

**CITY OF SAN ANTONIO
INTERDEPARTMENTAL MEMORANDUM
PUBLIC WORKS DEPARTMENT**

CONSENT AGENDA

ITEM NO. 12

TO: Mayor and City Council

FROM: Thomas G. Wendorf, P.E., Director of Public Works

THROUGH: Terry M. Brechtel, City Manager

COPIES: Melissa Byrne Vossmer; Erik J. Walsh; Frances Gonzales; Rebecca Waldman;
Andrew Martin; Peter Zanoni; Milo D. Nitschke; Tim Palomera; Dale Lange; file

SUBJECT: Municipal Facilities Improvements within the Historic Civic Center – Phase A

DATE: April 29, 2004

SUMMARY AND RECOMMENDATIONS

This ordinance accepts the low responsive bid, awards a construction contract in the amount of \$1,548,850.00 payable to Amstar, Inc., a MBE/WBE firm and authorizes \$154,789.00 for contingency expenses for a total project cost of \$1,703,639.00 in connection with the Municipal Facilities Improvements within the Historic Civic Center project, a Certificates of Obligation funded project, located in downtown San Antonio in Council District 1.

Staff recommends approval of this ordinance.

BACKGROUND INFORMATION

This ordinance authorizes a construction contract with Amstar Inc. to provide construction services in connection with the Municipal Facilities Improvements within the Historic Civic Center project. The Historic Civic Center is bound by the San Antonio River on the east, as well as by the following streets: IH-35 on the west, Houston Street on the north, and Nueva Street on the south, as described in Attachment 1. This project will provide critical repairs and improvements in City Hall and the Plaza de Armas Building recommended by a Facility Condition Analysis (FCA) conducted by the ISES Corporation to assess long-term maintenance and repairs issues. Specifically, the repairs and improvements will include the following work at City Hall: elevator rehabilitation, roof replacement, and HVAC replacement/upgrades. The Plaza de Armas work will include renovations to the exterior facades and windows, upgrades to the fire alarm and fire suppression systems.

This project was advertised for construction bids in the Commercial Recorder, the San Antonio Informer, and La Prensa in January of 2004. In addition, the bid announcement was made on TVSA, through the SBEDA office, and the Dodge Report. Plans were also available for review by potential bidders in the Public Works Department.

Bids for this project were opened on March 3, 2004, with five (5) bidders responding. The low responsive bidder is Amstar, Inc. The base bid and alternates number 1, 3, 4 and 5 are being accepted for a total contract amount of \$1,548,850.00. The matrix reflecting the outcome of the bid process is included herein as Attachment 2, and a description of the accepted and rejected alternates is included herein as Attachment 3.

The Economic Development Department has reviewed and approved the revised Good Faith Effort Plan submitted by Amstar, Inc., and the contractor has committed \$1,231,510.73 (76.4%) of work to MBE firms, and \$1,245,240.73 (77.0%) to WBE firms. The memorandum from the Economic Development Department is included herein as Attachment 4. The contract provides for 300 calendar days or approximately ten months to complete the project. Currently, Amstar, Inc. does not have any construction contracts with the City of San Antonio Public Works Department.

POLICY ANALYSIS

Approval of this ordinance is consistent with the City Council's Tier 1 priority of maintaining existing infrastructure by providing for recommended capital improvements in core City facilities.

FISCAL IMPACT

This is a one-time capital improvement expenditure and included in the FY 04-09 Capital Improvement Program Budget. Funds in the amount of \$1,703,639.00 are available from Certificates of Obligation and are payable as follows:

\$ 1,548,850.00	Payable to Amstar, Inc. for construction expenses
-----------------	---

\$ 154,789.00	Payable for construction contingency
---------------	--------------------------------------

COORDINATION

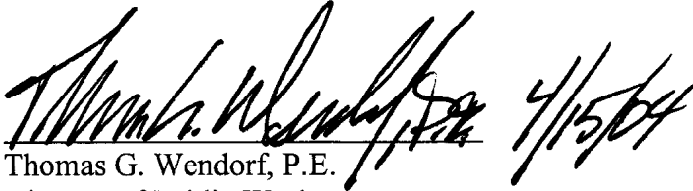
This request for ordinance has been coordinated with the Office of Management and Budget, the Finance Department, the City Attorney's Office, and the Asset Management Department.

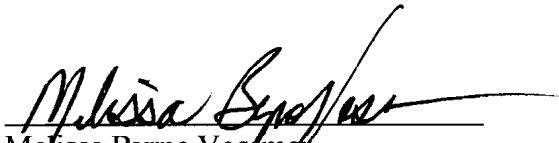
SUPPLEMENTARY COMMENTS

This project was developed utilizing the formal competitive bid process; therefore, a Discretionary Contracts Disclosure Form is not required.

