

AN ORDINANCE 2018-05-10-0331

**APPROVING THE HISTORIC CITY HALL RENOVATION PROJECT BY APPROPRIATING \$38,000,000.00 IN CERTIFICATES OF OBLIGATION TO THE PROJECT, APPROVING A DESIGN-BUILD SERVICES AGREEMENT WITH GUIDO BROTHERS CONSTRUCTION COMPANY IN AN AMOUNT NOT TO EXCEED \$30,000,000.00 FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT; AND APPROVING RELATED CONTRACTS FOR THE PROJECT; AND RATIFYING RELATED EXPENSES IN THE AMOUNT OF \$290,748.00 FROM THE CAPITAL IMPROVEMENTS FUND; AND AMENDING THE FY 2018-2023 CAPITAL IMPROVEMENT BUDGET.**

\* \* \* \* \*

**WHEREAS**, the City issued a solicitation for renovations to City Hall, which will provide overall improvements to the building, including, but not limited to: renovation of five floors, approximately 44,500 interior/useable square feet; compliance with newest building codes; improved accessibility to the disabled; hazardous material abatement; new security measures; new mechanical, electrical and plumbing, including new restrooms; reconfigured offices and new furnishings; new meeting rooms with new furnishings and audio-visual equipment; new elevators and equipment; exit stairwell modifications; new monumental stair between 2nd, 3rd, and 4th floors; new roofing; windows and doors refurbishing or replacement; improved exterior drainage and landscaping; and, public art (the Project); and

**WHEREAS**, six firms submitted responses to a Request for Qualifications (RFQ) released on January 29, 2018 and were deemed responsive and evaluated by a selection committee; and

**WHEREAS**, two respondents were asked to submit responses to Request for Proposals (RFP); and

**WHEREAS**, based on the on the evaluations and rankings made in the selection process, staff recommends Guido Brothers Construction Company be awarded the Design-Build contract for this project in an amount not to exceed \$30,000,000.00; and

**WHEREAS**, the Design-Build services include, but are not limited to, design, environmental permitting, right-of-way acquisition, design and construction of joint-utility relocation and adjustments, public outreach and information services, and procurement for construction, constructing the improvements for the Project and any procurement, resolving accordingly any right of way encroachments and quality control inspections required for construction; and

**WHEREAS**, the renovation project requires the relocation of City Council members and City staff members that currently office in City Hall, necessitating the lease of temporary furniture and modular buildings, as well as site preparation and other related work; and

**WHEREAS**, Ordinance No. 2015-01-15-0013 authorized a Job Order Contract (JOC) with Davila Construction, Inc. to provide on-call construction, renovation and maintenance services for City buildings and facilities, and

**WHEREAS**, this Ordinance authorizes a Task Order to the previously approved JOC with Davila Construction, Inc. to provide the City with a temporary, modular building complex on the site of the old city hall annex, including, but not limited to rehabilitation of modular units, foundation preparation, in-ground utilities, CPS and SAWS tie-ins, and providing accessibility to two modular office complexes on the site for an estimated amount of \$1,704,528.88; and

**WHEREAS**, this Ordinance also authorizes an amendment to the JOC with Davila Construction, Inc., increasing the amount that may be expended under that contract by \$1,000,000; and

**WHEREAS**, an offer was submitted by CORT Business Services Corporation to provide leased furniture to the City for an estimated cost of \$63,439.48; and

**WHEREAS**, this furniture lease meets the requirements under the terms of the Cooperative Purchasing Agreement adopted by the City of San Antonio by Ordinance No. 2009-02-12-0102; and

**WHEREAS**, it is necessary to ratify the payment of expenses related to the project in the amount of \$290,748.80 from the Capital Improvements Fund; and

**WHEREAS**, to accomplish the objectives of the Project, it is necessary to appropriate \$38,000,000.00 in Certificates of Obligation and amend the FY2018-2023 Capital Improvement Budget for this project; **NOW THEREFORE:**

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

**SECTION 1.** The City Manager, or her designee, is authorized to negotiate and execute a Design-Build Services Agreement in an amount not to exceed \$30,000,000.00 with Guido Brothers Construction Company for the renovations of City Hall, and to execute any and all contracts and documents incidental and related thereto.

**SECTION 2.** The City Manager, or her designee, is authorized to amend the Job Order Contract Agreement with Davila Construction Company, Inc. to increase the allowable expenditure by \$1,000,000.00 and to issue a Task Order in the estimated amount of \$1,704,528.88 for the site work, modular office buildings and related work necessary to establish a temporary office complex as described herein. A copy of the amendment is attached hereto and incorporated herein for all purposes as **Exhibit I**.

**SECTION 3.** The offer from CORT Business Services Corporation in the amount of \$63,439.48 to provide the City of San Antonio with leased office furniture is hereby accepted,

subject to and contingent upon the deposit of all required bonds, performance deposits, insurance certificates and endorsements. A copy of the contract is attached hereto and incorporated herein for all purposes as **Exhibit II**.

**SECTION 4.** Purchase orders previously issued and any resulting payment of expenses already made related to the Project are hereby ratified, as follows: ATC Group Services, LLC. in the amount of \$52,777.00; Facility Programming, Ltd. in the amount of \$129,772.00 and Davila Plumbing in the amount of \$99,000.00.

**SECTION 5.** The budget in SAP Fund 43099000, Certificates of Obligation Capital Projects, SAP Project Definition 23-01XXX, City Hall Renovation, shall be revised by increasing SAP WBS element 23-01XXX-90-02-01 entitled FY 2018 Unissued CO's, SAP GL account 6101100 - Interfund Transfer In, by the amount \$500,000.00.

**SECTION 6.** The amount up to \$500,000.00 is appropriated in SAP Fund 43099000, Certificates of Obligation Capital Projects, SAP Project Definition 23-01XXX, City Hall Renovation, SAP WBS Element 23-01XXX-05-02-01-02, entitled Construction-Deferred Maintenance, SAP GL Account 5201140.

**SECTION 7.** The amount of \$38,000,000.00 is appropriated in SAP Fund 43099000, Certificates of Obligation Capital Projects, SAP Project Definition 23-01XXX, City Hall Renovation, and the budget shall be revised by increasing SAP WBS Elements as follows:

**SECTION 8.** Payment in the amount of \$290,748.80 in SAP Fund 43099000, Certificates of Obligation Capital Projects, SAP Project Definition 23-01XXX, City Hall Renovation, is ratified to various vendors through issuance of purchase orders for expenses related to the project. Payments for services are contingent upon the availability of funds and the sale of future City of San Antonio, Certificate of Obligation Bonds 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 9.** Payment in the amount not to exceed \$30,000,000.00 in SAP Fund 43099000, Certificates of Obligation Capital Projects, SAP Project Definition 23-01XXX, City Hall Renovation, is authorized to be encumbered and made payable to Guido Brothers Construction Company, for design-build services. Payments for services are contingent upon the availability of funds and the sale of future City of San Antonio, Certificate of Obligation Bonds 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 10.** Payment in the amount not to exceed \$3,000,000.00 in SAP Fund 43099000, Certificates of Obligation Capital Projects, SAP Project Definition 23-01XXX, City Hall Renovation, is authorized to be encumbered and made payable to Davila Construction, Inc., for


construction services. Payments for services are contingent upon the availability of funds and the sale of future City of San Antonio, Certificate of Obligation Bonds 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 11.** Payment in the amount not to exceed \$63,439.48 in SAP Fund 43099000, Certificates of Obligation Capital Projects, SAP Project Definition 23-01XXX, City Hall Renovation, is authorized to be encumbered and made payable to CORT Business Services Corporation for furniture. Payments for services are contingent upon the availability of funds and the sale of future City of San Antonio, Certificate of Obligation Bonds 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.

