CITY OF ALAMO HEIGHTS

6116 Broadway San Antonio, Texas 78209 210-822-3331 FAX 210-822-8197



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CITY OF ALAMO HEIGHTS, TEXAS SEEKING SEALED BIDS FOR RENOVATIONS TO NATURE TRAILS BUILDING

The City of Alamo Heights is soliciting bids for the renovation of building located at the Judson Nature Trails, 246 Viesca, to include removal and replacement of existing metal roof and all rotted tongue and grove timber and sheathing, renovate bathrooms to meet ADA requirements, update/install lighting and electrical wiring along overhand and within display cases and repaint existing soffit, window and frames and doors.

Sealed bids will be received **until 2:00 p.m., Friday, October 12, 2018** by the City Secretary at City Hall, 6116 Broadway. The bids will be publicly opened and read aloud at this time and place. Bids received after this time will be returned unopened. Address packets to City Secretary – Jennifer Reyna. Competitive sealed bids shall be marked "Nature Trail Building".

Submittal packets may be obtained at City Hall – 6116 Broadway or on the City's website https://www.alamoheightstx.gov/departments/administration-and-finance/rfps-rfqs-bids/ Questions may be directed to Marian V. Mendoza, Assistant to the City Manager at mmendoza@alamoheightstx.gov.

A non-mandatory pre-bid conference for the project will be held on Wednesday, September 19, 2018, at 10:00 a.m. at Judson Nature Trails Building – 246 Viesca, Alamo Heights, TX 78209.

Jennifer Reyna City Secretary

REQUEST FOR SEALED BIDS

ARTICLE 1: GENERAL NOTICE

1.01 The <u>City of Alamo Heights</u> is requesting Sealed Bids for the following project:

Renovation of Judson Nature Trails Building 246 Viesca, Alamo Heights, Texas 78209

- A. This project includes all work included but not limited to Furnish all labor, tools, equipment, materials and incidentals to remove and replace of existing metal roof and all rotted tongue, grove timber, sheathing, renovate bathrooms to meet ADA requirements, update/install lighting and electrical wiring along overhand and within display cases, repaint existing soffit, windows, frames and doors. All accordance with the Bidding Document.
- 1.02 Sealed Bids must be delivered to the <u>City Secretary of the City of Alamo Heights</u> at <u>6116</u>
 <u>Broadway, San Antonio, Texas 78209</u> no later than <u>2:00 p.m., October 12, 2018</u> to be accepted.

 The Sealed Bids will be publicly opened and read aloud at this time and place. Bids received after this time will be returned unopened. Bids must be enclosed in a sealed envelope, box or container clearly marked on the outside as an "Judson Nature Trails Building" and shall include the following information: Attn: City Secretary, Project Name, Project Location, Bid Opening Date and Time.

ARTICLE 2: EXAMINATION AND PROCUREMENT OF PROPOSAL DOCUMENTS

2.01 Advertisement and information for the Project can be found at the following website:

http://www.alamoheightstx.gov/rfp

- 2.02 Bid Documents may be downloaded or viewed free of charge at this website. It is the downloader's responsibility to determine that a complete set of documents is submitted.
- 2.03 This website may be updated periodically with Addenda, lists of interested parties, reports or other information relevant to submitting a Bid for the Project.
- 2.04 Printed copies of the Bid Documents may be obtained free of charge at the following addresses:

City of Alamo Heights
City Hall
6116 Broadway
Alamo Heights, TX 78209
Attn: Marian V. Mendoza

ARTICLE 3: QUESTIONS REGARDING BID PROCESS OR SOLICITATION DOCUMENTS

3.01 Questions concerning the Sealed Bids should be submitted to the City of Alamo Heights, 6116 Broadway, Alamo Heights, Texas 78209, Attn: Marian Vargas Mendoza, phone 210-882-1508, fax 210-822-8197, mmendoza@alamoheightsx.gov no later than 10:00 a.m. on September 27, 2018.

ARTICLE 4: PRE-BID CONFERENCE

4.01 A non-mandatory Pre-Bid Conference for the Project will be held on Wednesday, September 19, 2018, at 10:00 a.m. at Judson Nature Trails Building – 246 Viesca, Alamo Heights, Texas 78209.

ARTICLE 5: BASIS OF AWARD

- 5.01 The City reserves the right to reject any or all bids and to waive any or all informalities in connection therewith. City does not bind itself to accept the lowest bid or any part thereof, and reserves the right to ask for new bids for the whole or parts. The mere opening and reading aloud of a bid shall not constitute the City's acceptance of the suitability of a bidder or a bid. The competency and responsibility of the bidders will be considered in making an award.
- 5.02 Determination of the low bidder will be based on the lowest responsible base bid and/or combination of the base bid and alternate bids. Alternates accepted will be considered in determining the low bidder, the Owner does not obligate itself to accept an alternate or alternates in any order listed unless otherwise stipulated elsewhere in the Bidding Documents.

ARTICLE 6: PROPOSAL SECURITY

6.01 Bidders must submit an acceptable Bid Bond with their Proposal as a guarantee that the Bidder will enter into a contract for the Project with the City within 15 days of Notice of Award of the Contract. The security must be payable to <u>City of Alamo Heights</u> in the amount of 5 percent of the proposed Contract Price.

ARTICLE 7: OTHER CONTRACT REQUIREMENTS

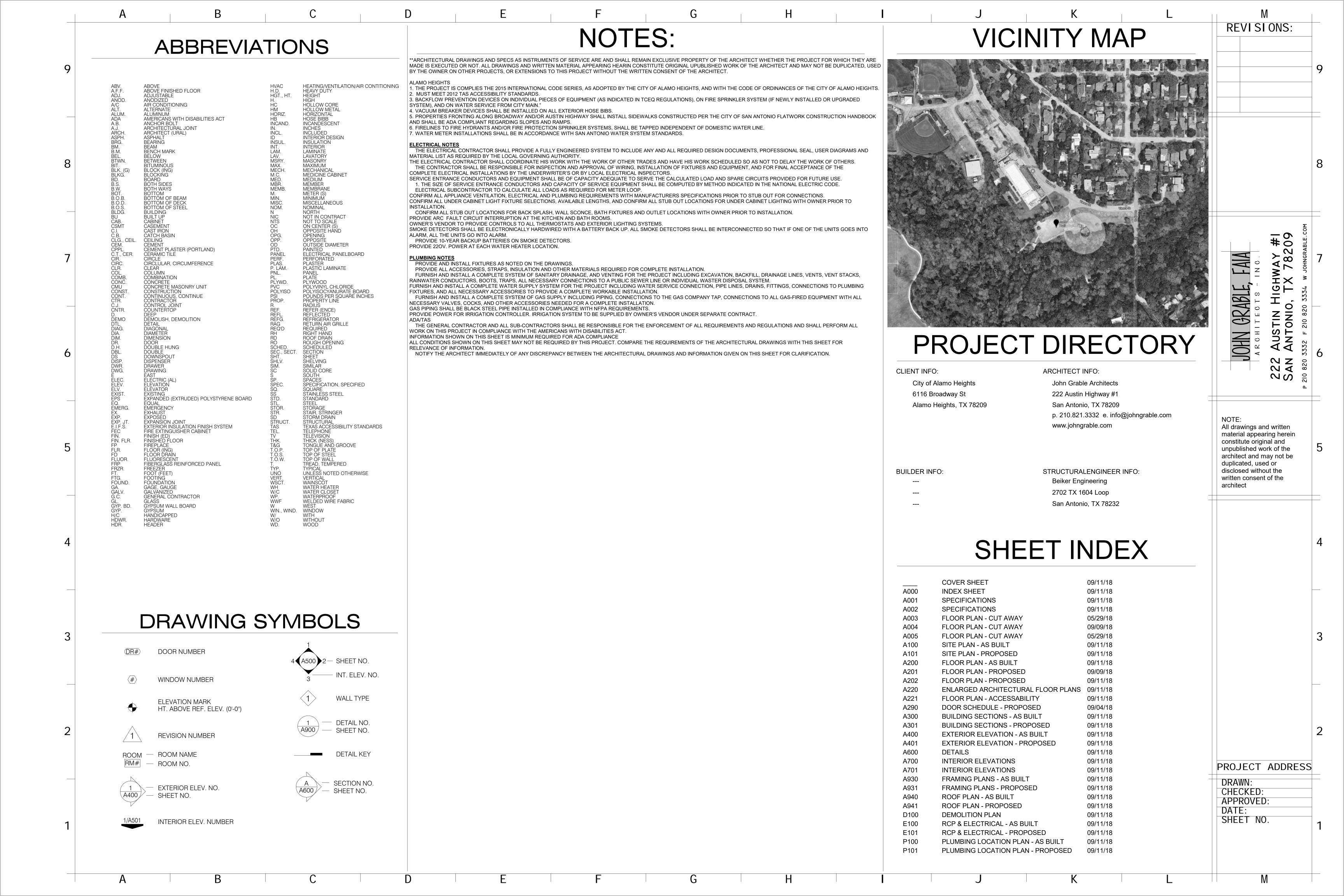
- 7.01 Contractors for this Project must pay no less than the prevailing wage rates for the area established by the Owner and comply with all labor laws established by State and Federal statutes.
- 7.02 Performance and Payment Bonds are required.



Judson Nature Trail Building 246 Viesca Street Alamo Heights, TX 78209

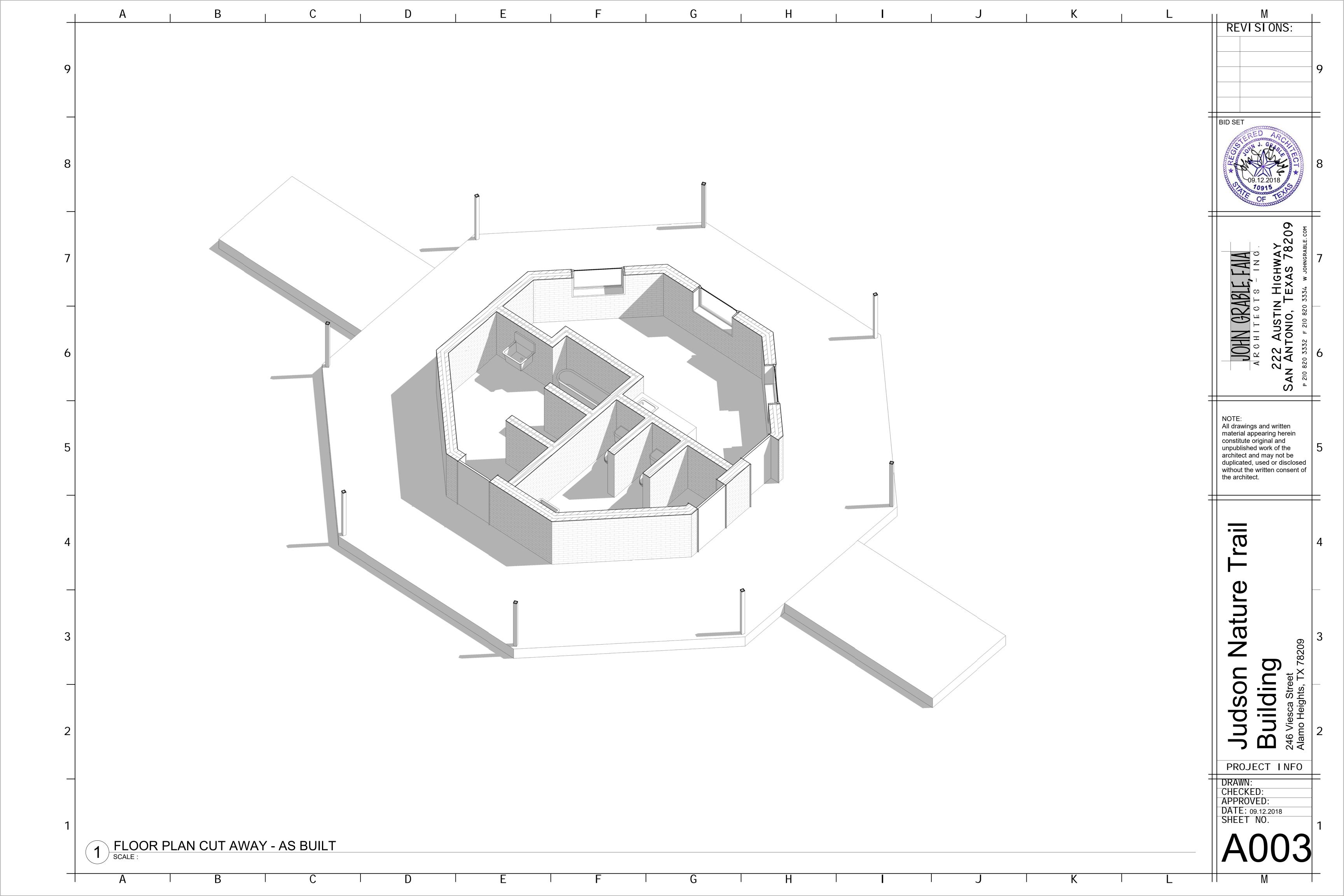
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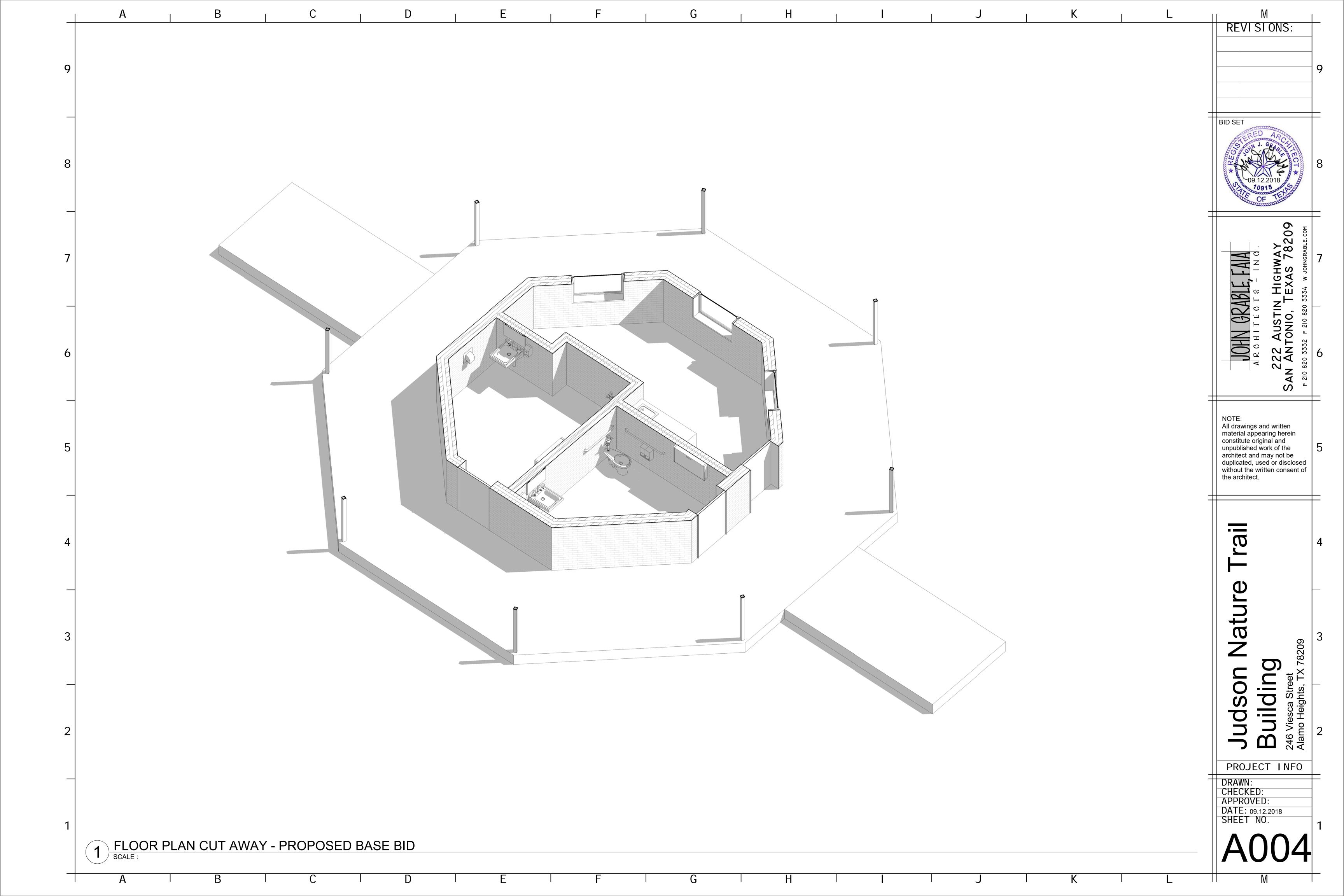


