

AN ORDINANCE 2015-10-22-0901

ACCEPTING THE LOWEST RESPONSIVE BID, INCLUDING FOUR ADDITIVE ALTERNATES AND AWARDING A SINGLE CONSTRUCTION CONTRACT TO ALLBRITE CONSTRUCTORS OF TEXAS, INC. IN THE AMOUNT OF \$4,940,987.00 FOR THE DISTRICT 3 COMMUNITY CENTER AND SOUTHSIDE LIONS PARK, BOTH 2012-2017 BOND-FUNDED PROJECTS LOCATED IN COUNCIL DISTRICT 3.

* * * * *

WHEREAS, under the voter approved 2012-2017 Bond Program, \$6,000,000.00 was designated for the development of a multigenerational community center in District 3 and \$750,000.00 for the Southside Lions Park Project; and

WHEREAS, several sites within District 3 were considered for this project with the selection of a site within South Side Lions Park being the preferred option by the public; and

WHEREAS, the District 3 Senior Community Center Project provides for an approximately 13,000 square foot metal, stone and glass building located on the site of the existing unused tennis courts and restroom building in Southside Lions Park; and

WHEREAS, the building will consist of a reception area, classrooms for arts and crafts, computers, offices, area for health screening, exercise and dance facilities, meeting rooms, pool table, lounge areas, large multi-purpose dining room and a warming kitchen; and

WHEREAS, the design also includes a large front porch overlooking a great lawn and Southside Lions Lake beyond; and

WHEREAS, the site improvements will include parking for 162 vehicles, including 22 handicap-accessible spaces, sidewalks, vehicular drop off areas, native and low water use landscaping, site drainage improvements, outdoor activity spaces and connection to public transportation on Pecan Valley Drive; and

WHEREAS, the Southside Lions Park Project provides for general park improvements to include construction of a dog park; and

WHEREAS, the Parks and Recreation Department decided to co-locate the dog park with the Community Center, in order to share infrastructure and enliven an underutilized area of Southside Lions Park; and

WHEREAS, the dog park will include separate play areas for both small and large dogs, fencing, benches, water fountains, trash receptacles and signage; and

WHEREAS, project construction is anticipated to begin late October 2015 and is estimated to be completed by November 2016; and

WHEREAS, these projects were advertised in July 2014 for construction bids in the San Antonio Hart Beat, on the City's website, on the Texas Electronic State Business Daily, on TVSA and through the Transportation and Capital Improvements Small Business Office in July 2014; and

WHEREAS, plans also were available for review by potential bidders at the office of Debra J. Dockery, Architect, PC, located at 118 Broadway, Suite 516, San Antonio, Texas; and

WHEREAS, bids were opened on August 11, 2015, and five (5) bidders responded, of these, Allbrite Constructors of Texas, Inc., submitted the lowest responsive bid; and

WHEREAS, this contract will be awarded in compliance with the Small Business Economic Development Advocacy (SBEDA) Program, which requires contracts be reviewed by a Goal Setting Committee to establish a requirement and/or incentive unique to the particular contract in an effort to maximize the amount of small, minority, and women-owned business participation on the contract; and

WHEREAS, the Goal Setting Committee set a 22% Minority/Women Business Enterprise (M/WBE) subcontracting goal, and a 3% African American Business Enterprise (AABE) Subcontracting Goal; and

WHEREAS, Allbrite Constructors of Texas, Inc. has committed to 21.5% M/WBE subcontractor participation and 3% AABE subcontractor participation; and

WHEREAS, Allbrite Constructors of Texas, Inc. is a small business; and

WHEREAS, this construction contract was developed utilizing the low bid process; therefore, a Discretionary Contracts Disclosure Form is not required; **NOW THEREFORE:**

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:

SECTION 1. The lowest responsive bid in the amount of \$4,940,987.00, from Allbrite Constructors of Texas, Inc., including four additive alternates, for the District 3 Community Center and Southside Lions Park, both 2012-2017 Bond-funded projects, located in Council District 3 is hereby accepted. The contract described herein shall become effective upon the deposit of all required bonds and insurance certificates so long as such deposits are accomplished within sixty (60) days from the effective date of this ordinance. A copy of Allbrite Constructors of Texas, Inc.'s executed Formal Invitation for Bids and Contract is attached hereto and incorporated herein for all purposes as **Attachment I**.

SECTION 2. The budget in SAP Fund 43099000, Certificates Of Obligation Capital Projects, SAP Project Definition 20-00011, Replacement Fire Station 2, shall be revised by decreasing SAP WBS Element 20-00011-05-02-01 entitled Construction-City, SAP GL account 5201140, by the amount of \$143,000.00.

SECTION 3. The budget in SAP Fund 43099000, Certificates Of Obligation Capital Projects, SAP Project Definition 20-00011, Replacement Fire Station 2, shall be revised by decreasing SAP WBS element 20-00011-90-16-02 entitled FY 2016 Unissued CO's, SAP GL account 6101100, by the amount of \$143,000.00.

SECTION 4. The budget in SAP Fund 45099000, General Obligation Capital Projects, SAP Project Definition 40-00415, Fire Station 18 Replacement, shall be revised by decreasing SAP WBS Element 40-00415-05-02-01 entitled Construction-City, SAP GL account 5201140, by the amount of \$32,000.00.

SECTION 5. The budget in SAP Fund 45099000, General Obligation Capital Projects, SAP Project Definition 40-00415, Fire Station 18 Replacement, shall be revised by decreasing SAP WBS element 40-00415-90-02-01 entitled FY 2016 Unissued CO's, SAP GL account 6101100, by the amount of \$32,000.00.

SECTION 6. The budget in SAP Fund 45099000, General Obligation Capital Projects, SAP Project Definition 40-00416, Fire Station 30 Replacement, shall be revised by decreasing SAP WBS Element 40-00416-05-02-01 entitled Construction-City, SAP GL account 5201140, by the amount of \$185,000.00.

SECTION 7. The budget in SAP Fund 45099000, General Obligation Capital Projects, SAP Project Definition 40-00416, Fire Station 30 Replacement, shall be revised by decreasing SAP WBS element 40-00416-90-02-01 entitled FY 2016 Unissued CO's, SAP GL account 6101100, by the amount of \$185,000.00.

SECTION 8. The amount of \$261,990.00 is appropriated in SAP Fund 110010001, General Funds, SAP Internal Order # 39000000XXXX, SAP GL account 6102100 - Interfund Transfer out entitled From 110010001 to 40-00348-90-14-01. The amount of \$261,990.00 is authorized to be transferred to SAP Fund 45099000.

SECTION 9. The budget in SAP Fund 45099000, General Obligation Capital Projects, SAP Project Definition 40-00348, District 3 Community Center, shall be revised by increasing SAP WBS Element 40-00348-90-14-01 entitled Transfer from I/O# 39000000XXXX, SAP GL Account 6101100 - Interfund Transfer In, by the amount of \$261,990.00.