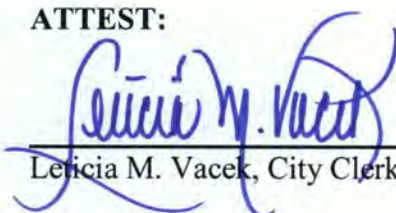
**SECTION 12.** The financial allocations in this Ordinance are subject to approval by the Director of Finance, City of San Antonio. The Director of Finance may, subject to concurrence by the City Manager or the City Manager's designee, correct allocations to specific SAP Fund Numbers, SAP Project Definitions, 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 13.** This Ordinance shall be effective immediately upon the receipt of eight affirmative votes; otherwise, it is effective ten days after passage.


**PASSED and APPROVED** this 10<sup>th</sup> day of May, 2018.

  
**M A Y O R**  
Ron Nirenberg

**ATTEST:**

  
\_\_\_\_\_  
Leticia M. Vacek, City Clerk

**APPROVED AS TO FORM:**

  
\_\_\_\_\_  
Andrew Segovia, City Attorney

<b>Agenda Item:</b>	11						
<b>Date:</b>	05/10/2018						
<b>Time:</b>	11:16:03 AM						
<b>Vote Type:</b>	Motion to Approve						
<b>Description:</b>	Ordinance approving the Historic City Hall Renovation Project by appropriating \$38,000,000.00 in Certificates of Obligation to the Project, approving a Design-Build Services Agreement with Guido Brothers Construction Company in an amount not to exceed \$30,000,000.00 for the design and construction of the Project; and approving related contracts for the Project; and ratifying related expenses in the amount of \$290,748.00 from the Capital Improvements Fund; and amending the FY 2018-2023 Capital Improvement Budget. [Lori Houston, Assistant City Manager; Mike Frisbie, Director, Transportation & Capital Improvements]						
<b>Result:</b>	Passed						
<b>Voter</b>	<b>Group</b>	<b>Not Present</b>	<b>Yea</b>	<b>Nay</b>	<b>Abstain</b>	<b>Motion</b>	<b>Second</b>
Ron Nirenberg	Mayor		x				
Roberto C. Treviño	District 1		x			x	
William Cruz Shaw	District 2		x				x
Rebecca Viagran	District 3		x				
Rey Saldaña	District 4		x				
Shirley Gonzales	District 5		x				
Greg Brockhouse	District 6			x			
Ana E. Sandoval	District 7		x				
Manny Pelaez	District 8		x				
John Courage	District 9			x			
Clayton H. Perry	District 10			x			

LOC  
5/10/18  
Item No. 11

# EXHIBIT I

# EXHIBIT I

## FIRST AMENDMENT TO JOB ORDER CONTRACTING AGREEMENT

STATE OF TEXAS                   §

COUNTY OF BEXAR               §

This first amendment to the Job Order Contracting Agreement, authorized by Ordinance No. 2018-\_\_-\_\_\_\_, is entered into by and between the City of San Antonio ("City"), a home rule municipal corporation, Davila Construction, Inc. ("Contractor"), referred to collectively herein as the "Parties".

**WHEREAS**, on January 15, 2015, through Ordinance 2015-01-15-0013, the City and Contractor entered into a Job Order Contract Agreement for a one year term in an amount not to exceed \$2,000,000 per year, with three optional one year Extension Periods; for a total contract value not to exceed \$8,000,000 ("Original Agreement"); and

**WHEREAS**, each extension period has been exercised; and

**WHEREAS**, the Parties now wish to increase the total dollar value of the Original Agreement by \$1,000,000 for a maximum expenditure of \$3,000,000 for the final option period; for a total revised contract value in an amount not to exceed \$9,000,000;

**NOW, IN ACCORDANCE THEREWITH**, the Parties agree as follows:

### I. AMENDMENTS

Parties agree and acknowledge that the maximum expenditure for the final year of the Original Agreement shall not exceed \$3,000,000.00.

### II. PROVISIONS REMAIN IN EFFECT

All other terms, conditions, covenants and provisions of the Original Agreement, not specifically mentioned herein and revised by this document, are hereby retained in their entirety, unchanged, and shall remain in full force in effect for the duration of said Original Agreement, and any renewals thereof.

### III. ENTIRE AGREEMENT

This agreement, as amended, embodies the complete agreement of the parties hereto with regard to the subject matter contained herein, superseding all oral or written previous and contemporary agreements between the parties relating to matters herein.

**EXECUTED** and **AGREED** to as of the dates indicated below.

**City Of San Antonio**

**Davila Construction, Inc.**

\_\_\_\_\_  
*(Signature)*

\_\_\_\_\_  
*(Signature)*

Printed Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
Date: \_\_\_\_\_

Printed Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
Date: \_\_\_\_\_

Approved as to Form:

\_\_\_\_\_  
Assistant City Attorney



LOC  
5/10/18  
Item No. 11

# EXHIBIT II



**CITY OF SAN ANTONIO**  
**PURCHASING AND GENERAL SERVICES DEPARTMENT**

REQUEST FOR OFFER ("RFO") NO.: 6100010268

PLAZA DE ARMAS – LEASE OF FURNITURE

Date Issued: APRIL 30, 2018

**RESPONSES MUST BE RECEIVED NO LATER THAN:**  
**10:00 AM CT MAY 1, 2018**

Responses may be submitted by any of the following means:  
Electronic submission through the Portal  
Hard copy in person or by mail

Address for hard copy responses:

Physical Address:

Purchasing & General Services  
Riverview Tower  
111 Soledad, Suite 1100  
San Antonio, Texas 78205

Mailing Address:

Purchasing & General Services  
P.O. Box 839966  
San Antonio, Texas 78283-3966

For Hard Copy Submissions, Mark Envelope  
"PLAZA DE ARMAS – LEASE OF FURNITURE"

Offer Due Date: 10:00 A.M. CT, MAY 1, 2018

RFO No.: 6100010268

Offeror's Name and Address

Bid Bond: NO      Performance Bond: NO      Payment Bond: NO      Other: NO

See Supplemental Terms & Conditions for information on these requirements.

Affirmative Procurement Initiative: NO      DBE / ACDBE Requirements: N/A

See Instructions for Offerors and Attachments sections for more information on these requirements.

Pre-Submittal Conference \* NO

\* If YES, the Pre-Submittal conference will be held on N/A at N/A at N/A.

Staff Contact Person: Delfina Tovar, Procurement Specialist, P.O. Box 839966, San Antonio, TX 78283-3966  
Email: DELFINA.TOVAR@SANANTONIO.GOV

SBEDA Contact Information: TBD, 210-207-3900, TBD

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## 003 - INSTRUCTIONS FOR OFFERORS

### Submission of Offers.

Submission of Hard Copy Offers. Submit one original offer, signed in ink, and two copies of the offer enclosed in a sealed envelope addressed to the Purchasing and General Services Department at the address and by the due date provided on the Cover Page. The name and address of offeror, the offer due date and RFO number and title shall be marked on the outside of the envelope(s). All times stated herein are Central Time. Any offer or modification received after the time and date stated on the Cover Page shall be rejected.

Submission of Electronic Offers. Submit one offer electronically by the due date provided on the Cover Page. All times stated herein are Central Time. Any offer or modification received after the time and date stated on the Cover Page shall be rejected. All forms in this solicitation which require a signature must have a signature affixed thereto, either by manually signing the document, prior to scanning it and uploading it with your submission, or affixing it electronically.

Offers sent to City by facsimile or email shall be rejected.

Modified Offers. Offers may be modified provided such modifications are received prior to the time and date set for submission of offers, and submitted in the same manner as original offers. For hard copy offers, provide a cover letter with the offer, indicating it is a modified offer and that the Original offer is being withdrawn. For electronic offers, a modified offer will automatically replace a prior offer submission. See below for information on submitting Alternate Offers.

