



**RESOLUTION NO. 20120925-13**

**RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE A CONTRACT WITH MADISON SERVICES, INC. FOR MOWING AND TRIMMING SERVICES**

**WHEREAS**, TexAmericas Center is a political subdivision of the State of Texas with the powers and authorities specified in Chapter 3503 of the Special District Local Laws Code of the State of Texas; and

**WHEREAS**, TexAmericas Center has facilitated a Request for Proposals for the mowing and trimming on certain parcels of land on TexAmericas Center Property and produced a low bidder, Madison Services, Inc., at a per cycle cost of \$2,728.74, not to exceed \$60,000.00; and

**WHEREAS**, Madison Services, Inc. has submitted a satisfactory proposal in the amount of \$2,728.74 per mowing cycle, has met all TexAmericas Center requirements to be qualified to do the work; and

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Directors of TexAmericas Center that the Executive Director/CEO shall be and is hereby authorized to award a contract to Madison Services, Inc. for the services provided for as specified, per attached agreement.

**PASSED and APPROVED** this 25<sup>th</sup> day of September, 2012

  
Denis Washington, Chairman of the Board

**ATTEST:**

  
Wayne Cranfill, Secretary Treasurer

Attached: FY13 Mowing and Trimming Services Contract



**CONSTRUCTION CONTRACT**  
(FIXED PRICE)

STATE OF TEXAS

COUNTY OF BOWIE

This contract and agreement is entered into by and between TexAmericas Center, hereinafter referred to as "Owner," and **Madison Services, Inc.** hereinafter referred to as "Contractor," as follows:

**I.**  
**WORK TO BE DONE**

The Contractor agrees to provide all labor and materials required to do all things necessary for the proper completion of mowing and trimming services upon the property of TexAmericas Center in accordance with the submitted proposal dated the 14<sup>th</sup> day of September, 2012, which are attached hereto as Exhibit "A" and made a part hereof by reference for all purposes.

**II.**  
**CONTRACT PRICE**

2.01. As a consideration for this agreement, the Owner agrees to pay to Contractor for mowing and trimming services of the above identified scope of work, the sum of \$2,728.74 per mowing cycle with approximately 20 cycles per mowing season. This number being more or less depending on rainfall amounts during the growing season

2.02. Any changes to the proposal, or work, shall be agreed to in writing only by Change Order executed by Owner and Contractor with an adjustment to the contract price as set forth in the Change Order.

2.03. The Owner shall pay to Contractor, the contract price as follows:

Owner payments to contractor: Payments will be made to Madison within 15 days after completion of a mowing cycle and submission of proper invoice. All billings shall be submitted for review by TexAmericas Center.

**III.**  
**CONTRACTOR'S AND SUBCONTRACTOR'S INSURANCE**

3.01. The Contractor shall not commence work under this contract until he has obtained all of the insurance required hereunder and such insurance has been approved by the Owner. Approval of the insurance by the Owner shall not relieve or decrease the liability of the

Contractor hereunder. Certificates of insurance shall be provided to Owner evidencing the required coverages.

3.02. The Contractor shall take out and maintain during the life of this contract Statutory Worker's Compensation and Employer's Liability Insurance for all of his employees to be engaged in work on the project under this contract; and in case any such work is subcontracted, the Contractor shall either require the Subcontractors similarly to provide such insurance for all of the Subcontractor's employees to be engaged in such work, or Contractor will cover the employees of Subcontractors under his insurance policy.