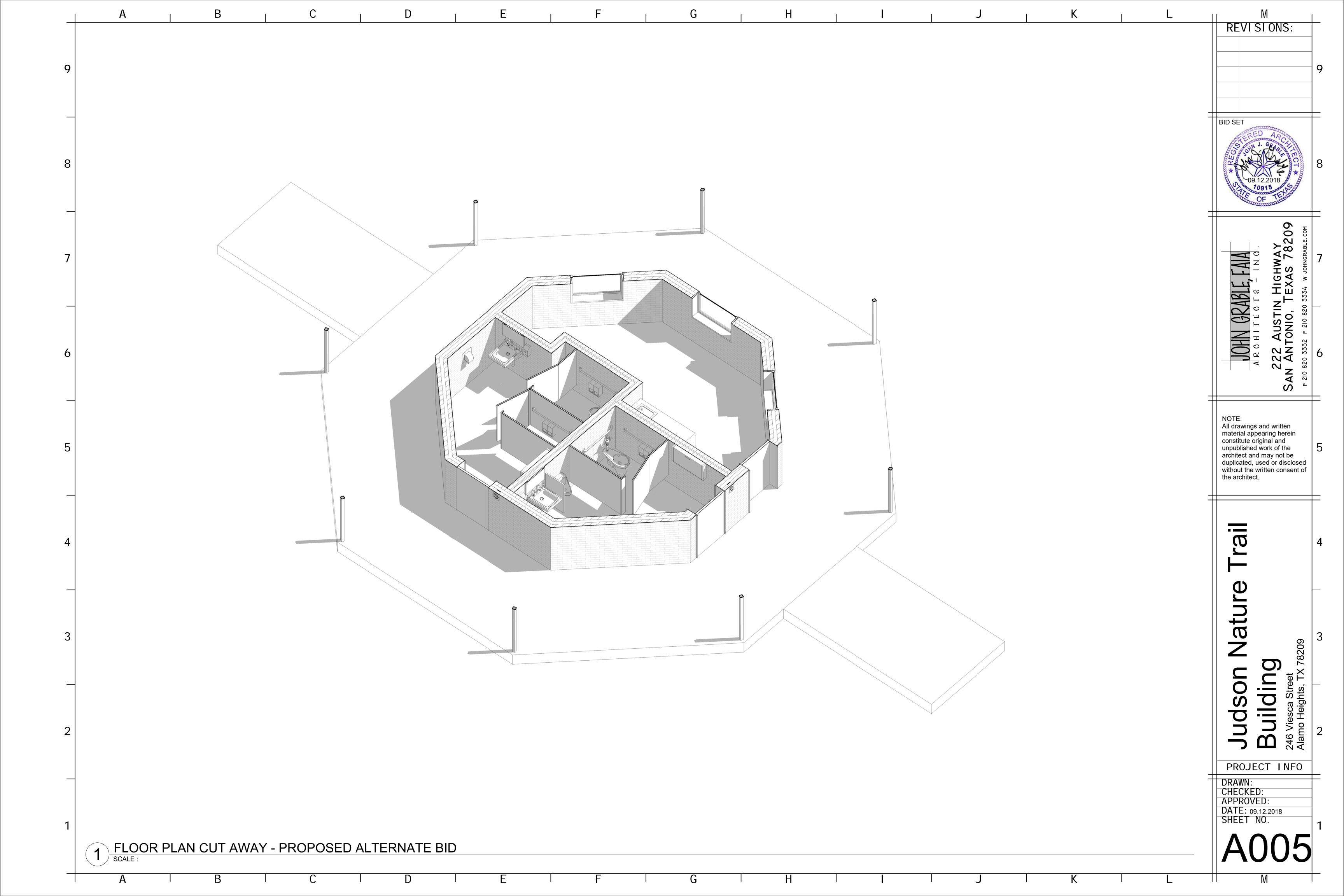


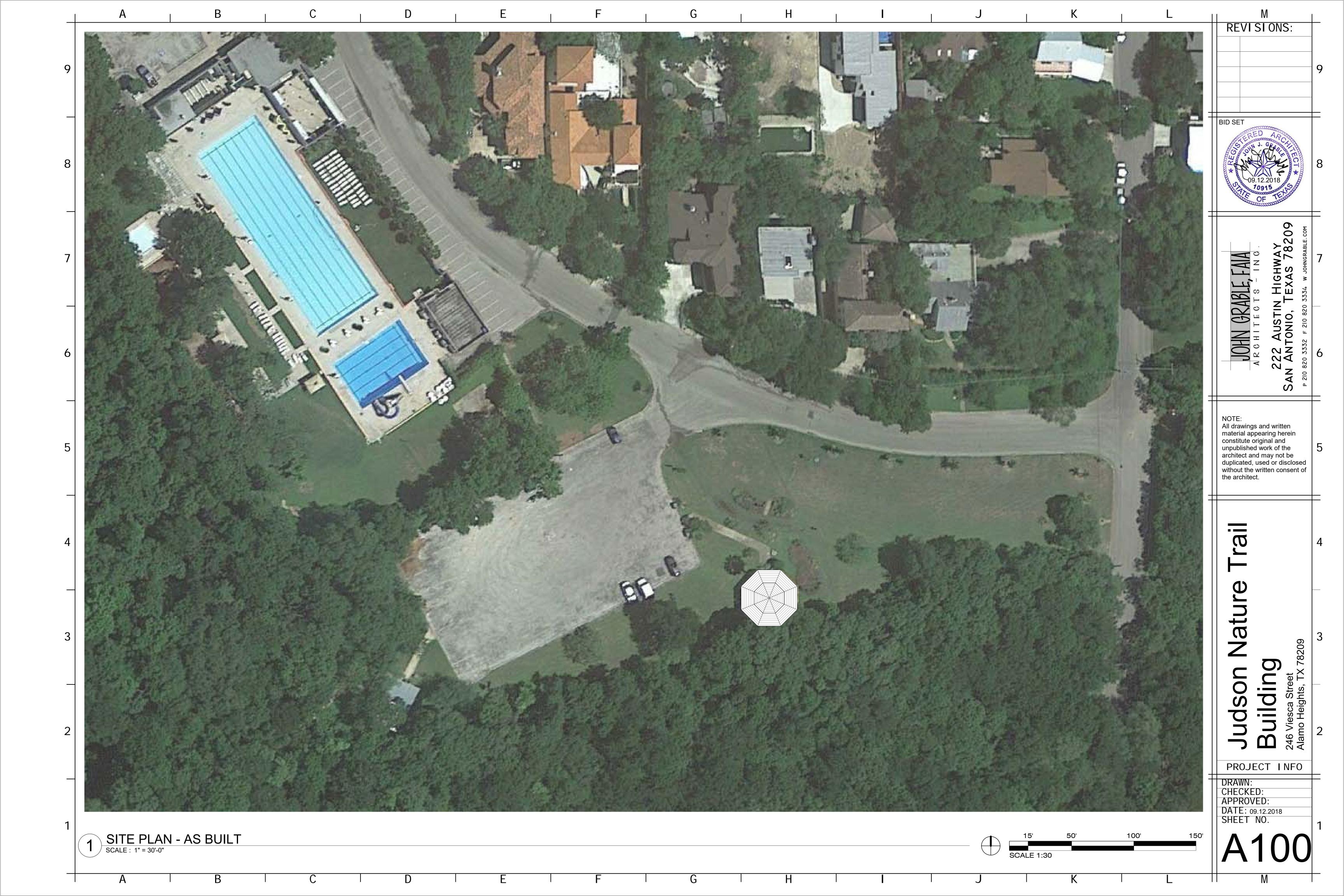
<u> </u>		<u> </u>					REVISIO
OUTLINE SPECIFICATIONS		IVISION – 00 GENERAL REQUIREMENTS			G. Construction Details:		
	יט	IVISION - 00 GENERAL REQUIREMENTS			1. Where construction details are not show	wn or noted for any part of the work, details and	
Indoor Nation Trail Building	A	Standards and Regulations				nized industry standards for first class work for the	
Judson Nature Trail Building 246 Viesca Street		1. Federal and State Laws, municipal ordinances				n this standard or use of alternate methods will not be I by the Architect and/or Owners representative prior to	
Alamo Heights, TX 78209		rules and regulations of all authorities having shall apply to the contract throughout, and th		ct	commencing work.		
September 12, 2018		contract the same as though herein written in	•		H. Utilities: 1 All existing utilities or structures are inc	ndicated on these plans based on information of record.	
September 12, 2016		knowledge of specific codes and ordinances re				measures to protect the utility lines not of record or	BID SET
		information contained in these documents an expected to perform.	I the conditions under which said trade will b	е	-	eral Contractor shall be responsible for any and all	STATISTICAL PROPERTY.
The Outline Specifications that follow are for the renovation of the Judson Nature Trail Buildir the improvements and required scope of work per the drawings and Construction Documents	B	Site Conditions:			damages which occur due to his failure utilities.	e to locate and protect any and all underground	S S J. G/
enclosed and described in these specifications.		 The General Contractor and all subcontractors project site, field verify all conditions, grades, 			I. Permits:		
		features of the project site and shall compare		S.	 The General Contractor shall provide all J. Record Drawings: 	ll permits and inspections required for the project.	The state of the s
		Do not Scale Drawings. Any major discrepanci	ies and or conditions needing clarification sha	all	_	cord drawings to the architect. Drawings shall include	09.12.20
		be reported immediately to the architect in w be maintained to existing areas during constr		1	all addendum items, change orders, alte	erations, revisions and modifications, etc.	00 A 10915
		generators, cables, outlets, etc, as required to	o maintain continuity of service. Placement of	f	K. Certificates of Payments:1 The General Contractor will provide AIA	A G702 Certificates of Payments and Lien Releases for	OF OF
		such portable equipment shall be subject to o	• •		each Pay Application to the Architect fo	_	
INDEX CHEET		 a. All dimensions shall be verified with exist affected area. Contractor to notify archite 	ting conditions prior to construction in the ect about all dimension discrepancies and hidd	den	L. Changes to the Contract:		
INDEX SHEET		conditions prior to construction.				ny change orders for the Project. Note: No changes are name with the Architect and Owner approval.	
DIVICION OF CENERAL REQUIREMENTS	07	b. Contractor to protect all existing landscap			M. Substitution of Materials:	ange men the members and Owner approvat.	
DIVISION 00 – GENERAL REQUIREMENTS	03	responsible for damage to landscaping du c. The Contractor is responsible for all perm	ue to construction and related activities. iits and fees required completing the work as			ecify any material or product by one manufacturer's	N z
DIVICION OF EVICTING CONDITIONS	06	described within the construction docume				ed, and the Contractor wishes to propose another pproval thereof by the following method. Contact John	
DIVISION 02 – EXISTING CONDITIONS	06 C.	Temporary Facilities:	field office self contained to the			o discuss proposal so we can compare proposed	
DIVISION 04 - MASONRY	08	 Contractor shall provide temporary utilities, a telephone, and a digital camera. Contractor s 		ier,	substitution, current Design Developme	ent ideas and directions. If the Architect approves, we	
ז אוטכאויו – דט אטוכועוט – דע אוטוכועוט		Architect or Owner's Rep. The General Contra	actor is to keep the site clean of all debris and			stitution by Addendum as part of the pricing package possible with the time permitted for bidding, the	
DIVISION 06 - WOOD, PLASTICS, COMPOSITES	08	provide adequate trash removal for the project	t during the course of construction.		Contractor may submit the pricing prope		GRABLE
Division of Mood, Labrics, Commodites	D.	Documents: 1. The General Contractor and all sub-contractor	rs shall review, thoroughly examine and		N. Bidding:		
DIVISION 07 - THERMAL and MOISTURE PROTECTION	09	familiarize themselves with all elements and	conditions in the Construction Drawings and			L "Standard Form of Agreement Between Owner and chitect and Owner. The General Contractor will provide	
		these Outline Specifications. The General Con			the Owner and Architect a schedule of v	values for each trade and the selected subcontractor	
DIVISION 08 – OPENINGS	11	dimensions on the drawings. Any discrepancies be reported immediately to the architect in w	_	•		t for Construction. The Owner will have the right of	NOUN R G H I
		Supplemental Drawings:			reviewing the Subcontractor selections. schedule is to be provided to the Owner	s. A construction schedule and preliminary monthly pay er and Architect at Bidding.	
DIVISION 09 - FINISHES	12	 The mechanical, plumbing, and electrical drawn Drawings. Should there be a discrepancy between 			O. Contractor:	-	
		the Architects attention, in writing, for clarific				e executed Contract, the Contractor shall furnish the	
DIVISION 22 – PLUMBING	12 F.	Special Equipment/Manufacturing:			Owner With the following: a. Certificates of Insurance as required	d by the Bid Documents "ATTACHEMENT E -	#
		 The General Contractor shall coordinate with manufacturing equipment not shown in these 			INSURANCE REQUIREMENTS", in a f		
DIVISION 23 – HEATING, VENILATION, and CONDITIONAING (HVAC)	13	equipment locations with the Architect and/ c		ie	P. Subcontractors:		NOTE: All drawings and v
DIVISION 26 _ ELECTRICAL	17	slab, for proper size and location of foundatio	n depressions, drains, and wraps.				material appearing
DIVISION 26 – ELECTRICAL	13			3		4	constitute original unpublished work
							architect and may duplicated, used o
4 Bull 1 II I I I I I I I I I I I I I I I I			,				without the writter the architect.
 Bidders shall submit to the Architect, within 24 hours of time and date of receipt of bids of Subcontractors, including those who are to furnish materials or equipment fabricated 		excess materials of allowance work to Owner directed by Owner.	s storage space, or dispose of by other means	as	(5) Do not close or obstruct roadway (6) Conduct operations to minimize	ays or sidewalks without permit. e obstruction of public and private entrances and exits;	
special Design, whose sub-bids the Bidder has used in the compilation of his Proposal.		2. Provide allowance figures to specify purchase			do not obstruct required exits at	t any time; protect persons using entrances and exits	#
list of Subcontractors should be attached to the bid spreadsheet and so identified. 2. Prior to the award of the Contract the Architect will notify the Ridder in writing if either	the	Contractor shall include in the base bid, deliver to accomplish this	ery, installation, and all related costs includin	9	from removal operations.	owners of adjacent properties when demolister	
Prior to the award of the Contract the Architect will notify the Bidder in writing if either Owner or the Architect, after due investigation has a reasonable and substantial objection		labor to accomplish this. a. Exterior Doors and Windows				owners of adjacent properties when demolition e upon or limit access to their property.	
		b. Interior Doors and Trim			b. Do not begin removal until receipt o	of notification to proceed from Owner	
any person or organization on such list.		c. Door and Cabinet Hardware			_	er elements that are not to be removed.	$ $
Q. Inspections:	^c or	d. Electrical Fixtures			(1) Provide bracing and shoring.	et of adjacent structures	
	for	e. Plumbing Fixtures		Į.	(2) Prevent movement or settlement	nt of adjacent structures.	-
 Q. Inspections: 1. Notify the Architect or Engineer a minimum of 3 days prior to requiring any inspections the Project. R. Meetings: 		e. Plumbing Fixturesf. Bathroom Mirror			(3) Stop work immediately if adjace	ent structures appear to be in danger.	
 Q. Inspections: 1. Notify the Architect or Engineer a minimum of 3 days prior to requiring any inspections the Project. R. Meetings: 1. The General Contractor, Owner and Architect will meet a minimum of once a month to remaining the project. 	review	f. Bathroom Mirror			(3) Stop work immediately if adjace d. Minimize production of dust due to d	ent structures appear to be in danger. demolition operations; do not use water if that will	
 Q. Inspections: 1. Notify the Architect or Engineer a minimum of 3 days prior to requiring any inspections the Project. R. Meetings: 	review		ction, Standard Form A201, as Published by the	ne	(3) Stop work immediately if adjace d. Minimize production of dust due to d	ent structures appear to be in danger.	
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(2) Take precautions to prevent catastrop removed; do not allow worker or publicunstable structures. (3) Provide, erect, and maintain temporarical (4) Conduct operations to minimize effective structures effectives.	Ide a part of this specification to the same extercluding modifications and Special Conditions and shall apply to all contractors and ions may be examined or obtained at the officion by the American Institute of Architects shall be extent as noted above for General Condition and Between Owner and Contractor est. All Completion Release of Liens all Instructions The as detailed in drawings as detailed in drawin	ent ce ns:	(3) Stop work immediately if adjace d. Minimize production of dust due to a result in ice, flooding, sedimentation pollution. e. If hazardous materials are discovered JOHN GRABLE ARCHITECTS and Own containing materials, lead, PCB's, and f. Perform demolition in a manner thate (1) Dismantle existing construction (2) Set aside reusable, recyclable, are collection point or point of reuses a. Coordinate work with utility companies requirements; obtain required perming b. Protect existing utilities to remain from the companies of the protect existing utilities to remain from the protect existing utilities without d. Do not close, shut off, or disrupt exist least 7 days prior written notification e. Do not close, shut off, or disrupt exist without at least 3 days prior written f. Locate and mark utilities to remain; identification of utility type; protect substantial barricades if necessary. g. Remove exposed piping, valves, met disconnected and abandoned utilities are disconnected and abandoned utilities. Selective Demolition for Alterations a. Drawings showing existing construct (1) Verify that construction and utility (2) Report discrepancies to JOHN Grinstallation. (3) Beginning of demolition work convolute apparent upon examin b. Separate areas in which demolition (1) Provide, erect, and maintain tems. Maintain weatherproof exterior build.	ent structures appear to be in danger. Indemolition operations; do not use water if that will on of public waterways or storm sewers, or other and during removal operations, stop work and notify wher; hazardous materials include regulated asbestos and mercury. In and separate materials. In and separate materials. In and salvageable materials; store and deliver to see. In an its, notify before starting work and comply with their notics. In an authority having jurisdiction. In isting life safety systems that are in use without at on to Owner. Its isting utility branches or take-offs that are in use on notification to Owner. Its mark using highly visible tags or flags, with the from damage due to subsequent construction, using the seters, equipment, supports, and foundations of ess. In and utilities are based on field measurement. It granagements are as shown. IRABLE ARCHITECTS before disturbing existing In steing conducted from other areas.	PROJECT DRAWN: CHECKED: APPROVED: DATE: 09.12.20
 Q. Inspections: Notify the Architect or Engineer a minimum of 3 days prior to requiring any inspections: the Project. R. Meetings: The General Contractor, Owner and Architect will meet a minimum of once a month to r the Project. Insurance: The Contractor shall provide and maintain, until the work covered in this is complete an accepted by the Owner, Insurance as specified in "ATTACHMENT E - INSURANCE REQUIREMENTS." The Contractor shall provide the Architect and owner a copy of all insurance for the project during construction. T. Warranty: The General Contractor will warranty all of the work for the project for a period of 1 year the Letter of Substantial Completion is issued by the Architect. Required Submittals and Shop Drawings: Light Fixture and new power / switch submittal Plumbing fixtures and fittings submittal Appliance submittal Appliance submittal Cabinetry shop drawings Counter top submittal Roof System Details Structural wood shop drawings Miscellaneous steel shop drawings Miscellaneous steel shop drawings Paint and stain submittals V. Required Mock-ups and Samples: Paint colors on paint-grade wood samples Stain/finish colors on the exact species of wood to be used V. Allowances: General: A 'Schedule of Lump Sum Allowances' is included below. Coordinate Allowancwork with related work, to ensure that each section is completely integrated and interfa with related work. Requirements for the Work of Allowances are shown and specified, the extent established by the date of the Contract Documents. At earliest possible date during construction, advise Architect/Engineer of quantities, unit cost, total purchase amounts, delivery charges and trade discounts. Funish detailed breakdowns of each allowance category. Contractor mark-up on overrun of allowan	review X. Ind In after Y. DI A. Ce Inced In on the Ing Ing Itaxes, Incere	f. Bathroom Mirror General Conditions: 1. General Conditions of the Contract for construation American Institute of Architects, is hereby ma as if found herein. The General Conditions, in herein, shall become a part of the Contract an subcontractors. Copies of the General Conditiof the Architect. Other AIA Standard Forms: 1. The following Standard Forms as published by become a part of this specification to the sam a. AIA Form A101 – Standard Form of Agree b. AIA Form G702 & G703 – Payment Reque c. AIA Form G701 – Change Order Form d. AIA Form G704 – Certificate of Substantia e. AIA Form G706A – Contractor Affidavit of f. AIA Form G709 – Proposal Request g. AIA Form G710 – Architects Supplementa h. AIA G711 – Architects Field Report IVISION – O2 EXISTING CONDITIONS Demolition 1. Scope: Remove portions of existing building a adjacent structures and the public. (1) Obtain required permits. (2) Take precautions to prevent catastrop removed; do not allow worker or publunstable structures. (3) Provide, erect, and maintain temporar	Inde a part of this specification to the same extercluding modifications and Special Conditions and shall apply to all contractors and ions may be examined or obtained at the office by the American Institute of Architects shall be extent as noted above for General Conditions and Between Owner and Contractor est. All Completion Free Release of Liens and Instructions The state of Liens are detailed in drawings as detailed in drawings as detailed in drawings are detailed in operations and safety of which or uncontrolled collapse of structures to build access within range of potential collapse of the partiers and security devices.	ent ce ns:	(3) Stop work immediately if adjace d. Minimize production of dust due to a result in ice, flooding, sedimentation pollution. e. If hazardous materials are discovered JOHN GRABLE ARCHITECTS and Own containing materials, lead, PCB's, and f. Perform demolition in a manner thate (1) Dismantle existing construction (2) Set aside reusable, recyclable, are collection point or point of reuses a. Coordinate work with utility companies requirements; obtain required perming b. Protect existing utilities to remain from the companies of the protect existing utilities to remain from the protect existing utilities without d. Do not close, shut off, or disrupt exist least 7 days prior written notification e. Do not close, shut off, or disrupt exist without at least 3 days prior written f. Locate and mark utilities to remain; identification of utility type; protect substantial barricades if necessary. g. Remove exposed piping, valves, met disconnected and abandoned utilities are disconnected and abandoned utilities. Selective Demolition for Alterations a. Drawings showing existing construct (1) Verify that construction and utility (2) Report discrepancies to JOHN Grinstallation. (3) Beginning of demolition work convolute apparent upon examin b. Separate areas in which demolition (1) Provide, erect, and maintain tems. Maintain weatherproof exterior build.	ent structures appear to be in danger. Idemolition operations; do not use water if that will an of public waterways or storm sewers, or other ed during removal operations, stop work and notify over; hazardous materials include regulated asbestos and mercury. In the maximizes salvage and recycling of materials. In and separate materials. In and salvageable materials; store and deliver to see. Inies; notify before starting work and comply with their nits. If on damage. In the permit from authority having jurisdiction. Isting life safety systems that are in use without at in to Owner. Isting utility branches or take-offs that are in use In notification to Owner. Is mark using highly visible tags or flags, with It from damage due to subsequent construction, using Interest, equipment, supports, and foundations of ese. Interest equipments are as shown. IN ABLE ARCHITECTS before disturbing existing In onstitutes acceptance of existing conditions that In an in the interest property of the proper	PROJECT DRAWN: CHECKED: APPROVED: DATE: 09.12.20

