

**MAINTENANCE LETTER AGREEMENT  
BETWEEN  
THE TEXAS FACILITIES COMMISSION  
AND THE  
DEPARTMENT OF STATE HEALTH SERVICES (537)**

WHEREAS, the Texas Facilities Commission (TFC) is the State agency with a primary responsibility for maintenance and repair of State buildings, grounds, and property; and

WHEREAS, Department of State Health Services (DSHS) has requested the TFC provide an estimate for a proposed project through Work Order No. 649814 / Portal Request No. 20712 and the TFC has reviewed the request and proposes a preliminary estimated budgetary amount of Thirty-Eight Thousand Seven Hundred Sixteen and 44/100 Dollars (\$38,716.44).

NOW, THEREFORE, pursuant to the Interagency Cooperation Act, Chapter 771, Texas Government Code, and in consideration of the mutual agreements contained herein, the parties agree as follows:

1. The proposed amount of the project requested under Work Order No. 649814 / Portal Request No. 20712 is Thirty-Eight Thousand Seven Hundred Sixteen and 44/100 Dollars (\$38,716.44); and is as further described on the detailed budget attached hereto and incorporated herein as Attachment A. The proposed amount is based on information provided to TFC by DSHS and shall remain valid for a period of thirty (30) days from the date of Texas Facilities Commission's letter, October 11, 2018. Failure to approve this work order estimate within thirty (30) days shall render this estimated budget amount null and void, and will result in the work order being closed.
2. If the work order estimate provided above is under Fifty Thousand and No/100 Dollars (\$50,000.00), then this letter agreement may serve as the agreement between the parties, upon execution by Texas Facilities Commission, to move forward with the project. If the estimate provided is over Fifty Thousand and No/100 Dollars (\$50,000.00), then execution of an interagency cooperation contract between the parties shall be required; however, Department of State Health Services may request the issuance of an interagency cooperation contract for work proposed under Fifty Thousand and No/100 Dollars (\$50,000.00).
3. Expenses will be based on the actual costs of the work for the Project. Services may include but not be limited to services required for research, pricing, estimate gathering, construction document development, and bid monitoring, coordination and evaluation services commenced by TFC as of the date of submittal of this portal request. In addition, if the scope of work changes upon agreement by TFC and DSHS, the estimated budget amount may change. An Interagency Transaction Voucher or Invoice (ITV) for the completed services will be prepared by TFC and DSHS shall reimburse TFC within thirty (30) days from receipt of ITV or invoice.
4. Pursuant to Rider 15 entitled *Capital Construction on Behalf of State Agencies* for TFC found in the GAA, Acts 2017, S.B. 1, 85<sup>th</sup> Leg., R.S., art. I (Facilities Commission), any capital items related to construction of buildings and facilities including minor construction projects greater than \$250,000 performed by TFC on behalf of other state agencies do not apply to TFC for the purpose of the capital budget rider limitations specified in the GAA, Acts 2017, S.B. 1, 85<sup>th</sup> Leg., R.S., art. IX, sec. 14.03. By signing this Contract, Department of State Health Services certifies it has the requisite capital budget authority to fund the services to be provided under this Contract.

This letter agreement shall be effective upon execution by TFC, and it shall continue in effect until completion of the Project. If the work proposed is over Fifty Thousand and No/100 Dollars (\$50,000.00), an interagency cooperation contract between the parties shall be drafted by TFC and submitted to Department of State Health Services for execution.

DEPARTMENT OF STATE HEALTH SERVICES

  
Tremaine Wingfield  
Date of Execution: 10/18/18

TEXAS FACILITIES COMMISSION

  
Craig Wingfield  
Date of Execution: 10-12-2018

Cc  
Rb  
Rk  
Cw  
Nm

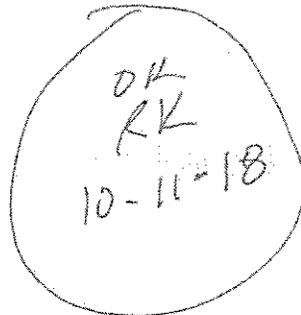
**Attachment A**

**Work Order: #649814**  
**Portal Request: #20712**  
**Building: RDM**

**Minor Construction**

**Estimate/Scope**  
 10/11/2018

Description	Qty	Item	Price	Amount
Sheetrock	11	Sheets	\$15.00	\$165.00
Metal Studs 9'	26	Ea.	\$5.20	\$135.20
Metal Track 10'	5	Ea.	\$5.00	\$25.00
Joint Compound	1	Ea.	\$12.00	\$12.00
Paint	2	Gallons	\$35.00	\$70.00
R11 16" x 96" unfaced Batt Insulation	4	Ea.	\$56.00	\$224.00
Ceiling Tiles	12	Ea.	\$6.00	\$72.00
4" Rubber Base	15	Ea.	\$4.00	\$60.00
Flooring	1	Ea.	\$50.00	\$50.00
Signage	1	Ea.	\$60.00	\$60.00
Misc. Materials	1	@	\$300.00	\$300.00
Electrical Materials	1	@	\$2,965.00	\$2,965.00
<b>Total for Materials</b>				<b>\$4,138.20</b>
HVAC				\$2,500.00
Sprinkler Work				\$1,408.00
Door				\$1,478.00
General Contractor				\$0.00
<b>Total for Contractors</b>				<b>\$5,386.00</b>
TFC Carpenter	132	Hr. @	\$63.00	\$8,316.00
TFC Electrician	80	Hr. @	\$63.00	\$5,040.00
TFC Controls	4	Hr. @	\$63.00	\$252.00
TFC Painter	48	Hr. @	\$63.00	\$3,024.00
<b>Total for in house labor</b>				<b>\$16,632.00</b>
<b>Construction Sub-subtotal</b>				<b>\$26,156.20</b>
Project Coordination	90	Hr. @	\$63.00	\$5,670.00
Project Contingency		20%		\$6,365.24
Design Contingency		10%		\$0.00
<b>Project Subtotal</b>				<b>\$38,191.44</b>
20% Accessible Route Corrections				\$0.00
<b>Accessible Route Correction Subtotal</b>				<b>\$38,191.44</b>
TDLR Filing Fee				\$0.00
Variance Application Fees				\$0.00
TDLR Plan Review Fee				\$525.00
Accessibility Inspection Fee				\$0.00
<b>Grand Total</b>				<b>\$38,716.44</b>


  
 OK  
 RK  
 10-11-18

Scope per drawing revision 03 dated 9/26/2018:  
 Demo closet walls to create hallway  
 Relocate door to office #358  
 Build new wall across reception area (Room #355)  
 Add/relocate HVAC, Sprinklers, AV & Reswitch lights