3.03. The Contractor shall take out and maintain during the life of this contract such Bodily Injury and Property Damage Liability Insurance as shall protect it and any Subcontractor performing work covered by this contract for claims for damages for personal injury, including accident death, as well as from claims for property damage, which may arise from operations under this contract, whether such operations be by themselves or by Subcontractor or by anyone directly or indirectly employed by Contractor, and the amounts of such insurance shall not be less than:

- |    |                 |   |
|----|-----------------|---|
| A. | Bodily Injury   | \$500,000.00 for any one person and<br>\$1,000,000.00 for any one accident.   |
| B. | Property Damage | \$100,000.00 for any one accident and<br>\$300,000.00 for all accidents.  |
| C. | Auto Liability  | \$200,000.00 bodily injury per person<br>\$500,000.00 bodily injury per occurrence<br>\$100,000.00 property damage per occurrence |

#### **IV. RIGHT TO OFFSET**

If at any time there should be notice of any lien or claim for labor or materials furnished to Contractor, for which, if established, Owner, or the property, might become liable, though primarily chargeable to Contractor, Owner shall in such case have the right to retain out of any payment or payments then due or to become due on the contract amount such amounts as may be sufficient to completely indemnify Owner against said lien or claim.

#### **V. ASSIGNMENT**

Part of the consideration and inducement offered to Owner for the execution of this agreement is the personal character, reputation, integrity, experience and ability of Contractor. For this reason, this contract may not be assigned by Contractor. In the event of death, or other disability, which prevents Contractor from personally managing, and participating in, Contractor's performance under this agreement, the Contractor, his personal representatives

and successors shall not enter into any new subcontracts or continue construction without the written consent of Owner. As soon as practically possible after the occurrence of such a disabling event, Owner and Contractor, or Contractor's personal representatives or successors, shall meet to determine the action needed to complete construction. If Owner and Contractor have not been able to agree upon a course of action to complete construction within 15 days after the disabling event, Owner shall have the right to select a new Contractor to complete the construction, or to make demand upon the Performance Bond of Contractor for completion of Contract. In such event, Contractor, or his personal representatives or successors, shall execute such documents as necessary to assign this contract to the new Contractor selected by Owner or to the Surety on the Bond. In such case, Contractor shall be paid the Contractor's fee upon a prorated basis determined by the amount of the construction completed on the date of the disability.

## **VI.**

### **CONTRACT EXECUTED BEFORE PERFORMANCE BEGUN**

This contract is executed, acknowledged, and delivered before labor has been performed and before any services have been completed.

## **VII.**

### **MISCELLANEOUS**

7.01. Owner and Contractor agree to negotiate in good faith in an effort to resolve any dispute related to this agreement that may arise between them during the course of execution of the work. If the dispute cannot be resolved by negotiating, the dispute shall be submitted to mediation before resort to litigation. If the need for mediation arises, a mutually acceptable mediator shall be chosen by the parties to the dispute who shall share the cost of mediation services equally. During the negotiations and/or mediation of any dispute between the Owner and Contractor, execution of the work shall proceed unless the dispute relates to a design specification which prevents continuation of performance. Failure to pay a disputed invoice or charge until resolution of a dispute is not and shall not be a ground to suspend or terminate work.

7.02. It is expressly understood and agreed by and between Owner and Contractor that this agreement shall be governed by and its terms construed under the laws of the State of Texas. Any litigation arising out of this contract shall be filed in the District Court of Bowie County, Texas.

7.03. It is agreed that time shall be of the essence of this agreement and each and every provision hereof.

7.04. This agreement shall be binding upon and inure to the benefit of the parties hereto and their respective heirs, personal representatives, successors and permitted assigns.

7.05. In the event either of the respective parties hereto shall default in any of its covenants or obligations and the other party not in default commences legal or equitable action against

the defaulting party, the defaulting party agrees to pay all reasonable expenses of litigation, negotiation and appeal, including a reasonable sum for attorney's fees.

7.06. Environmental compliance – MEC acknowledgement and resulting actions if encountered.

EXECUTED this the 25<sup>th</sup> day of Sept, 2012.

**OWNER:**

TEXAMERICAS CENTER

By: William V. Cork

William V. Cork, Executive Director/CEO

Owner's Address:

TEXAMERICAS CENTER  
107 Chapel Lane  
New Boston, Texas 75570

**CONTRACTOR:**

Madison Services, Inc.