City shall not be responsible for lost or misdirected offers or modifications.

Offerors must sign the Signature Page on hard copy offers and return the RFO document to City. For electronic offers, Offeror's electronic submission, with accompanying affirmations, constitutes a binding signature for all purposes.

Offerors are cautioned that they are responsible for the security of their log on ID and password, since unauthorized use could result in Offeror's being held liable for the submission.

Certified Vendor Registration Form. If Offeror has not completed the City's Certified Vendor Registration (CVR) Form, Offeror is required to do so prior to the due date for submission of offers. The CVR form may be accessed at <http://www.sanantonio.gov/purchasing/>. Offerors must identify the correct name of the entity that will be providing the goods and/or services under the contract. No nicknames, abbreviations (unless part of the legal title), shortened or short-hand names will be accepted in place of the full, true and correct legal name of the entity.

Alternate Offers. Alternate offers may be allowed at the sole discretion of City.

Hard Copy Alternate Offers. Hard copy alternate offers must be submitted in separate sealed envelopes in the same manner as submission of other offers. Alternate offers must be marked consecutively on the envelope as Alternate Offer No. 1, 2, etc. Failure to submit alternate offers in separate envelopes may result in rejection of an offer.

Electronic Alternate Offers Submitted Through the Portal. All alternate offers are recorded with original offers when submitted electronically.

Catalog Pricing. (This section applies to offers using catalog pricing, unless this is a cooperative purchase.)

The offer will be based on manufacturer's latest dated price list(s). Said price list(s) must denote the manufacturer, latest effective date and price schedule.

Offerors shall be responsible for providing one copy of the manufacturer's catalog for each manufacturer for which an offer is submitted. Offeror shall provide said catalog at the time of submission of its offer. Manufacturers' catalogs may be submitted in any of the following formats: paper copy or CD ROM for bids submitted on paper, or PDF file for offers submitted electronically.

Offerors may submit price lists other than the manufacturer's price list. Said price list(s) must denote the company name, effective date and price schedule. These price lists are subject to approval of the City Purchasing & General Services Department.

Specified items identified herein, if any, are for overall offer evaluation and represent the commonly and most used items. Net prices entered for those specified items must reflect the actual price derived from quoted price list less all discounts offered.

#### Restrictions on Communication.

Offerors are prohibited from communicating with: 1) elected City officials and their staff regarding the RFO or offers from the time the RFO has been released until the contract is posted as a City Council agenda item; and 2) City employees from the time the RFO has been released until the contract is awarded. These restrictions extend to "thank you" letters, phone calls, emails and any contact that results in the direct or indirect discussion of the RFO and/or offer submitted by Offeror. Violation of this provision by Offeror and/or its agent may lead to disqualification of the offer from consideration.

Exceptions to the restrictions on communication with City employees include:

Offerors may ask verbal questions concerning this RFO at the Pre-Submittal Conference.

Offerors may submit written questions, or objections to specifications, concerning this RFO to the Staff Contact Person listed on the Cover Page on or before calendar days prior to the date offers are due. Questions received after the stated deadline will not be answered. Questions submitted and the City's responses will be posted with this solicitation. All questions shall be sent by e-mail or through the portal.

Offerors may provide responses to questions asked of them by the Staff Contact Person after responses are received. The Staff Contact Person may request clarification to assist in evaluating the Offeror's response. The information provided is not intended to change the offer response in any fashion. Such additional information must be provided within two business days from City's request.

Offerors and/or their agents are encouraged to contact the Small Business Office of the International and Economic Development Department for assistance or clarification with issues specifically related to the City's Small Business Economic Development Advocacy (SBEDA) Program policy and/or completion of the SBEDA form (s), if any. The point of contact is identified on the Cover Page. Contacting the Small Business Office regarding this RFO after the due date is not permitted. If this solicitation contains Affirmative Procurement Initiatives, it will be noted on the Cover Page.

If this solicitation contains DBE/ACDBE requirements, respondents and/or their agents may contact the Aviation Department's DBE/ACDBE Liaison Officer for assistance or clarification with issues specifically related to the DBE/ACDBE policy and/or completion of the required form(s). Point of contact is Ms. Lisa Brice, who may be reached via telephone at (210) 207-3505 or through e-mail at [lisa.brice@sanantonio.gov](mailto:lisa.brice@sanantonio.gov). Respondents and/or their agents may contact Ms. Brice at any time prior to the due date for submission of bids. Contacting her or her office regarding this RFO after the due date is not permitted. If this solicitation contains DBE/ACDBE requirements, it will be noted on the Cover Page.

#### Pre-Submittal Conference.

If a Pre-Submittal Conference is scheduled, it will be held at the time and place noted on the Cover Page. Offerors are encouraged to prepare and submit their questions in writing in advance of the Pre-Submittal Conference in order to expedite the proceedings. City's responses to questions received prior to the conference may be distributed at the Pre-Submittal Conference and posted with this solicitation. Attendance at the Pre-Submittal Conference is optional, but highly encouraged.

This meeting place is accessible to disabled persons. Call the Staff Contact Person for information on the location of the wheelchair accessible entrance, or to request an interpreter for the deaf. Interpreters for the deaf must be requested at least 48 hours prior to the meeting. For other assistance, call (210) 207-7245 Voice/TTY.

Any oral response given at the Pre-Submittal Conference that is not confirmed in writing and posted with this solicitation shall not be official or binding on City.

#### Changes to RFO.

Changes to this RFO made prior to the offer due date shall be made directly to the original RFO. Changes are captured by creating a replacement version each time the RFO is changed. It is Offeror's responsibility to check for

new versions until the offer due date. City will assume that all offers received are based on the final version of the RFO as it exists on the day offers are due.

No oral statement of any person shall modify or otherwise change or affect the terms, conditions or specifications stated in the RFO.

#### Preparation of Offers.

All information required by the RFO must be furnished or the offer may be deemed non-responsive and rejected. Any ambiguity in the offer as a result of omission, error, unintelligible or illegible wording shall be construed in the favor of City.

Correct Legal Name. If an Offeror is found to have incorrectly or incompletely stated the name of the entity that will provide goods and/or services, the offer may be rejected.

Line Item Offers. Any offer that is considered for award by each unit or line item, must include a price for each unit or line item for which Offeror wishes to be considered. All offers are awarded on the basis of low line item, low total line items, or in any other combination that serves the best interest of City, unless City designates this solicitation as an "all or none" offer in the Supplemental Terms & Conditions.

All or None Offers. Any offer that is considered for award on an "all or none" basis must include a price for all units or line items. In an "All or None" offer, a unit price left blank shall result in the offer being deemed nonresponsive and disqualified from consideration. An "All or None" offer is one in which City will award the entire contract to one offeror only.

Delivery Dates. Proposed delivery dates must be shown in the offer form where required and shall include weekends and holidays, unless specified otherwise in this RFO. Proposed delivery times must be specific. Phrases such as "as required", "as soon as possible" or "prompt" may result in disqualification of the offer. Special delivery instructions, if any, may be found in the Specifications / Scope of Services section of this document, or in the Purchase Order.

Tax Exemption. The City of San Antonio is exempt from payment of federal taxes, and State of Texas limited sales excise and use taxes. Offerors must not include such taxes in offer prices. An exemption certificate will be signed by City where applicable upon request by Offeror after contract award.