SECTION 10. The budget in SAP Fund 45099000, General Obligation Capital Projects, SAP Project Definition 40-00348, District 3 Community Center, shall be revised by increasing SAP WBS element 40-00348-90-02-01 entitled FY 2016 Unissued CO's, SAP GL account 6101100 - Interfund Transfer In, by the amount of \$360,000.00.

SECTION 11. The amount up to \$621,990.00 is appropriated in SAP Fund 45099000, General Obligation Capital Projects, SAP Project Definition 40-00348, District 3 Community Center, SAP WBS Element 40-00348-05-02-01, entitled Construction-City, SAP GL Account 5201140.

SECTION 12. Payment in the amount of \$4,890,987.00 in SAP Fund 45099000, General Obligation Capital Projects, SAP Project Definition 40-00348, District 3 Community Center, is authorized to be encumbered and made payable Allbrite Constructors of Texas, Inc., for construction services. Payments for services are contingent upon the availability of funds and the sale of future City of San Antonio, Certificates of Obligation in accordance with the adopted capital budget. Payment is limited to the amounts budgeted in the Operating and/or Capital Budget funding sources identified. All expenditures will comply with approved operating and/or capital budgets for current and future fiscal years.

SECTION 13. Payment in the amount of \$50,000.00 in SAP Fund 45099000, General Obligation Capital Projects, SAP Project Definition 40-00393, Southside Lions Park, is authorized to be encumbered and made payable to Allbrite Constructors of Texas, Inc., for construction services.

SECTION 14. The financial allocations in this Ordinance are subject to approval by the Director of Finance, City of San Antonio. The Director of Finance may, subject to concurrence by the City Manager or the City Manager's designee, correct allocations to specific SAP Fund Numbers, SAP Project Definitions, SAP WBS Elements, SAP Internal Orders, SAP Fund Centers, SAP Cost Centers, SAP Functional Areas, SAP Funds Reservation Document Numbers, and SAP GL Accounts as necessary to carry out the purpose of this Ordinance.

SECTION 15. This ordinance is effective immediately upon the receipt of eight affirmative votes; otherwise, it is effective ten days after passage.

PASSED AND APPROVED this 22nd day of October, 2015.

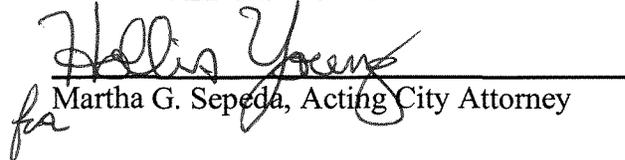


M A Y O R
Ivy R. Taylor

ATTEST:


Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:


Martha G. Sepeda, Acting City Attorney

Agenda Item:	5
Date:	10/22/2015
Time:	09:33:57 AM
Vote Type:	Motion to Approve
Description:	An Ordinance for the District 3 Community Center and Southside Lions Park awarding a single construction contract including four additive alternates in the amount of \$4,940,987.00 to Allbrite Constructors of Texas, Inc, 2012-2017 Bond-funded projects located in Council District 3. [Peter Zanoni, Deputy City Manager; Mike Frisbie, Director Transportation and Capital Improvements]
Result:	Passed

Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Ivy R. Taylor	Mayor		x				
Roberto C. Treviño	District 1		x				
Alan Warrick	District 2	x					
Rebecca Viagran	District 3		x			x	
Rey Saldaña	District 4		x				
Shirley Gonzales	District 5		x				
Ray Lopez	District 6		x				
Cris Medina	District 7		x				
Ron Nirenberg	District 8		x				
Joe Krier	District 9		x				
Michael Gallagher	District 10		x				x

CITY OF SAN ANTONIO

Issued By: Transportation and Capital Improvements
ID NO.: 40-00348

Date Issued: July 6, 2015

**(010) FORMAL INVITATION FOR BIDS (IFB) to CONTRACT
DISTRICT 3 COMMUNITY CENTER 40-00348**

Sealed bids, subject to the Terms and Conditions of this Invitation for Bids and other contract provisions, will be received at the Office of the City Clerk, City Hall, 100 Military Plaza, 2nd floor San Antonio, Tx 78205 until **2:00 P.M. CST on Tuesday, August 11, 2015** (solicitation deadline) and publicly read aloud in **City Council Chambers, 114 W. Commerce, Municipal Plaza Building**. Bids must be submitted in a sealed envelope and clearly marked with the bidder's name, Project Name and ID NO. The City is not responsible for submissions not clearly and appropriately marked. Late submissions will be rejected and returned to bidder. A non-mandatory pre-bid meeting will be held on **Thursday, July 16, 2015 at 3:00 P.M.**, 9th Floor conference room of the Municipal Plaza Building, 114 West Commerce, San Antonio, Texas 78205. Deadline for questions is July 23, 2015 at 4.00 P.M.

This invitation includes the following Contract Documents:

010 Invitation for Bids and Contract Signature Page	060 Subcontractor/Supplier Utilization Plan
020 Bid Form	075 Supplemental Conditions
024 Unit Pricing Form	076 Performance Bond
030 Experience and Qualifications	081 Payment Bond
040 Standard Instructions to Respondent	081 General Conditions for Construction Contracts
050.01 SBEDA Guidelines	081 Wage Decision

A compact disc with the Plans, Specifications and Special Conditions in electronic format may be obtained by General Contractor proposers only, free of charge at the office of Debra J. Dockery Architect, PC, 118 Broadway, Suite 516, San Antonio, Texas 78205, Phone (210) 225-6730. Subcontractors or suppliers may obtain a compact disc by payment of a non-refundable fee of Twenty-five Dollars (\$25.00). Addenda will be posted on the web at <http://www.sanantonio.gov/purchasing/biddingcontract/opportunities.aspx> along with this solicitation. Bidder understands and agrees bidder is responsible for obtaining addenda and adhering to all requirements in addenda. City is not responsible for incorrect information obtained through other sources.

The following documents (fully completed and with original signatures) constitute the required information to be submitted as a part of the bid proposal:

010 Invitation for Bids and Contract Signature Page	081 Bid Bond
020 Bid Form	081 Subcontractor/Supplier Utilization Plan
024 Unit Pricing Form	081 Signed Addenda Acknowledgement Forms
030 Experience and Qualifications	

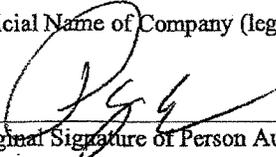
This is a Qualified Low Bid Solicitation. It is understood and agreed that the work is to be substantially completed on or before **360** calendar days. This project does not include hazardous environmental work. This project requires **1** project sign(s).

Small Business Economic Development Advocacy (SBEDA) Program Compliance – Respondents shall meet the subcontracting requirements as stated on Form 050 and on the Subcontractor/Supplier Utilization Plan posted with this solicitation on the City's website.

Wage Decision – Respondent shall meet the prevailing wage rate requirements established for this contract and shall reference the wage decision posted with this solicitation on the City's website.