By: John W. Lange

John W. Lange, President

Contractor's Address:

Madison Services Inc.  
P.O. Box 1639  
Madison, MS 39130

**ATTACHMENTS:**

Exhibit "A" - Written proposal submitted by Madison Services, Inc. to TexAmericas Center on September 14, 2012.



# Grass Mowing and Trimming For TexAmericas Center



*Madison*

**Presented by:**  
**Madison Services, Inc.**

## **INTRODUCTION/CAPABILITY**

Madison Services, Inc. ("Madison") is a small, privately held company that provides a wide variety of services to Agencies of the Federal Government and commercial customers. Madison understands the important role that professionally maintained grounds play in creating the proper impression with tenants and visitors.

Madison performs the full spectrum of grounds maintenance services at government and contractor-operated facilities. Madison personnel operate tractors, rotary mowers, flail mowers, finishing mowers, string trimmers and edgers necessary to maintain grounds surrounding homes and customer-owned facilities. Additionally, Madison personnel landscape building exteriors, plant flowers, shrubs and trees, apply fertilizers, herbicide, and pesticides, and prune and trim trees. Grounds maintenance services range from snow & ice removal in the West and Northwest to grass clipping and turf maintenance in the South and tropical areas of Florida.

## **PAST PERFORMANCE**

Madison's record of high-quality, professional performance for various customers has resulted in unprecedented customer satisfaction in the technical service arena. This superiority, demonstrated by relevant past performance in the three contract descriptions which collectively maintain over 29,000 acres provided in this section, ensures best-value, lowest risk contract performance.

### **TexAmericas Center – New Boston, TX**

<b>A. Contracting Agency</b>	TexAmericas Center
<b>B. Contract Number</b>	92-02-2007
<b>Type of Contract</b>	Grounds Maintenance
<b>C. Date of Contract</b>	February 2007 - September 2011
<b>Period &amp; Place of Performance</b>	TexAmericas Center - New Boston, TX
<b>D. Address &amp; Phone Number of Contracting Officer</b>	107 Chapel Lane New Boston, TX 75570
Mr. Bill Cork      Chief Executive Officer	bill.cork@texamericascenter.com      (903) 223-9841

#### **Description of Contract Work and Responsibilities**

Madison Services provides labor, supervision, equipment and management necessary to perform grounds maintenance for the TexAmericas Center. Madison employs grounds maintenance workers, tractor drivers, mechanics and managers. Contractor provided equipment includes commercial tractor mowers, flail and rotary clippers, self-propelled and riding mowers, line trimmers and miscellaneous grounds maintenance tools.

Madison's workforce is required to maintain roadways, railroad right-of-ways, manufacturing facilities and office complexes. Madison employees are qualified and licensed to apply selective herbicides and treat for pests in accordance with all Federal, State, and local laws.

Minor construction projects are negotiated prior to commencement. Projects have ranged from small facility repair to rood and sheet metal repair for customer buildings.

### **Lone Star Army Ammunition Depot, TX**

<b>A. Contracting Agency</b>	Day & Zimmermann, Inc. Lone Star Armory, TX
<b>B. Contract Number</b>	PO-218841
<b>Type of Contract</b>	Facility Grounds Maintenance Subcontract
<b>C. Date of Contract</b>	Aug 1999 - Present
<b>Period &amp; Place of Performance</b>	Lone Star Armory, Texas
<b>D. Address &amp; Phone Number of Contracting &amp; Technical Officers</b>	Lone Star Armory Texarkana, Texas 75501
Mr. AJ Waters      Procurement Manager	aj.waters@dayzim.com      (903) 255-2821

## **Description of the Contract Work and Responsibilities**

Madison provides labor, supervision, equipment, and management necessary to perform grounds maintenance and vegetation control at the Lone Star Armory, Texarkana, Texas. Madison employs grounds maintenance workers, tractor drivers, mechanics and managers. Contractor provided equipment includes; commercial tractor mowers, flail and rotary clippers, self-propelled and riding mowers, line trimmers and miscellaneous grounds maintenance tools. Madison provides complete grounds maintenance service for the entire 24,000-acre ammunition and storage facility.