ATTACHMENTS

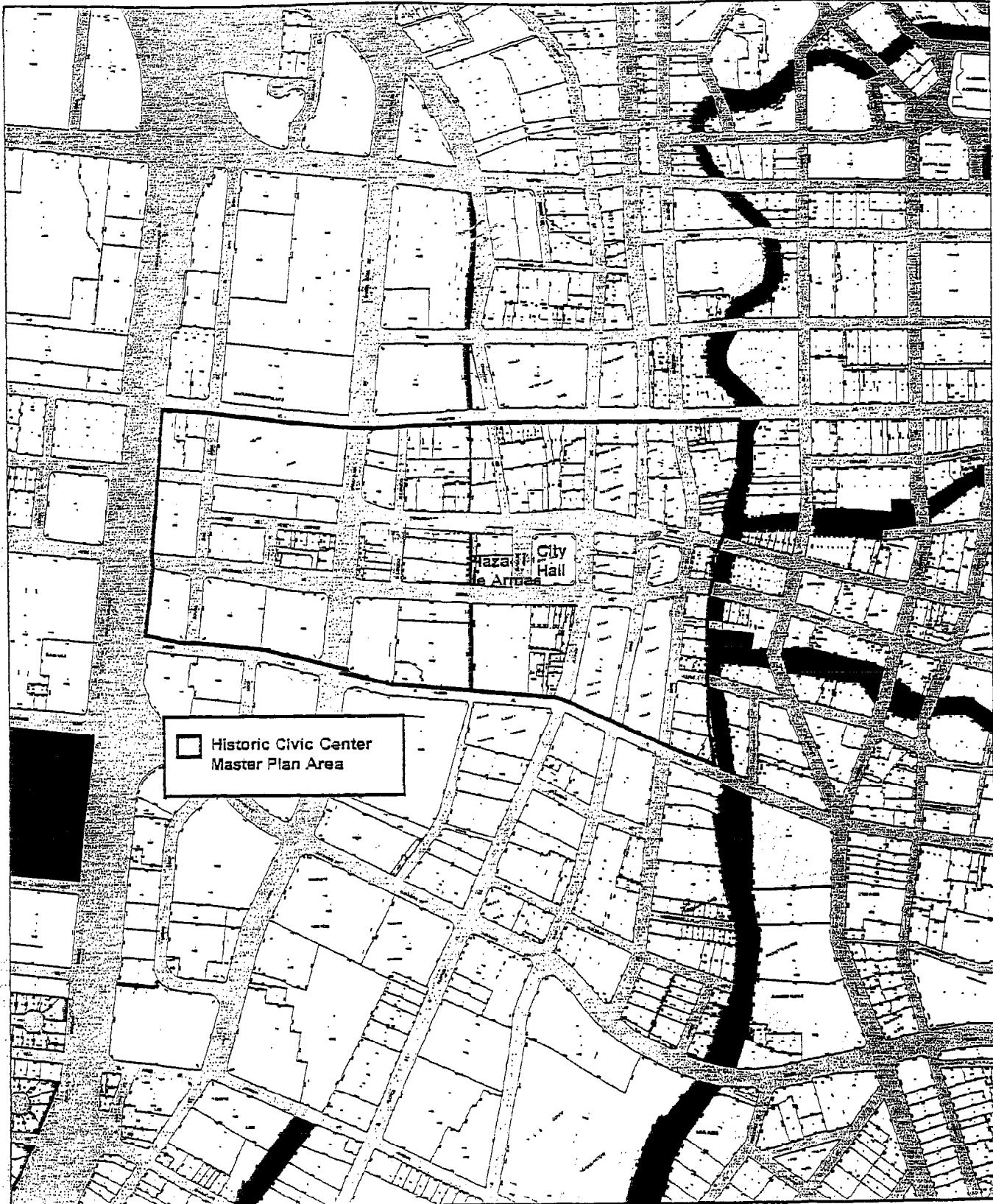
1. Project Location Map
2. Matrix of Bid Tabulation
3. Description of Alternates
4. Economic Development Department Memorandum, dated April 1, 2004
5. Bid Proposal
6. Construction Contract


Thomas G. Wendorf, P.E.
Director of Public Works


Melissa Byrne Vossmer
Assistant City Manager

Approved:


Terry M. Brechtel
City Manager



MUNICIPAL FACILITIES IMPROVEMENTS WITHIN HISTORIC CIVIC CENTER						
03/03/04						
FIRM	BASE	ALT 1	ALT 2	ALT 3	ALT 4	ALT 5
Amstar Inc.	\$1,392,000	\$39,300	\$64,000	\$2,250	\$91,000	\$24,300
Pugh Constructors, Inc.	\$1,843,000	\$52,000	\$87,000	\$5,000	\$195,000	\$40,000
Baron-Long Construction	\$1,633,000	\$32,000	\$52,000	\$26,500	\$61,000	\$18,000
SCS	\$1,574,000	\$70,000	\$75,000	\$50,000	\$66,000	\$19,000
Constructors	\$1,680,000	\$28,000	\$54,000	\$4,800	\$88,000	\$9,000

Add Alternate No. 1 – Replace the existing fire sprinkler heads with new fire sprinkler heads at the Plaza de Armas Building.

Add Alternate No. 2 – Provide a new metal canopy and metal guardrails at the existing dock located on the west elevation of the Plaza de Armas Building.

Add Alternate No. 3 – Provide a new clear water repellent coating over the existing exterior walls of the Plaza de Armas Building.

Add Alternate No. 4 – Provide abatement and replacement of the existing second floor windows and new interior wall furring at the second floor exterior walls on the east elevation of the Plaza de Armas Building.

Add Alternate No. 5 – Provide exterior painting of the existing wood doors, frames, transoms, pilasters, metal canopy, and canopy supports at the first floor exterior walls on the east elevation of the Plaza de Armas Building.

RECEIVED

APR 05 2004

CITY OF SAN ANTONIO
PUBLIC WORKS, CAPITAL PROGRAMS

City of San Antonio
Economic Development Department
Interdepartmental Memorandum

Attachment #4
Economic Development Department
Memorandum dated April 1, 2004

TO: William Kraus, Capital Programs, Manager, Public Works Department

FROM: Anita Uribe Martin, Manager, Economic Development Department

COPIES: Denise Shaffer; Courtney McClure; File

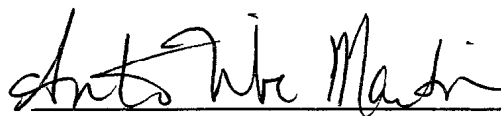
SUBJECT: List of Subcontractors Submitted for the Municipal Facilities Improvements within the Historic Civic Center – Phase A Package

DATE: April 1, 2004

We have reviewed the Good Faith Effort Plan and list of subcontractors for the Municipal Facilities Improvements within the Historic Civic Center – Phase A Package. The apparent low bidder has submitted contract amounts, which are reflected in the accurate percentages below.

<u>Total Project Cost</u>					
\$1,612,850					
FIRM	CERTIFIED	MBE	WBE	AABE	GFEP
AMSTAR, INC.	YES	76.356% (\$1,231,510.73)	77.207% (\$1,245,240.73)	0%	APPROVED

If there are any questions, please feel free to contact me at (210) 207-3901.



Anita Uribe Martin
Economic Development Manager
Small Business Outreach Division

AUM/hb

PROPOSAL
(Revised Per Addendum No. 6, 2.20.04)
TO
CITY OF SAN ANTONIO TEXAS
FOR THE CONSTRUCTION OF
MUNICIPAL FACILITIES IMPROVEMENTS
WITHIN THE HISTORIC CIVIC CENTER - PHASE A
IN SAN ANTONIO, TEXAS

The undersigned, as bidder, declares that the only person or parties interested in this proposal as principals are those named herein; that this proposal is made without collusion with any other person, firm, corporation; that Bidder has carefully examined the form of contract, instructions to bidders, profiles, grades, specifications, and the plans therein referred to, and has carefully examined the locations, conditions and classes of materials of the proposal work; and agrees that Bidder will provide all the necessary machinery, tools, apparatus, and other means of construction, and will do all the work and furnish all the materials called for in the contract and specifications in the manner prescribed therein according to the requirements of the Director of Public Works as therein set forth.

It is understood that the following quantities of work to be done are approximately only, and are intended principally to serve as a guide in figuring out the bids.

It is understood and agreed that the work is to be completed in full in three hundred (300) calendar days.