The undersigned, by his/her signature, represents that he/she is authorized to bind the bidder to fully comply with Contract Documents for the amount(s) shown on the accompanying bid sheet(s). The work proposed to be done shall be accepted when fully completed and finished to the entire satisfaction of the City. The undersigned certifies all prices contained in this bid have been carefully checked and are submitted as correct and final. The bidder by submitting this bid and signing below, acknowledges that he/she has received & read the entire Bid and Contract document and agrees to be bound by the terms therein, has received all Addenda, and agrees to the terms, conditions, and requirements of the bidder's bid proposal and all documents listed in the tables above and the enabling Ordinance and associated documentation that form the entire Contract upon approval by the City Council.

Official Name of Company (legal): Allbrite Constructors of Texas, Inc.

 / 8/11/2015 Signer's Name: Patrick Yates
Original Signature of Person Authorized to Sign Bid/Contract Date (Please Print or Type)

CITY OF SAN ANTONIO

Project Name: District 3 Community Center
ID NO.: 40-00348-05-03

Date Issued: July 6, 2015

The estimated construction budget for this contract is \$4,500,000.00

Page 1 of 2

020

BID FORM

I. BASE BID :

Bid (Insert Amount in Words and Numbers):

Four million five hundred ninety one thousand five hundred ^{591,500.00} ~~thousand~~ dollars \$ 4,629,000.00

Allowance 1: Panel Signage (room identification signage) \$7,500.00

Allowance 2: Dimensional Letter Signage (building name and address for mounting on exterior wall) \$5,000.00

Allowance 3: Cast Bronze Plaque \$5,000.00

Allowance 4: Owner's Betterment Allowance \$20,000.00

Total Allowances \$ 37,500.00

Total Base Bid (Bid plus all Allowances) (Amount in Words and Numbers):

Four million six hundred twenty nine thousand dollars \$ 4,629,000.00

II. ALTERNATES

Amount of each Alternates (if applicable) insert amount in numbers:

Additive Alternate #1A - 38 Additional Parking Spaces (North)

Total Amount of Bid for Additive Alternate #1 (Insert Amount in Words and Numbers):

Ninety-eight thousand dollars \$98,000.00

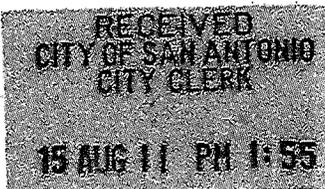
Additive Alternate #1B - 50 Additional Parking Spaces (South)

Total Amount of Bid for Additive Alternate #1 (Insert Amount in Words and Numbers):

One hundred sixteen thousand nine hundred ^{16,987.00} ~~thousand~~ _{ninety-seven dollars} dollars \$16,987.00
Additive Alternate #2 - Monument Sign

Total Amount of Bid for Additive Alternate #2 (Insert Amount in Words and Numbers):

Fourteen thousand dollars \$14,000.00



Additive Alternate #3 - Audio-Visual Equipment

Total Amount of Bid for Additive Alternate #3 (Insert Amount in Words and Numbers):

One hundred thirty-one thousand dollars, \$ 131,000.00

Additive Alternate #4 - Dog Park

Total Amount of Bid for Additive Alternate #3 (Insert Amount in Words and Numbers):

Fifty thousand dollars \$ 50,000.00

Additive Alternate #5 - Trellis at Perimeter of Building

Total Amount of Bid for Additive Alternate #3 (Insert Amount in Words and Numbers):

Two hundred twenty-four thousand \$ 224,000.00

Additive Alternate #6 - Shading Device over Storefront Windows in Outdoor Activity Area 128

Total Amount of Bid for Additive Alternate #3 (Insert Amount in Words and Numbers):

Two hundred twelve thousand six hundred - \$ 212,604.00
four dollars

III. UNIT PRICES

Bidders shall submit unit pricing on the 024 Unit Pricing form, and it shall be attached immediately following this sheet

The Owner reserves the right to select additive alternates in the order of its choice and at its discretion.

Allbrite Constructors of Texas, Inc.

Legal Name of Bidding Entity

210-490-6495

Bidding Entity's Telephone No.

10811 Iota Drive

Bidding Entity's Business Address

210-404-2224

Bidding Entity's Fax No.

San Antonio, TX 78217

Bidding Entity's City, State and Zip Code

brook@allbriteconstruction.com

Bidding Entity's E-Mail Address

Name of Bidder's proposed **Project Manager**: Brook Henderson

Name of Bidder's proposed **Project Site Superintendent**: Joe Lacerte

CITY OF SAN ANTONIO
FORM 6 PROPOSAL FORM

PROJECT NAME: DISTRICT 3 COMMUNITY CENTER
PROJECT NO. 40-00348

ALT. NO.	DESC. CODE	BID ITEM DESCRIPTION	UNIT OF MEASURE	APPROX. QUANTITIES	UNIT BID PRICE	ITEM SEQUENCE NO.
<p>The City only will accept bid pricing to the hundredths. Any pricing extended out to three decimal points will be truncated to two decimal points in the City's favor.</p>						
ALTERNATES						
1A		38 ADDITIONAL PARKING SPACES	LS		98,000.00	
1B		50 ADDITIONAL PARKING SPACES	LS		116,987.00	
2		MONUMENT SIGN	LS		14,000.00	
3		AUDIO-VISUAL EQUIPMENT	LS		131,000.00	
4		DOG PARK	LS		50,000.00	
5		TRELLIS AT PERIMETER OF BUILDING	LS		294,000.00	
6		SHADING DEVICE OVER STOREFRONT WINDOWS IN OUTDOOR ACTIVITY AREA 128	LS		212,604.00	
UNIT PRICE ITEMS						
1		EXCAVATION AND FILL (AS SPECIFIED UNDER SECTION 312300)	SY		25.00	
2		DRILLED CONCRETE PIERS AND SHAFTS 24" DIAM	LF		12.00	
3		DRILLED CONCRETE PIERS AND SHAFTS 18" DIAM	LF		10.00	
4		HOT MIX ASPHALTIC PAVEMENT (AS SPECIFIED UNDER SECTION 321216)	SY		15.00 15.00	
5		PARKING BUMPERS (AS SPECIFIED UNDER SECTION 321713)	EA		80.00	
6		CONCRETE CURB AT PARKING LOT	LF		25.00	
7		CONCRETE CURB AT PARKING LOT - FLUSH	LF		25.00	
8		PAVEMENT MARKINGS	LF		1.50	
9		CAST-IN-PLACE CONCRETE	CY		400.00	
10		5 1/2" CONCRETE PAVEMENT INCL. REINFORCING & BASE	SF		18.00	
11		6 1/2" CONCRETE PAVEMENT INCL. REINFORCING & BASE	SF		14.00	
12		7 1/2" CONCRETE PAVEMENT INCL. REINFORCING & BASE	SF		16.00	
13		UNIT MASONRY (AS SPECIFIED IN SECTION 042000)	SF		15.00	
14		MARKERBOARDS 4' X 8'	EA		700.00	
15		BULLETIN BOARDS 4' X 4'	EA		1,500.00	
16		ELECTRICAL OUTLETS	EA		15.00	
17		20 AMP ELECTRICAL CIRCUIT	EA		4.00	
18		DATA OUTLETS	EA		325.00	

EXPERIENCE AND QUALIFICATIONS

A prospective bidder shall document that it is responsible, qualified, capable, bondable, etc., to fulfill and abide by the specifications listed herein and have the capability and capacity, in all respects, fully to satisfy all of the contractual requirements described in this solicitation. Prospective bidders neither shall have been terminated by the City on any prior projects nor have any litigation with the City for any construction project.