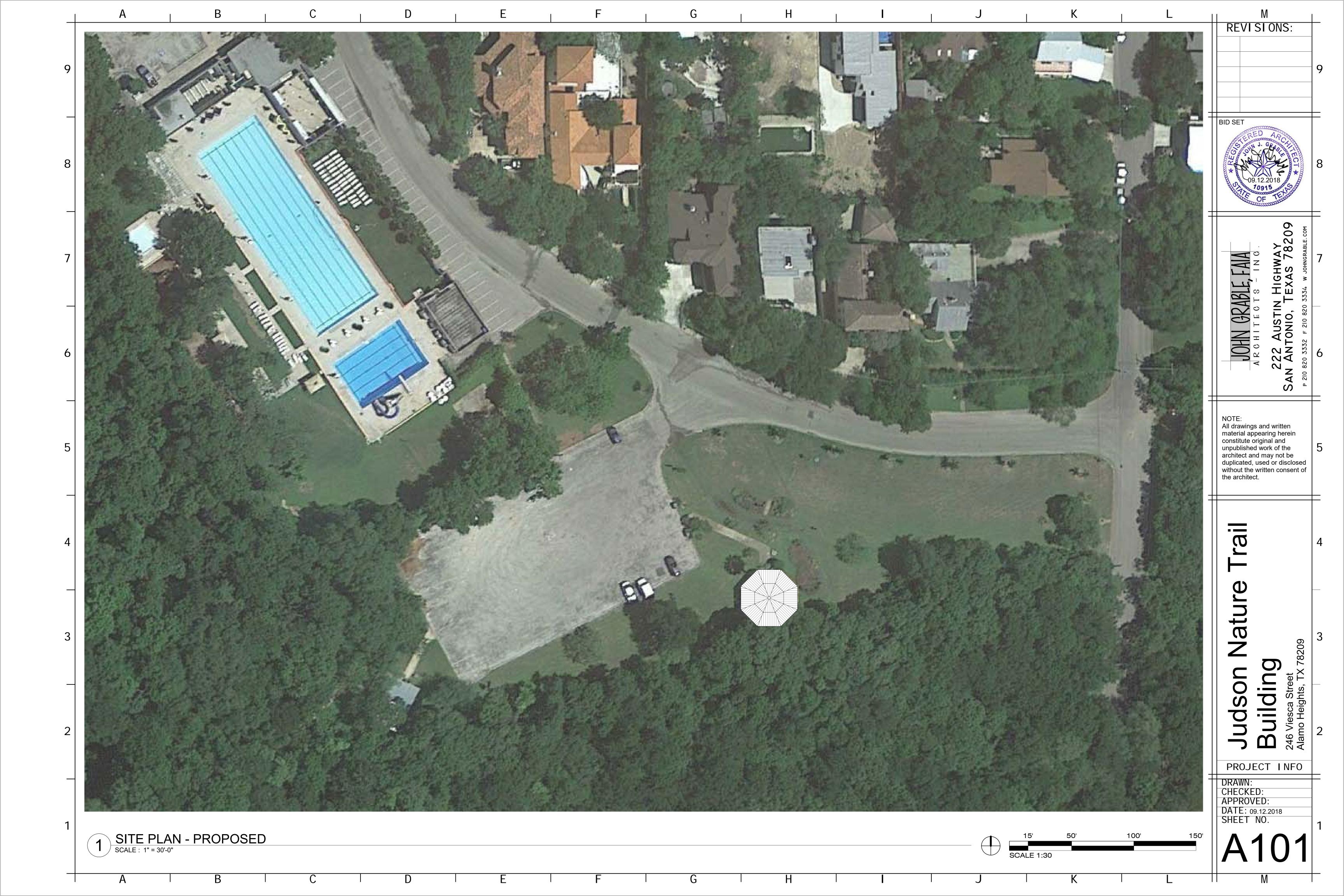
			REVISION
d. Remove existing work as indicated and as required to accomplish new work.	C. Studs and Blocking: Yellow Pine or Fir -Stud Grade	2. Materials:	
e. Remove items indicated on drawings.	1. Existing Studs / Blocking to remain unless otherwise noted in Drawings, field verify	a. Zinc – Coated Steel: ASTM A 526, G90 hot – dip galvanized, 26 Gauge	
 f. Services (Including but not limited to Plumbing, Electrical, and Sprinkler Controler): Remove existing systems and equipment as indicated. 	structural integrity and repair as needed. D. Framing Requirements: (refer to structural drawings)	b. Sheet Aluminum: ASTM B 209, alloy 3003, factory pre-finished, 20 Gaugec. Flexible Sheet Membrane Flashing: Non reinforced flexible black elastic sheet, 30 mils	
(1) Maintain existing active systems that are to remain in operation; maintain access to	1. Note: sealed concrete may be final finish-Chalk lines for framing to be blue chalk to avoid	thick, neoprene sheet	
equipment and operational components.	staining (no red chalk).	d. Penetration Flashings: Provide all required roof penetration flashing for plumbing, vents,	
(2) Where existing active systems serve occupied facilities but are to be replaced with new services, maintain existing systems in service until new systems are complete	 Corners to be framed with three studs or 2 studs with code approved spaces Bearing Walls shall have double top plate. 	etc. e. Fabricated Units: Shall comply with SMACNA Architectural Sheet Metal Manual	
and ready for service.	4. Interior non-bearing walls may have single plates.	f. Flashing at exterior wall penetrations, wall sills, window / door head, jamb and sill	BID SET
(3) Verify that abandoned services serve only abandoned facilities before removal.(4) Remove abandoned pipe, ducts, conduits, and equipment, including those above	5. Notches and Holes:a. Notches in plates shall be tied with not less than 1/8" x 1- 1/2" wide metal ties across	flashing to be 25 mil bituthene equal to W.R. grace Vycor Plus Self-Adhered flashing g. Through wall flashing to be 40 mil membrane equal to W.R. Grace Perma-A-Barrier with	RED AA
accessible ceilings; remove back to source of supply where possible, otherwise cap	notch, attached with 4- 16d nails (min.)	Surface Conditioner	S J. GRAD
stub and tag with identification.	6. Non-bearing walls: notches can be up to 40% stud depth, hole can be up to 60% of stud	h. Auxiliary Materials:	
g. Protect existing work to remain.(1) Prevent movement of structure; provide shoring and bracing if necessary.	depth. 7. Bearing Walls: notches can be up to 25% of stud depth, holes can be up to 40% of stud depth,	(1) Solder compatible with metal(2) Bituminous isolation coating	****
(2) Perform cutting to accomplish removals neatly and as specified for cutting new work	but cannot be closer than 5/8" to stud edge.	(3) Mastic and elastomeric sealants	09.12.2018
(3) Repair adjacent construction and finishes damaged during removal work.(4) Patch as specified for patching new work.	8. Bridging shall be provided to limit height-to-least thickness ratio 50.E. Headers and Beams: Douglas Fir/Larch #2 or better. (refer to drawings)	(4) Epoxy seam sealer (5) Reglet and metal accessories	70915
h. DEBRIS AND WASTE REMOVAL	 Existing Headers to remain, field verify structural integrity and repair as needed. 	3. Cleaning: Clean all exposed sheet metal and leave surfaces in pristine condition	OF OF
(1) Remove debris, junk, and trash from site.(2) Leave site in clean condition, ready for subsequent work.	F. Sheathing1. Sheathing shall be properly acclimated to site conditions so that excessive panel expansion	C. Roofing: 1. Standing Seam Metal Roof:	
(3) Clean up spillage and wind-blown debris from public and private lands.	and ridging do not occur.	a. Install a complete standing seam metal roof as indicated on drawings.	
	2. Roof: Provide ¾" APA rated plywood sheathing 40/20 Exposure.	b. Site produced 26 Gauge Galvanized 'Double-Lock' Standing Seam metal roof, with a	
DIVISION - 04 MASONRY	3. Attach with 8d nails at 6" o.c. at panel edges and 1'-0" o.c. at intermediate supportsG. All plywood backing panels for mounting electrical or telephone equipment to be fire retardant-	coating thickness of G90 to match ASTM A635. Provide consistent smooth closed seam at all faces. Provide 2" Sheet Metal Flashing Drip Edge at all Eave Locations.	
DIVISION - 04 MASONKY	treated plywood, APA C-D plugged exposure 1, ¾" thickness.	c. Roof underlayment: Continuous GAF StormGuard Film-Surfaced Leak Barrier Ice & Snow	FAIN C N C
A. Existing brick to remain. Clean, repair and replace, as needed.	H. Finish Carpentry:	Shield or equivalent. Provide red rosin paper between underlayment and metal roofing.	
 a. Any brick needing replacement should match existing brick type and coursing. Reuse any existing demolished brick if available. 	 Exterior Siding: Existing Wood Board and Batten Siding to remain, field verify integrity and repair as needed. 	 d. Provide an MRCA roofing guarantee covering the work in this section of the specification e. Typical Roof Overhang Detail: 	\ <u>\</u>
any existing demotished blick if available.	2. Roof Deck at Overhangs: 5" x 6" lock-deck laminated structural deck.	NEW 26 GAUAGE G90 GALVANIZED STANDING SEAM METAL ROOF with	GRABLE FECTS
	3. Exposed Overhangs. Back prime before installation.4. Wood Trim:	STANDING SEAM METAL ROOF WITH DOUBLE-LOCK SEAMS and RIVES TYP. CONTINUOS ICE and SNOW SHEILD BELOW NEW STANDING SEAM METAL	
DIVISION – 06 WOOD, PLASTICS, COMPOSITES	a. Exterior: Provide #1 S4S Western Red Cedar with profile as specified in drawings	ROOF TYP. NEW 5x6 'LOCK-DECK' LAMINATED STRUCTURAL DECK	
A. Dimension Lumber Notes:	b. Interior: Provide solid paint grade Poplar Wood Trim, S4S or profile as specified in	NEW 24 GA. GALVANIZED BREAK METAL DRIP EDGE at ALL EAVES TYP.	
1. Governing Code: National Design Specifications for Wood Construction-latest edition	drawings for all window / door casing, baseboards, and trim	OFFIDE EDGE	JOHN R C H I
 All members and sizes given are nominal sizes All lumber shall be straight and free from defects 		PROJECTION OF	
4. All lumber in contact with concrete to be treated with preservatives.	DIVISION 07 – THERMAL and MOISTURE PROTECTION		
5. Beams, Lintels, etc. shall bear on full width of supporting members, unless noted otherwise.	A. Flashing Membrane: Grace Construction Products; 'Perma-A-Barrier" or approved equal		
6. New concealed Joists and Beams: Kiln dried Southern Yellow Pine or Hem-Fir, #2 or better.7. Field Verify the Structural integrity of all existing dimensional lumber and repair or replace as	B. Sheet Metal, Flashing, and Trim:		
needed	1. Provide Sheet Metal Flashing and Trim, including the following:	D. Sealants: Install sealant at all intersections between dissimilar materials and all expansion and control joints. Joint sealers at interior and exterior vertical and horizontal joints.	
B. Exposed Wood Beams, Siding, Structural Deck: 1. Existing exposed double 3x13 Wood Beams to remain, field verify structural integrity and	a. Metal counter-flashing and base flashingb. Exterior wall flashing and expansion joints	1. Urethane Elastomeric Joint Sealants:	
 Existing exposed double 2x12 Wood Beams to remain, field verify structural integrity and repair as needed. 	c. Drip Edge at Roof Eave	a. Type and Application: Multi- part nonsag urethane sealant, ASTM C 920, for vertical and	NOTE:
2. Existing Wood Board and Batten Siding to remain, field verify integrity and repair as needed.	d. Sheet metal accessories	horizontal joints, exterior and interior use.	All drawings and wri material appearing h
8	9	10	unpublished work of architect and may no duplicated, used or of without the written co
 b. Type and Application: Multi- part pourable urethane sealant, ASTM C 920, for horizontal joints, exterior use. 	DIVISION 09 - FINISHES		constitute original ar unpublished work of architect and may no duplicated, used or o without the written co the architect.
joints, exterior use. 2. Silicone Elastomeric Joint Sealants: Type and Application: One- part mildew- resistant silicone	DIVISION 09 - FINISHES	DIVISION 23 – HEATING, VENILATION, and CONDITIONAING (HVAC)	unpublished work of architect and may no duplicated, used or of without the written co
joints, exterior use. 2. Silicone Elastomeric Joint Sealants: Type and Application: One- part mildew- resistant silicone sealant, ASTM C 920, for sanitary applications, interior use.	A. Painting / Staining:	DIVISION 23 – HEATING, VENILATION, and CONDITIONAING (HVAC) A. Additional Mechanical Systems:	unpublished work of architect and may no duplicated, used or of without the written co
 joints, exterior use. Silicone Elastomeric Joint Sealants: Type and Application: One- part mildew- resistant silicone sealant, ASTM C 920, for sanitary applications, interior use. Latex Joint Sealants: Type and Application: Acrylic- emulsion, ASTM C 834, for interior joints in vertical and overhead surfaces with limited movement. 	A. Painting / Staining:1. Character of the Work: All finished surfaces scheduled for painting shall be left smooth, even,	DIVISION 23 – HEATING, VENILATION, and CONDITIONAING (HVAC)	unpublished work of architect and may no duplicated, used or of without the written co
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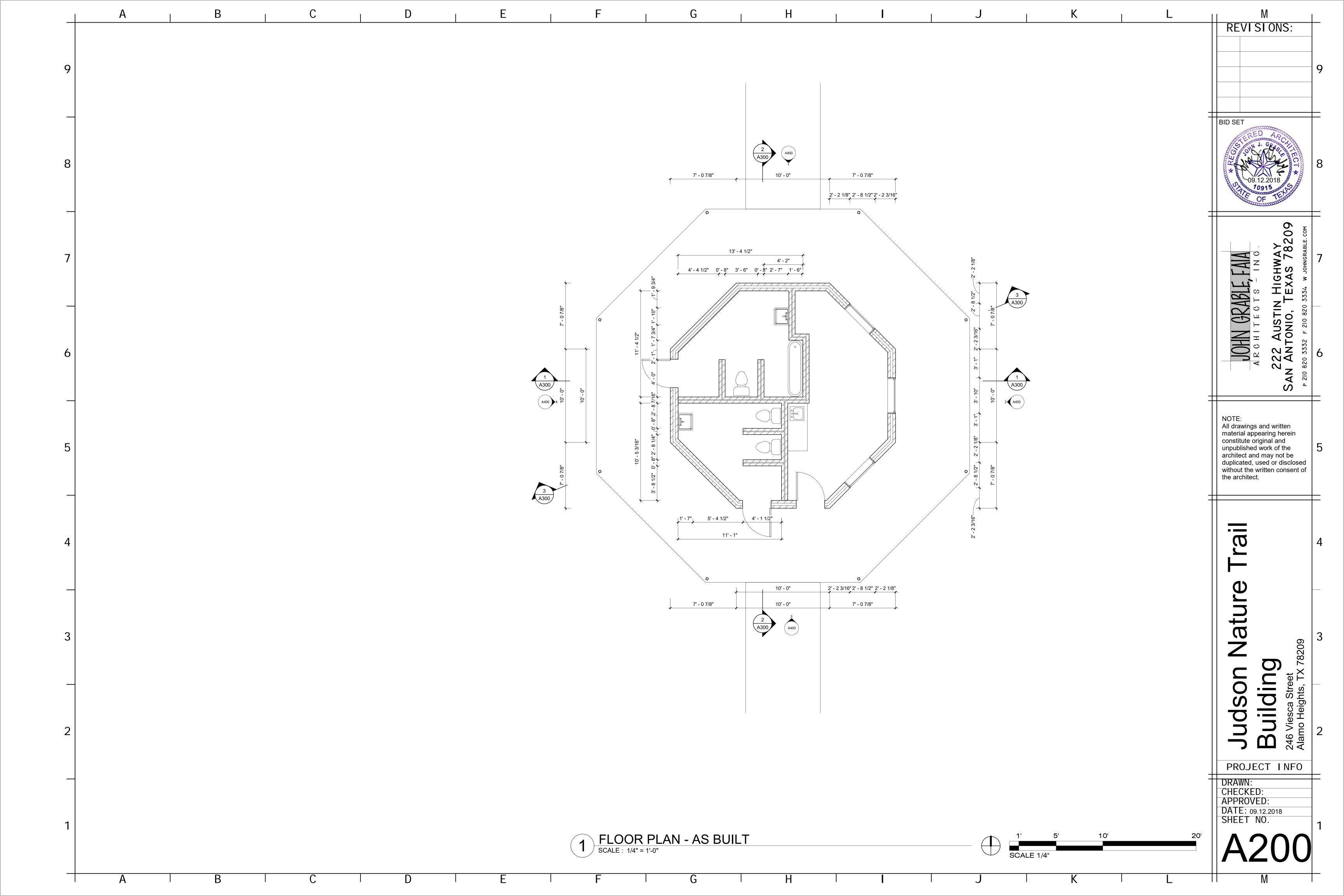