Samples, Demonstrations and Pre-award Testing. If requested by City, Offeror shall provide product samples, demonstrations, and/or testing of items offered to ensure compliance with specifications prior to award of the contract. Samples, demonstrations and/or testing must be provided within 7 calendar days of City's request. Failure to comply with City's request may result in rejection of an offer. All samples (including return thereof), demonstrations, and/or testing shall be at Offeror's expense. Samples will be returned upon written request. Requests for return of samples must be made in writing at the time the samples are provided. Otherwise, samples will become property of City at no cost to City. Samples that are consumed or destroyed during demonstrations or testing will not be returned.

#### Estimated Quantities for Annual Contracts.

Designation as an "annual" contract is found in the contract's title on the Cover Page of this document. The quantities stated are estimates only and are in no way binding upon City. Estimated quantities are used for the purpose of evaluation. City may increase or decrease quantities as needed. Where a contract is awarded on a unit price basis, payment shall be based on the actual quantities supplied.

Offerors shall thoroughly examine the drawings, specifications, schedule(s), instructions and all other contract documents.

Offerors shall make all investigations necessary to thoroughly inform themselves regarding plant and facilities for delivery of material and equipment, or conditions and sites/locations for providing goods and services as required by this RFO. No plea of ignorance by Offeror will be accepted as a basis for varying the requirements of City or the compensation to Offeror.

Confidential or Proprietary Information. All offers become the property of City upon receipt and will not be returned. Any information deemed to be confidential by Offeror should be clearly noted; however, City cannot guarantee that it will not be compelled to disclose all or part of any public record under the Texas Public Information Act, since information deemed to be confidential by Offeror may not be considered confidential under Texas law, or pursuant to a

Court order. Pricing may be tabulated and posted to City's website, so shall not be considered proprietary or confidential.

Costs of Preparation. Offeror shall bear any and all costs that are associated with the preparation of the Offer, attendance at the Pre-Submittal conference, if any, or during any phase of the selection process.

#### Rejection of Offers.

City may reject any and all offers, in whole or in part, cancel the RFO and reissue the solicitation. City may reject an offer if:

Offeror misstates or conceals any material fact in the offer; or

The offer does not strictly conform to law or the requirements of the offer;

The offer is conditional; or

Any other reason that would lead City to believe that the offer is non-responsive or Offeror is not responsible.

City, in its sole discretion, may also waive any minor informalities or irregularities in any offer, such as failure to submit sufficient offer copies, failure to submit literature or similar attachments, or business affiliation information.

Changes to Offer Form. Offers must be submitted on the forms furnished. Offers that change the format or content of City's RFO may be rejected.

Withdrawal of Offers. Offers may be withdrawn prior to the due date. Written notice of withdrawal shall be provided to the Staff Contact Person for offers submitted in hard copy. Offers submitted electronically may be withdrawn electronically.

#### Evaluation and Award of Contract.

City reserves the right to make an award on the basis of City's best interests. Award may also be made based on low line item, low total line items, or in any other combination that serves the best interest of City, unless City designates this solicitation as an "all or none" offer in the Supplemental Terms & Conditions.

A written award of acceptance, manifested by a City Ordinance, and a purchase order furnished to Offeror results in a binding contract without further action by either party. Offeror must have the Purchase Order before making any delivery.

City reserves the right to delete items prior to the awarding of the contract, and purchase said items by other means.

Inspection of Facilities/Equipment. Depending on the nature of the RFO, Offerors' facilities and equipment may be a determining factor in making the offer award. All Offerors may be subject to inspection of their facilities and equipment.

#### Prompt Payment Discount.

Provided Offeror meets the requirements stated herein, City shall take Offeror's offered prompt payment discount into consideration. The evaluation will not be based on the discount percentage alone, but rather the net price as determined by applying the discount to the offer price, either per line item or total offer amount. However, City reserves the right to reject a discount if the percentage is too low to be of value to City, all things considered. City may also reject a discount if the percentage is so high as to create an overly large disparity between the price City would pay if it is able to take advantage of the discount and the price City would pay if it were unable to pay within the discount period. City may always reject the discount and pay within the 30 day period, at City's sole option.

City will not consider discounts that provide fewer than 10 days to pay in order to receive the discount.

For example, payment terms of 2% 5, Net 30 will NOT be considered in offer evaluations or in the payment of invoices. However, payment terms of 2% 10, Net 30 will result in a two percent reduction in the offer price during offer evaluation, and City will take the 2% discount if the invoice is paid within the 10 day time period.

Prohibited Financial Interest. The Charter of the City of San Antonio and its Ethics Code prohibit a City officer or employee, as those terms are defined in the Ethics Code, from having a financial interest in any contract with City or any City agency such as City-owned utilities. An officer or employee has a "prohibited financial interest" in a contract with City

or in the sale to City of land materials, supplies or service, if any of the following individual(s) or entities is a party to the contract or sale: the City officer or employee; his parent, child or spouse; a business entity in which he or his parent, child or spouse owns ten (10) percent or more of the voting stock or shares of the business entity, or ten (10) percent or more of the fair market value of the business entity; or a business entity in which any individual or entity above listed is a subcontractor on a City contract, a partner or a parent or subsidiary business entity.

State of Texas Conflict of Interest Questionnaire (Form CIQ). Chapter 176 of the Texas Local Government Code requires that persons, or their agents, who seek to contract for the sale or purchase of property, goods, or services with the City, shall file a completed Form CIQ with the City Clerk if those persons meet the requirements under 176.006(a) of the statute.

By law this questionnaire must be filed with the City Clerk not later than the 7th business day after the date the vendor becomes aware of facts that require the statement to be filed. See Section 176.006(a-1), Texas Local Government Code.

Form CIQ is available from the Texas Ethics Commission by accessing the following web address:

[https://www.ethics.state.tx.us/filinginfo/conflict\\_forms.htm](https://www.ethics.state.tx.us/filinginfo/conflict_forms.htm)

In addition, please complete the **City's Addendum to Form CIQ (Form CIQ-A)** and submit it with Form CIQ to the Office of the City Clerk. The Form CIQ-A can be found at:

<http://www.sanantonio.gov/atty/ethics/pdf/OCC-CIQ-Addendum.pdf>

When completed, the CIQ Form and the CIQ-A Form should be submitted together, either by mail or hand delivery, to the Office of the City Clerk. If mailing, mail to:

Office of the City Clerk, P.O. Box 839966, San Antonio, TX 78283-3966.

If delivering by hand, deliver to:

Office of the City Clerk, City Hall, 2nd floor, 100 Military Plaza, San Antonio, TX 78205.

Do not include these forms with your sealed bid. The Purchasing Division will not deliver the forms to the City Clerk for you.



**004 - SPECIFICATIONS / SCOPE OF SERVICES**

**4.1 SCOPE**

The following specifications are for the lease and maintenance of office furniture described below to be delivered and installed at Plaza de Armas. Leased furniture shall be invoiced on a monthly basis.

**This RFO 6100010268 shall be the final contract document once awarded by the City of San Antonio. City shall not be required to execute any other contract documents.**

**TIME IS OF THE ESSENCE. FURNITURE MUST BE DELIVERED AND INSTALLED THE WEEK OF JUNE 4, 2018.**

**4.2 SPECIFICATIONS**

**VENDOR SUPPLIED FURNITURE**

Furniture owned, and maintained by Cort Business Services Corporation, ("CORT" or "Vendor" herein), leased to and utilized by the San Antonio Center City Development & Operations Department pursuant to this RFO is the furniture that is the subject of this RFO.

CORT will deliver and install furniture in New or Showroom condition. Should the condition of the furniture not meet City's standards, in City's sole discretion, CORT shall remove and replace the furniture within 24 hours' notice at no additional cost to City.