Accompanying this Proposal is a Bid Guaranty in the amount of Five Percent Greatest

Amount Bid* Dollars (\$ 5%GAB*) said amount being

Five (5) per cent of the total bid. Said Bid Guaranty, in the form of a Certified or Cashier's Check on a State or National Bank, or Bid Bond, is submitted as a guaranty of the good faith of the Bidder and that the Bidder will execute and enter into a written contract to do the work, if his bid is accepted. It is hereby agreed that the Bidder may, at any time prior to opening of the bids withdraw this Proposal without penalty; it is also agreed that if Bidder shall, at any time after opening of bids, withdraw this Proposal or if this Bid is accepted and Bidder shall fail to execute the written contract and furnish satisfactory bond, within twenty (20) days after the date of transmittal of the contract documents by Owner to Contractor, the City of San Antonio shall, in any of such events, be entitled and is hereby given the right to retain said Bid Guaranty as liquidated damages. It is understood that the City of San Antonio reserves the right to reject any and all bids whenever the City Council deems it in the interest of the City to do so, and also the right to waive any informalities in a bid.

In the event of the award of a contract to the undersigned, the undersigned will execute same on Standard Form City Construction Contract and make bond for the full amount of the contract, to secure proper compliance with the terms and provisions of the contract, and to insure and guarantee the work until final completion and acceptance or the end of the guarantee period where so stipulated, and to guarantee payment of all lawful claims for labor performed and materials furnished in the fulfillment of the contract.

The work proposed to be done shall be accepted when fully completed and finished to the entire satisfaction of the Direction of Public Works.

The undersigned certifies that the bid prices contained in this proposal have been carefully checked and are submitted as correct and final.

Bidder is:

☐ An individual proprietorship;

☐ A partnership composed of _____

and _____

☒ A corporation chartered under the laws of the State of Texas, acting by its officers pursuant to its by-laws or a resolution of its Board of Directors.

Amstar Inc.

(Name of Bidder)

By: [Signature] 03/03/2004
(Signature) Date

ATTEST:

[Signature]
Mary Teresa Flores - President

Vice President

(Title)

Amount of Base Bid (Insert Amount in Words and Numbers): _____

ONE million THREE HUNDRED AND NINETY TWO THOUSAND
\$ 1,392,000.⁰⁰

Alternates (if applicable): Please refer to Specification Section 01030- Alternates, for Schedule of Alternates.

- (1) Alternate No. 1: THIRTY NINE THOUSAND THREE HUNDRED (Dollars) \$ 39,300.⁰⁰
- (2) Alternate No. 2: SIXTY FOUR THOUSAND (Dollars) \$ 64,000.⁰⁰
- (3) Alternate No. 3: TWO THOUSAND TWO HUNDRED FIFTY (Dollars) \$ 2,250.⁰⁰
- (4) Alternate No. 4: NINETY ONE THOUSAND (Dollars) \$ 91,000.⁰⁰
- (5) Alternate No. 5: TWENTY FOUR THOUSAND THREE HUNDRED (Dollars) \$ 24,300.⁰⁰

Unit Prices Schedule:

1. ~~Per square foot of 1/4" thick clear tempered glass exterior glazing incl. Glazing stops and sealant.~~
(NOT USED) (Dollars) \$
2. Per square foot for re-pointing existing brick masonry.
FOUR AND 50/100 (Dollars) \$ 4.50
3. Per lineal foot for re-pointing existing limestone masonry.
TWENTY (Dollars) \$ 20.00
4. ~~Per each for the removal/abatement of existing wood window units that are schedule to be replaced with new wood window unit types A-G.~~
(NOT USED) (Dollars) \$
5. ~~Per each including treated wood blocking, flashing, sealant, interior and exterior trim, and paint for new double hung wood window unit type "A".~~
(NOT USED) (Dollars) \$
6. ~~Per each including treated wood blocking, flashing, sealant, interior and exterior trim, and paint for new double hung wood window unit type "B".~~
(NOT USED) (Dollars) \$
7. ~~Per each including treated wood blocking, flashing, sealant, interior and exterior trim, and paint for new double hung wood window unit type "C".~~
(NOT USED) (Dollars) \$
8. ~~Per each including treated wood blocking, flashing, sealant, interior and exterior trim, and paint for new double hung wood window unit type "D".~~
(NOT USED) (Dollars) \$
9. ~~Per each including treated wood blocking, flashing, sealant, interior and exterior trim, and paint for new double hung wood window unit type "E".~~
(NOT USED) (Dollars) \$
10. ~~Per each including treated wood blocking, flashing, sealant, interior and exterior trim, and paint for new double hung wood window unit type "F".~~
(NOT USED) (Dollars) \$
11. Per board foot for installed 1x and 2x pressure treated wood blocking and framing.
EIGHT AND 50/100 (Dollars) \$ 8.50
12. Per square foot for Stucco Demolition over existing masonry substrate (no lath).
THREE (Dollars) \$ 3.00

13. Per square foot for Stucco Demolition with metal lath.

TWO AND 50/100 (Dollars) \$ 2.50

14. Per square foot for new stucco finish over masonry substrate including bonding agent.

TEN AND 00/100 (Dollars) \$ 10.00

15. Per square foot for new stucco finish over metal lath substrate (including Tyvec Stucco Wrap (or Equal) over glass faced sheathing board with sealed joints).

TWELVE AND 00/100 (Dollars) \$ 12.00

16. Per square foot for elastomeric paint finish system over stucco.

TWO AND 75/100 (Dollars) \$ 2.75

17. ~~Per square foot of 1" thick insulated low E II exterior glazing incl. Glazing stops and sealant.~~

(NOT USED) (Dollars) \$

Amstar Inc.

Company's Name

210-927-5705

Telephone No.

4000B W. Southcross

Address

210-927-5710

Fax No.