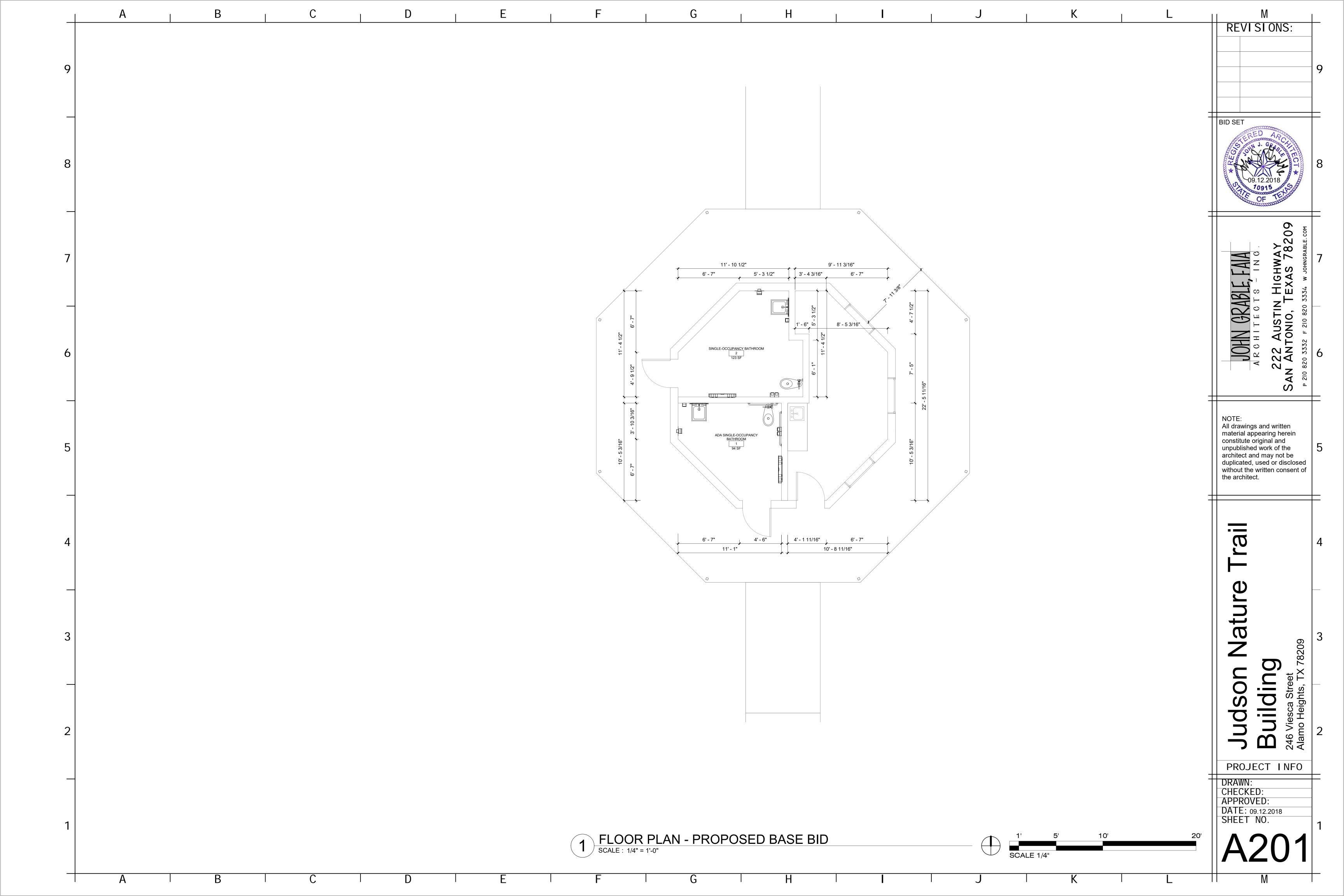


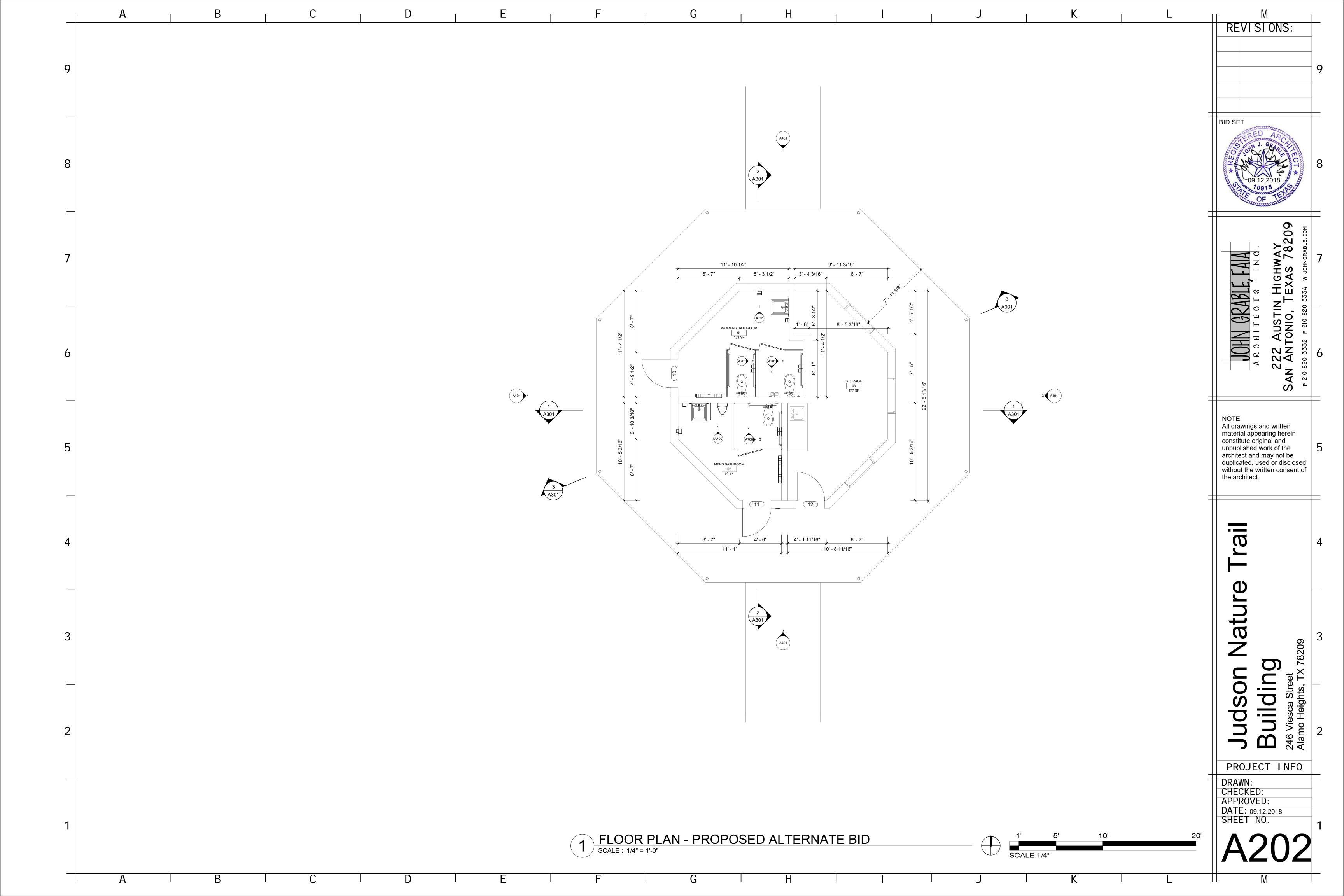


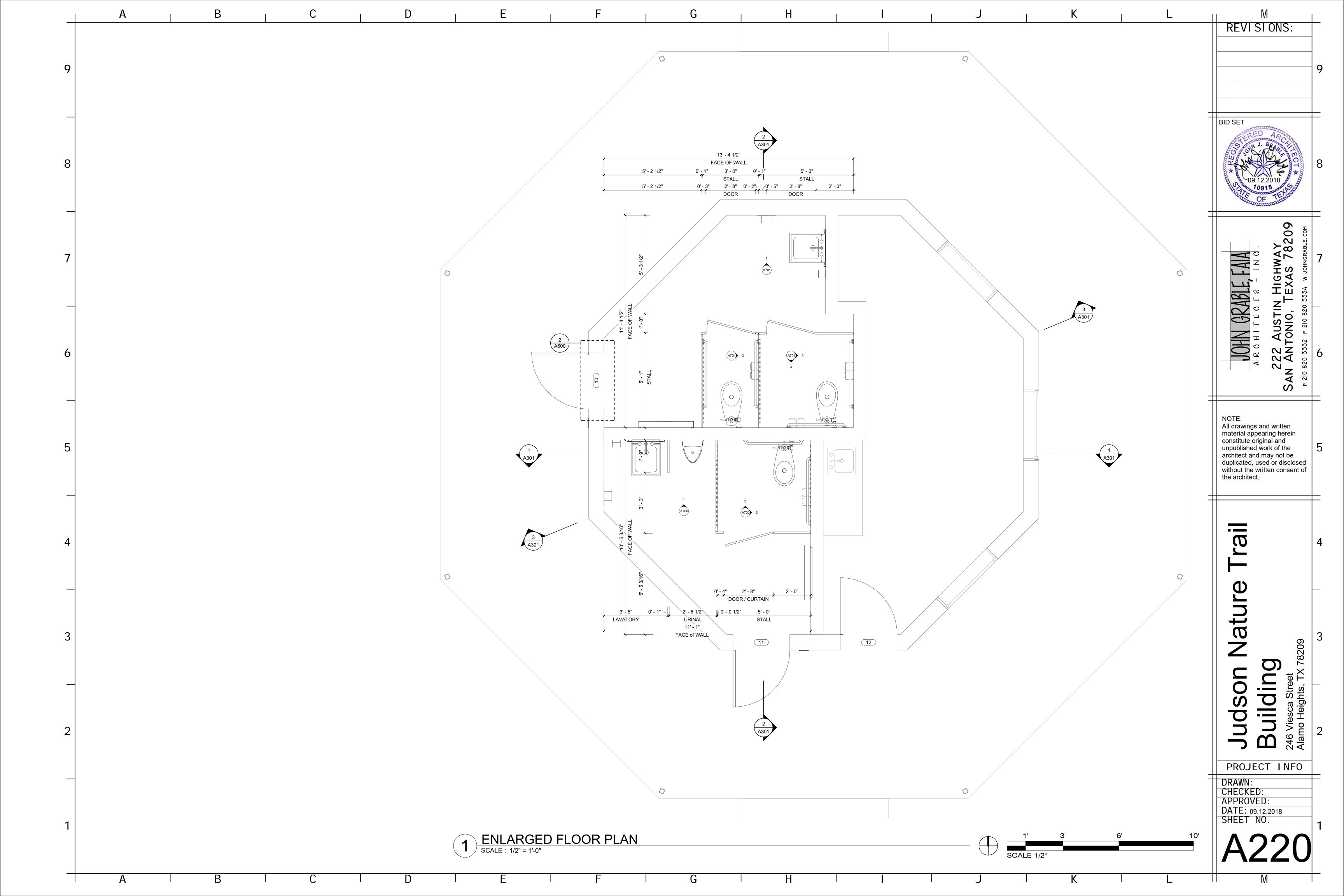


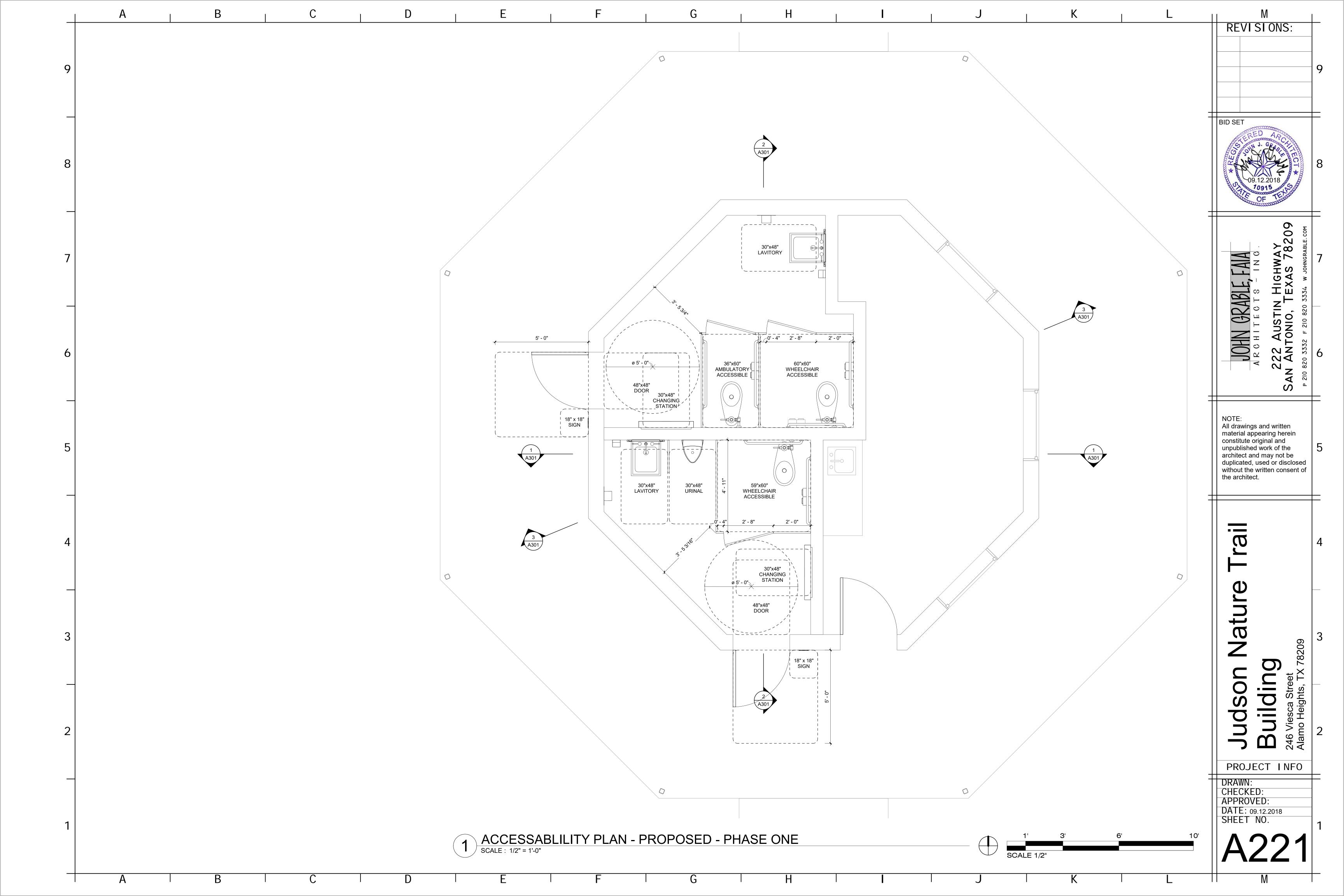


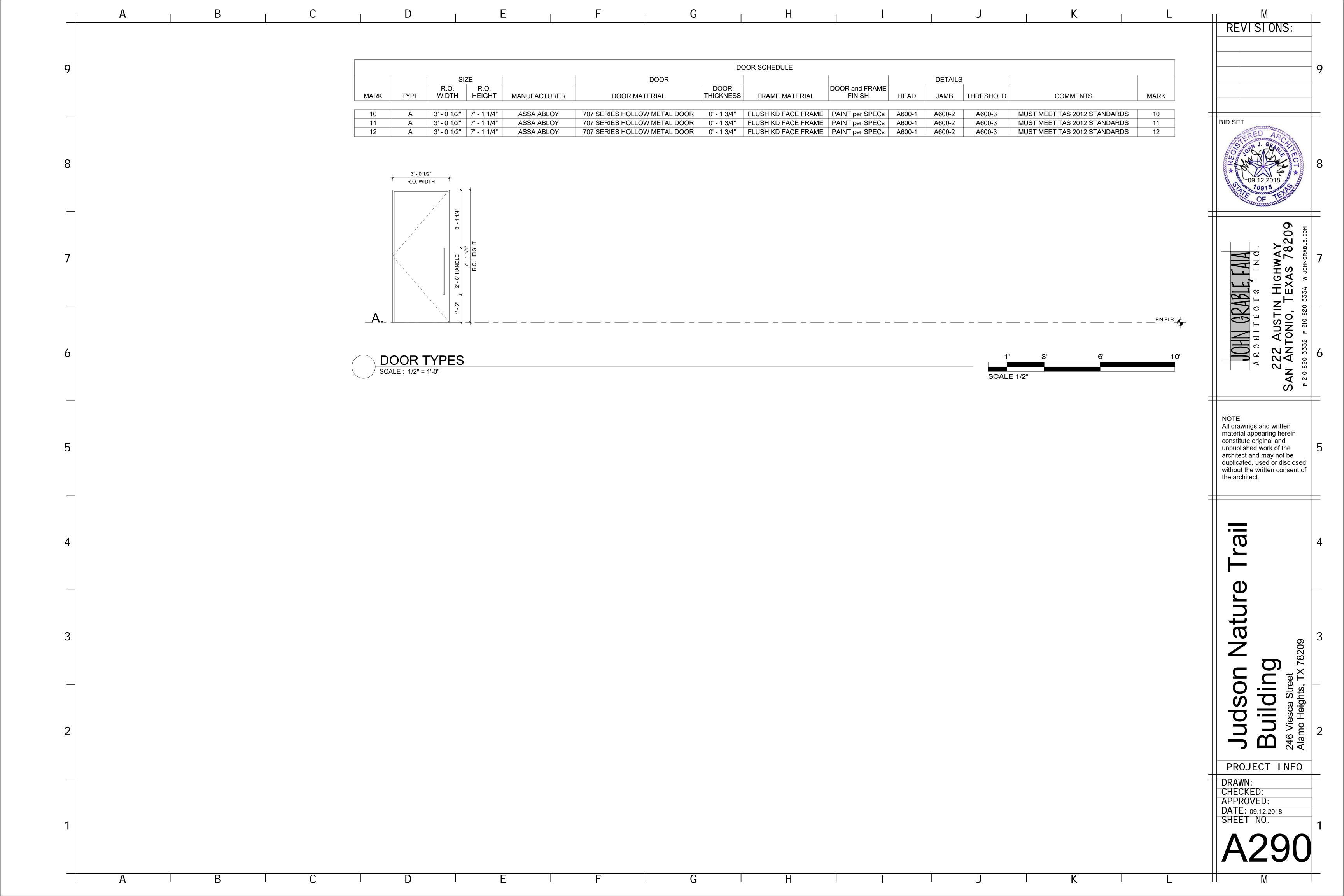


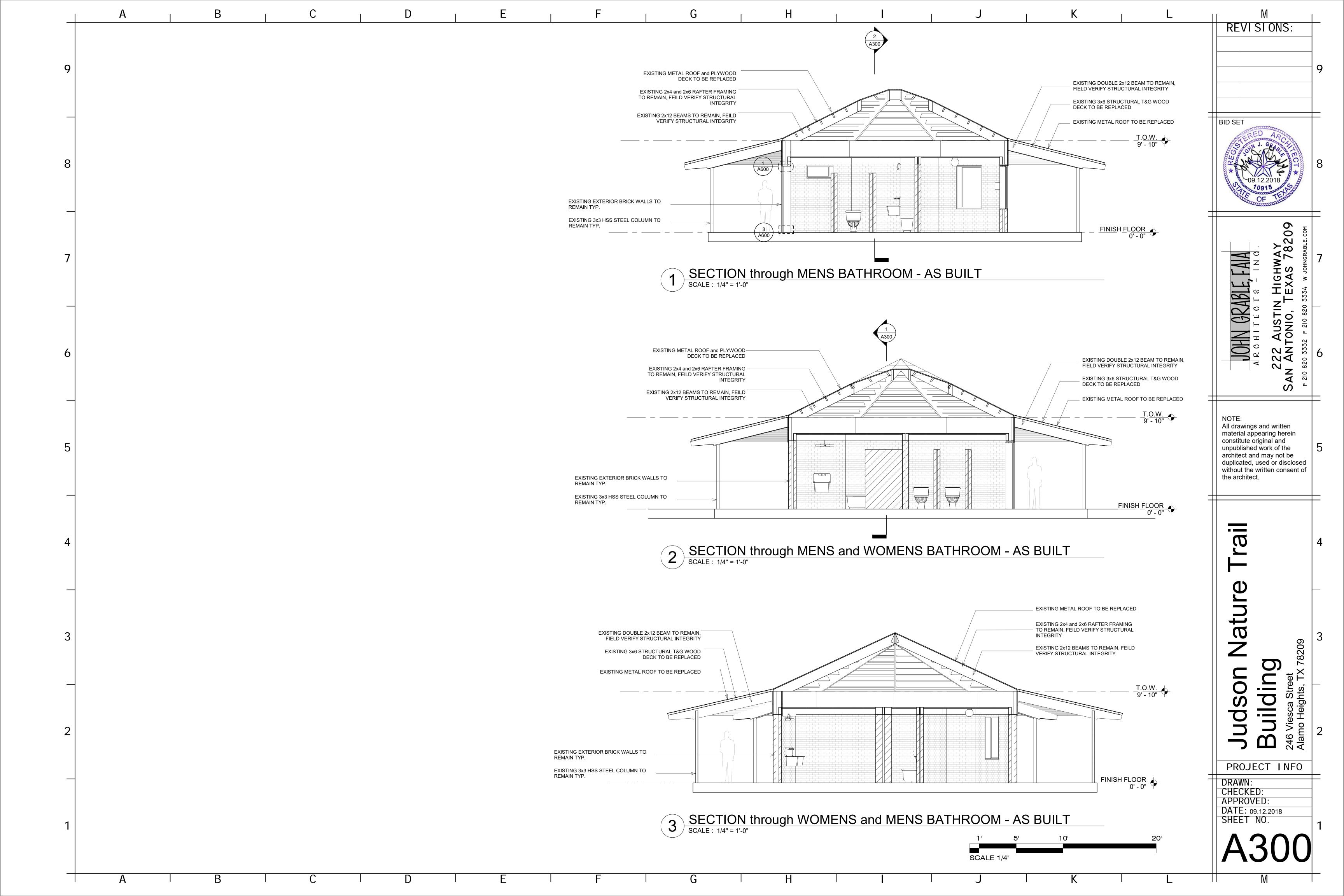


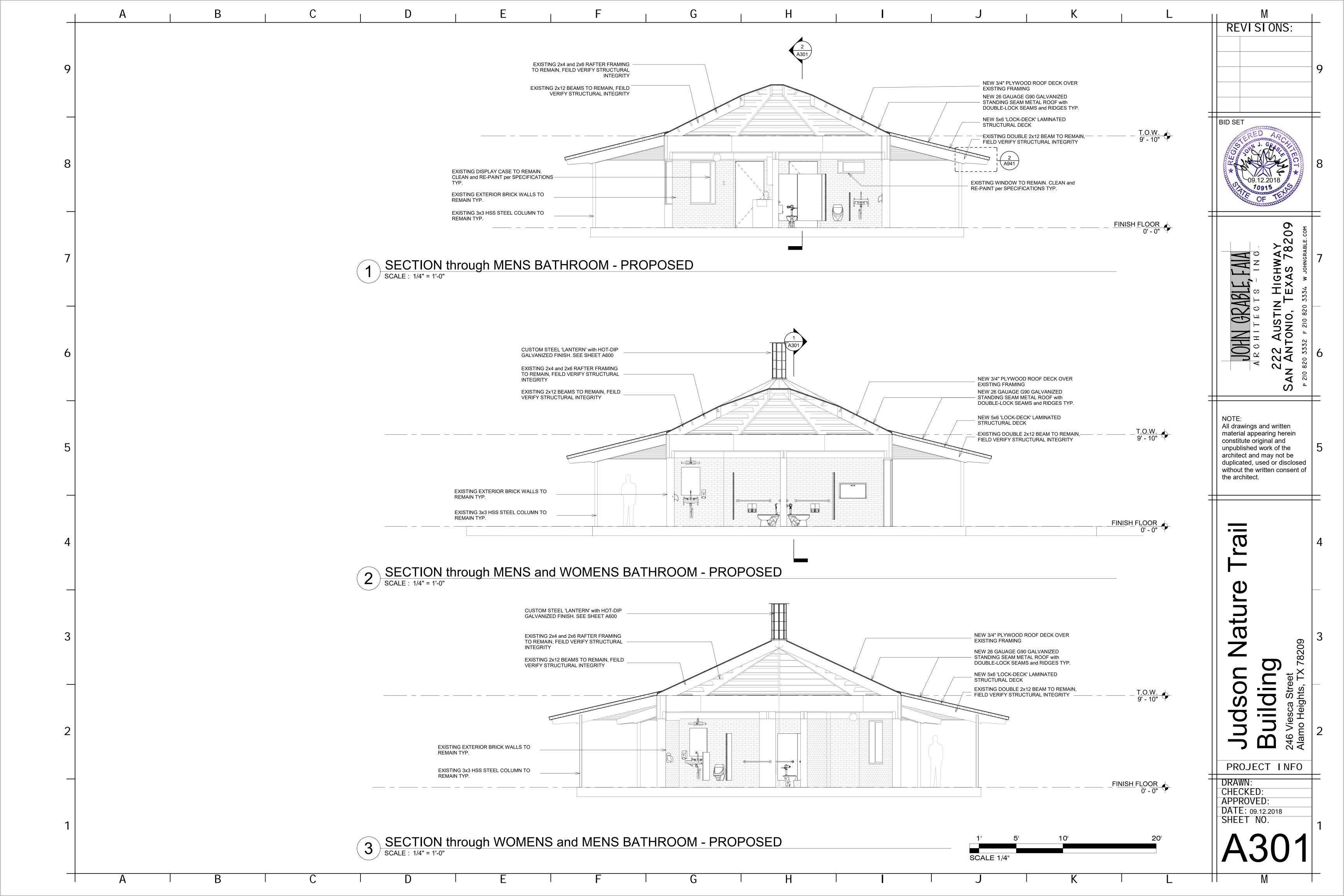


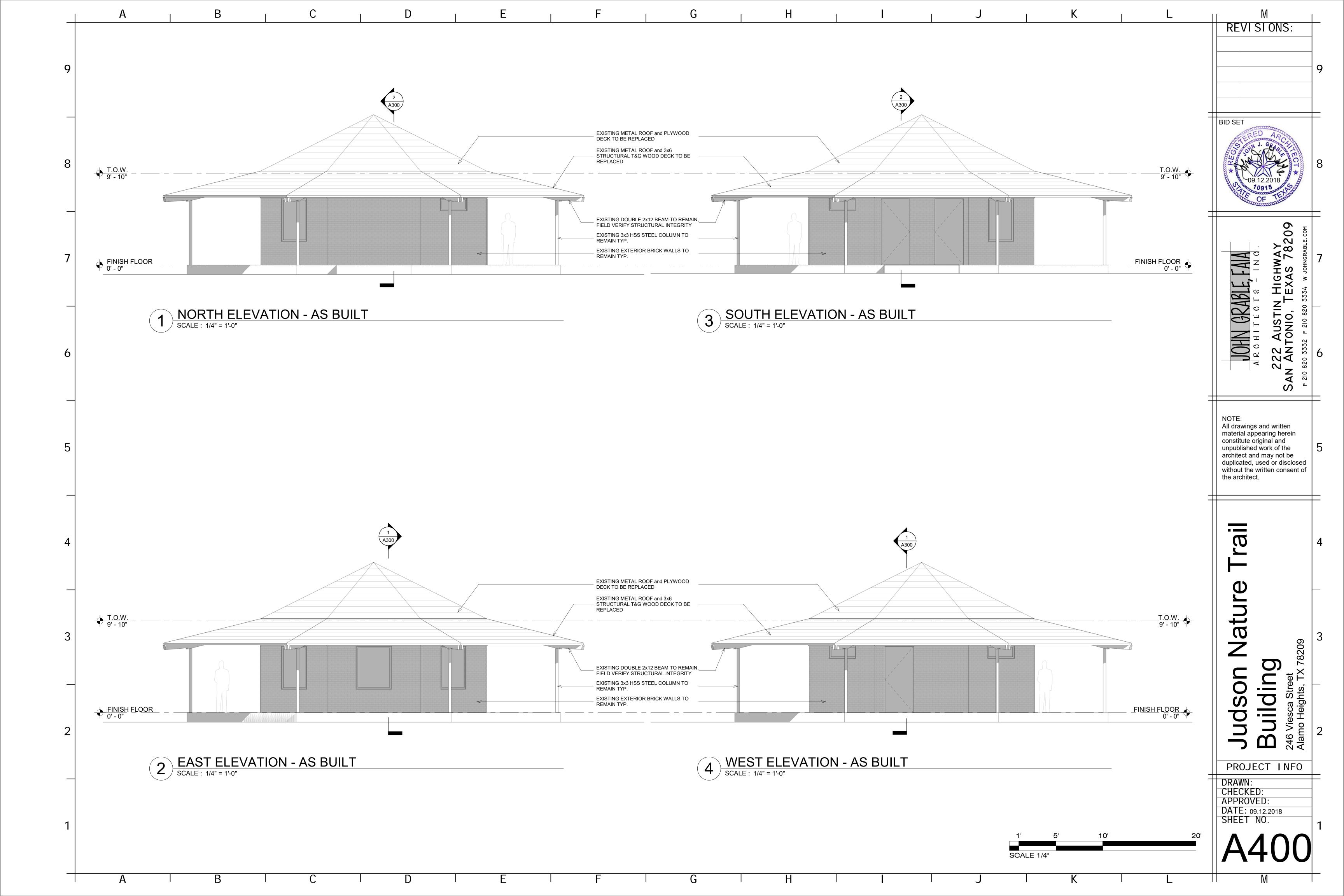