At the Lone Star Armory, Madison is required to schedule employees, maintain equipment used in the grounds maintenance and regularly interface with a wide range of client activities.

Madison maintains roadways, railroad right-of-ways, manufacturing facilities and office complexes. Madison employees are qualified and licensed to apply selective herbicides and treat for pests in accordance with all Federal, State, and local laws.

## **TECHNICAL APPROACH**

The most significant requirement for this work is to schedule, assign and apply resources at levels that match the work requirements. The majority of grounds-maintenance requirements are driven by regular, scheduled tasks such as cutting grass, mowing, trimming, and edging. In addition, work is performed in response to customer requests on short notice. We will achieve this through a technical approach that includes the use of trained, qualified and experienced team totally familiar with grounds-maintenance equipment, tasks and standards. Our team will trim grass in their assigned parcel or tract to a consistent height and will edge sidewalks, driveways and curbs.

## **AREA MOWING**

Madison shall cut vegetation to a height of not more than four (4) inches or less than two (2) inches above ground. Mowing equipment will be operated at a speed slow enough to ensure a consistent cut height. Madison will operate mowing equipment in a manner that will prevent the tractor wheels or mower from tearing out turf on turns. Each pass of the mower shall overlap the previous pass so that no strips of uncut vegetation will result. Madison will not mow when the ground is so wet that the mowing operations will cause ruts in the turf.

Mowing with tractor-mounted mowers will not be permitted within fifteen (15) feet of any building. Madison will operate tractor-mounted mowers near roads and signs, trees and shrubs without damaging these items in any way.

## **TRIMMING**

Madison will perform trimming with small power equipment and/or hand tools around signs, trees, shrubs, culverts and any other natural or manmade objects that protrude above the ground line to such a height as to prevent passage of the larger mowing equipment over them without damage to the equipment or object. Work in these areas shall be accomplished in a manner that will preserve and encourage the growth of grasses. We will not permit the trimming of vegetation at or below ground level.

## **EQUIPMENT LIST**

Currently, Madison has a fleet of Ford F-250 Pickups and trailers capable of moving all the equipment identified in the table below. All vehicles are company-owned, properly maintained and identified with Logos. Madison also owns approximately 15 string trimmers, 5 leaf blowers, and 3 edgers. Should additional vehicles or equipment be required, the Madison has the ability to get these items quickly.



Model Year	Description	ID/Serial #
2012	JD Z-Trac Mower	On Order
2012	JD Z-Trac Mower	1TCC950ACPCT030250
2012	HX 15 Rotary Cutter	WOHX15E016804
2009	JD Z-Trac Mower	TCZ737A010766
2009	JD 5525 Tractor W/Canopy Top	LV5525S350318
2009	JD Hw 15 Rotary Cutter	WOHX15E014581
2009	JD 5303 Tractor W/Loader	PY5303U000787
2009	JD Z-Trak Mower 27hp Pro	TC830AP012093
2009	JD Z-Track Mower	TCZ850E01045
2009	JD Z-Track Mower	TCZ850E010058
2007	Bush Hog 2712 Cutter	12-00584
2007	New Holland Tn95a Tractor	HJE072505
2006	John Deere Gator Th6x4 Spray Tank	W06X4HD004127
2004	JD Compact Utility Tractor #4610	LV4610H360506
2004	500 Gal Tank & Spray Rig on Trlr	M-402
2004	JD Compact Utility Tractor #4610	LV4610H360005
2004	New Holland Tractor	HJE072505
2004	Bush Hog Batwing Mower	12-31588
2004	JD Comml Walk Behind #4610	TCG530X045301
2004	Front Mower GM1084	WDGM1084R420076
2004	6' Bush Hog Mode 306 Mower	12-20321
2004	Sigma Finish Mower	8181084000035
2004	JD Mx8 Rotary Cutter	W00MX8E002433
2004	ODB Street Broom	RM8507
2002	Kubota T1570 Riding Mower	12229
1998	New Holland 5610 Tractor	308761M
1998	New Holland 3930 Tractor	098582B
1997	New Holland 3930 Tractor	064874B
1995	Ford 5610 Tractor	303518M
1985	Ford 6610 Slope Mower Tractor	BC16345

