early to make sure it arrived on time.

Proposal amounts received from each proposer is less than the budget amount of \$200,000.00. The proposal from Sydaptic is \$48,147.23 or \$51,290.50 less than the S3 proposal, depending on which amount of the Sydaptic proposal is valid.

The Proposed Construction Time stated by S3 (154 calendar days) is reasonable, based on engineering time, submittal review by DRG, fabrication, on-site installation and possible phasing

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requirements. The Proposed Construction Time of Sydaptic (10 calendar days) is not feasible, considering the submittal process requires more time. In a follow up conversation with Patrick Scott, President of Sydaptic, Inc., Mr. Scott stated that the 10 days only included on-site installation days. This evaluation criteria cannot be quantified using the proposed time submitted by Sydaptic.

DRG reviewed the Qualifications Statements provided by each proposer. The Company Experience of S3 demonstrated that the company is routinely engaged in similar size and scope of projects and is familiar with the competitive proposal process and contracting method. The Company Experience of Sydaptic demonstrated that the company is routinely engaged in similar size and scope of projects but is not as familiar with the competition proposal process and contracting method. S3 provided significantly more detailed information concerning the company's qualifications and experience.

References for S3 were found to be excellent from both prime contractors and architects. Sydaptic provided references from prime contractors but not architects, indicating direct proposal contracting versus competitive proposal process.

Evaluation Summary (Points) :

Criteria	S3	Sydaptic
Amount of Proposal	52	70
Construction Time	10	-
Company Experience	10	8
References	10	5
	82	83

S3 included in their proposal a discount of \$25,000 if they were awarded both proposals. They proposal further clarified that the discount would apply to each proposal (total \$50,000.00) if a single contract is awarded. In consideration of awarding multiple proposals to S3, the best value proposal determination would be identified as the S3 proposal and the amount of the proposal points could be modified to 60, with a total evaluation of 90 points.

Fire Alarm System Replacement

No proposals were received for the replacement of the fire alarm system. The options moving forward include re-soliciting competitive sealed proposals or negotiating with the selected Jail Repair Contractor. Re-solicitation will be time consuming and will likely not lead to interested proposers. This scope of work is not attractive in the current market as a prime contract where the contractor must provide performance and payment bonds.

The budget for the fire alarm system replacement is \$180,000.00. Discussions with potential proposers indicate the budget may need to be closer to \$250,000.00. Some savings may be

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achieved such as performance and payment bond premiums, if the fire alarm system repair was combined with another work package, such as the Jail Repairs. If the Fire Alarm System Replacement were to be included in the Jail Repair contract, the cost could be negotiated, or the contractor could solicit multiple sub-contractor proposals and select the best value proposed.

Recommendations

DRG Architects recommends that the Colorado County Commissioners Court determine and resolve the following:

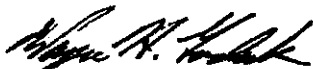
1. Sustainable Security Systems is the "best value" proposal for the Jail Repair package.
2. Sustainable Security Systems is the "best value" proposal for the Security Electronics System Replacement package.
3. The Fire Alarm Replacement package will be added to the Jail Repair package as an allowance of \$250,000.00.
4. Award the Jail Repairs, Security Electronics System Replacement, and Fire Alarm System Replacement to Sustainable Security Solutions, Inc. as a single contract for a total amount of \$1,543,910.00.

Such amount is established by:

- a. Jail Repair base proposal of \$1,149,735.00 less discount of \$25,000.00. (\$1,124,735.00)
- b. Security Electronics System Replacement proposal of \$194,175.00 less discount of \$25,000.00 (\$169,175.00)
- c. Fire Alarm System Replacement allowance of \$250,000.00.
- d. Combined Betterment Allowance for all proposals of \$40,000.00. (No change in proposal amounts - clarification only)

This recommendation is subject to the availability of adequate funding for the project. I will be in Commissioners Court on October 15, 2024, to present this recommendation and answer any questions you may have. Please let me know if there is any additional information desired in the interim.

Respectfully,
DRG Architects, LLC



Wayne Gondeck, AIA
President

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- _9. Rank proposals and determine 'best value' proposals for jail improvement packages based on architect's recommendations. (Lowrance)**

Judge Prause stated Sustainable Security Solutions was the recommendation give in the previous agenda item.

- _10. Accept best value proposals and instruct architect to prepare contract documents for County Attorney review and County Judge signature. (Lowrance)**

Motion by Judge Prause to accept the presentation and suggested best value proposals (Sustainable Security Solutions) given by architect on these matters; seconded by Commissioner Gertson; 5 ayes 0 nays; motion carried; it was so ordered.

- _11. Budget amendment and authorization to purchase an EMS squad vehicle in the amount of \$50,000.00, increasing ambulance fee revenue and motor vehicle expenditures by the same amount. (Furrh/Perales)**

Michael Furrh and Jonathan Perales were present to discuss the possibility of purchasing a new EMS squad vehicle. The current primary unit is a 2019 Ford Explorer with approximately 150,000 miles on it and needs repairs. The backup vehicles are not reliable and they are hoping to replace the primary vehicle and move it to the backup fleet.

Motion by Judge Prause to approve budget amendment and authorization to purchase an EMS squad vehicle in the amount of \$50,000.00, increasing ambulance fee revenue and motor vehicle expenditures by the same amount; seconded by Commissioner Gertson; 5 ayes 0 nays; motion carried; it was so ordered.

(See Attachment)