1. All bidders' facilities, personnel and equipment may be subject to inspection before contract award.
2. Bids only will be considered from responsive businesses with experience with working on similar improvements and a demonstrated successful history in construction projects with a similar scope to the proposed Project (including demolition, foundations, concrete work, steel framing, metal panels, stone veneer, roofing, glazing, interior finish out, asphalt paving, grading, site utilities and landscaping).
3. List the number of years your organization has been doing business as a construction general contractor: 25 year. If less than three (3) years, on a separate page submitted with your bid, kindly explain your organization's construction general contractor history.

RELEVANT (SIMILAR) EXPERIENCE PROJECT SHEETS:

Bidder shall include a project sheet for, at minimum, three (3) previous projects with similar scope that have been successfully completed within the last five (5) years that demonstrate Bidder's experience with:

1. **construction of institutional-quality facilities, such as schools, universities and civic buildings;**
2. **large site drainage swales and grading ; and**
3. **accessing connections to major utilities located across a busy road, including permits, street closures and redirection of traffic associated with accessing those connections.**

Project sheets should demonstrate Bidder's specific experience with City of San Antonio Development Services ordinances and regulations, including tree preservation and landscaping regulations, Federal ADA requirements and State TDLR requirements for Building Improvements.

Each project sheet shall include:

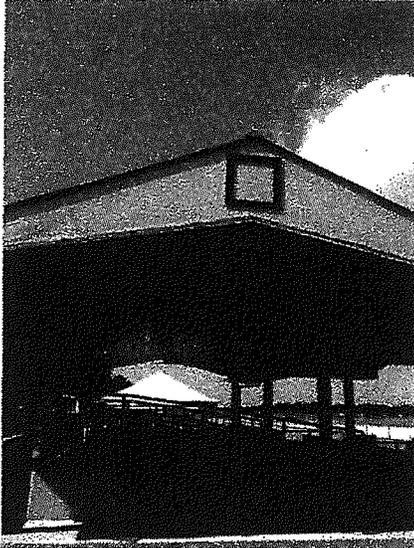
- The Project name;
- Project scope, location;
- References (owner name with a phone number and email address);
- Original and final contract amount;
- Date of final completion;
- Names of project manager, superintendent, estimator and project engineer.

Bids submitted without required experience, equivalent experience or without documentation of similar projects, as stated herein, may be disqualified.



Past Performance

Honesty, Integrity, and Quality Workmanship



Project Name: General Douglas MacArthur Parade Field

Owner/Project Contact:

Name: US Army Corp of Engineers
Address: Fort Worth Division

Contact Name: Donald Delp
Job Address: Fort Sam Houston
San Antonio, TX

Phone: 210-601-5925
Email: Donald.Delp@TideH2O.net

Project Manager: Patrick Yates
Superintendent: Luis Nieto
Estimator: Patrick Yates
Project Engineer: Corp of Engineers

Project Details:

Type of project: New Restoration Repair Tenant Improvements
Remodel Historic Structure Other:

SF of project: 6,500
Original Contract Amount: \$707,370.00 Final Amount: \$707,370.00
Reason for Change Order: N/A

Architect/Engineer: Brown & Root
Address 601 Jefferson Street
Houston, TX 77002

Phone 713-753-2000
Start Date: 4/1/2013 Substantial Completion Date: 12/28/2013

Narrative of project details, divisions, challenges and solutions:

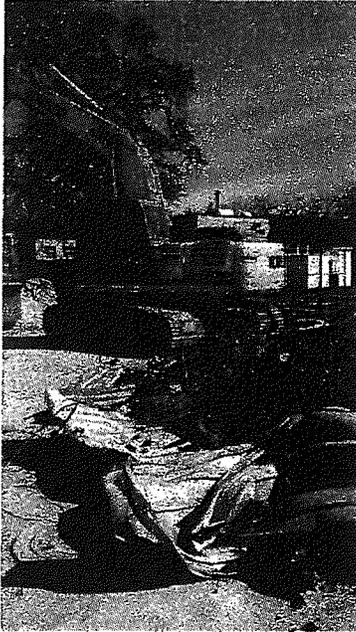
This project involved multiple phases and multiple trades to complete the demolition, partial salvage, new construction, and modification of Grandstands at Fort Sam Houston's General Douglas MacArthur Parade Field. Project include construction of marquees sign, extension of parade field grandstand, installation of AT-FP (Anti-terrorism Force Protection) bollards, installation of additional plumbing and electrical service, installation of irrigation system, salvage and reinstallation of existing canopy and bleachers, paint and ADA modifications, masonry wall construction. The masonry wall surrounds the installed AT-FP bollards. This project required certified payroll submission and compliance with Davis-Bacon Wage Act.





Past Performance

Honesty, Integrity, and Quality Workmanship



Project Name: Austin 18 Central Market Storm System

Owner/Project Contact:

Name: HEB Construction
Address: 946 Quintana Road
San Antonio, TX 78230

Contact Name: Robert Holley
Job Address: 4001 N. Lamar
Austin, TX 78752

Phone: 210-601-5925
Email: Donald.Delp@TideH2O.net

Project Manager: Danny Roane
Superintendent: Ric Carrejo
Estimator: Danny Roane
Project Engineer: N/A

Project Details:

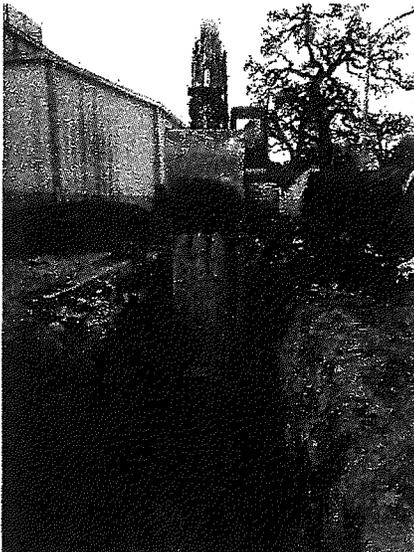
Type of project: New Restoration Repair Tenant Improvements
Remodel Historic Structure Other: Underground Utility Repair

LF of project: 700
Original Contract Amount: \$453,000.00 Final Amount: \$453,000
Reason for Change Order: N/A

Architect/Engineer: Bury Partners
Address 221 W. 6th St. Ste 600, Austin, TX 78701
Phone 512-328-0011
Start Date: 03/2013 Substantial Completion Date: 05/2013

Narrative of project details, divisions, challenges and solutions:

Allbrite Construction, Inc. was hired to remove and replace an existing storm system that had failed on site. The line was a 60" galv. Line that had eroded and the ground was being undermined by run off...Our team was called upon to remove the line, install new poly line and storm inlet boxes. The key to the job being successful was being able to work in the confined spaces offered in the back of the drive lane where the pipe is placed. Allbrite was able to do this while keeping the store in operation. The work required the trades of electrical, plumbing, utility, irrigation, landscaping, demo and installation of cmu wall, wooden fence construction, concrete flat work, and a custom spray in liner for a section of existing galv. Pipe.