## **EMPLOYEE ATTIRE**

Madison is a service organization, and as such it is important that we make a good impression to our customers and the general public. Employees must use good judgment in all matters of dress and grooming. Management reserves the right to determine the acceptability of attire and enforce standards of good grooming, including the requirement to wear company-provided uniforms.

Madison believes that, when employees dress appropriately and display pride in their appearance, they behave and perform more professionally. We want our employees to present a professional appearance and be easily recognized. Therefore we will provide full uniforms for all direct labor employees and uniform wear will be a condition of employment.

## **SAFETY**

No phase of Madison Services operation or administration is of greater importance than accident prevention. *The safety of our employees and others in the workplace shall be the first consideration of our Company.* Employees will make safety awareness a part of their everyday work habit. No job shall be considered complete unless employees have followed the safety rules to ensure their own safety and the safety of others.

Madison Services requires safety awareness as part of each employee's job. We expect that safety regulations and instructions be followed as strictly as other Company directives. The responsibility for the overall safety control plan at each work site shall be that of the Project Manager.

*In order to protect its grounds maintenance personnel at TexAmericas Center, Madison will provide all necessary personal protective equipment including; face shields, eye goggles, steel-toe boots, and gloves.* The project manager will monitor Madison's employees to ensure that personal protective equipment is used properly and maintained in accordance with manufacturer's recommendations at all times.

## **MOWING SCHEDULE**

In accordance with contract requirements, Madison will perform grounds maintenance for the TexAmericas Center so that grass is kept at a uniform height, below four inches. During periods of increased rainfall mowing cycles shall be increased to keep grass at an acceptable level. Edging shall be performed where grass abuts sidewalks, curbs, and buildings at least monthly or as growth rate dictates.

Following award of the contract to Madison, the project manager will develop a schedule acceptable to TexAmericas Center in a format similar to the table provided below. *Schedules will be flexible enough to accommodate changes necessitated by variations in weather patterns or holiday schedules.*

<b>Cycle</b>	<b>Date</b>	<b>Description</b>	<b>Services each visit</b>
1	April 4	Two Week Period	Mow and Edge
2	April 11*	Rainfall Mowing Cycle	Mow and Edge
3	April 18	Two Week Period	Mow and Edge
4	April 25*	Rainfall Mowing Cycle	Mow and Edge
5	May 2	Two Week Period	Mow and Edge
6	May 9*	Rainfall Mowing Cycle	Mow and Edge
7	May 16	Two Week Period	Mow and Edge
8	May 23*	Rainfall Mowing Cycle	Mow and Edge
9	May 30	Two Week Period	Mow and Edge
10	June 13	Two Week Period	Mow and Edge
11	June 27	Two Week Period	Mow and Edge
12	July 11	Two Week Period	Mow and Edge
13	July 25	Two Week Period	Mow and Edge
14	August 8	Two Week Period	Mow and Edge
15	August 22	Two Week Period	Mow and Edge
16	September 5	Two Week Period	Mow and Edge
17	September 19	Two Week Period	Mow and Edge
18	October 3	Two Week Period	Mow and Edge
19	October 17	Two Week Period	Mow and Edge
20	October 31	Two Week Period	Mow and Edge

*\* Rainfall Mowing Cycle subject to change depending upon periods of increased rainfall.*

## **WORKING HOURS**

Madison will mow and edge between the hours of 7:00 a.m. to 6:00 p.m., Monday thru Friday, except as specifically approved in advance by the authorized customer representative.