San Antonio, Texas

City & State

78221

Zip Code

**CONSTRUCTION CONTRACT
(General Form)**

Attachment #6
Construction Contract

**STATE OF TEXAS
COUNTY OF BEXAR
CITY OF SAN ANTONIO**

**CONTRACT FOR
MUNICIPAL FACILITIES IMPROVEMENTS
WITHIN THE HISTORIC CIVIC CENTER - PHASE A**

THIS AGREEMENT made and entered into in San Antonio, Bexar County, Texas between the City of San Antonio, a municipal corporation, in the State of Texas, hereinafter termed "City", and

**Amstar, Inc.
400 B W. Southcross
San Antonio, Texas 78221**

hereinafter termed "Contractor", said agreement being executed by the City pursuant to the City Charter and Ordinances and Resolutions of the City Council, and by said Contractor,

WITNESSETH: That the parties hereto, each in consideration of the agreements on the part of the other herein made and referred to, have covenanted mutually, and hereby mutually covenant, the City for itself and its successors, and the Contractor for itself or himself or themselves and his or their heirs, executors and administrators or successors, as follows, to-wit:

A. DEFINITIONS & SCOPE OF CONTRACT

1. **CITY AND OFFICIALS.** Whenever in this contract is found the term "City", "City Council", "City Manager", "Director of Public Works", "Director of Finance", "City Clerk" or other designation of any City institution, officer, employee or title, or a pronoun in its, his or their place, the same shall, unless indicated otherwise, be understood to mean the City of San Antonio or its successors, or the governing body, or the person or persons now or hereafter holding or exercising the duties of such designated official position, office, employment or title, in said City, or any person or persons acting lawfully in the corresponding official capacity on behalf of said City at such time and within the powers and authority held by him or them;

2. **CONTRACTOR.** Whenever the term "Contractor" or a pronoun in its place is used herein, it shall be taken to include any person, association or persons, firm or corporation, notwithstanding such pronoun may be used in the masculine gender or singular number, and said term or pronoun shall include in their respective capacities, the President, Manager, or other officer or agent for the time being, representing or locally managing the work of any corporation contracting herein.

3. **INCLUDED INSTRUMENTS.** The notice to Contractors, specifications including any Special and General Conditions, plans, instructions to bidders, advertisement for bids, the bid proposal, and the construction bond, payment bond, and other bonds, if any, made by the Contractor, the Charter, Ordinances and Resolutions of the City, all in so far as prepared for or relating to said work herein undertaken are hereby made a part of this agreement and are included in this contract as if rewritten or copied in full herein, and shall be deemed "included instruments" when that term is used.

4. **CONTRACT TO CONTROL.** In case of conflict or inconsistency between this contract and the specifications or other included instruments, this contract shall control, but insofar as such provisions can stand together they shall all be regarded as cumulative.

5. **SCOPE OF CONTRACT AND SPECIAL PROVISIONS FOR SUPERVISION OF WORK.** It is contemplated that this contract shall be used as a general form of construction contract for public works projects and for some of said work independent consulting Architects or Engineers may be engaged, their identity and capacity shall be designated herein; however, Contractor understands that City may abrogate the authority of such consultant as provided in the terms of its contract relationship with the latter, and the Director of Public Works shall, in such event, be vested with all powers formerly exercised by such consultant, provided written notice of such substitution shall be immediately served on the Contractor in writing. Nothing herein shall authorize independent agreements between Contractor and such Engineer or Architect, nor shall the latter be deemed to bear a legal relationship to either Contractor or City other than as evidenced by the City's contract with such consultant.

6. DEFAULT AND VIOLATIONS OF CONTRACT. If Contractor shall fail or refuse to take such measures as the Director of Public Works may determine to be necessary to insure the completion of the work within the time allowed therefor, or if the work to be done under this contract shall be abandoned by Contractor, or if this contract, or any right or interest therein shall be assigned or sub-let by Contractor otherwise than is herein specified, or if at any time said Director of Public Works shall certify in writing that Contractor is willfully violating or refusing to observe any of the conditions, provisions or stipulations of this contract or of the specifications, or is executing the same in bad faith or not in accordance with the terms thereof, or if the work is not fully completed within the time allowed for its completion, then, in any such event, the City Manager shall be authorized at his election to order Contractor to discontinue all work under this contract by written notice given as herein provided; and Contractor and his employees shall thereupon discontinue all work upon said premises; and the City shall, upon such notice having been given, be authorized fully to enter upon said premises, through any designated officer, agent or contractor, and to take full possession of said work, and to order or contract for the completion of said work in any manner it may deem proper; and said City shall thereupon have a right to take full possession of, and to use for the purposes of said work, all materials, tools, implements or machinery previously provided by the Contractor for the performance of the work and located at the project site. All costs and expenses requisite to the completion of the work by the City whether accomplished by contract or otherwise, and including reasonable costs of supervision, together with damages for delay as herein specified, shall be charged to and paid by the Contractor. If the cost of such completion by the City shall be less than the amount agreed to be paid to the Contractor hereunder, the Contractor shall forfeit by virtue of his default the right to any difference unless otherwise specified by the City Manager; if, however, the cost of such completion shall exceed the amount herein agreed to be paid to the Contractor, then the Contractor or his bondsman shall pay to the City the amount of such additional costs and expenses to be fixed and determined as herein provided.

7. COMMUNICATIONS BETWEEN CONTRACTOR AND CITY. The Contractor agrees that the following address in the City of San Antonio, Texas, shall be used for the transmission to him of any notices or correspondence in connection with the performance of this contract:

400 B W. Southcross

San Antonio, Texas 78221

The above address may be changed only by filing written notice to that effect with the Director of Public Works. All communications, notices and other correspondence forwarded to the above address shall be presumed conclusively to have been delivered by regular course of mail to the Contractor.

8. PREVAILING WAGE RATE AND GENERAL LABOR CONDITIONS. The Provisions of Vernon's annotated Civil Statutes, Article 5159a, are expressly made a part of this contract. In accordance therewith, a schedule of the general prevailing rate of per diem wages in this locality for each craft or type of workman needed to perform this contract is included with the Special Conditions and made a part hereof. The Contractor shall forfeit as a penalty to the City sixty dollars (\$60.00) for each laborer, workman, or mechanic employed, for each calendar day, or portion thereof, that such laborer, workman or mechanic is paid less than the said stipulated rates for any work done under said contract, by the contractor or any sub-contractor under him. The establishment of prevailing wage rates pursuant to Article 5159a shall not be construed to relieve the Contractor from his obligation under any Federal or State Law regarding the wages to be paid to or hours worked by laborers, workmen or mechanics insofar as applicable to the work to be performed hereunder. The Contractor, in the execution of this project, agrees that he shall not discriminate in his employment practices against any person because of race, color, creed, sex or origin. The Contractor agrees that he/she will not engage in employment practices which have the effect of discriminating against employees or prospective employees because of race, color, religion, national origin, sex, age, handicap or political belief or affiliation. In addition, Contractor agrees that he/she will abide by all applicable terms and provisions of the Nondiscrimination Clause and the Small and/or Minority Business Advocacy Clause as contained in the City of San Antonio's current Affirmative Action Plan on file in the City Clerk's Office.