Item	Quantity	Description	SKU
1	2 EA	10700 Jr. Executive Desk, Double Ped, 30" x 60"	6014024
2	18 EA	Halton Jr. Executive Desk, Double Ped, 30" x 60"	6014307
3	5 EA	Sit to Stand Height Adjustable Base, 60"W	6014347
4	5 EA	Sit to Stand Laminate top, 30"x60"	6014348
5	10 EA	10700 2 Drawer Lateral File	6064024
6	1 EA	Aeron Executive Chair	7004693
7	58 EA	Affinity Work Charis with Arms	7034621
8	5 EA	Staks Mobile Ped Locking	8411024
9	5 EA	Staks Mobile Ped Cushion	8411030

**Workstations: 35 EA 6'x6'x47"H workstations, electrified by power whip with 2 receptacles and 2 file/file pedestals per station, as shown in attached drawing and consisting of Item 10 thru Item 20 below:**

Item	Quantity	Description	SKU
10	75 EA	Non-Power Panel 47x24 Ao2	9412000
11	34 EA	Power Panel 48x24 Ao2	9412001
12	49 EA	Non-Power Panel Cable 47x48 Ao2	9412002
13	27 EA	Power Panel 47x48 Ao2	9412003
14	35 EA	Work Surface 48x24 Ao2	9412009
15	35 EA	Work Surface 72x24 Ao2	9412010
16	10 EA	Power Entry Whip 6' Ao2	9412017
17	34 EA	Receptacle Duplex A Ao2	9412023
18	34 EA	Receptacle Duplex B Ao2	9412024
19	2 EA	Receptacle Duplex C Ao2	9412025

20	70 EA	Pedestal File/File Free Standing Ao2	9814257
21	48 EA	Panel End Cap 47h Ao2	9914182
22	46 EA	Connector 2 Way 47" 90 Deg Ao2	9914184
23	20 EA	Connector 3 Way 47" 90 Deg Ao2	9914186
24	4 EA	Connector 4 Way 47" 90 Deg Ao2	9914193
25	77 EA	42" Draw Rod 42" Ao2	9916617
26	1 EA	Work Surface End Support	9914293

**4.3 DELIVERY AND INSTALLATION**

**CORT shall deliver and install leased furniture to City. TIME IS OF THE ESSENCE. FURNITURE MUST BE DELIVERED AND INSTALLED THE WEEK OF JUNE 4, 2018.**

Furniture shall be delivered and installed during regular business hours, 8:00 AM CT – 5:00 PM CT.

CORT shall install all furniture in accordance with Attachment F, CORT Drawings.

CORT shall perform all electrical installation for CORT furniture listed above in Item 4.2.

**Delivery Address:**

Plaza de Armas  
 115 Plaza de Armas, 2<sup>nd</sup> Floor,  
 San Antonio, TX 78205

**City Point of Contact:**

John Stevens  
 Assistant to the Director  
 Center City Development & Operations Department  
[John.Stevens3@sanantonio.gov](mailto:John.Stevens3@sanantonio.gov)  
 Ph. 210-207-6516

**4.4 PERFORMANCE STANDARDS**

1. CORT shall perform repairs or replace damage leased furniture for damages not caused by the City, within 24 hours' of notice from City. All associated costs, parts and labor with these repairs will be the responsibility of CORT, except where otherwise noted. CORT shall complete these repairs on-site when possible. If CORT must take furniture back to its facility for repair, CORT shall supply new or showroom condition loaner equipment prior to removing furniture to perform repair offsite. Any furniture taken from location will be returned with 24 - 48 hours once repaired, except for electrical repairs which must be completed within 24 hours of City notification to CORT.
2. All CORT supplied equipment will be provided with the accessories necessary for proper operation at the time of delivery and installation.

**4.5 FURNITURE – ADDITIONAL OR ALTERATIONS**

1. If *additional* furniture is added during the course of the contract, the contract will be amended for the cost of the new furniture and will be charged in accordance with current contract pricing and will be prorated for the remainder of the contract.

**4.6 CITY RESPONSIBILITIES**

1. Lost, stolen, or destroyed equipment – City agrees to be responsible for the replacement costs of any leased furniture that is lost, stolen or destroyed while in its possession.
2. The City assumes no responsibility for the contractor's property, other than for leased furniture as stated above, nor offers any storage for equipment, tools or supplies.
3. The City reserves the right to inspect all contractor furnished materials and workmanship used to accomplish the work.
4. The City reserves the right to reject contractor's furnished materials and workmanship which does not conform to specifications.

#### **4.7 WORK SITE:**

CORT shall furnish and pay for all means of removing all trash and debris generated by this work. The installation area shall be kept clean and maintained on a daily basis. No debris shall be dumped and left about the surrounding areas. Upon completion of the work, the area shall be left clean and free of any and all trash, scraps, cartons or other debris. All debris, old materials, and trash resulting from the specified work are considered property of the CORT. CORT shall be responsible for the disposal of all waste or hazardous materials resulting from the work. Handling, transport, and disposal of waste or hazardous materials must be done in such a manner as to insure the highest level of safety to the environment and to public health. CORT shall assume full responsibility and liability for and act prudently in all aspects of handling, transport and disposal of any hazardous materials, securing any licenses and permits required by law and ensuring that any disposal facility to which any scrap, waste or hazardous materials may be moved are in compliance with Federal, State, and local laws and regulations.

#### **4.9 LABOR AND EQUIPMENT:**

CORT shall be solely responsible for its vehicles, equipment, tools, supplies, materials, and other property. CORT shall remove such items from the work sites at the end of each work shift, as practical, and keep them in the its possession, unless otherwise approved by the City.

CORT shall supply all labor, for the proper execution and completion of the work; and shall, in the best and most workmanlike manner, complete the installation and everything incidental thereto, as stated in the specifications.

#### **4.10 RETURN OF EQUIPMENT**

CORT shall dismantle and remove all leased furniture supplied under the terms of this agreement following the cancellation, expiration or termination of said agreement at no additional cost. All costs for delivery, installation and removal are stated on the Price Schedule. City shall not owe any lease fees beyond the end of the term stated herein, should Cort fail to remove these items on a timely basis.

#### **4.11 EXCHANGE OF EQUIPMENT**

City can return or exchange items as needed throughout the contract period. All pricing to be in accordance with NJPA contract for new items added to the lease. The monthly lease fee shall be reduced by the amount stated in the Price Schedule attached hereto for any items City removes from the lease. If removed during the middle of a month, the fee for that month shall be prorated beginning with the 5<sup>th</sup> day from City's notice that an item should be removed.

## 005 - SUPPLEMENTAL TERMS & CONDITIONS

### Original Contract Term.

This contract shall begin upon the effective date of the ordinance awarding the contract, or date specified in the award letter if this contract does not exceed \$50,000. The contract shall terminate January 31, 2020. City shall not accrue lease fees until all of the leased furniture has been delivered and installed.

### Temporary Short Term Extensions.

City shall have the right to extend this contract under the same terms and conditions beyond the original term or any renewal thereof, on a month to month basis, not to exceed six months. Said month to month extensions shall be in writing, signed by Director, and shall not require City Council approval, subject to and contingent upon appropriation of funding therefore.

### Cooperative Contract Provisions.

Term Consistent with Cooperative Contract. Notwithstanding anything to the contrary herein, no new orders may be placed hereunder after the expiration or termination of the underlying cooperative contract. Renewals cannot extend beyond the term of the underlying cooperative contract. Extensions cannot extend beyond the term of the underlying cooperative contract.

Contract Documents. The terms and conditions for performance and payment of compensation for this contract are set forth in the following contract documents, true and correct copies of which are attached hereto and fully incorporated herein for all purposes:

This Request for Offer, including any attachments identified herein and addenda issued by City prior to acceptance of an offer from Offeror;

Any Purchase Orders Issued hereunder by City of San Antonio ("City"); and

Exhibit I – All applicable terms and conditions of the Cooperative Purchasing Contract number 031715-COR through NJPA.

