



Request for Proposal: Blanket Contract Plumbing and Sewer Services

Child Inc. is requesting proposals to establish blanket contracts for plumbing and sewer services (including labor, materials and equipment) on an “on call”, as needed” basis. Child Inc. operates one Administrative Campus and thirteen child development centers all located within Travis County. Typical plumbing issues that Child Inc. experiences include water main leaks, main line replacements, root intrusion on sewer and domestic water pipes, clogged drains, gas inspections, backflow inspections, etc.

Child Inc. intends to award one or more contracts for a 12 month term beginning May 1, 2019, ending on April 30, 2020, on a time and material basis.

This Request for Proposal consists of:

- Attachment 1: Scope of Work - Scope of Work Exhibit 1: Property Descriptions
- Attachment 2: Proposal Form

1) Overview and Purpose:

Contractors shall provide on an “on call, “as needed” basis, including labor, materials, tools, equipment, supplies, services, tasks, transportation, and all incidental and customary work. Contractor will provide a written estimate of repairs, etc. prior to services rendered. All customary work shall include but not be limited to plumbing and sewer services including maintenance, repair, modifications and improvements at all properties operated by Child Inc. in accordance with the most recent Texas Plumbing Code.

2) Locations:

Contractor shall perform the assigned work at the following Child Inc. locations:

LOCATION	# OF UNITS	ADDRESS
Child Inc. Admin. Campus	Main office – 5 bathrooms, 1 breakroom – 9 toilets, 10 sinks Bldg. B – 2 bathrooms – 2 toilets, 3 sinks Bldg. C – 2 bathrooms – 2 toilets, 3 sinks Bldg. D – 2 bathrooms; 2 toilets 2 sinks, 4 showers Bldg. E – 7 bathrooms, 1	818 E. 53 rd St., 825 E. 53 ½ St., Bldg. D, E, F, 5307 Airport Blvd., Bldg. B, C; Austin, TX.;78751

	breakroom – 7 toilets, 8 sinks Airport Rm. – 4 bathroom, 1 breakroom – 6 toilets, 7 sinks	
Brodie CDC	3 bathrooms – 5 toilets, 10 sinks, 1 full kitchen	8105 Brodie Ln, Austin, TX; 78745
Cedar Bend CDC	5 bathrooms – 15 toilets, 11 sinks, 1 full kitchen	1805 Cedar Bend Dr.; Austin, TX.; 78758
Dawson CDC	2 bathrooms – 2 toilets, 3 sinks	1001 S. 1 st St.; Austin, TX.; 78704
Dove Springs CDC	7 bathrooms – 7 toilets, 11 sinks	5106 Village Sq. Dr.; Austin, TX.; 78744
Forbes CDC	12 bathrooms – 22 toilets, 17 sinks; 1 full kitchen	2217 Forbes Dr.; Austin, TX.; 78754
Ft. Plaza CDC	8 bathrooms – 9 toilets, 7 sinks; 1 half kitchen	825 E. 53 ½ St., Bldg. D; Austin, TX.; 78751
Grant CDC	2 bathrooms – 3 toilets, 3 sinks; 1 half kitchen	1701 Kramer Ln.; Austin, TX.; 78758
Ortega CDC	2 bathrooms – 2 toilets, 4 sinks	1135 Garland Ave.; Austin, TX. 78721
Palomita CDC	8 bathrooms – 8 toilets, 9 sinks; 1 full kitchen	4905 Maufrais Ln.; Austin, TX.; 78744
Rosewood/Zaragosa CDC	2 bathrooms – 4 toilets, 2 sinks; 1 full kitchen	2800 Webberville Rd.; Austin, TX.; 78702
South Austin CDC	2 bathroom – 4 toilets; 1 kitchen	2508 Durwood; Austin, TX.; 78704
St. James CDC	6 bathrooms – 10 toilets, 14 sinks; 1 half kitchen	1941 Webberville Rd.; Austin, TX.; 78721
William Cannon CDC	5 bathrooms – 7 toilets, 11 sinks; 1 half kitchen	322 W. William Cannon; Austin, TX.; 78744

3) Scope of Work and Technical Requirements:

Work shall include, but not limited to the provision of total maintenance and repair such as laying out, installing, replacing, repairing and testing plumbing services and plumbing systems and components.