9. ASSIGNMENTS AND SUBLETTING. Contractor shall not assign, transfer, convey, sub-let or otherwise dispose of this contract, or any portion thereof, or any right, title or interest in, to or under the same, without previous consent in writing of the City, to be endorsed hereon or hereto attached; and Contractor shall not assign by power of attorney or otherwise any of the monies or other considerations to become due and payable by the City under this contract; unless by and with the consent signified in like manner. And in any event whatsoever, whether by such consent, by operation of law or otherwise, any and all such assignments, transfers or sub-letting, and the entire subject matter thereof, shall be and remain subject to all rights of the City herein or otherwise provided, and no waiver of this stipulation can be invoked against the City. In no event shall the City be liable in excess of the consideration of this contract in the case of any such assignment, transfer, conveyance or sub-letting of the work or performance which is the subject hereof. The City reserves the right to withhold any monthly payment hereafter provided for in the event of an assignment or sub-letting of a portion of the work without the consent and knowledge of the City and by reserving such right, the City shall not be deemed to have waived its right to declare a full breach of this contract for Contractor's failure to comply with provisions hereof, such remedy being alternative only and exercisable at the option of the City.

B. SCOPE OF WORK

DESCRIPTION AND LOCATION. The site of the work herein contemplated is located and described generally as follows:

MUNICIPAL FACILITIES IMPROVEMENTS WITHIN THE HISTORIC CIVIC CENTER - PHASE A

and this contract is performable exclusively in Bexar County, Texas.

2. GENERAL UNDERSTANDING. Contractor at his own cost and expense shall furnish all supervision, tools, implements, machinery, labor, materials and accessories, such as are necessary and proper for the purpose, and pay all permit and license fees, and shall at his own cost and expense construct, build and complete, in a good, first class, substantial and workmanlike manner, the structures, work and improvements herein described or referred to in and upon a certain parcel or parcels of land hereinafter described or referred to, all according to this contract and the included instruments, prepared by

Beaty & Partners Architects

and now on file in the office of the Engineering Division of the Public Works Department; and according to field interpretations to be furnished Contractor by the City upon request. If figures or quantities of materials, supplies or other items needed for this project are furnished in the plans and specifications, same shall be understood to be estimates only and the Contractor shall be responsible for any discrepancies between such estimates and the quantities required.

3. WORK UNDERSTOOD BY CONTRACTOR. Contractor declares that prior to the submission of his bid proposal on this contract he has thoroughly examined the location of the work to be performed, is familiar with local conditions, and has read and thoroughly understands the "included instruments" as they relate to the physical conditions prevalent or likely to be encountered in the performance of the work at such location. Contractor hereby accepts such "included instruments" as satisfactory in all respects to accomplish the proper performance of the work at the project site and accordingly assumes the risk of any delays or additional costs which might arise from errors or miscalculations in such "included instruments" or from erroneous assumptions upon which same may have been predicated as to the physical conditions at the work site including, but not by way of limitation, latent defects or conditions of the subsoil.

4. IMPLIED WORK. Any work or materials that may have been omitted in the description of said project, but the use of which is implied or necessary to the project's completion, shall be deemed to be included in this contract and shall be furnished by the Contractor as if the same had been stated specifically, without any additional charge to the City.

5. INCIDENTAL WORK, CONNECTIONS AND PASSAGEWAYS. The Contractor shall do and perform all implied or incidental work necessary to completion of this contract including, but not by way of limitation, the following: Shall make and provide all suitable connections with existing improvements as are necessarily implied herein for proper completion of the project; shall provide passageways or leave open such thoroughfares in the work area as may be required by the City and shall protect and guard same at his own risk as more specifically detailed in Paragraph E-1 hereof; and shall continuously maintain the work area in a clean and workman-like manner and prior to final acceptance of the work, restore the site to its prior condition to the extent permitted by the improvement. All of said incidental work to be done to the satisfaction of the City at Contractor's own cost and expense.

6. WORK AND MATERIALS. All materials used by the Contractor shall conform to the specifications. However, if the specifications are silent, only the best quality materials shall be used, and in the event of dispute as to the relative quality of materials, the selection of the Director of Public Works shall be final. All of said work shall be executed in a good, thorough and workman-like manner, to the satisfaction of the Director of Public Works, who, together with all assistants and inspectors under his direction, or in the employ of the City for the purpose of said work, shall at all times have free access to the project site, stores and materials, and shall be privileged to take such samples of all materials and to cause tests of materials or of any part of the work to be made except as otherwise provided in the specifications. Contractor shall render all assistance required of him by the Director of Public Works or his aforementioned assistants or inspectors in connection with any such tests, and if any part of the work or the materials used shall be found unsuitable or improper, either wholly or in part, Contractor shall correct or remove such defective work or materials from the project site. In connection with the visual inspection or materials testing contemplated herein, it is clearly understood that the City exercises no right to control the means of accomplishing the end product of the work and no approval of any phase of the construction project by any of the City's agents or inspectors shall relieve the Contractor from full compliance with the

specifications regarding the ultimate work product and any additional cost or delay occasioned by defects in the work or failure to meet specifications at any such phase shall be borne by the Contractor.

7. **CONTRACTOR'S RISK.** Contractor shall be responsible for the complete performance of and compliance with this contract, and for all materials on the ground or elsewhere, and for all the work performed under this contract, and shall protect the same from all loss or damage from any cause whatsoever until final completion and acceptance; and shall deliver said structures, work and improvements to the City in a completed and perfect condition in accordance with this contract.

C. **BEGINNING AND COMPLETION OF WORK, DAMAGES FOR DELAY**

1. **TIME TO BEGIN WORK.** The work embraced in this contract shall be begun by contractor within seven (7) days after City shall notify Contractor in writing to begin, and if such work be actually begun by Contractor before such notice, then the period of time herein allowed for the completion of the work shall begin to run from such date when work is actually commenced.

2. **COMPLETION OF WORK.**

a. **Work Day Contract --** After beginning work as outlined in Paragraph C-1 above, the Contractor shall prosecute same continuously and diligently for and during the period of Three Hundred (300) Calendar Days, during which period of time Contractor binds and obligates himself at all times to employ sufficient force and diligence to complete said structures, work and improvements, and to deliver same over to the City in a completed, undamaged, and clean condition; and the time of beginning, rate of progress and time of completion of said work are hereby declared and understood to be of the essence of this contract; provided, however, said Director of Public Works may suspend said work wholly or in part by his written order whenever in his opinion the interests of the City require the suspension of such work, such orders not to continue in effect longer than one week at any one time. The City may, at its discretion, establish phases of the project or areas of the work to be performed and in such order or sequence as the City shall deem best in the public interest.