Order of Priority of Contract Documents. Should a conflict arise among the provisions of the contract documents, this RFO and any Purchase Order issued hereunder shall govern over Exhibit I, unless otherwise specifically provided herein.

This RFO includes the following: Instructions to Offerors, General Terms and Conditions, Supplemental Terms and Conditions, Product Specifications and Description of Services, Definitions, Price Schedule, any Attachments identified herein.

### Warranty.

The warranty specified in Exhibit 1, if any, a minimum of 90-days product guarantee, or the manufacturer's standard commercial warranty, whichever is greater, shall apply to all products and/or services purchased under this RFO, unless otherwise specified in the Specifications/Scope of Services section of this RFO. This warranty shall provide for replacement of defective merchandise, parts, and labor, and shall include pick-up of the defective merchandise from City and delivery of the replacement(s) to the same location. The warranty shall be effective from the date of acceptance of the merchandise, or completion of the service, as applicable.

### Rejection of Disclaimers of Warranties & Limitations Of Liability.

**ANY TERM OR CONDITION IN EXHIBIT I, OR IN ANY DOCUMENT FURNISHED BY VENDOR, DISCLAIMING THE IMPLIED WARRANTY OF MERCHANTABILITY OR OF FITNESS FOR A PARTICULAR PURPOSE, OR ATTEMPTING TO LIMIT VENDOR'S LIABILITY SHALL BE OF NO FORCE OR EFFECT, AND SHALL BE STRICKEN FROM THE CONTRACT DOCUMENTS AS IF NEVER CONTAINED THEREIN.**

Insurance.

Prior to the commencement of any work under this Agreement, Vendor shall furnish copies of all required endorsements and completed Certificate(s) of Insurance to the City's Finance Department, which shall be clearly labeled "Plaza de Armas – Lease of Furniture" in the Description of Operations block of the Certificate. The Certificate(s) shall be completed by an agent and signed by a person authorized by that insurer to bind coverage on its behalf. City will not accept a Memorandum of Insurance or Binder as proof of insurance. The certificate(s) must have the agent's signature and phone number, and be mailed, with copies of all applicable endorsements, directly from the insurer's authorized representative to City. City shall have no duty to pay or perform under this Agreement until such certificate and endorsements have been received and approved by City's Finance Department. No officer or employee, other than City's Risk Manager, shall have authority to waive this requirement.

City reserves the right to review the insurance requirements of this Article during the effective period of this Agreement and any extension or renewal hereof and to modify insurance coverages and their limits when deemed necessary and prudent by City's Risk Manager based upon changes in statutory law, court decisions, or circumstances surrounding this Agreement. In no instance will City allow modification whereby City may incur increased risk.

A Vendor's financial integrity is of interest to City; therefore, subject to Vendor's right to maintain reasonable deductibles in such amounts as are approved by City, Vendor shall obtain and maintain in full force and effect for the duration of this Agreement, and any extension here of, at Vendor's sole expense, insurance coverage written on an occurrence basis, unless otherwise indicated, by companies authorized to do business in the State of Texas and with an A.M Best's rating of no less than A- (VII), in the following types and for an amount not less than the amount listed below:

TYPE	AMOUNTS
1. Workers' Compensation	Statutory
2. Employers' Liability	\$1,000,000/\$1,000,000/\$1,000,000
3. Commercial General Liability Insurance to include coverage for the following: a. Premises/Operations b. Products/Completed Operations c. Personal/Advertising Injury	For <u>Bodily Injury</u> and <u>Property Damage</u> of \$1,000,000 per occurrence; \$2,000,000 General Aggregate, or its equivalent in Umbrella or Excess Liability Coverage
4. Business Automobile Liability a. Owned/leased vehicles b. Non-owned vehicles c. Hired Vehicles	<u>Combined Single Limit</u> for <u>Bodily Injury</u> and <u>Property Damage</u> of \$1,000,000 per occurrence

Vendor agrees to require, by written contract, that all subcontractors providing goods or services hereunder obtain the same insurance coverages required of Vendor herein, and provide a certificate of insurance and endorsement that names Vendor and City as additional insureds. Vendor shall provide City with said certificate and endorsement prior to the commencement of any work by the subcontractor. This provision may be modified by City's Risk Manager, without subsequent City Council approval, when deemed necessary and prudent, based upon changes in statutory law, court decisions, or circumstances surrounding this agreement. Such modification may be enacted by letter signed by City's Risk Manager, which shall become a part of the contract for all purposes.

As they apply to the limits required by City, City shall be entitled, upon request and without expense, to receive copies of the policies, declaration page, and all endorsements thereto and may require the deletion, revision, or modification of particular policy terms, conditions, limitations, or exclusions (except where policy provisions are established by law or regulation binding upon either of the parties hereto or the underwriter of any such policies). Vendor shall be required to comply with any such requests and shall submit a copy of the replacement certificate of insurance to City at the address provided below within 10 days of the requested change. Vendor shall pay any costs incurred resulting from said changes.

Attn: Finance Department  
P.O. Box 839966  
San Antonio, Texas 78283-3966

Vendor agrees that with respect to the above required insurance, all insurance policies are to contain or be endorsed to contain the following provisions:

Name City, its officers, officials, employees, volunteers, and elected representatives as additional insureds by endorsement, as respects operations and activities of, or on behalf of, the named insured performed under contract with City, with the exception of the workers' compensation and professional liability policies;

Provide for an endorsement that the "other insurance" clause shall not apply to the City of San Antonio where City is an additional insured shown on the policy;

Workers' compensation, employers' liability, general liability and automobile liability policies will provide a waiver of subrogation in favor of City; and

Provide advance written notice directly to City of any suspension, cancellation, non-renewal or material change in coverage, and not less than ten (10) calendar days advance notice for nonpayment of premium.

Within five (5) calendar days of a suspension, cancellation or non-renewal of coverage, Vendor shall provide a replacement Certificate of Insurance and applicable endorsements to City. City shall have the option to suspend Vendor's performance should there be a lapse in coverage at any time during this contract. Failure to provide and to maintain the required insurance shall constitute a material breach of this Agreement.

In addition to any other remedies City may have upon Vendor's failure to provide and maintain any insurance or policy endorsements to the extent and within the time herein required, City shall have the right to order Vendor to stop work hereunder, and/ or withhold any payment(s) which become due to Vendor hereunder until Vendor demonstrates compliance with the requirements hereof.

Nothing herein contained shall be construed as limiting in any way the extent to which Vendor may be held responsible for payment of damages to persons or property resulting from Vendor's or its subcontractors' performance of the work covered under this Agreement.

It is agreed that Vendor's insurance shall be deemed primary and non-contributory with respect to any insurance or self insurance carried by City for liability arising out of operations under this Agreement.

It is understood and agreed that the insurance required is in addition to and separate from any other obligation contained in this Agreement and that no claim or action by or on behalf of City shall be limited to insurance coverage provided.

Vendor and any subcontractors are responsible for all damage to their own equipment and/or property.

#### Incorporation of Attachments.

Each of the attachments listed below is an essential part of this contract, which governs the rights and duties of the parties, incorporated herein by reference, and shall be interpreted in the order of priority as appears below, with this document taking priority over all attachments:

Attachment A – Price Schedule

Attachment B – Local Preference Program Identification Form

Attachment C – Veteran-Owned Small Business Preference Program (VOSBPP) Ordinance Language

Attachment D – Veteran-Owned Small Business Preference Program (VOSBPP) Tracking Form

Attachment E – HB 1295 Certificate of Interested Parties

Attachment F - City of San Antonio –Cort Layout1H with a file name of City of San Antonio 4-25-18 Layout 1H, but reflecting a version date of 4-23-18 on the diagram, itself.