- General Requirements - Systems subject to the work include, but are not limited to domestic water, heating, cooling hot water systems, sanitary sewer and storm systems as well as all related components required for commercial buildings. Services will include, but not limited to installing and repairing piping, fixtures and maintenance for sinks, faucets, drains, traps, urinals, toilets, valves, water heaters, heaters, water or drain pipes, kitchen facilities, sewers, gas inspections, backflow devices and equipment, as well as additional plumbing related issues as they arise and the services necessary to ensure safe, well maintenance plumbing systems for Child Inc. employees and clients.
- Contractor's duties may include, but not limited to, digging, backfilling, jetting, tamping, demolition, clean up and disposal of waste in accordance with the most recent Texas Plumbing codes. All work will be provided in accordance with the highest standards of the industry, skill, workmanship, applicable trade practices, and regulations. The Contractor shall leave work areas

free of all dirt, litter, lubricants, or other materials utilized to perform work. The contractor shall erect barricades, warning signs, and any other devices to prevent unauthorized access to work areas.

Material Requirements:

Child Inc. may furnish some materials (such as fixtures). Contractor shall furnish all materials not furnished by Child Inc., which are required to complete the work.

Completion requirements:

Child Inc. may, at its option, discontinue requesting a contractor's services and terminate the contract for cause if the contractor fails to complete the work within the required time, which will be determined among both parties.

4) **Contract Period:** the term of this Contract shall be a 12 months term.

- Price Escalation: All Prices shall be firm for the 12 months term.

NO GUARANTEE OF WORK: THIS CONTRACT DOES NOT GUARANTEE CONTRACTOR ANY VOLUME OF DURATION OF WORK.

5. REGULATIONS AND SAFE CONDUCT OF WORK:

- Contractor shall plan and conduct the work to safeguard persons and property from injury. Contractor shall direct the performance of the work in compliance with reasonable safety and work practices and with applicable federal, state, and local laws, rules and regulations, including but not limited "Occupational Safety and Health Standards" as established by the U.S. Secretary of Labor and the Texas Department of Health Occupational Safety Division, including the wearing the required personal protective equipment at proposed by Contractor. Child Inc. reserves the right to inspect the work and to halt construction to ensure compliance with reasonable and safe work practices and with the applicable federal, state, and local laws, rules and regulations. Neither the requirement that Contractor follow said practices and applicable laws, rules, and regulations, nor adherence thereto by Contractor, shall relieve Contractor of the sole responsibility to maintain safe and efficient working conditions.

6. Wage Rate Requirements:

- **MINIMUM MAINTENANCE WAGE RATE:** The currently known work pertaining to this RFP is maintenance-related rather than construction-related.

7. Compensation:

- Contractor shall be paid in accordance with the rate scheduled stated in its proposal, Attachment 2 for work completed and accepted by Child Inc.

- The Contractor is required to maintain their current certificate(s) of insurance. Payments may be delayed for expired insurance certificates. Child Inc. minimal limit requirement is \$1,000,000 per occurrence, \$1,000,000 aggregate.

8. Service Request Procedures:

- Service request: Child Inc. Facilities Manager or authorized representative will issue a service request to the Contractor detailing the property address, scope of work, time for completion, and other necessary details.
- Unless agreed otherwise in the Service Request, the contractor must complete the repairs within three (3) days of notice to the contractor.
- Service Request will be issued in writing – fax, email or hardcopy – at Child Inc.’s option.
- All correspondence and invoices must reference the Service Request number.