## **SHORT NOTICE (LESS THAN 24 HOURS)**

Madison recognizes that mowing and edging may be required outside of the regular weekly or semi-monthly schedule. Shortly after contract award, Madison's Project Manager will provide the authorized customer representatives with personal contact information. This contact information will ensure the project manager can be reached on and off duty in order to request short notice grounds services in support of special occasions.

# PROOF OF INSURANCE

In accordance with instructions in paragraph 3.5 of the Request for Proposal, Madison has included a Certificate of Insurance.



## CERTIFICATE OF LIABILITY INSURANCE

OP ID: SW  
DATE (MM/DD/YYYY)  
02/08/12

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

<b>PRODUCER</b> InterWest Insurance Services License #0901094 P.O. Box 255188 Sacramento, CA 95865-5188 Sam Wlasiuk, CPCU	916-488-3100 916-979-7992	<b>CONTACT NAME:</b> PHONE (A/C, No, Ext): E-MAIL: ADDRESS: PRODUCER CUSTOMER ID #: <b>MADSE-4</b>	FAX (A/C, No):
<b>INSURED</b> Madison Services, Inc. P.O. Box 1639 Madison, MS 39130	<b>INSURER(S) AFFORDING COVERAGE</b>		<b>NAIC #</b>
	<b>INSURER A: Everest Indemnity</b>		<b>10851</b>
	<b>INSURER B: Wausau Underwriters Ins Co</b>		<b>26042</b>
	<b>INSURER C: Employers Ins of Wausau</b>		<b>21458</b>
	<b>INSURER D:</b>		
	<b>INSURER E:</b>		
	<b>INSURER F:</b>		

INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> GENERAL LIABILITY <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC		51GL000348112	02/07/12	02/07/13	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 50,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COM/POP AGG \$ 1,000,000
B	<input checked="" type="checkbox"/> AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS <input checked="" type="checkbox"/> NON-OWNED AUTOS		ASJZ91458623022	02/07/12	02/07/13	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$ \$
A	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DEDUCTIBLE <input checked="" type="checkbox"/> RETENTION \$ 10,000		51CC000037112	02/07/12	02/07/13	EACH OCCURRENCE \$ 5,000,000 AGGREGATE \$ 5,000,000 \$ \$
C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N <input type="checkbox"/> N/A	WCCZ91458623012	02/07/12	02/07/13	<input checked="" type="checkbox"/> WC STATU-TORY LIMITS <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)						

<b>CERTIFICATE HOLDER</b> TEX0107 Texamerica Center 107 Chapel Lane New Boston, TX 75670	<b>CANCELLATION</b> SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE 
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## PRICE

In accordance with instruction contained in the Request For Proposal, Madison's proposal includes prices for each individual parcel. *Madison's proposed prices are realistic and reflect the company's commitment to take every action to ensure customer satisfaction.* They provide for a highly qualified work force with competitive salaries and fair estimates for materials and services.

In addition, Madison Services has included pricing for option years, should TexAmericas Center request continued performance from Madison Services beyond 2013. Option years reflect a modest 2% inflation factor for labor, materials, and equipment maintenance.