Past Performance

Honesty, Integrity, and Quality Workmanship



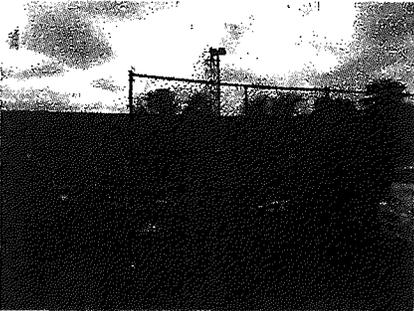
Project Name: Austin 18 Central Market Parking Lot

Owner/Project Contact:

Name: HEB Construction
Address: 946 Quintana Road
San Antonio, TX 78230

Contact Name: Barry Acker
Job Address: 4477 S. Lamar
Austin, TX 78752

Phone: 210-938-7913
Email: acker.barry@heb.com



Project Manager: Danny Roane
Superintendent: Ric Carrejo
Estimator: Danny Roane
Project Engineer: N/A

Project Details:

Type of project: New Restoration Repair Tenant Improvements
Remodel Historic Structure Other: ADA Modification to Parking Lot

SF of project: 65,000
Original Contract Amount: \$350,000.00 Final Amount: \$350,000.00
Reason for Change Order:



Architect/Engineer: N/A
Address N/A
Phone N/A
Start Date: 6/2014 Substantial Completion Date: 9/2014



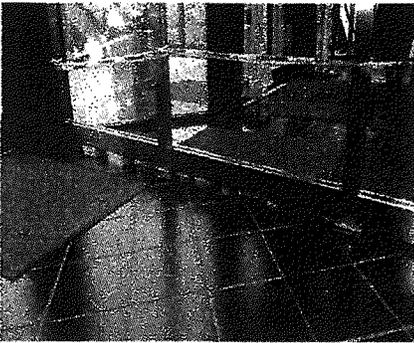
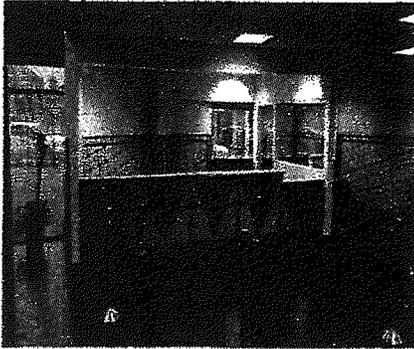
Narrative of project details, divisions, challenges and solutions:

Allbrite Construction, Inc. was hired to remove and replace existing pavement per drawings provided. The existing parking area where the handicap section was located was found to be too great of a slope to meet ada requirements. The areas had to be removed and the site regarded to meet the slope requirements to be less than 2%. Allbrite was able to perform the work and keep the store operational during the construction period. The work included new curb and gutter, new base and asphalt, new irrigation, electrical and line striping. All work was completed in a very short time frame, done correctly to the standards called for, and done on budget. There were zero complaints during the project from the store team members as Allbrite made certain to stay on top of the details and overall job.



Past Performance

Honesty, Integrity, and Quality Workmanship



Project Name: Frank D Wing- Municipal Courthouse

Owner/Project Contact:

Name: City of San Antonio
Address: Municipal Plaza Building 114 W. Commerce
San Antonio, TX 78205

Contact Name: Dale Lange
Job Address: 401 S. Frio Street
San Antonio, TX 78207

Phone: 210-207-1461
Email: Dale.Lange@SanAntonio.Gov

Project Manager: Brook Henderson
Superintendent: Joe Lacerte
Estimator: Brook Henderson
Project Engineer: Andrew Mikeska

Project Details:

Type of project: New Restoration Repair Tenant Improvements
Remodel Historic Structure Other: [Click here to enter text.](#)

SF of project: 3000 SF
Original Contract Amount: \$603,000.00 **Final Amount:** \$335,593.00
Reason for Change Order: Funding Unavailable

Architect/Engineer: Chesney Morales & Associates
Address: 4901 Broadway St. Suite 250
San Antonio, TX 78209
Phone 210-828-9481

Start Date: October 2014 **Substantial Completion Date:** March 2015

Narrative of project details, divisions, challenges and solutions:

This project involves the restoration and improvements to the Frank D Wing Municipal Courthouse. Work involves construction of new walls and doors, cashier cage, remodel of judge's chamber, prosecutors room, defense room, and entrance. Allbrite provides the construction management for the project as well as self performance of work. Construction divisions include selective demolition, rough carpentry, concrete flatwork, Architectural woodwork, fire safety, HVAC, electric, plumbing, data cabling, framing, drywall, acoustical ceiling, doors and hardware, paint, VTC, tile carpet and installation of security blast resistant barrier wall.



Past Performance

Honesty, Integrity, and Quality Workmanship

Project Name: Revitalization of Building 2264/2266

Owner/Project Contact:

Name: Orion Military Construction
Address: 17721 Rogers Ranch Rd., Ste. 100
San Antonio, TX 78258

Contact Name: Mike Mullins
Job Address: Ft. Sam Houston

Phone: 210-525-9079
Email: mmullins@orionpartnersinc.com

Project Manager: Patrick Yates
Superintendent: Luis Nieto
Estimator: Patrick Yates
Project Engineer: Unknown

Project Details:

Type of project: New Restoration Repair Tenant Improvements Remodel Historic Structure
 Other: French Drain System

Original Contract Amount: \$343,144.00 Final Amount: \$993,598.00
Reason for Change Order: Increased work scope

Start Date: 7/6/2011 Substantial Completion Date: 6/17/2012

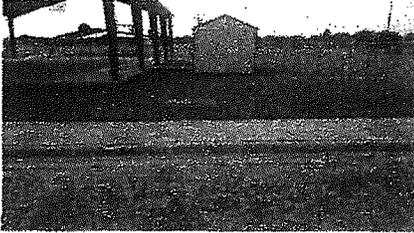
Narrative of project details, divisions, challenges and solutions:

Allbrite received the original contract for labor and materials to complete installation of french drains system for the Revitalization project. Allbrite provided all submittals for approval and began the project on the scheduled dates. Allbrite contracted with a local site and utility provider to excavate the french drains and install manholes. Our personnel installed pond liner, attaching it to the exterior of Bldg. 2264 as detailed and installed back-up pumps. This segment was complicated by unmarked utility lines not marked in the called for locates. Allbrite accepted responsibility and expedited a successfully resolution of the issue, immediately implementing our safety plan with a complete work stoppage. All personnel were evacuated from the site, and the required reporting was processed immediately. After the utility line was relocated, Allbrite resumed scheduled work. During the original contract performance, Allbrite's scope of work was increased to include concrete work. With each phase and addition, Allbrite modified the safety plan as addressed in the US Army Corps of Engineers Safety and Health Requirements Manual. The concrete portion of Allbrite's amended contract included elevator pits, slab on metal decks for the verandas, stucco repair, ADA ramp installation and wheelchair lift installation, stair modification, plumbing and electrical trench pour backs, remove and replace flatwork, and install lamp pole bases. Allbrite successfully mobilized subcontractors and own personnel to complete work on time and without incident.