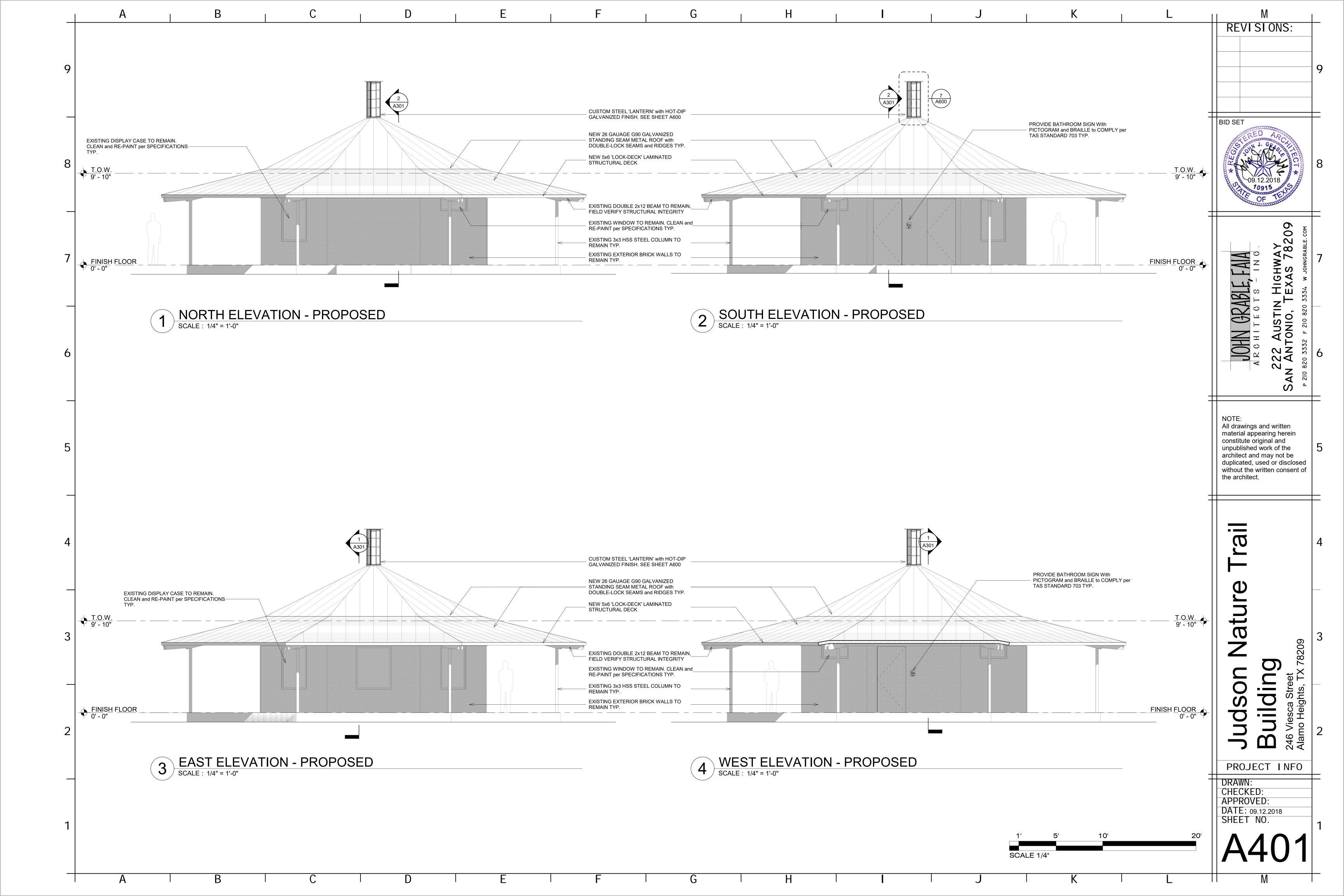


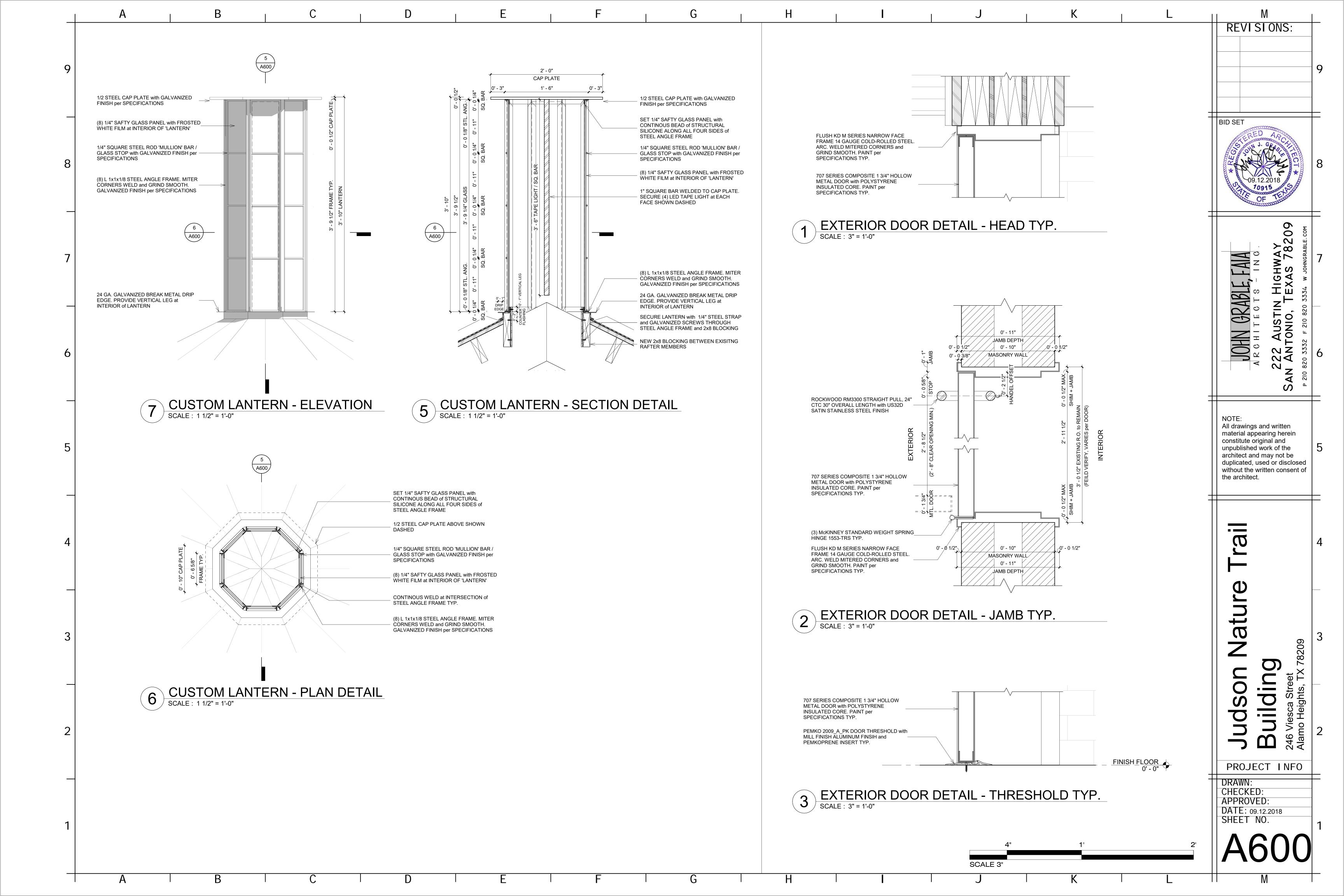


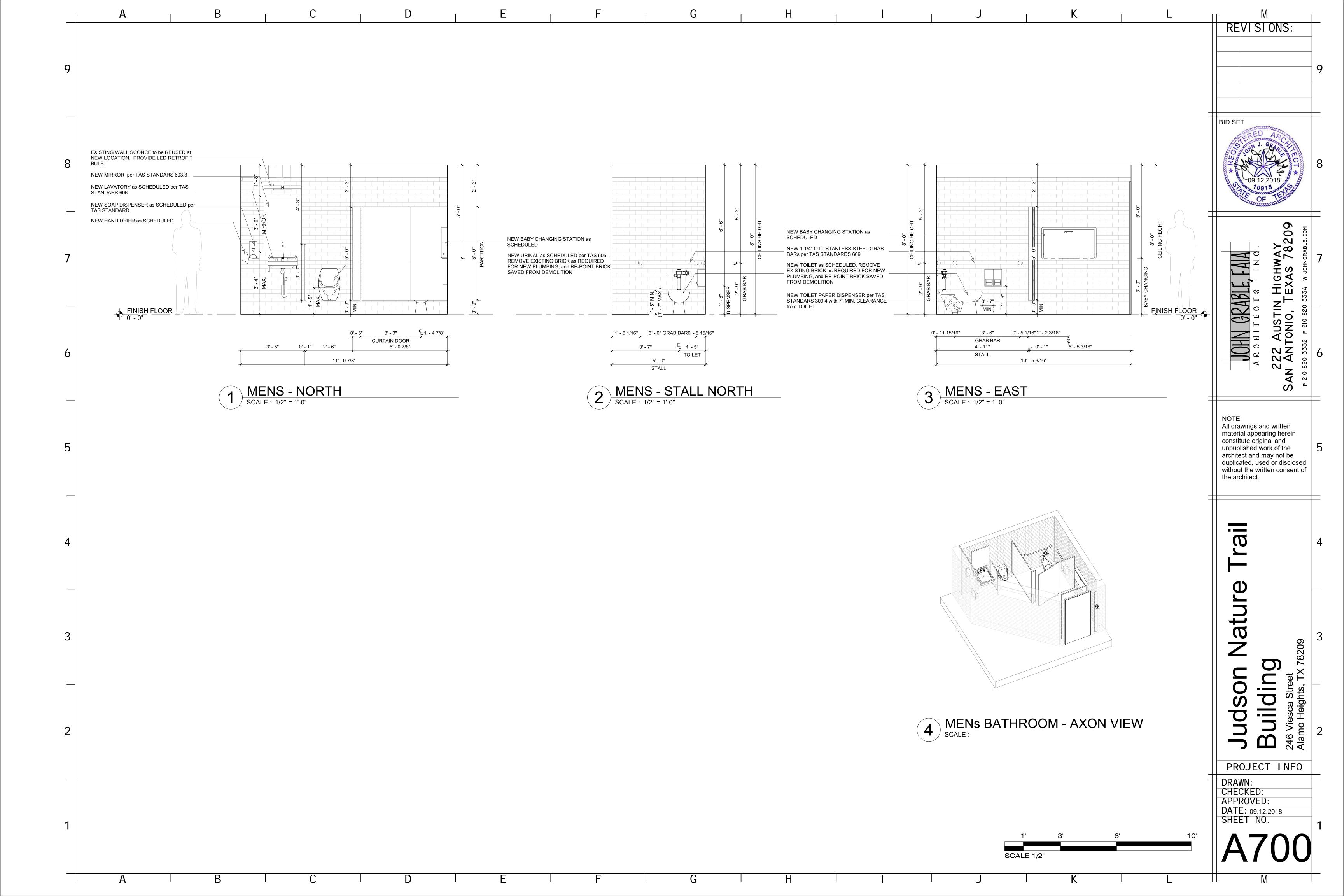


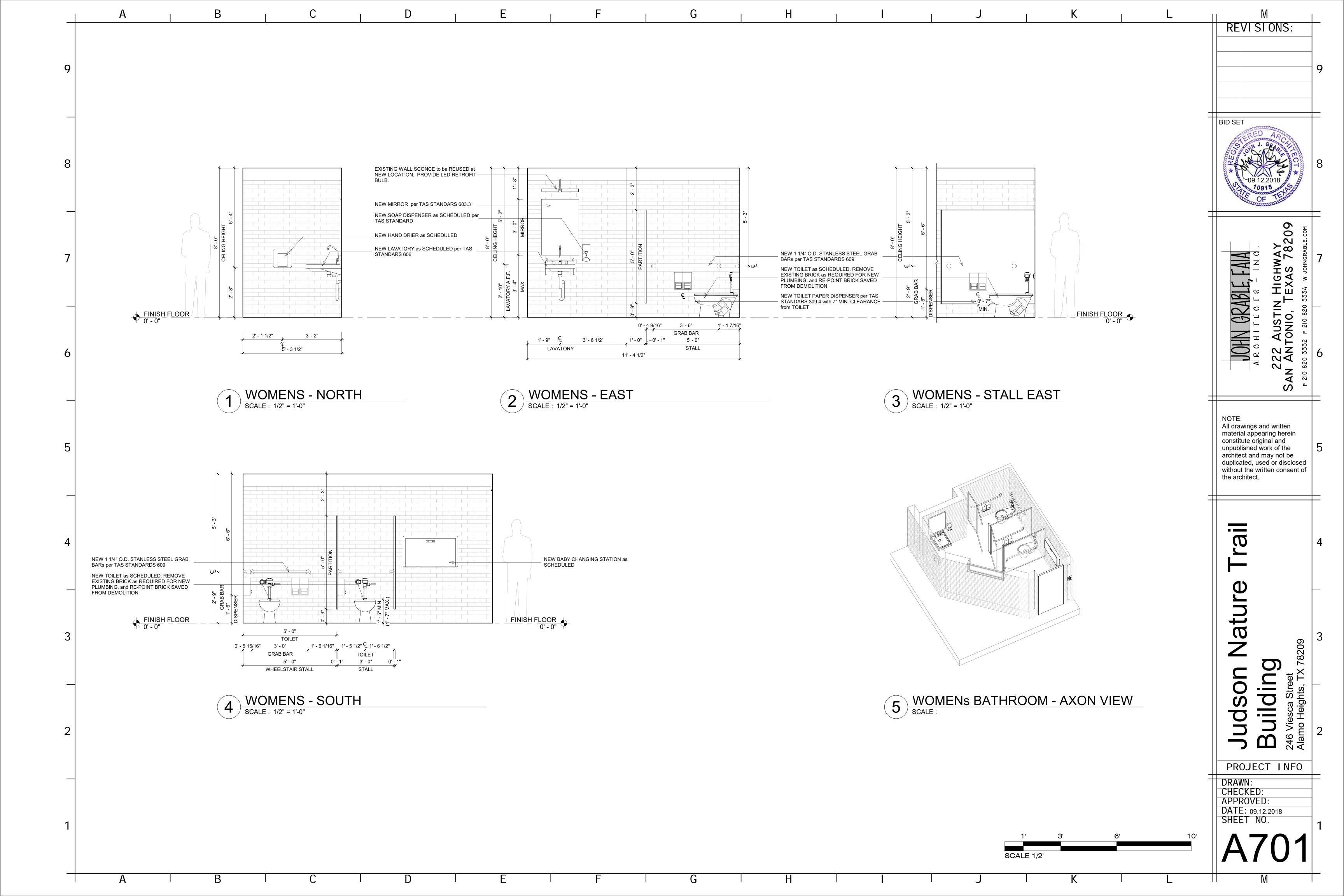


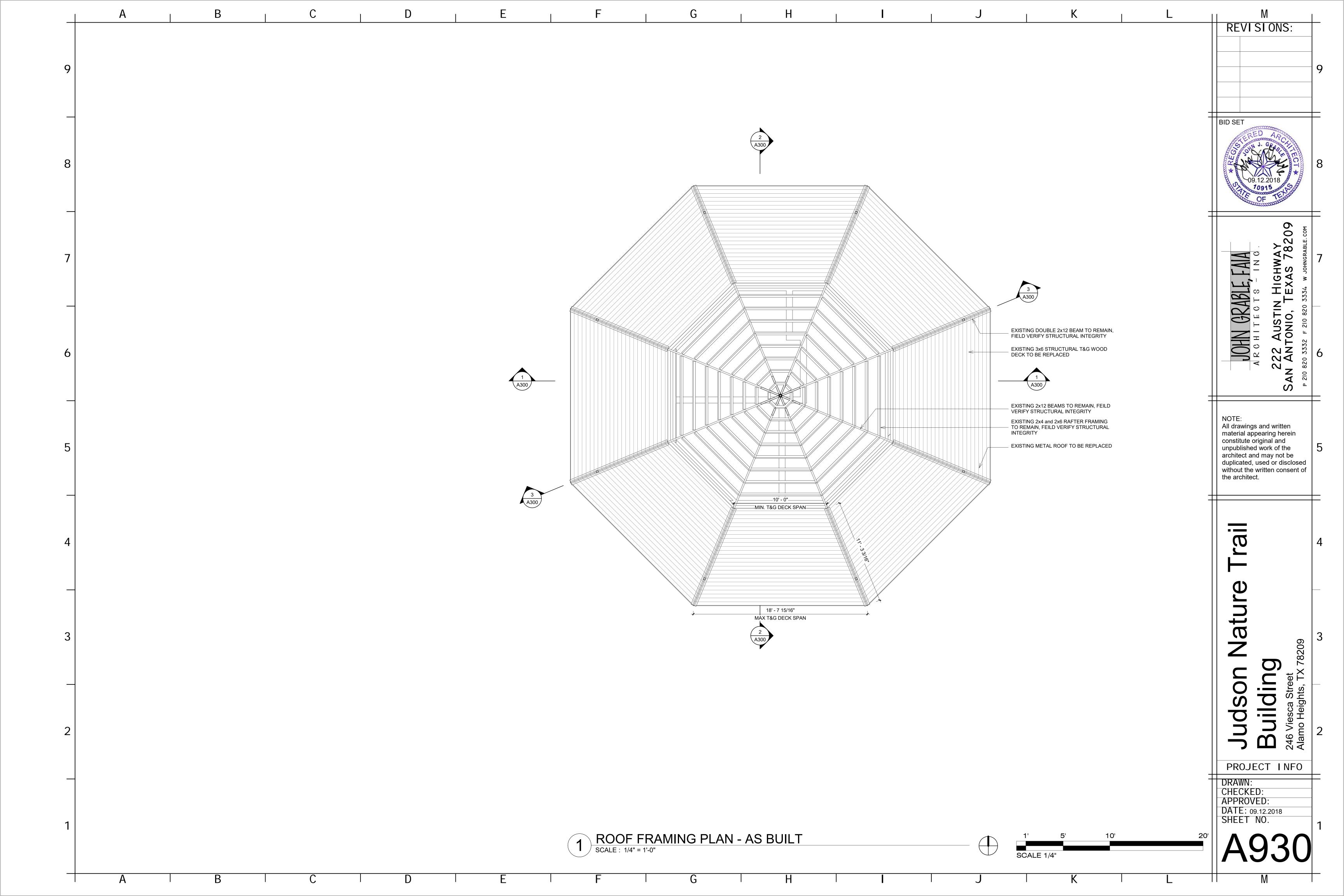


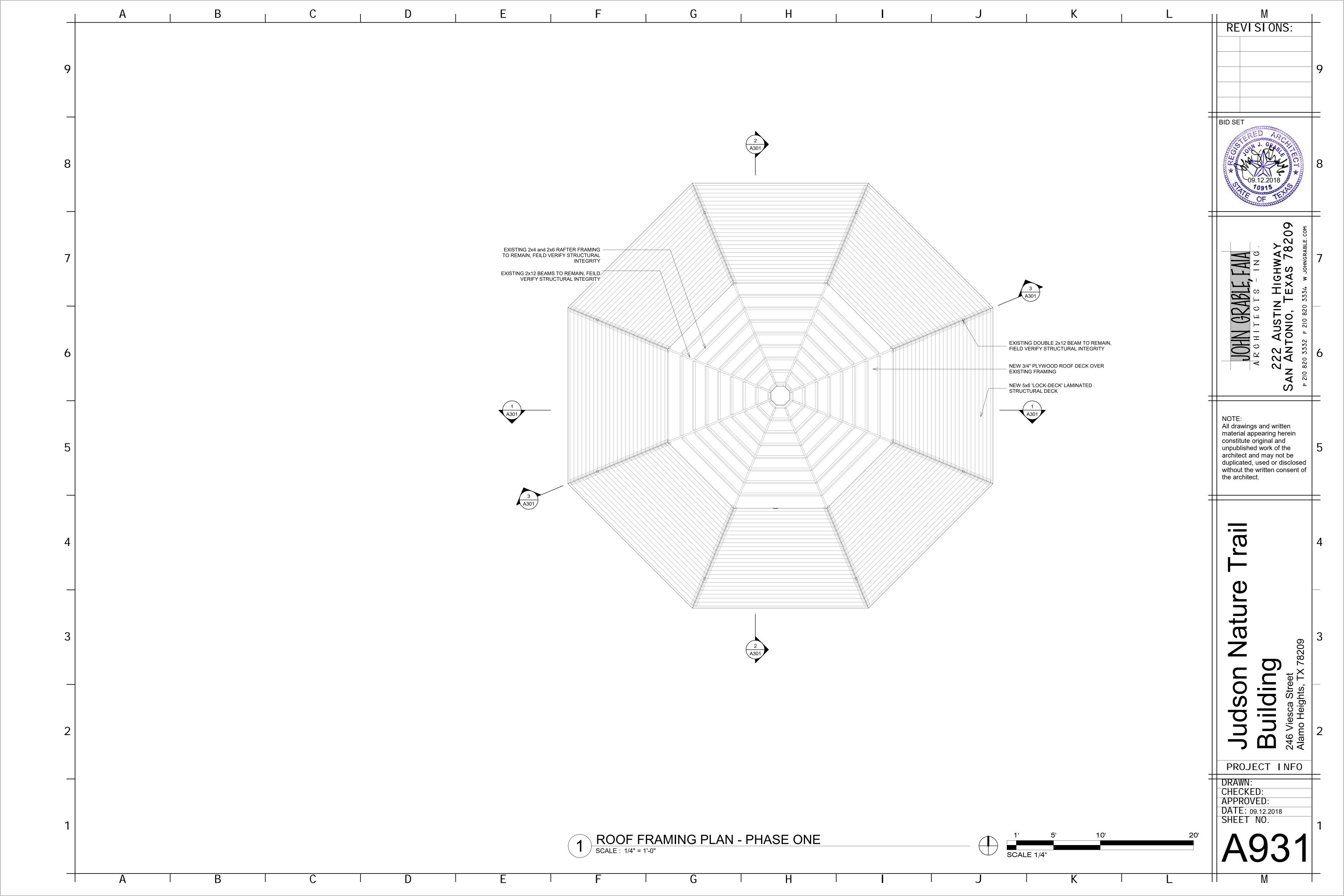


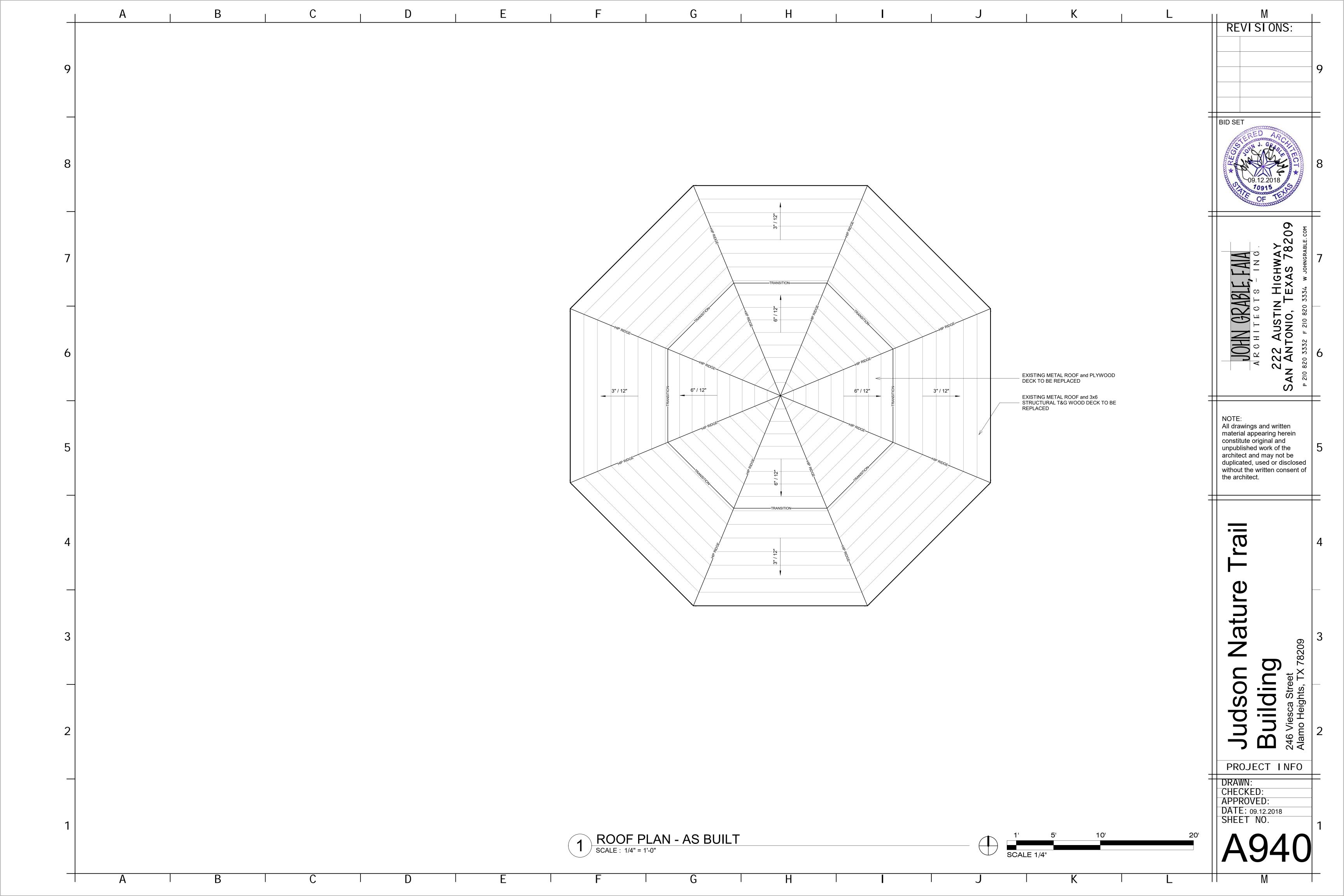


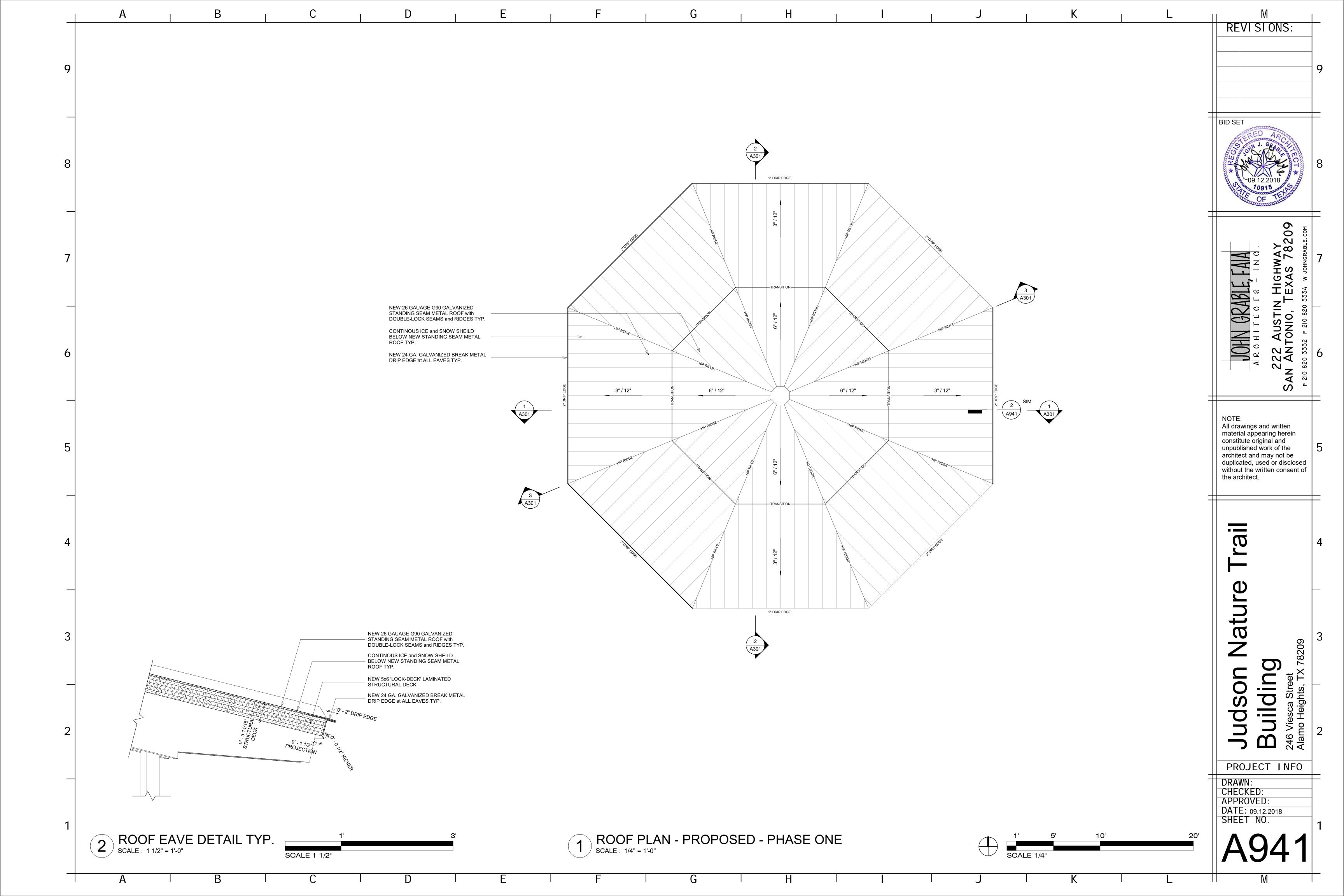


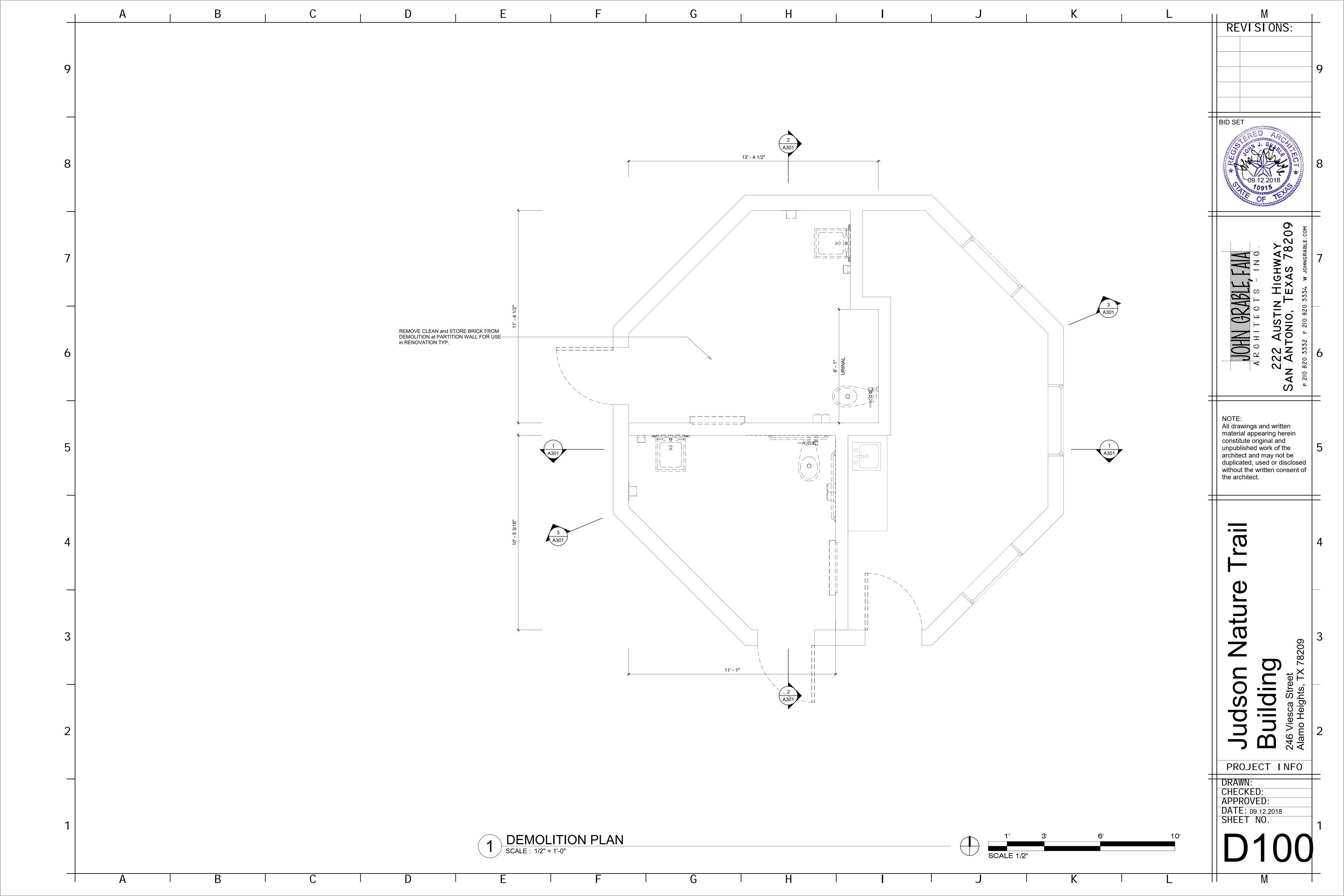