Number	Parcel	Scheduled Parcel Cost	Option Year 1	Option Year 2	Option Year 3	Option Year 4	Option Year 5
1	1.36	\$51.04	\$52.06	\$53.10	\$54.16	\$55.25	\$56.35
2	0.09	\$3.38	\$3.45	\$3.52	\$3.59	\$3.66	\$3.73
3	0.2	\$7.51	\$7.66	\$7.81	\$7.97	\$8.13	\$8.29
4	6	\$225.15	\$229.65	\$234.25	\$238.93	\$243.71	\$248.58
5	5.21	\$195.51	\$199.42	\$203.41	\$207.48	\$211.63	\$215.86
6	1.52	\$57.04	\$58.18	\$59.34	\$60.53	\$61.74	\$62.98
7	1.56	\$58.54	\$59.71	\$60.91	\$62.12	\$63.37	\$64.63
8	1.16	\$43.53	\$44.40	\$45.29	\$46.19	\$47.12	\$48.06
9	5.84	\$219.15	\$223.53	\$228.00	\$232.56	\$237.22	\$241.96
10	2.45	\$91.94	\$93.78	\$95.65	\$97.57	\$99.52	\$101.51
11	0.11	\$4.13	\$4.21	\$4.30	\$4.38	\$4.47	\$4.56
12	0.03	\$1.13	\$1.15	\$1.18	\$1.20	\$1.22	\$1.25
13	0.28	\$10.51	\$10.72	\$10.93	\$11.15	\$11.38	\$11.60
14	0.3	\$11.26	\$11.49	\$11.71	\$11.95	\$12.19	\$12.43
15	0.2	\$7.51	\$7.66	\$7.81	\$7.97	\$8.13	\$8.29
16	0.09	\$3.38	\$3.45	\$3.52	\$3.59	\$3.66	\$3.73
17	1.6	\$60.04	\$61.24	\$62.47	\$63.71	\$64.99	\$66.29
18	0.76	\$28.52	\$29.09	\$29.67	\$30.27	\$30.87	\$31.49
19	6.54	\$245.42	\$250.33	\$255.33	\$260.44	\$265.65	\$270.96
20	1.38	\$51.79	\$52.83	\$53.88	\$54.96	\$56.06	\$57.18
21	1.26	\$47.28	\$48.23	\$49.19	\$50.17	\$51.18	\$52.20
22	0.21	\$7.88	\$8.04	\$8.20	\$8.36	\$8.53	\$8.70
23	0.04	\$1.50	\$1.53	\$1.56	\$1.59	\$1.62	\$1.66
24	0.42	\$15.76	\$16.08	\$16.40	\$16.72	\$17.06	\$17.40
25	0.67	\$25.14	\$25.64	\$26.16	\$26.68	\$27.21	\$27.76
26	0.57	\$21.39	\$21.82	\$22.25	\$22.70	\$23.15	\$23.62
27	5.04	\$189.13	\$192.91	\$196.77	\$200.71	\$204.72	\$208.81
28	1.94	\$72.80	\$74.26	\$75.74	\$77.26	\$78.80	\$80.38
29	0.02	\$0.75	\$0.77	\$0.78	\$0.80	\$0.81	\$0.83
30	0.02	\$0.75	\$0.77	\$0.78	\$0.80	\$0.81	\$0.83
31	0.05	\$1.88	\$1.92	\$1.96	\$2.00	\$2.03	\$2.08
32	0.08	\$3.00	\$3.06	\$3.12	\$3.18	\$3.25	\$3.31
West End Fields	100	\$3,500.00	\$3,570.00	\$3,641.40	\$3,714.23	\$3,788.51	\$3,864.28
Fields Around Parks	100	\$3,500.00	\$3,570.00	\$3,641.40	\$3,714.23	\$3,788.51	\$3,864.28
Water Treatment Plant	6	\$200.00	\$204.00	\$208.08	\$212.24	\$216.49	\$220.82
Sewer Treatment Plant	7	\$250.00	\$255.00	\$260.10	\$265.30	\$270.61	\$276.02
Industrial Waste Treatment Plant	5	\$250.00	\$255.00	\$260.10	\$265.30	\$270.61	\$276.02
Hayes Lift Station	2	\$150.00	\$153.00	\$156.06	\$159.18	\$162.36	\$165.61
TAC-C Water Tower	2	\$115.00	\$117.30	\$119.65	\$122.04	\$124.48	\$126.97
TAC-W Parcel (Old Boston Road / Forestry Roads)	61	\$1,953.00	\$1,992.06	\$2,031.90	\$2,072.54	\$2,113.99	\$2,156.27
<b>Total</b>	<b>330.00</b>	<b>\$11,681.74</b>	<b>\$11,915.37</b>	<b>\$12,153.68</b>	<b>\$12,396.76</b>	<b>\$12,644.69</b>	<b>\$12,897.58</b>

  Need to be ordered together    
   As Needed/Ordered    
   Two times a year