Past Performance

Honesty, Integrity, and Quality Workmanship



Project Name: T.H. Johnson Elementary School

Owner/Project Contact:

Name: Taylor ISD
Address: 471 Heimer Road, Ste 750
San Antonio, TX 78232

Contact Name: Casey Sledge
Job Address: 3100 Duck Lane
Taylor, TX

Phone: 512-365-1888
Email: casey@sledge.biz

Project Manager: Brook Henderson
Superintendent: Joe Lacerte
Estimator: Brook Henderson
Project Engineer: Andrew Mikeska

Project Details:

Type of project: New Restoration Repair Tenant Improvements
Remodel Historic Structure Other: Interior Finish Out

SF of project: [Click here to enter text.](#)

Original Contract Amount: \$394,112.00 Final Amount: \$394,112.00

Reason for Change Order:

Architect/Engineer: Sledge Engineering
Address 481 Tucek Road, Taylor, TX 76574

Phone 512-365-1888

Start Date: 6/2014 Substantial Completion Date: 9/2014

Narrative of project details, divisions, challenges and solutions:

This project involved enclosing an existing concrete pad to make an indoor basketball court. Albrite provided the construction management of this project to include sub trades of MEP, flooring, concrete, framing, paint, drywall, data and communications. This project complied with Senate Bill 9, and was completed with minimum disruption to the school and its mission.

BID BOND

Conforms with The American Institute of Architects, A.I.A. Document No. A-310

KNOW ALL BY THESE PRESENTS, That we, Allbrite Constructors of Texas, Inc.

10811 Iota Dr., San Antonio, Texas 78217

_____ as Principal, hereinafter called the Principal,

and the SureTec Insurance Company,

of 1330 Post Oak Blvd., #1100, Houston, TX 77056

, a corporation duly organized under

the laws of the State of Texas

, as Surety, hereinafter called the Surety, are held and firmly bound unto

City of San Antonio

as Obligee, hereinafter called the Obligee,

in the sum of *** FIVE PERCENT OF TOTAL AMOUNT BID ***

Dollars (5% TAB)

, for the payment of which sum well and truly to be made, the said Principal and the said Surety, bind ourselves, our heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents.

WHEREAS, the Principal has submitted a bid for _____

District 3 Community Center - 40-00348

NOW, THEREFORE, if the Obligee shall accept the bid of the Principal and the Principal shall enter into a Contract with the Obligee in accordance with the terms of such bid, and give such bond or bonds as may be specified in the bidding or Contract Documents with good and sufficient surety for the faithful performance of such Contract and for the prompt payment of labor and material furnished in the prosecution thereof, or in the event of the failure of the Principal to enter such Contract and give such bond or bonds, if the Principal shall pay to the Obligee the difference not to exceed the penalty hereof between the amount specified in said bid and such larger amount for which the Obligee may in good faith contract with another party to perform the Work covered by said bid, then this obligation shall be null and void, otherwise to remain in full force and effect.

Signed and sealed this 11th day of August, 2015

[Signature]

Witness

Allbrite Constructors of Texas, Inc. (Seal)
Principal

[Signature]

Title

[Signature]

Witness

SureTec Insurance Company

By [Signature]

Betty J. Reeh

Attorney-in-Fact

SureTec Insurance Company

LIMITED POWER OF ATTORNEY

Know All Men by These Presents, That SURETEC INSURANCE COMPANY (the "Company"), a corporation duly organized and existing under the laws of the State of Texas, and having its principal office in Houston, Harris County, Texas, does by these presents make, constitute and appoint

Bryan K. Moore, Gary W. Wheatley, Pat J. Moore, Betty J. Reeh, Michael D. Hendrickson, Patricia Ann Smith

its true and lawful Attorney-in-fact, with full power and authority hereby conferred in its name, place and stead, to execute, acknowledge and deliver any and all bonds, recognizances, undertakings or other instruments or contracts of suretyship to include waivers to the conditions of contracts and consents of surety for:

Fifteen Million and 00/100 Dollars (\$15,000,000.00)

and to bind the Company thereby as fully and to the same extent as if such bond were signed by the President, sealed with the corporate seal of the Company and duly attested by its Secretary, hereby ratifying and confirming all that the said Attorney-in-Fact may do in the premises. Said appointment shall continue in force until 12/31/2016 and is made under and by authority of the following resolutions of the Board of Directors of the SureTec Insurance Company:

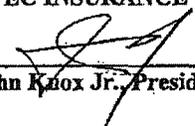
Be it Resolved, that the President, any Vice-President, any Secretary or any Assistant Secretary shall be and is hereby vested with full power and authority to appoint any one or more suitable persons as Attorney(s)-in-Fact to represent and act for and on behalf of the Company subject to the following provisions:

Attorney-in-Fact may be given full power and authority for and in the name of and of behalf of the Company, to execute, acknowledge and deliver, any and all bonds, recognizances, contracts, agreements or indemnity and other conditional or obligatory undertakings and any and all notices and documents canceling or terminating the Company's liability thereunder, and any such instruments so executed by any such Attorney-in-Fact shall be binding upon the Company as if signed by the President and sealed and effected by the Corporate Secretary.

Be it Resolved, that the signature of any authorized officer and seal of the Company heretofore or hereafter affixed to any power of attorney or any certificate relating thereto by facsimile, and any power of attorney or certificate bearing facsimile signature or facsimile seal shall be valid and binding upon the Company with respect to any bond or undertaking to which it is attached. *(Adopted at a meeting held on 20th of April, 1999.)*

In Witness Whereof, SURETEC INSURANCE COMPANY has caused these presents to be signed by its President, and its corporate seal to be hereto affixed this 16th day of April, A.D. 2015

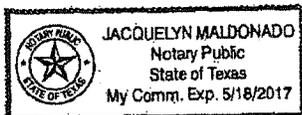
SURETEC INSURANCE COMPANY

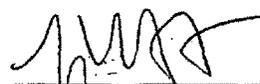
By: 
John Knox Jr., President



State of Texas ss:
County of Harris

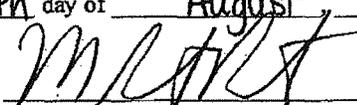
On this 16th day of April, A.D. 2015 before me personally came John Knox Jr., to me known, who, being by me duly sworn, did depose and say, that he resides in Houston, Texas; that he is President of SURETEC INSURANCE COMPANY, the company described in and which executed the above instrument; that he knows the seal of said Company; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the Board of Directors of said Company; and that he signed his name thereto by like order.




