



# Texas Multiple Award Schedule (TXMAS)

## PURCHASING GUIDE

### To use the TXMAS program, an agency procurement official need only:

1. Review the current TCXAS to find the required service or supply and identify a contractor with a current TXMAS contract (on the Web, go to: <http://window.state.tx.us/procurement/prog/txmas/>);
2. Contact TxMAS contractor to obtain a quote, then negotiate and evaluate the price, using the TxMAS price list as a “not to exceed” price (document in the contract file the “best value” basis);
3. Prepare a purchase order (P.O.), referencing the TxMAS Contract Number on the P.O., and send it directly to the contractor;
4. Fax a copy of the P.O. to the Comptroller of Public Accounts (CPA), 512.475.0708, for reporting purposes (for any questions about TXMAS, Mr. Richard San Jose can be reached at either (512) 463.3421 or by e-mail at [txmas@cpa.state.tx.us](mailto:txmas@cpa.state.tx.us));
5. If the award exceeds \$25,000, then post the award notice on the ESBD (TX Marketplace) (<http://esbd.cpa.state.tx.us/>).

### The Law on TxMAS

#### TX Govt. Code § 2155.504 – Use of Schedule by Governmental Entities

- (a) A state agency or local government may purchase goods or services directly from a vendor under a contract listed on a schedule developed under this subchapter. A purchase authorized by this section satisfies any requirement of state law relating to competitive bids or proposals and satisfies any applicable requirements of Chapter 2157.
- (b) The price listed for a good or service under a multiple award schedule is a maximum price. An agency or local government may negotiate a lower price for goods or services under a contract listed on a schedule developed under this chapter.

**Added by Acts 2001, 77th Leg., ch. 1422, § 2.01, eff. Sept. 1, 2001.**

**NOTE:** Under TXMAS, incidental off-schedule items and services may be purchased for “integration and completeness.”



# TXMAS Indefinite Contract for General Construction

## JAMAIL & SMITH CONSTRUCTION

(Contract No. TXMAS-10-56010 Contract Period: 9/01/2011 - 8/31/2013)

### Overview

The Texas Comptroller of Public Accounts (CPA) has established use of Texas multiple award schedule (TXMAS) contracts as an alternative purchasing method available to governmental agencies and members of the CPA co-operative purchasing network.

The TXMAS (Texas Multiple Award Schedule) Program adapts existing competitively awarded government contracts to the procurement needs of the State of Texas.

To be considered for the TXMAS Program, an existing contract must be:

1. Awarded by the federal government or any other governmental entity in any state
2. Awarded using a competitive process
3. Adaptable to the laws of the State of Texas

### Jamail & Smith Construction: Exceeding Expectations Since 1982

Jamail & Smith Construction is a TXMAS-certified Job Order Contractor (JOC) who provides construction services to qualified public-sector purchasers throughout the state. We combine responsiveness, a client-focused mindset and a team-oriented approach to project management that allows us to deliver all of the benefits JOC has to offer—consistently and completely.

### TXMAS, Job Order Contracting and You

The Jamail & Smith Construction TXMAS contract (TXMAS-10-56010) is listed under TXMAS Schedule GSA-56, "Buildings and Building Materials/Industrial Services and Supplies. Technically a Job Order Contract with the University of Texas Medical Branch, the Jamail & Smith Construction TXMAS contract provides a simple way for public agencies to enjoy the benefits of working with an experienced job order contractor.

Job Order Contracting involves the owner and general contractor entering into a fixed-price, indefinite quantity, long-term relationship with pre-defined unit price line items. Originally used by the United States Military in the 1980's and in constant use in the state of Texas since 1992, JOC is especially effective for public-sector organizations such as school districts, universities, and state agencies needing regular facility project support.

C  
O  
N  
S  
T  
R  
U  
C  
T  
I  
O  
N



# TXMAS Indefinite Contract for General Construction cont.

## JAMAIL & SMITH CONSTRUCTION

### JOC: Benefits to You

- JOC is More Responsive – SAVE 75–85% of the time it takes to procure construction services using traditional bid and contracting methods.
- JOC is a More Professional Approach to Construction – Strengths of using JOC result in reduced risk for all parties involved in a project—architect, owner, and contractor.
- Less Costly – JOC will reduce procurement, administrative and design costs as well as direct costs of construction... all this and fewer claims and change orders as well!
- Higher Quality Construction – Quality results from JOC's system of issuing a series of sequential work orders to the Contractor based on their ability to produce a quality project on time.
- Promotes Small Businesses –The majority of all JOC work is subcontracted to direct performing local, minority, and women owned businesses.

Relying on Jamail & Smith Construction to execute multiple renovation and repair projects effectively makes our staff an extension of your existing staff; we “learn” your facilities, your processes, your preferences, all at set, competitively bid prices!

### Contract Pricing: The Details

All work ordered under the Jamail & Smith Construction TXMAS contract is priced by applying our bid coefficient to the current edition of R.S. Means Facilities Construction Cost Data. These resources offer very comprehensive line item pricing for the goods and services we provide.

These costs are reduced by the general contractor's bid coefficient, a figure that provides you with additional discounts on all UPB and R.S. Means provided line items.

### Jamail & Smith Construction TXMAS Coefficients

Current R.S. Means Facilities Construction Cost Data book: 1.04

Ready to discuss the many benefits that come with using Jamail & Smith Construction, the TXMAS Job Order Contractor of choice for Texas? So are we!

For More Information: Contact Greg Smith, Executive Vice President, at 512.288.1200 (or [gsmith@jamailsmith.com](mailto:gsmith@jamailsmith.com)).