Should the work be delayed necessarily by any damage that may happen thereto by any unusual, unavoidable accident, or by the condition of the weather, or by action of the elements, or by any general strike of employees, or by shortage of materials, or by suspension of the work, or by any injunction or other court action or by any delay which may exist for the City to procure any title to lands or any right or interest therein needed for the purposes of said work, Contractor shall have no claim for damages on account of such delay, but working days will not be charged during the period of any such delays.

b. **Date Certain Contract --** After beginning work as outlined in Paragraph C-1 above, the Contractor shall complete the work during which period of time Contractor binds and obligates himself at all times to employ sufficient force and diligence to complete said structures, work and improvements, and to deliver same over to the City in a completed, undamaged and clean condition; and the time of beginning, rate of progress and time of completion of said work are hereby declared and understood to be of the essence of this contract; provided, however, said Director of Public Works may suspend said work wholly or in part by his written order whenever in his opinion the interests of the City require the suspension of such work, such orders not to continue in effect longer than one week at any one time. The City may, at its discretion, establish phases of the project or areas of the work to be performed and in such order or sequence as the City shall deem best in the public interest. No additional time for completion will be allowed unless granted in writing by the Director of Public Works.

3. **DAMAGES FOR DELAY.** If Contractor shall fail to complete the work within the time herein specified or otherwise allowed therefor, he shall be liable for the wages of any inspector or inspectors employed by the City on said work at the rate of thirty-five dollars (\$35.00) per day per inspector from the end of said time allowed for the completion of the work, until actual completion thereof; and in addition to said wages of inspectors, the following sums per day for the period of such delay shall be paid or allowed by Contractor to City or be deducted by the City on final estimate and settlement, not as a penalty, but as liquidated damages due to City for expense, loss and public inconvenience resulting from failure to complete said work within the time allowed, such time of completion being an essential element and consideration, as a result of such delay:

The amount of all such damage shall be fixed and determined by the written certificate of Director of Public Works, whose judgment shall be final disposition thereof.

5. **NO WAIVER OF CITY'S RIGHTS.** Neither the inspection nor approval by said Director of Public Works or any inspector, officer or employee of the City, nor any order, measurement or certificate by said Director of Public Works, nor any estimate or payment by the City for any part of said work, or material or method or equipment, nor any extension of time, nor any possession of the work or place taken by the City, or any officer or employee thereof at any time before final acceptance, shall operate as a waiver of any provision or obligation of this contract or of any right or power herein given or reserved to said City, or of any right to claim any indemnity or damages herein provided for; nor shall any waiver of any breach of this contract be deemed as a waiver of any other or subsequent breach; and every right or remedy under this contract or included instruments shall be cumulative, and in addition to all other rights and remedies.

6. **OCCUPANCY.** The City, at the discretion of the Director of Public Works, shall have the right to take possession of and use any completed portion or partially completed portion of the structure or work, provided, in the opinion of the Director of Public Works, such possession or use does not materially affect the Contractor's ability to proceed with his work on the project. No additional time will be granted the Contractor for occupancy or possession and use of any partially completed or completed work, and such possession or use shall not constitute acceptance of the work taken or used.

1. PRICES AND CONSIDERATIONS. In consideration of the faithful performance of this contract and the construction, completion, and delivery of said structures, work and improvements, the City of San Antonio agrees and shall be and is hereby bound and obligated to pay at the office of the Director of Finance of the City of San Antonio, in Bexar County, Texas, to the Contractor as hereinafter provided out of its fund

MATERIAL: :	DOLLARS
SERVICES :	DOLLARS
TOTAL : ONE MILLION, FIVE HUNDRED FORTY EIGHT THOUSAND, EIGHT HUNDRED FIFTY AND 00/100	DOLLARS (\$1,548,850.00)

2. **MONTHLY ESTIMATES.** During the early part of each month as the work progresses said Director of Public Works shall make an estimate of the materials brought into the work and the labor performed during the preceding month, as well as the number of working days used during such month, and the City shall thereupon, about the middle of each month, make payments to Contractor of monthly installments based upon such estimate in a sum equivalent to ninety percent (90%) of each such monthly estimate. At the time the last monthly estimate is paid, a letter of conditional approval will be furnished the Contractor. The remaining ten percent (10%) of the estimated value shall be held by the City until the final settlement hereinafter provided for. However, where the contract price exceeds four hundred thousand dollars, installments shall be paid to Contractor at the rate of

ninety-five (95%) percent of each monthly estimate, and the retainage held until final acceptance shall be five (5%) percent. The payments of such installments shall be held to be payments on account of the contract sum, and the certificates or estimates of the Director of Public Works upon which such monthly payments are based shall be held to have been given only for the purposes of fixing the sums to be so paid in compliance with Paragraph D-5 hereof and shall not in any way be deemed to have been an acceptance of any part of the work, or to prejudice said City in the final settlement of account or in requiring the completion of the work as herein provided.

3. **FINAL ESTIMATE.** Contractor shall not be entitled to receive payment of any sum in excess of the amounts paid upon such monthly estimates as outlined above for at least thirty (30) days after transmittal of the letter of conditional approval and not before all the stipulations, requirements and provisions of this contract are faithfully performed and complied with, and unless and until said structures, work and improvements shall be entirely completed, and delivered to and accepted by the City in accordance with this contract; and such completion, delivery and acceptance is evidenced by the final certificate of the Director of Public Works and such certificate of acceptance is approved by the City Manager. Simultaneous with the transmittal of the final certificate of completion, delivery and acceptance, the Director of Public Works shall prepare his final estimate as the basis for final settlement upon this contract, whereupon the same having been first approved by the signature of the City Manager and Director of Finance, City shall pay to Contractor the amount of such final estimate, taking into account all amounts previously retained and deducted from such monthly estimates and remaining payable to Contractor, but deducting from the amount of such final estimate and retaining any and all sums which are to be deducted by the City or paid or allowed by the Contractor to City, or claimed for labor or materials furnished by any person, firm or corporation, or which are to be retained and held by City for any reason.

4. **CLAIMS FOR LABOR OR MATERIALS.** Contractor hereby agrees to promptly pay all persons supplying labor, services and materials in the prosecution of the work provided for in this contract and any and all duly authorized modifications of said contract that may hereafter be made, and shall and will fully indemnify and hold harmless the City against any and all claims, liens, suits or actions asserted by any person, persons, firm or corporation on account of labor, materials or services furnished such Contractor during the prosecution of the work herein undertaken and Contractor shall execute a bond for this purpose as hereinafter set out. Before the City shall be obliged to pay any amount to Contractor on final settlement, Contractor shall furnish to the satisfaction of the Director of Finance, evidence that all labor employed and all materials used in the construction of the work have been fully paid for by Contractor.