Jacquelyn Maldonado, Notary Public
My commission expires May 18, 2017

I, M. Brent Beaty, Assistant Secretary of SURETEC INSURANCE COMPANY, do hereby certify that the above and foregoing is a true and correct copy of a Power of Attorney, executed by said Company, which is still in full force and effect; and furthermore, the resolutions of the Board of Directors, set out in the Power of Attorney are in full force and effect.

Given under my hand and the seal of said Company at Houston, Texas this 11th day of August, 2015, A.D.


M. Brent Beaty, Assistant Secretary

Any instrument issued in excess of the penalty stated above is totally void and without any validity.
For verification of the authority of this power you may call (713) 812-0800 any business day between 8:00 am and 5:00 pm CST.

SureTec Insurance Company
THIS BOND RIDER CONTAINS IMPORTANT COVERAGE INFORMATION

Statutory Complaint Notice

To obtain information or make a complaint: You may call the Surety's toll free telephone number for information or to make a complaint at: 1-866-732-0099. You may also write to the Surety at:

SureTec Insurance Company
9737 Great Hills Trail, Suite 320
Austin, Tx 78759

You may contact the Texas Department of Insurance to obtain information on companies, coverage, rights or complaints at 1-800-252-3439. You may write the Texas Department of Insurance at

PO Box 149104
Austin, TX 78714-9104
Fax#: 512-475-1771

PREMIUM OR CLAIM DISPUTES: Should you have a dispute concerning your premium or about a claim, you should contact the Surety first. If the dispute is not resolved, you may contact the Texas Department of Insurance.

Terrorism Risks Exclusion

The Bond to which this Rider is attached does not provide coverage for, and the surety shall not be liable for, losses caused by acts of terrorism, riot, civil insurrection, or acts of war.

**Exclusion of Liability for
Mold, Mycotoxins, Fungi & Environmental Hazards**

The Bond to which this Rider is attached does not provide coverage for, and the surety thereon shall not be liable for, molds, living or dead fungi, bacteria, allergens, histamines, spores, hyphae, or mycotoxins, or their related products or parts, nor for any environmental hazards, bio-hazards, hazardous materials, environmental spills, contamination, or cleanup, nor the remediation thereof, nor the consequences to persons, property, or the performance of the bonded obligations, of the occurrence, existence, or appearance thereof.



CITY OF SAN ANTONIO SUBCONTRACTOR/SUPPLIER UTILIZATION PLAN

SOLICITATION NAME: **District 3 Community Center**

RESPONDENT NAME: Allbrite Constructors of Texas, Inc.

SOLICITATION API: **Minority / Women-Owned Business Enterprise (M/WBE) Subcontracting Program and African American Business Enterprise (AABE) Subcontracting Program**

API REQUIREMENTS: Respondents must demonstrate commitment to satisfy a **twenty-two percent (22%) M/WBE subcontracting goal**. Moreover, **three percent (3%)** out of the M/WBE subcontracting goal is to be subcontracted to **AABE firms**. Segmented AABE goals target the participation of AABEs within select industries (Construction, Professional Services & Other Services) as identified by the availability in the Central Vendor Registry. Participation by AABE subcontractors automatically counts toward the M/WBE subcontracting goal.

Pursuant to the SBEDA Ordinance, M/WBEs and AABEs must also be certified as SBEs with the South Central Texas Regional Certification Agency (SCTRCA) and be headquartered or have a Significant Business Presence in the San Antonio Metropolitan Statistical Area to satisfy the above-stated goals. Self-performance by M/WBE and/or AABE prime respondents does not count towards these subcontracting goals. Commitment to meet subcontracting requirements must be demonstrated by writing the **company name, SAePS vendor number of each subcontractor/supplier, dollar value or percentage of participation on the contract, and type of work to be performed****. In the absence of a waiver granted by the Small Business Office, failure of a Respondent to commit to satisfying the M/WBE and AABE subcontracting goals shall render its response NON-RESPONSIVE.

For further clarification, please contact Ruben Flores at (210) 207-3923.

Enter Respondent's (Prime) proposed contract participation level.

	PARTICIPATION DOLLAR AMOUNT	% LEVEL OF PARTICIPATION	CERTIFICATION TYPE AND NUMBER	TYPE OF WORK TO BE PERFORMED (BY NIGP CODE)
Prime: Allbrite Constructors of Texas, Inc	\$	%	SBE, 2SBE	236220
SAePS Vendor #: <u>1036883</u>			SCTRCA #: <u>208127132</u>	

List ALL subcontractors/suppliers that will be utilized for the entire contract period, excluding possible extensions, renewals and/or alternates. Use additional pages if necessary.

Sub: <u>CR Mechanical</u>	\$	5	WBE	Utilities
SAePS Vendor #:			SCTRCA #:	
Sub: <u>DEA Specialties</u>	\$.5	WBE, DBE	Specialties
SAePS Vendor #:			SCTRCA #: <u>211081953</u>	
Sub: <u>MACK Facilities</u>	\$	30%	AABE	N
SAePS Vendor #: <u>10041524</u>			SCTRCA #:	

** Prime respondent and all subcontractors/suppliers must be registered in the City of San Antonio Electronic Procurement System (SAePS). To learn more about how to register, please call (210) 207-0118 or visit <http://www.sanantonio.gov/purchasing/saeps.aspx>.

Sub: <u>Ace Co</u>	\$	12	%	<u>MBE, WBE</u>	<u>ME</u>
SAePS Vendor #: <u>10009980</u>			SCTRCA #:		
Sub:	\$		%		
SAePS Vendor #:		SCTRCA #:			
Sub: <u>Wesley Thompson</u>	\$.5	%	<u>MBE</u>	<u>Openings Hardware</u>
SAePS Vendor #:			SCTRCA #:		
Sub: <u>Rios Construch</u>	\$	1	%	<u>MBE, WBE</u>	<u>Painting</u>
SAePS Vendor #:			SCTRCA #:		
Sub: <u>Eagle Elect</u>	\$	10	%	<u>DBE</u>	
SAePS Vendor #:			SCTRCA #:		
A.Total Prime Participation:	\$	<u>68</u>	%	A. Total base bid amount to be kept by prime.	
B.Total Sub Participation:	\$	<u>32</u>	%	B. Total amount prime will pay to certified and non-certified subcontractors/suppliers	
C.Total Certified Sub Participation:	\$	<u>32</u>	%	C. Total amount prime will pay to certified subcontractors/suppliers per the eligibility requirements stated above	
D.Total Prime & Sub Participation*:	\$	<u>100</u>	%	D. Total prime and subcontractor(s)/supplier(s) participation must equal your base bid amount (A+B)	

If a business is not certified, please call the Small Business Program Office at (210) 207-3900 for information and details on how subcontractors and suppliers may obtain certification.