## 006 - GENERAL TERMS & CONDITIONS

Electronic Offer Equals Original. If Vendor is submitting an electronic offer, City and Vendor each agree that this transaction may be conducted by electronic means, as authorized by Chapter 322, Texas Business & Commerce Code, known as the Electronic Transactions Act.

### Delivery of Goods/Services.

Destination Contract. Vendor shall deliver all goods and materials F.O.B., City of San Antonio's designated facility, inside delivery, freight prepaid, to the address provided in this RFO or, if different, in the Purchase Order. Vendor shall bear the risk of loss until delivery. Freight charges will be paid only when expedited delivery is requested and approved in writing by City. Vendor shall be responsible for furnishing necessary personnel or equipment and/or making necessary arrangements to off load at City of San Antonio facility, unless otherwise noted herein.

Failure to Deliver. When delivery is not met as provided for in the contract, City may make the purchase on the open market, with any cost in excess of the contract price paid by Vendor, in addition to any other direct, indirect, consequential or incidental damages incurred by City as a result thereof. In addition, Vendor may be removed from City's list of eligible bidders.

Purchase Orders. Each time a City department wishes to place an order against this contract, it will issue Vendor a purchase order. Vendor must have the purchase order before making any delivery.

Acceptance by City. City shall have a reasonable time (but not less than 30 days) after receipt to inspect the goods and services tendered by Vendor. City at its option may reject all or any portion of such goods or services which do not, in City's sole discretion, comply in every respect with all terms and conditions of the contract. City may elect to reject the entire goods and services tendered even if only a portion thereof is nonconforming. If City elects to accept nonconforming goods and services, City, in addition to its other remedies, shall be entitled to deduct a reasonable amount from the price thereof to compensate City for the nonconformity. Any acceptance by City, even if non-conditional, shall not be deemed a waiver or settlement of any defect in such goods and services.

Testing. After award of contract, City may, at its sole option, test the product delivered to ensure it meets specifications. Initial testing shall be at City's expense. However, if the product does not to meet specifications, Vendor shall reimburse City for the costs of testing. City may withhold the cost of testing from any amounts owed to Vendor under this or any other contract, or invoice Vendor for same. If invoiced, Vendor shall pay City within 30 calendar days of the invoice.

### Invoicing and Payment.

Address for Invoices. All original invoices must be sent to: City of San Antonio, Attn: Accounts Payable, P.O. Box 839976, San Antonio, Texas 78283-3976.

#### Information Required On Invoice.

All invoices must be in a form and content approved by City. City may require modification of invoices if necessary in order to satisfy City that all billing is proper and pursuant to the terms of the contract. Invoices are required to show each City Purchase Order Number. Invoices must be legible. Items billed on invoices must be specific as to applicable stock, manufacturer, catalog or part number (if any). All invoices must show unit prices for each item being billed, the quantity of items being billed and the total for each item, as well as the total for all items on the invoice. If prices are based on list prices basis, then the list prices, the percentage discount or percentage surcharge, net unit prices, extensions and net total prices must be shown. Prompt payment discounts offered shall be shown separately on the invoice.

#### Payment by City.

In accordance with the Texas Prompt Payment Act, City shall have not less than 30 days to pay for goods or services. Time for payment, including payment under discount terms, will be computed from the later of: (1) the date City receives conforming goods under the contract; (2) the date performance of the service under the contract is completed; or (3) the date City receives a correct and valid invoice for the goods or services. Payment is deemed to be made on the date of mailing of the check. Payment is made in US dollars only.

This provision shall not apply where there is a bona fide dispute between City and Vendor about the goods delivered or the service performed that causes the payment to be late, or where the invoice is not mailed to the address provided herein.

The payment amount due on invoices may not be manually altered by City personnel. Once disputed items are reconciled, Vendor must submit a corrected invoice or a credit memorandum for the disputed amount. City will not make partial payments on an invoice where there is a dispute.

**NECESSITY OF TIMELY INVOICE / WAIVER OF PAYMENT.** NOTWITHSTANDING THE FORGOING, CITY CANNOT PAY FOR ANY GOODS OR SERVICES WITHOUT AN INVOICE. VENDOR MUST INVOICE CITY NO LATER THAN 90 CALENDAR DAYS FROM THE DATE GOODS ARE DELIVERED OR SERVICES RENDERED. FAILURE TO SUBMIT AN INVOICE WITHIN SAID 90 DAY SHALL NEGATE ANY LIABILITY ON THE PART OF CITY AND CONSTITUTE A WAIVER BY VENDOR OF ANY AND ALL RIGHT OR CLAIMS TO COLLECT MONEYS THAT VENDOR MAY RIGHTFULLY BE OTHERWISE ENTITLED TO FOR GOODS OR SERVICES PERFORMED.

The total price for all goods and/or services is shown on the Price Schedule. No additional fees or expenses of Vendor shall be charged by Vendor nor be payable by City. The parties hereby agree that all compensable expenses of Vendor are shown on the Price Schedule. If there is a discrepancy on the Price Schedule between the unit price for an item, and the extended price, the unit price shall govern.

**Amendments.** Except where the terms of this contract expressly provide otherwise, any alterations, additions, or deletions to the terms hereof, shall be effected by amendment, in writing, executed by both City and Vendor. The Director of the Purchasing and General Services Department, or Director's designee, shall have authority to execute amendments on behalf of City without further action by the San Antonio City Council, subject to and contingent upon appropriation of funds for any increase in expenditures by City.

#### **Termination.**

**Termination-Breach.** Should vendor fail to fulfill in a timely and proper manner, as determined solely by the Director, its material obligations under this contract, or violate any of the material terms of this contract, City shall have the right to immediately terminate the contract in whole or in part. Notice of termination shall be provided in writing to the Vendor, effective upon the date set forth in the notice. City may, in City's sole discretion, provide an opportunity for Vendor to cure the default. If City elects to offer an opportunity to cure, City shall provide notice to Vendor specifying the matters in default and the cure period. If Vendor fails to cure the default within the cure period, City shall have the right, without further notice, to terminate the contract in whole or in part. Such termination shall not relieve Vendor of any liability to the City for damages sustained by virtue of any breach by Vendor.

**Termination-Notice.** City may terminate this contract, in whole or in part, without cause. City shall be required to give Vendor notice ten days prior to the date of termination of the contract without cause.

**Termination-Funding.** City retains the right to terminate this contract at the expiration of each of City's budget periods. This contract is conditioned on a best efforts attempt by City to obtain and appropriate funds for payment of any debt due by City herein.

Termination by City may be effected by Director, without further action by the San Antonio City Council.

**Independent Contractor.** Vendor covenants and agrees that it is an independent contractor and not an officer, agent, servant or employee of City. City shall not be liable for any claims which may be asserted by any third party occurring in connection with the services to be performed by Vendor under this contract and that Vendor has no authority to bind City. The doctrine of respondeat superior shall not apply as between City and Vendor.

#### **INDEMNIFICATION.**

**VENDOR covenants and agrees to FULLY INDEMNIFY, DEFEND and HOLD HARMLESS, CITY and the elected officials, employees, officers, directors, volunteers and representatives of CITY, individually and 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 CITY directly or indirectly arising out of, resulting from or related to VENDOR'S activities under this Agreement, including any acts or omissions of VENDOR, any agent, officer, director, representative, employee, consultant or subcontractor of VENDOR, and their respective officers, agents employees, directors and representatives while in the exercise of the rights or performance of the duties under this Agreement. The indemnity provided for in this paragraph**



shall not apply to any liability resulting from the negligence of CITY, its officers or employees, in instances where such negligence causes personal injury, death, or property damage. IN THE EVENT VENDOR AND CITY ARE FOUND JOINTLY LIABLE BY A COURT OF COMPETENT JURISDICTION, LIABILITY SHALL BE APPORTIONED COMPARATIVELY IN ACCORDANCE WITH THE LAWS FOR THE STATE OF TEXAS, WITHOUT, HOWEVER, WAIVING ANY GOVERNMENTAL IMMUNITY AVAILABLE TO CITY UNDER TEXAS LAW AND WITHOUT WAIVING ANY DEFENSES OF THE PARTIES UNDER TEXAS LAW. In addition, Vendor agrees to indemnify, defend, and hold City harmless from any claim involving patent infringement, trademarks, trade secrets, and copyrights on goods supplied.