5. **DIRECTOR OF PUBLIC WORKS TO FINALLY DETERMINE ALL AMOUNTS PAYABLE OR CHARGEABLE.** It is specially understood and agreed that subject only to the prices, terms and provisions specifically set forth in this contract and included instruments, the written estimates and certificates of the Director of Public Works shall be final in fixing and determining amounts payable or chargeable hereunder to Contractor by City as required by the other terms and conditions hereof, also in case of controversy, in fixing and determining all unliquidated sums to be deducted and retained by City for any purpose whatever out of any funds estimated as payable to Contractor by City.

6. **ALTERATIONS AND EXTRA WORK.** Said Director of Public Works may, by his written order, approved by the signature of the City Manager, make deletions, alterations, modifications or additions in the specifications and plans for the work for the purpose of perfecting the work herein undertaken or the ramifications thereof, and the Contractor shall execute the work as so changed, provided the entire cost of such extra work as results from such changes, including the cost of extra work resulting from any prior alterations modifications, or additions so ordered, shall not exceed twenty-five percent (25%) of the original amount of the contract, as set out in paragraph D-1 hereof; and provided further that the price is agreed upon in writing before the work is done or materials furnished and that such agreement is signed by the Contractor and by the Director of Public Works and the City Manager, it being further agreed and understood that if no such agreement as to price can be reached after discussions, that payment by the City shall be upon the basis of cost of labor and materials plus ten percent (10%). The cost of such extra work shall be added to the estimates payable to the Contractor by the City, all of which shall be effected under the terms and provisions of this contract. The Director of Public Works may order the Contractor to omit any part or parts of the work remaining to be done and the City shall not be bound to pay for extra work so ordered to be omitted. No additional working time will be granted for alterations and/or extra work unless specified in said written order approving work.

E. INDEMNIFICATION

1. **CARE TO AVOID ACCIDENTS OR INJURY TO PERSON OR PROPERTY.** During the performance of the work within the contemplation of this contract and until final completion and acceptance thereof, Contractor shall exercise the utmost care to avoid accident or injury to persons or property. He shall place and maintain all necessary barriers and safeguards, including watchmen, if necessary, about the work site for the prevention of accidents and at night shall maintain adequate lights and other warning devices, and generally shall take all precautions requisite to the protection of the general public and properties adjacent to the work site. Contractor shall and will indemnify and save harmless the City from and against any and all actions and claims, and

against all costs, damages and expenses to which the City may be put by reason of any injury or alleged injury to person or property, resulting or alleged to result from or to be occasioned by the acts or omissions of the Contractor, whether negligent or otherwise, in the performance, conduct or maintenance of the work, or in guarding same, or from any improper methods, tools, implements or materials employed therein, or on account of any such acts or omissions of Contractor's agents, servants, employees, assignees or sub-contractors (including the agents, servants and employees of such sub-contractor); and Contractor or his insurer shall well and truly make payment of any and all sums recovered against the City in any suit or suits on account of such alleged injury or damage, to which the City may be made a party, together with all costs, damages and expenses borne by the City in connection with such suits, all in a manner as to save the City harmless from any expense connected with such actions and claims. The City is further authorized, upon the order of the Director of Public Works, to deduct or retain from any estimate or estimates or amounts retained hereunder, such sum as may be claimed for any injury or damage described above unless and until Contractor shall give a further and special bond or deposit adequate to cover such contingent liability as determined by the Director of Public Works or otherwise present evidence of full indemnification to the City in connection with such claims or actions.

2. **PATENTS, ETC.** Contractor agrees that he will at all times pay all fees, royalties or license charges on all patented, registered or copyrighted machines, materials, methods or processes used in the construction of said work and supplied as a part of the finished work, or appurtenant thereof; and that he will ever hold the City free and harmless from any and all claims on account of the use of any machines, materials, methods, or processes.

F. INSURANCE

1. The following types of insurance shall be furnished for the duration of the project, and two copies of Certificates of Insurance showing compliance with the provisions of this paragraph shall be furnished to the Department of Public Works prior to or at the time this contract is executed by the Contractor and before a Work Order is issued.

a. Workman's Compensation and Employers' Liability -- Statutory, \$500,000.00 each occurrence.

b. Commercial General (Public) Liability - - to include coverage for the following where the exposure exists: (1) Premises/Operations, (2) Independent Contractors, (3) Products/Completed Operations, (4) Personal Injury, (5) Contractual Liability, (6) Explosion, Collapse and underground property damage ---- Combined Single Limit for Bodily Injury and Property Damage: \$1,000,000.00 or its equivalent.

c. Business Automobile Liability Insurance -- to include coverage for: (1) Owned/Leased Automobiles, (2) Non-Owned Automobiles, (3) Hired Automobiles ---- Combined Single Limit for Bodily Injury and Property Damage: \$1,000,000.00 or its equivalent.

d. Builder's Risk Insurance.

The City shall be named as an additional insured in all coverage described above in paragraphs b through d.

In the submission of the Certificates of Insurance, the insurance company in every case must agree to providing notice of cancellation of any insurance to the City ten (10) days prior to such cancellation of policies covered by the certificates.

G. BONDS

1. **PERFORMANCE BOND.** Contractor hereby agrees to execute with sureties and deliver to the City, at once, a "Performance Bond" in the total amount of the contract price, \$1,548,850.00, approved by the City as to form and sufficiency, conditioned that Contractor shall faithfully perform, observe and comply with all the terms, conditions and stipulations, undertakings and provisions of the contract, said Performance Bond to be attached hereto as an included instrument.

2. **PAYMENT BOND.** Contractor hereby agrees to execute with sureties and to delivery to the City, at once, a "Payment Bond" in an amount at least equal to the contract price, such as shall be satisfactory to the City as to form and sufficiency, as security for the payment of all persons supplying labor and material in the prosecution of the work provided for in this contract; said Payment Bond to be attached hereto as an included instrument.

3. **CONTRACTOR AND SURETIES STILL BOUND.** No assignment, transfer or subletting, whether with or without the consent of said City, and no order of said City for or approval or any alterations or modifications in said specifications, plans, or work, and no change in the requirements or order for extra work made by the City as provided in this contract, shall ever in any manner release or diminish the responsibility of Contractor or any surety on any bond of Contractor, but on the contrary, such responsibility shall extend to and comprehend all such changes and other matters.

H. COMPLIANCE WITH FEDERAL REGULATIONS

1. The Contractor is responsible for compliance with all Federal regulations included in the City of San Antonio Compliance Manual, as may occasionally be amended. The Compliance Manual is incorporated and made part of this contract.