I HEREBY AFFIRM THAT I POSSESS DOCUMENTATION FROM ALL PROPOSED SUBCONTRACTORS/SUPPLIERS CONFIRMING THEIR INTENT TO PERFORM THE SCOPE OF WORK FOR THE PRICE INDICATED ABOVE. I FURTHER AFFIRM THAT THE ABOVE INFORMATION IS TRUE AND COMPLETE TO THE BEST OF MY KNOWLEDGE AND BELIEF. I UNDERSTAND AND AGREE THAT, IF AWARDED THE CONTRACT, THIS DOCUMENT SHALL BE ATTACHED THERETO AND BECOME A BINDING PART OF THE CONTRACT.

Print Name: Angela Torres

Sign: Angela Torres

Title: Financial Administrator

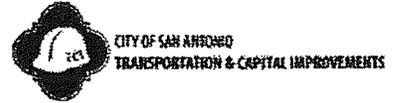
Date: 11 Aug 2015

FOR CITY USE

Action Taken: Approved

Denied _____

ASSISTANT DIRECTOR
ECONOMIC DEVELOPMENT DEPARTMENT



RECEIPT OF ADDENDUM NUMBER(S) 1 IS HEREBY ACKNOWLEDGED FOR PLANS AND SPECIFICATIONS FOR CONSTRUCTION OF:

~~COMANCHE LOOKOUT PARK PROJECT 40-00348~~ District 3 Community Center

FOR WHICH BIDS WILL BE OPENED ON TUESDAY, AUGUST 4, 2015 AT 2:00 P.M.

THIS ACKNOWLEDGEMENT MUST BE SIGNED AND RETURNED WITH THE BID PACKAGE.

Company Name: Allbrite Constructors of Texas, Inc.

Address: PO Box 47610

City/State/Zip Code: San Antonio, TX 78265

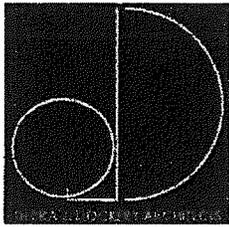
Date: 08/11/2015



Signature

Patrick Yates

Print Name/Title



DEBRA J. DOCKERY, ARCHITECT, P.C.

EMAIL TRANSMITTAL

July 27, 2015

CITY OF SAN ANTONIO

DISTRICT 3 COMMUNITY CENTER

ADDENDUM NO. 2: July 27, 2015 1 page(s) (not including this cover).

Please sign below to acknowledge receipt of Addendum No. 2 and return a signed copy to this office by facsimile or email. Unless specifically requested no other copy of these addenda will be sent.

Acknowledgement

Signature 

Date 8/11/2015

Patrick Yates

Printed Name

Allbrite Constructors of Texas, Inc.

Company Name



RECEIPT OF ADDENDUM NUMBER(S) 3 IS HEREBY ACKNOWLEDGED FOR PLANS AND SPECIFICATIONS FOR CONSTRUCTION OF:
DISTRICT 3 COMMUNITY CENTER PROJECT 40-00348

FOR WHICH BIDS WILL BE OPENED ON TUESDAY, AUGUST 11, 2015 AT 2:00 P.M.

THIS ACKNOWLEDGEMENT MUST BE SIGNED AND RETURNED WITH THE BID PACKAGE.

Company Name: Allbrite Constructors of Texas, Inc.

Address: PO Box 47610

City/State/Zip Code: San Antonio, TX 78265

Date: 8/11/15

Signature 

Patrick Yates

Print Name/Title _____



RECEIPT OF ADDENDUM NUMBER(S) 4 IS HEREBY ACKNOWLEDGED FOR PLANS AND SPECIFICATIONS FOR CONSTRUCTION OF:
DISTRICT 3 COMMUNITY CENTER PROJECT 40-00348

FOR WHICH BIDS WILL BE OPENED ON TUESDAY, AUGUST 11, 2015 AT 2:00 P.M.

THIS ACKNOWLEDGEMENT MUST BE SIGNED AND RETURNED WITH THE BID PACKAGE.

Company Name: Allbrite Constructors of Texas, Inc.

Address: PO Box 47610

City/State/Zip Code: San Antonio, TX 78265

Date: 8/10/2015

Signature: 

Patrick Yates / President

Print Name/Title



RECEIPT OF ADDENDUM NUMBER(S) 5 IS HEREBY ACKNOWLEDGED FOR PLANS AND SPECIFICATIONS FOR CONSTRUCTION OF:
DISTRICT 3 COMMUNITY CENTER PROJECT 40-00348

FOR WHICH BIDS WILL BE OPENED ON TUESDAY, AUGUST 11, 2015 AT 2:00 P.M.

THIS ACKNOWLEDGEMENT MUST BE SIGNED AND RETURNED WITH THE BID PACKAGE.

Company Name: Allbrite Constructors of Texas, Inc.

Address: PO Box 47610

City/State/Zip Code: San Antonio, TX 78265

Date: 8/10/2015

Signature 

Patrick Yates / President

Print Name/Title



RECEIPT OF ADDENDUM NUMBER(S) 6 IS HEREBY ACKNOWLEDGED FOR PLANS AND SPECIFICATIONS FOR CONSTRUCTION OF:
DISTRICT 3 COMMUNITY CENTER PROJECT 40-00348

FOR WHICH BIDS WILL BE OPENED ON TUESDAY, AUGUST 11, 2015 AT 2:00 P.M.

THIS ACKNOWLEDGEMENT MUST BE SIGNED AND RETURNED WITH THE BID PACKAGE.

Company Name: Allbrite Constructors of Texas, Inc.

Address: PO ox 47610

City/State/Zip Code: San Antonio, TX 78265

Date: 8/10/2015

Signature 

Patrick Yates / President

Print Name/Title



RECEIPT OF ADDENDUM NUMBER(S) 7 IS HEREBY ACKNOWLEDGED FOR PLANS AND SPECIFICATIONS FOR CONSTRUCTION OF:
DISTRICT 3 COMMUNITY CENTER PROJECT 40-00348

FOR WHICH BIDS WILL BE OPENED ON TUESDAY, AUGUST 11, 2015 AT 2:00 P.M.

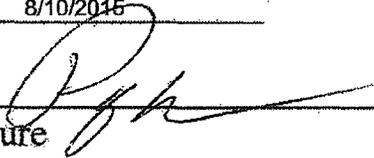
THIS ACKNOWLEDGEMENT MUST BE SIGNED AND RETURNED WITH THE BID PACKAGE.

Company Name: Allbrite Constructors of Texas, Inc.

Address: PO Box 47610

City/State/Zip Code: San Antonio, TX 78265

Date: 8/10/2015

Signature 

Patrick Yates / President
Print Name/Title