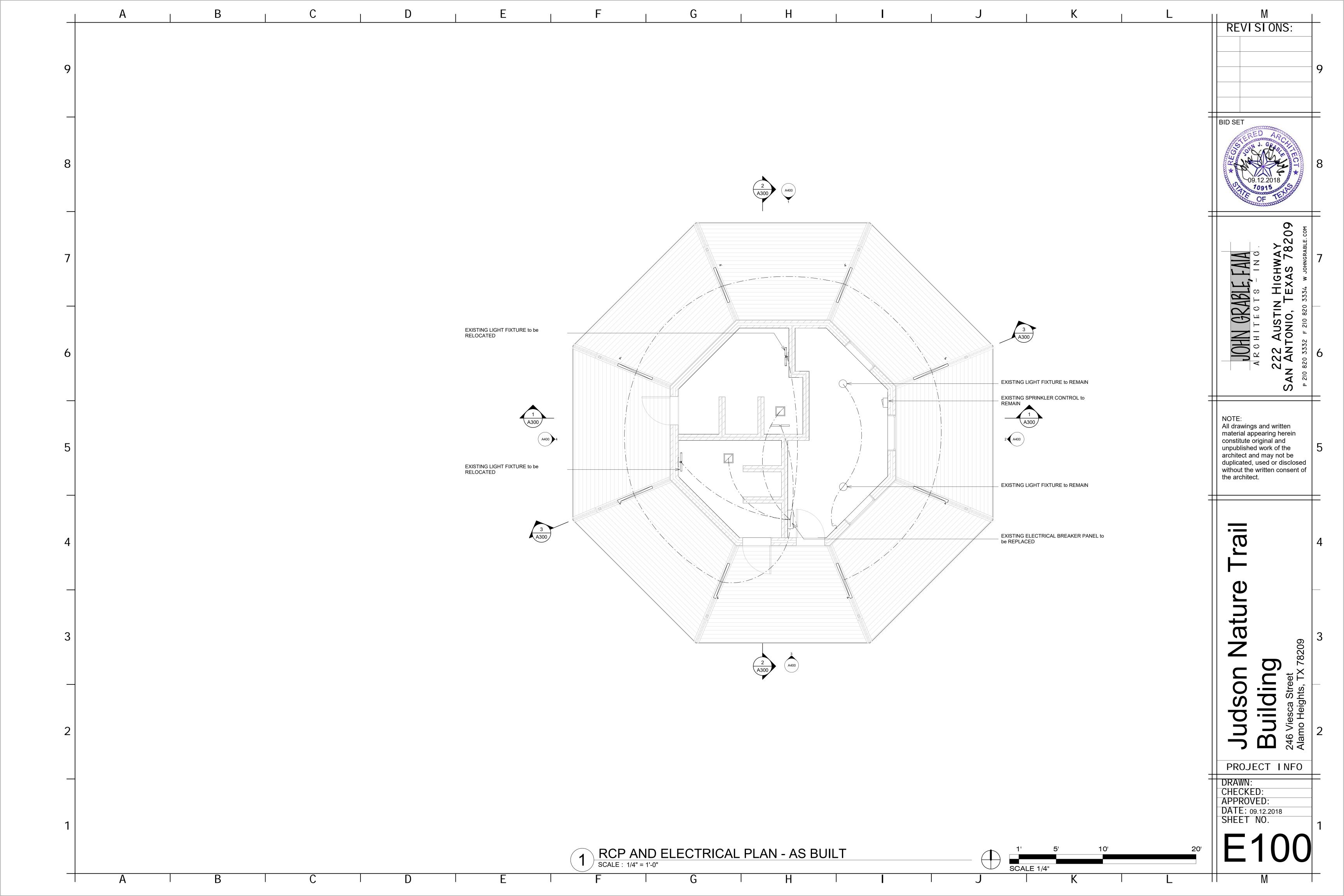


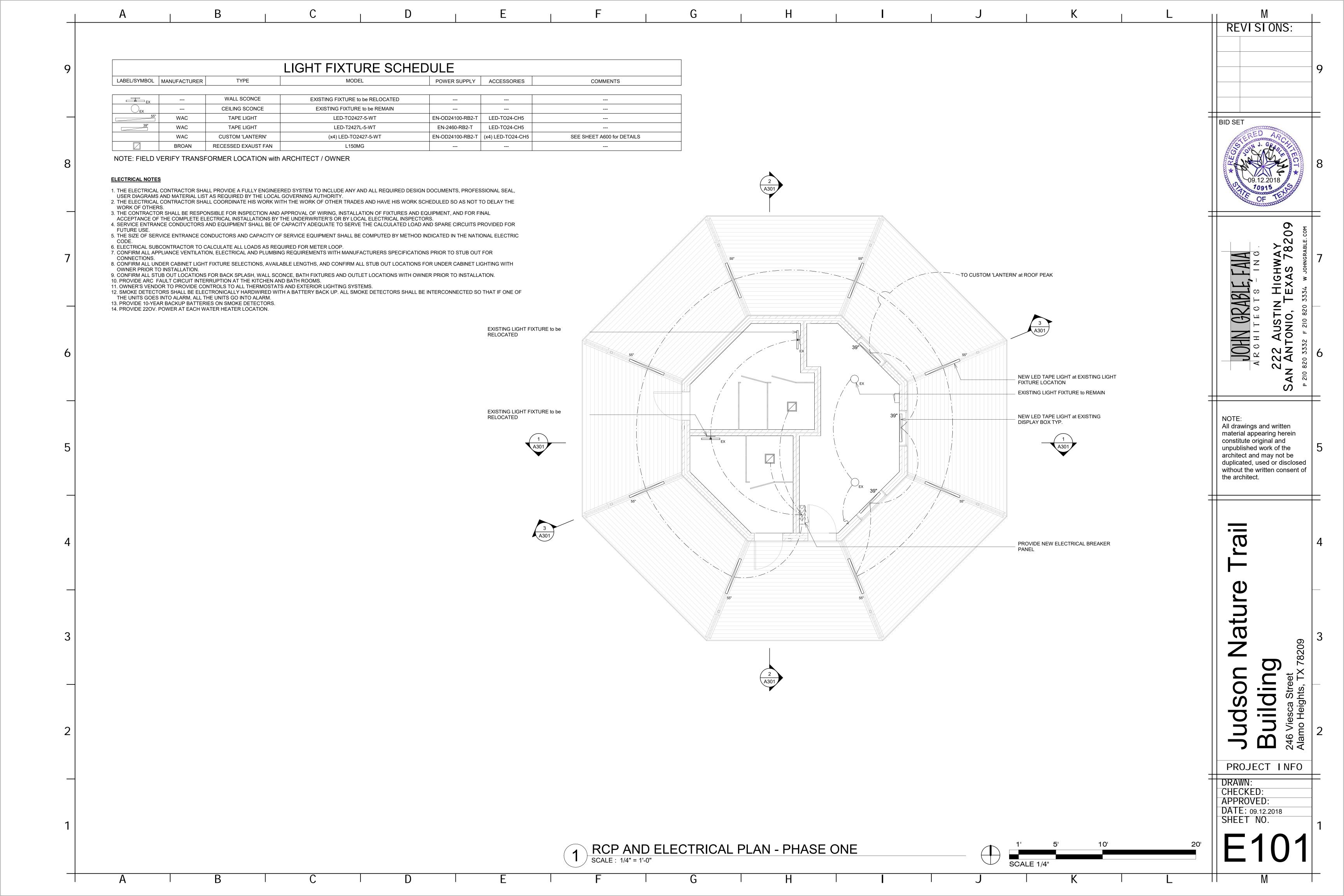


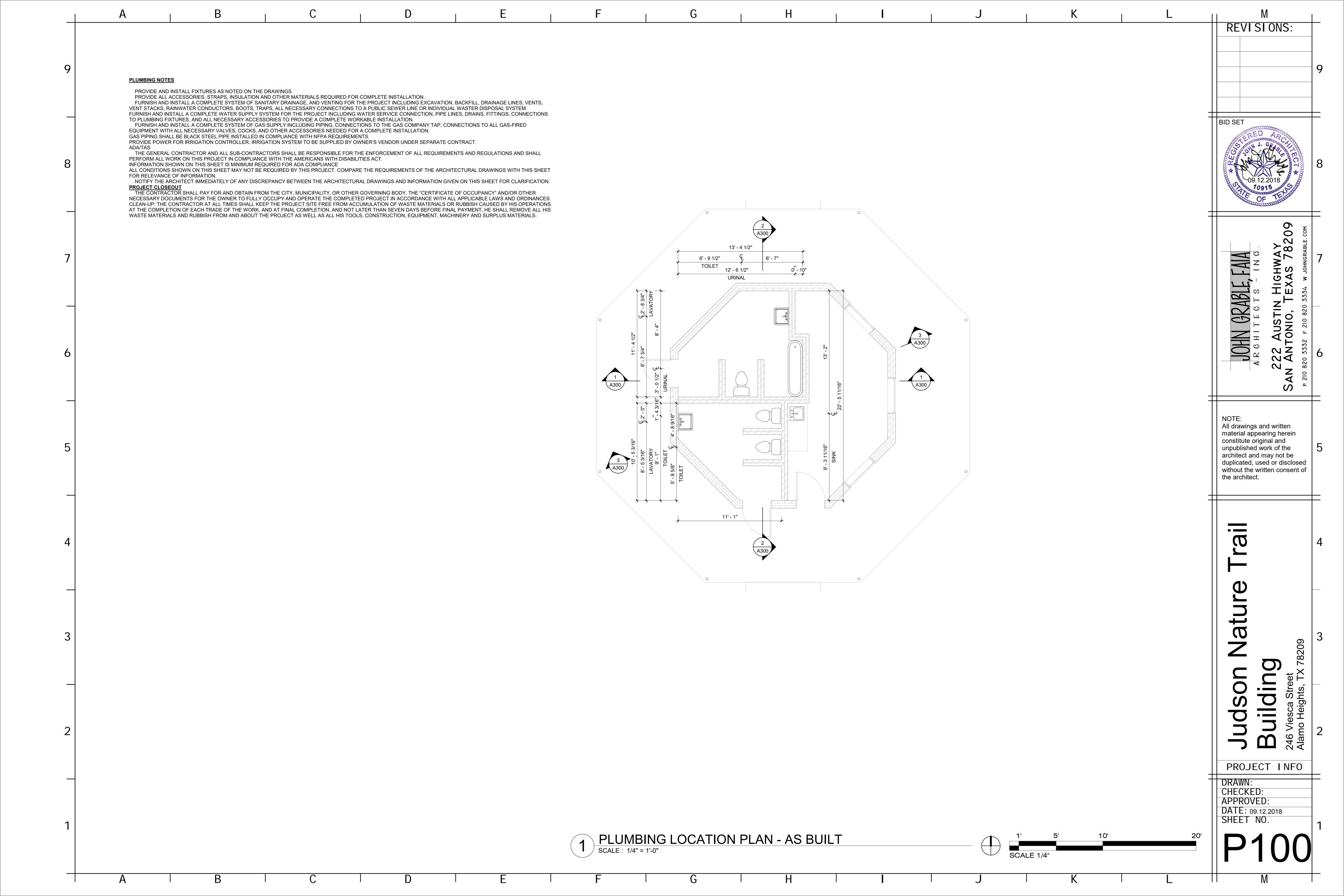


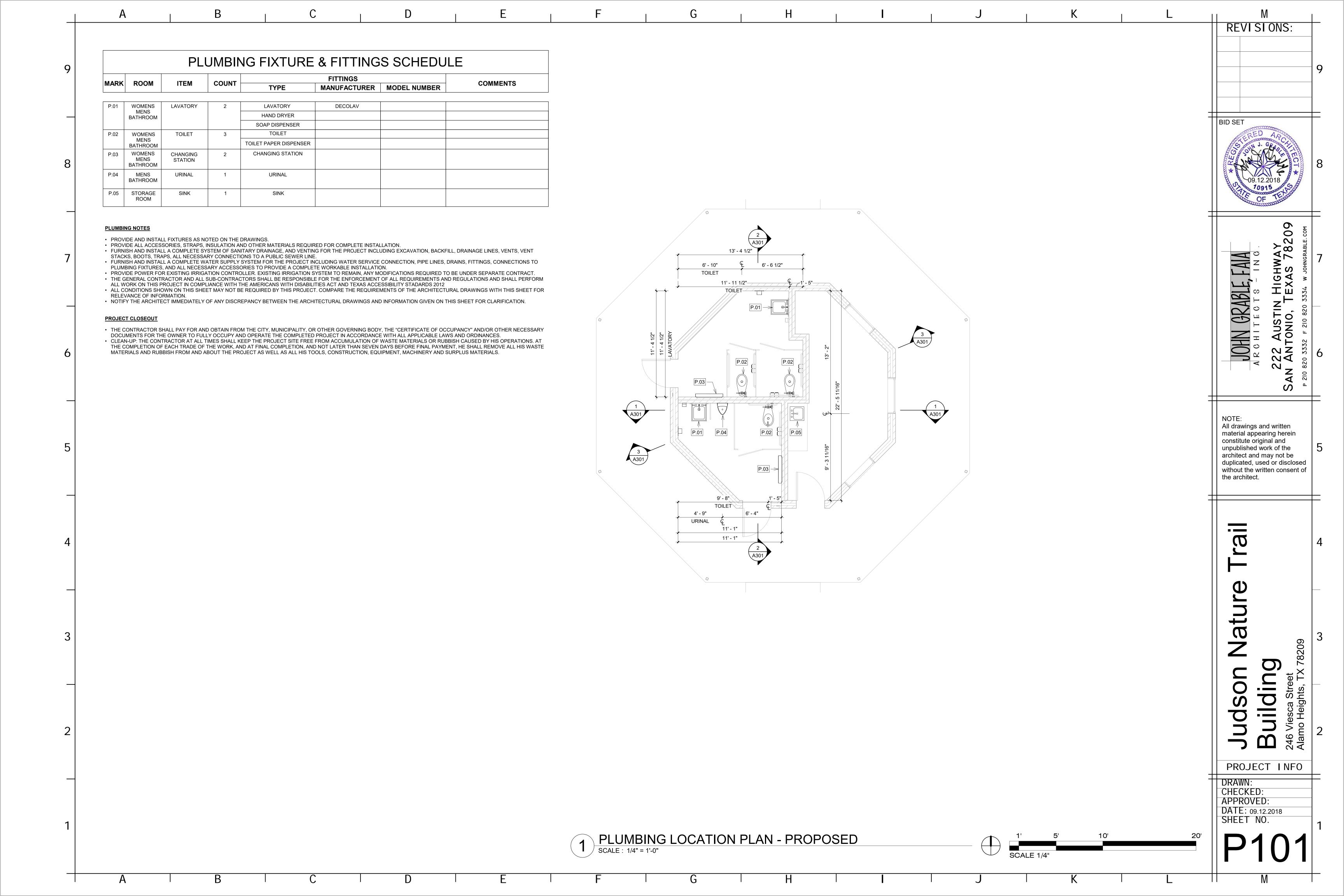


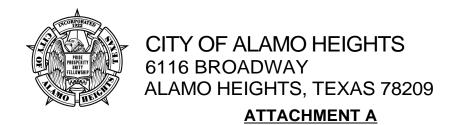












SUBMITTAL COVER / SIGNATURE SHEET				
ISSUE DATE:	September 12, 2018	Request For Proposal Title RENOVATION OF JUDSON NATURE TRAIL BUILDING		
DATE OF CLOSING:	OCTOBER 12, 2018	DEPARTMENT:		
TIME OF CLOSING:		ADMINISTRATION DEPARTMENT		
SUBMIT TO:	City of Alamo Heights 6116 Broadway San Antonio, TX 78209			
	V. UNSIGNED COVER SHEETS WILL N	NOT BE ACCEPTED.		
Legal Name of Firm:				
Address:				
City:				
State:		Zip Code:		
Contact Person:				
	ernate Phone Number:			
E-Mail Address: Fax Number:				