I. INTEREST IN CITY CONTRACT PROHIBITED

1. No officer or employee of the City shall have a financial interest, direct or indirect, in any contract with the City, or shall be financially interested, directly or indirectly, in the sale to the City of any land, materials, supplies or service, except on behalf of the City as an officer or employee. This prohibition extends to the City Public Service Board, City Water Board, and City boards and commissions other than those which are purely advisory.

This document and included instruments is the entire contract and recites the full consideration between the parties, there being no other written or parol agreement; it being understood that the Charter of the City of San Antonio requires all of its contracts to be written and made by ordinance.

The following paragraphs were deleted prior to execution **H**

IN WITNESS WHEREOF, said City of San Antonio has lawfully caused these presents to be executed by the City Manager of said City, and the corporate seal of said City to be hereunto affixed and this instrument to be attested by the City Clerk; and the said Contractor, acting by **Mary Teresa Flores** thereunto duly authorized **President** does now sign, execute and deliver this instrument.

DONE at San Antonio, Texas on _____ day of _____, A.D. 20 _____.

(CITY SEAL)

CITY OF SAN ANTONIO

ATTEST: _____
City Clerk

BY: _____
City Manager

AMSTAR, INC.
Contractor

BY: Mary Teresa Flores
MARY TERESA FLORES, PRESIDENT

Secretary

PAYMENT BOND

STATE OF TEXAS)
COUNTY OF BEXAR)
CITY OF SAN ANTONIO)

Know all men by these presents:

1. That we **Amstar, Inc., a Texas Corporation, acting by and through Mary Teresa Flores, President,**
as Principal, and

as Sureties, do hereby acknowledge ourselves to be held and firmly bound unto the City of San Antonio, a municipal corporation of the County of Bexar and State of Texas in the sum of **\$1,548,850.00** for payment of which sum well and truly to be made in and unto said City of San Antonio, we do hereby bind and obligate ourselves, our heirs, executors, administrators, assigns, and successors, jointly and severally:

2. THE CONDITIONS OF THIS BOND, HOWEVER, ARE SUCH THAT WHEREAS, the said

AMSTAR, INC.

hereinafter called Contractor or Principal, has made and does this day make and enter into a certain contract in writing with said City of San Antonio, for the construction and completion for said City of certain structures, work and improvements generally described as **MUNICIPAL FACILITIES IMPROVEMENTS**

WITHIN THE HISTORIC CIVIC CENTER - PHASE A

and for the performance and observance of diverse other matters and things in connection with said work, and, interalia, therein entered into covenants and agreements to promptly pay all persons supplying labor, materials and services in the prosecution of the work provided for in said contract; all as more fully described in said contract and its included instruments which are expressly made a part of this obligation;

3. NOW THEREFORE, if Contractor, the Principal party to this obligation shall promptly make payment to all persons supplying labor and materials in the prosecution of the work provided for in said contract, and any and all duly authorized modifications of said contract that may hereafter be made, notice of which modifications to the surety being hereby waived, then this obligation shall be and become null and void, but otherwise to remain in full force and effect: and it is hereby further understood and agreed that this bond shall be a continuous obligation against the principal and each member of said principal party hereto, and each and all sureties hereon, and that successive recoveries may be had thereon for each and every breach of this bond until the full amount thereof shall have been exhausted; and the liability of the sureties on this bond shall not be in any manner released or diminished by any changes in the work which may be authorized or directed by the City, nor by the exercise or failure to exercise by or on behalf of the City any right or remedy provided by the contract or specifications or by any law or ordinances.

4. It is further understood that this obligation is incurred pursuant to Vernon's Annotated Civil Statutes, Article 5160, as amended and that this obligation is for the benefit and sole protection of all persons supplying labor and materials in the prosecution of said contract.

5. IN TESTIMONY WHEREOF, witness our hands and the seal of any incorporated surety hereon this _____
_____ day of _____ A.D. 20 _____.

6. The foregoing bond is approved and accepted
this _____ day of _____,
20 _____.

AMSTAR, INC.

By _____
MARY TERESA FLORES, PRESIDENT

City Manager

Surety

(SEAL)

By _____

Address of Surety for Service Purposes

PERFORMANCE BOND

STATE OF TEXAS)
COUNTY OF BEXAR)
CITY OF SAN ANTONIO)

Know all men by these presents:

1. That we **Amstar, Inc., a Texas Corporation, acting by and through Mary Teresa Flores, President,**
as Principal, and

as Sureties, do hereby acknowledge ourselves to be held and firmly bound unto the City of San Antonio, a municipal corporation of the County of Bexar and State of Texas in the sum of **\$1,548,850.00** for payment of which sum well and truly to be made in and unto said City of San Antonio, we do hereby bind and obligate ourselves, our heirs, executors, administrators, assigns, and successors, jointly and severally:

2. THE CONDITIONS OF THIS BOND, HOWEVER, ARE SUCH THAT WHEREAS, the said

AMSTAR, INC.

hereinafter called Contractor or Principal, has made and does this day make and enter into a certain contract in writing with said City of San Antonio, for the construction and completion for said City of certain structures, work and improvements generally described as

**MUNICIPAL FACILITIES IMPROVEMENTS
WITHIN THE HISTORIC CIVIC CENTER - PHASE A**

and for the performance and observance of diverse other matters and things in connection with said work; all as more fully described in said contract and its included instruments which are expressly made a part of this obligation.

3. NOW THEREFORE, if Contractor, the principal party to this obligation shall faithfully construct and complete said structures, work and improvements, and shall observe, perform and comply with all the terms, conditions, stipulations, undertakings and provisions of said contract and all included instruments, according to their intent and purpose insofar as the same relate to or are incident to the construction and completion of said structures, work and improvements then and thereupon this obligation shall be and become null and void, but otherwise to remain in full force and effect; and it is hereby further understood and agreed that this bond shall be a continuous obligation against the principal and each member of said principal party hereto, and each and all sureties hereon, and that successive recoveries may be had hereon for each and every breach of this bond until the full amount thereof shall have been exhausted; and the liability of the sureties on this bond shall not be in any manner released or diminished by any changes in the work which may be authorized or directed by the City, nor by the exercise or failure to exercise by or on behalf of the City any right or remedy provided by the contract or specifications or by any law or ordinance.

4. IN TESTIMONY WHEREOF, witness our hands and the seal of any incorporated surety hereon this

_____ day of _____ A.D. 20 _____.

5. The foregoing bond is approved and accepted

AMSTAR, INC.

this _____ day of _____
20 _____

By

Mary Teresa Flores, President

City Manager

Surety

(SEAL)

By

Address of Surety for Service Purposes