Typed Name of Authorized Individual

Typed Title of Authorized Individual

Signature of Authorized Individual

Date

ATTACHMENT B

Regulatory Compliance and Criminal History Warranty; Acknowledgement of Fiduciary Duty Owed by Contractor to City

- (a) Compliance. Histories, Warranty, Fiduciary Duty, **Discretionary** Termination. The successful bidder [proponent] must demonstrate to the City's satisfaction that bidder [proponent] has clean environmental, criminal, and other compliance histories with state, federal, and local agencies or authorities. By submission of a bid or proposal in response to this solicitation, bidder [proponent] Warrants to the City that he / she / it (in the case of a corporation or other legal entity), advisors, executive and supervisory employees, representatives, are in good stead with all regulatory authorities that may have interests in or jurisdiction over the work activity or service bid [proposed] by the Contractor. Regulatory interest or jurisdiction may go directly to the Contract activity in question, to potential consequences of the activity, or indirectly to any regulated matter that may reflect upon the Contractor's competency and integrity. The City relies upon Contractor's Warranty and shall treat the Contractor as having a special fiduciary duty to the City in this respect due to potential for environmental, third party, and other regulatory liabilities which may attend this Contract, including but not limited to regulatory criminal responsibility. Contractor acknowledges such fiduciary duty to the City, promising a high standard of performance and best efforts to protect the public interest against consequences of environmental mishap. Contractor warrants that no matters pertaining to violations, notices of violation, or notices of regulatory concern are now pending against Contractor or those persons (employees / affiliates) of concern mentioned above; and that no civil or criminal litigation, and no manner of enforcement activity, however preliminary, is pending against Contractor or those persons, regardless of category or class of violation or potential violation. If any such matters are pending, Contractor must reveal and explain those matters in writing at the time his / her / its bid [proposal] is tendered to the City. If any such matters have been resolved, during the last five (5) years, Contractor must similarly reveal and explain same to the City with the bid [proposal] submission. The City retains the right to determine, according to its discretion, whether or not a pending, unresolved, or resolved enforcement issue or criminal matter concerning Contractor, its operations, or employees / agents / representatives may impact the responsible status of Contractor, i.e., render the Contractor unqualified, or detract from Contractor's competency standing. In reliance on Contractor's Warranty, the City reserves to itself the right to terminate the Contract, without further obligation upon the City and without further recourse or remedy for the Contractor except that the City shall duly pay Contractor for work or services performed to date of termination, should the City determine, following award of the Contract that Contractor failed to reveal and explain to the City's satisfaction any such matters having regulatory or criminal import or implications.
- (b) Criminal Histories. Pending and Resolved; Termination. Contractor must disclose and explain in writing any pending criminal matters associated with his / her / its business operation. This disclosure goes to Contractor's person, and to all persons working for Contractor in a supervisory, advisory, executive, agency, or in any representative capacity or manner associated with Contractor's business enterprise, which person(s) have any criminal enforcement action pending against him or her, regardless of class or category of alleged violation which may be pending, however preliminary, including investigation. And concerning resolved criminal matters, Contractor must make similar written disclosures and explanations for the same category of persons, which disclosures and explanations concern any criminal enforcement action that may have been resolved against such persons during the

- last five (5) years. Failure to make such disclosures and explanations, with the submission of the bidder's [proponent's] response to the City's solicitation, shall be grounds for the City's termination of the Contract, should such information come to the City's attention after award of the contract; in which case, Contractor shall be without recourse and remedy, except for the City's payment to Contractor for services or work performed up to date of termination.
- (c) Voidable Contract. Contractor's failure to abide by disclosure and explanation requirements, in (a) and (b), above, shall render the Contract voidable at the City's discretion, with no compensation due Contractor, if concealed or undisclosed violations, or undisclosed or concealed investigations leading to formal criminal charges, are of such portent, in the City's judgment, as to place the City in a position of regulatory or third party liability exposure, or shall pose or result in a threat to the public health, safety, or welfare. Any sums paid Contractor, in the event of a voided contract, shall be recoverable by the City, in addition to and cumulative of any other legal or equitable remedies the City may have. Contractor understands the City shall enjoy the termination and voidable contract remedies set forth in paragraph (b) and this paragraph (c) due to the fiduciary duty owing from Contractor to City and due to the City's reliance on the Contractor's Warranty of Regulatory Compliance and clean Criminal History.

ATTACHMENT C

RESPONDENT'S QUESTIONNAIRE

1. Respondent Information: Provide the following information regarding the Respondent. (NOTE: Co-Respondents are two or more entities proposing as a team or joint venture with each signing the contract, if awarded. Sub-contractors are not Co-Respondents and should not be identified here. If this proposal includes Co-Respondents, provide the required information in this Item #1 for each Co-Respondent by copying and inserting an additional block(s) before Item #1.2. If Joint Venture or Partnership, attach Joint Venture or Partnership Agreement.)

Respondent Name:(NOTE: G	ive exact legal name as it will appe	ear on the contract, if awarded.)
Principal Address:		
City:	State:	Zip Code:
Telephone No. :	Fax N	lo:
Social Security Number or Fede	eral Employer Identification N	Number:
Texas Comptroller's Taxpayer N (NOTE: This 11-digit number is some	Number, if applicable: times referred to as the Comptrolle	er's TIN or TID.)
Business Structure: Check the Respondent.	box that indicates the busine	ess structure of the
☐ Individual or Sole Proprie☐ Partnership	etorship If checked, list Assumed	I Name, if any:
•	check one:	•
☐Other: If checked, list bus	siness structure:	
2. Contact Information: List t setting dates for meetings.	he one person who the Cit	ry may contact concerning your bid or
Name:		
Address:		
City:	State:	Zip Code:
Telephone No. :	Fax N	lo:
Email:		
3. Does Respondent anticipate reorganization, or departure months?		

4. Is Respondent authoriz in Texas?	ed and/or licensed to do business	
Yes ☐ No ☐ authorizations/license	If "Yes", list s.	
5. Where is the Responde	ent's corporate headquarters located?	
6. Local Operation: Does	s the Respondent have an office located in Bexar County, Texas?	
Yes \square No \square	If "Yes", respond to a and b below:	
a.	How long has the Respondent conducted business from its	
Bexar County off	ice? Yea <u>rs</u> Months	
b		s
tate the number	of full-time employees at the Bexar County office.	
	n Information: Has the Respondent or any of its principals been d from contracting with any public entity?	
Yes □ No □	If "Yes", identify the public entity and the name and current phone number of a representative of the public entity familiar with the debarment or suspension, and state the reason for or circumstances surrounding the debarment or suspension, including but not limited to the period of time for such debarment or suspension.	
	rmation: Has the Respondent ever been declared bankrupt or filed ditors under state or federal proceedings?	
Yes □ No □	If "Yes", state the date, court, jurisdiction, cause number, amount of liabilities and amount of assets. $ \\$	
List here, any other na	ames under which Respondent has operated within the last 10 years.	

ATTACHMENT D

LITIGATION DISCLOSURE

Respond to each of the questions below by checking the appropriate box. Failure to fully and truthfully disclose the information required by this Litigation Disclosure form may result in the disqualification of your proposal from consideration or termination of the contract, once awarded.

<u>ATTACHMENT E</u>

INSURANCE REQUIREMENTS

Contractors performing work or services on City property or public right-of-way for the City of Alamo Heights shall provide the City a certificate of insurance evidencing the coverages and coverage provisions identified herein. Contractors shall provide the City evidence that all subcontractors performing work or services have the same types and amounts of coverages as required herein or that the subcontractors are included under the contractor's policy. The City, at its own discretion, may require a certified copy of the policy.

All insurance companies and coverages must be authorized by the Texas Department of Insurance to transact business in the State of Texas and must be acceptable to the City of Alamo Heights.

Listed below are the types and amounts of insurance required. The City reserves the right to amend or require additional types and amounts of coverages or provisions depending on the nature of the work.

Type of Insurance	Amount of Insurance	Provisions
1. Workers' Compensation	Statutory	City to be provided a waiver
2. Employer's Liability	\$100,000 each accident	of subrogation.
Commercial General Liability to	\$1,000,000 each occurrence,	City to be listed as additional
include coverage for the following:	\$1,000,000 general aggregate;	insured and provided 30-day
a. Premises/Operations b. Products/C	Or	notice of cancellation or
ompleted	9.	material change in coverage.
Operations	\$1,000,000 combined single limits	City prefers that insurer be
c. Independent Contractors	_	rated B+VI or higher by A.M.
d. Personal Injury		Best or A or higher by
e. Contractual Liability		Standard & Poors.
f. Personal/Advertising Injury		
g. Medical Expenses		
4. Business Automobile Liability	Combined Single Limit for Bodily	
a.Owned/leased vehicles	Injury and Property Damage of	
b.Non-owned vehicles	\$1,000,000 per occurrence.	
c.Hired vehicles		
Crime/Employee Dishonesty*	\$250,000	
(including monies and securities)		
6. Indemnification Bond*	\$250,000	

^{*}If applicable.

ATTACHMENT F

INDEMNIFICATION REQUIREMENTS

If selected to provide the services described in this RFP, Respondent shall be required to comply with the indemnification requirements set forth below:

RESPONDENT covenants and agrees to FULLY INDEMNIFY and HOLD HARMLESS, the CITY and the elected officials, employees, officers, directors, volunteers and representatives of the CITY, individually or collectively, from and against any and all costs, claims, liens, damages, losses, expenses, fees, fines, penalties, proceedings, actions, demands, causes of action, liability and suits of any kind and nature, including but not limited to, personal or bodily injury, death and property damage, made upon the CITY directly or indirectly arising out of, resulting from or related to RESPONDENT's activities under this CONTRACT, including any acts or omissions of RESPONDENT, any agent, officer, director, representative, employee, consultant or subcontractor of RESPONDENT, and their respective officers, agents, employees, directors and representatives while in the exercise of performance of the rights or duties under this CONTRACT, all without however, waiving any governmental immunity available to the CITY under Texas Law and without waiving any defenses of the parties under Texas Law. IT IS FURTHER COVENANTED AND AGREED THAT SUCH INDEMNITY SHALL APPLY EVEN WHERE SUCH COSTS, CLAIMS, LIENS, DAMAGES, LOSSES, EXPENSES, FEES, FINES, PENALTIES, ACTIONS, DEMANDS, CAUSES OF ACTION, LIABILITY AND/OR SUITS ARISE IN ANY PART FROM THE NEGLIGENCE OF CITY, THE ELECTED OFFICIALS, EMPLOYEES, OFFICERS, DIRECTORS, VOLUNTEERS AND REPRESENTATIVES OF CITY, UNDER THIS CONTRACT. HOWEVER THE SCOPE OF INDEMNITY IMPOSED ON RESPONDENT BY THIS AGREEMENT DOES NOT EXTEND TO ACTIONS TAKEN BY RESPONDENT OR ITS AGENTS IN DIRECT RESPONSE AND IN COMPLIANCE WITH ORDERS AND DIRECTIONS GIVEN TO RESPONDENT AND IT AGENTS BY THE CHIEF OF POLICE OR HIS REPRESENTATIVE OR SENIOR FIREFIGHTERS IN CONTROL OF AN ACCIDENT SCENE.

It is the EXPRESS INTENT of the parties to this CONTRACT, that the INDEMNITY provided for in this section, is an INDEMNITY extended by RESPONDENT to INDEMNIFY, PROTECT and HOLD HARMLESS, the CITY from the consequences of the CITY'S OWN NEGLIGENCE, provided however, that the INDEMNITY provided for in this section SHALL APPLY only when the NEGLIGENT ACT of the City is a CONTRIBUTORY CAUSE of the resultant injury, death, or damage, and shall have no application when the negligent act of the City is the sole cause of the resultant injury, death, or damage. RESPONDENT further AGREES TO DEFEND, AT ITS OWN EXPENSE and ON BEHALF OF THE CITY AND IN THE NAME OF THE CITY, any claim or litigation brought against the CITY and its elected officials, employees, officers, directors, volunteers and representatives, in connection with any such injury, death, or damage for which this INDEMNITY shall apply, as set forth above.

However, given the industrial character, history, and intended use of the site, subject of this RFP, the foregoing contributory cause provision shall not relieve the RESPONDENT of the obligation to fully indemnify, defend, and hold harmless the CITY and all those persons recited above, according to the foregoing paragraphs, when the claim, demand, criminal or civil action, regulatory enforcement action, demand or direction for remediation is brought by an environmental regulatory agency or division, local, state, or federal, in which case THE SELECTED RESPONDENT SHALL INDEMNIFY, DEFEND, AND HOLD HARMLESS THE CITY, ITS ELECTED OFFICIALS, EMPLOYEES, OFFICERS, DIRECTORS AND REPRESENTATIVES, FOR THE CITY'S ALLEGED OR PROVEN NEGLIGENCE EVEN WHEN THE CITY'S SOLE NEGLIGENCE MAY BE ALLEGED OR PROVEN.

The provisions of this INDEMNIFICATION are solely for the benefit of the parties hereto and not intended to create or grant any rights, contractual or otherwise, to any other person or entity.

RESPONDENT shall advise the CITY in writing within 24 hours of any claim or demand against the CITY or RESPONDENT known to RESPONDENT related to or arising out of RESPONDENT's activities under this contract, and shall see to the investigation and defense of such claim or demand at RESPONDENT's cost. The CITY shall have the right, at its option and at its own expense, to participate in such defense without relieving RESPONDENT of any of its obligations under this paragraph.

ATTACHMENT G

CONFLICT OF INTEREST QUESTIONNAIRE	FORM CIQ
For vendor or other person doing business with local governmental entity	
This questionnaire is being filed in accordance with chapter 176 of the Local Government Code by a person doing business with the governmental entity.	OFFICE USE ONLY Date Received
By law this questionnaire must be filed with the records administrator of the local government not later than the 7th business day after the date the person becomes aware of facts that require the statement to be filed. See Section176.006, Local Government Code.	
A person commits an offense if the person violates Section 176.006, Local Government Code. An offense under this section is a Class C misdemeanor.	
Name of person doing business with local governmental entity.	
2) Check this box if you are filing an update to a previously filed	L
questionnaire.	
(The law requires that you file an updated completed questionnaire with the appropriate filing than September 1 of the year for which an activity described in Section 176.006(a), Local Go pending and not later than the 7th business day after the date the originally filed quest	overnment Code, is
Describe each affiliation or business relationship with an employer local governmental entity who makes recommendations to a local governmental entity with respect to expenditure of money.	
4) Describe each affiliation or business relationship with a person who officer and who appoints or employs a local government officer of the local gov the subject of this questionnaire.	

CONFLICT OF INTEREST QUESTIONNAIRE

FORM CIQ

For vendor or other person doing business with local governmental entity

Page 2

5) Name of local government officer with whom filer has affiliation or business relationship. (Complete this section only if the answer to A, B, or C is YES.)

This section, item 5 including subparts A, B, C & D, must be completed for each officer with whom the filer has affiliation or business relationship. Attach additional pages to this Form CIQ as necessary.

A. Is the local government officer name in this section receiving or likely to receive taxable income

from the filer of the questionnaire?	
☐ Yes ☐ No	
B. Is the filer of the questionnaire receiving or likely to direction of the local government officer named in this sectified the local governmental entity? \[\sum \text{Yes} \sum \sum \text{No} \]	
C. Is the filer of this questionnaire affiliated with a corpolocal government officer serves as an officer or director or more?	
☐ Yes ☐ No	
D. Describe each affiliation or business relationship.	
6) Describe any other affiliation or business relationship tha	t might cause a conflict of interest.
Signature of person doing business with the governmental enti	ty Date

ATTACHMENT H

VENDOR ACKNOWLEDGEMENT FORM

THIS FORM MUST BE THE LAST PAGE OF YOUR ORIGINAL PROPOSALS AND COPIES!

The undersigned hereby certifies that he/she understands the specifications, has read the document in its entirety and that the prices contained in this proposal have been carefully reviewed and are submitted as correct and final. Vendor further certifies and agrees to furnish any or all products/services upon which prices are extended at the price offered, and upon conditions contained in the specifications of the proposal.

The following information must be filled out in its entirety for your proposal to be considered.

Company Name:			
Address of Principal Place of	Business:		
Phone/Fax of Principal Place	of Business:		
Address, Phone and			
Fax of Majority Owner Principal Place of Business:			
E-mail Address of Representa	ative:		
Authorized Representative:		Signature	Date
	Deints d N		
	Printed Name	9	