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

Assignment. Except as otherwise stated herein, Vendor may not sell, assign, pledge, transfer or convey any interest in this contract, nor delegate the performance of any duties hereunder, by transfer, by subcontracting or any other means, without the consent of Director. As a condition of such consent, if such consent is granted, Vendor shall remain liable for completion of the services and provision of goods outlined in this contract in the event of default by the successor vendor, assignee, transferee or subcontractor. Any attempt to transfer, pledge or otherwise assign this Contract without said written approval, shall be void ab initio and shall confer no rights upon any third person.

Ownership of Documents. Pursuant to Texas Local Government Code Chapter 201, any and all Records produced by Vendor pursuant to the provisions of this contract are the exclusive property of City; and no such Record shall be the subject of any copyright or proprietary claim by Vendor. The term "Record" as used herein shall mean any document, paper, letter, book, map, photograph, sound or video recording, microfilm, magnetic tape, electronic medium, or other information recording medium, regardless of physical form or characteristic. Vendor understands and acknowledges that as the exclusive owner of any and all such Records, City has the right to use all such Records as City desires, without restriction.

Records Retention.

Vendor and its subcontractors, if any, shall properly, accurately and completely maintain all documents, papers, and records, and other evidence pertaining to the services rendered hereunder ("Documents"), and shall make such Documents available to City at their respective offices, at all reasonable times and as often as City may deem necessary during the contract period, including any extension or renewal hereof, and the record retention period established herein, for purposes of audit, inspection, examination, and making excerpts or copies of same by City and any of its authorized representatives.

Vendor shall retain any and all Documents produced as a result of services provided hereunder for a period of four years ("Retention Period") from the date of termination of the contract. If, at the end of the Retention Period, there is litigation or other questions arising from, involving or concerning these Documents or the services provided hereunder, Vendor shall retain the records until the resolution of such litigation or other such questions. Vendor acknowledges and agrees that City shall have access to any and all such Documents at any and all times, as deemed necessary by City, during said Retention Period. City may, at its election, require Vendor to return the documents to City at Vendor's expense prior to or at the conclusion of the Retention Period. In such event, Vendor may retain a copy of the documents.

Vendor shall notify City, immediately, in the event Vendor receives any requests for information from a third party, which pertain to the Documents referenced herein. Vendor understands and agrees that City will process and handle all such requests.

Severability. If any clause or provision of this contract is held invalid, illegal or unenforceable under present or future federal, state or local laws, including but not limited to the City Charter, City Code, or ordinances of the City of San Antonio, Texas, then and in that event it is the intention of the parties hereto that such invalidity, illegality or unenforceability shall not affect any other clause or provision hereof and that the remainder of this contract shall be construed as if such invalid, illegal or unenforceable clause or provision was never contained herein. It is also the intention of the parties hereto that in lieu of each clause or provision of this contract that is invalid, illegal, or unenforceable, there be added as a part of the contract a clause or provision as similar in terms to such invalid, illegal or unenforceable clause or provision as may be possible, legal, valid and enforceable.

**Compliance with Law.** Vendor shall provide and perform all services required under this Agreement in compliance with all applicable federal, state and local laws, rules and regulations.

**Certifications.** Vendor warrants and certifies that Vendor and any other person designated to provide services hereunder has the requisite training, license and/or certification to provide said services, and meets all competence standards promulgated by all other authoritative bodies, as applicable to the services provided herein.

**Non-waiver of Performance.** Unless otherwise specifically provided for in this Agreement, a waiver by either Party of a breach of any of the terms, conditions, covenants or guarantees of this Agreement shall not be construed or held to be a waiver of any succeeding or preceding breach of the same or any other term, condition, covenant or guarantee herein contained. Further, any failure of either Party to insist in any one or more cases upon the strict performance of any of the covenants of this Agreement, or to exercise any option herein contained, shall in no event be construed as a waiver or relinquishment for the future of such covenant or option. In fact, no waiver, change, modification or discharge by either party hereto of any provision of this Agreement shall be deemed to have been made or shall be effective unless expressed in writing and signed by the party to be charged. No act or omission by a Party shall in any manner impair or prejudice any right, power, privilege, or remedy available to that Party hereunder or by law or in equity, such rights, powers, privileges, or remedies to be always specifically preserved hereby.

**Venue.** Venue of any court action brought directly or indirectly by reason of this contract shall be in Bexar County, Texas. This contract is made and is to be performed in Bexar County, Texas, and is governed by the laws of the State of Texas.

**Non-discrimination.** As a condition of entering into this agreement, Vendor represents and warrants that it will comply with City's Commercial Nondiscrimination Policy, as described under Section IILC.1 of the SBEDA Ordinance. As part of such compliance, Vendor shall not discriminate on the basis of race, color, religion, ancestry or national origin, sex, age, marital status, sexual orientation, or on the basis of disability or other unlawful forms of discrimination in the solicitation, selection, hiring or commercial treatment of subcontractors, vendors, suppliers, or commercial customers, nor shall Vendor retaliate against any person for reporting instances of such discrimination. Vendor shall provide equal opportunity for subcontractors, vendors and suppliers to participate in all of its public sector and private sector subcontracting and supply opportunities, provided that nothing contained in this clause shall prohibit or limit otherwise lawful efforts to remedy the effects of marketplace discrimination that have occurred or are occurring in City's Relevant Marketplace. Vendor understands and agrees that a material violation of this clause shall be considered a material breach of this agreement and may result in termination of this agreement, disqualification of Vendor from participating in City contracts, or other sanctions. This clause is not enforceable by or for the benefit of, and creates no obligation to, any third party. Vendor shall include this nondiscrimination clause in all subcontracts for the performance of this contract.

**Non-Discrimination Ordinance Language.** As a party to this contract, Vendor understands and agrees to comply with the Non-Discrimination Policy of the City of San Antonio contained in Chapter 2, Article X of the City Code and further, shall not discriminate on the basis of race, color, religion, national origin, sex, sexual orientation, gender identity, veteran status, age or disability, unless exempted by state or federal law, or as otherwise established herein.

**Attorney's Fees.** The Parties hereto expressly agree that, in the event of litigation, each party hereby waives its right to payment of attorneys' fees.

**Prohibition on Contracts with Companies Boycotting Israel**

Texas Government Code §2270.002 provides that a governmental entity may not enter into a contract with a company for goods or services, unless the contract contains a written verification from the company that it:

- (1) does not boycott Israel; and
- (2) will not boycott Israel during the term of the contract.

"Boycott Israel" means refusing to deal with, terminating business activities with, or otherwise taking any action that is intended to penalize, inflict economic harm on, or limit commercial relations specifically with Israel, or with a person or entity doing business in Israel or in an Israeli-controlled territory, but does not include an action made for ordinary business purposes.

"Company" means a for-profit sole proprietorship, organization, association, corporation, partnership, joint venture, limited partnership, limited liability partnership, or limited liability company, including a wholly owned subsidiary, majority-owned subsidiary, parent company, or affiliate of those entities or business associations that exists to make a profit.

By submitting an offer to or executing contract documents with the City of San Antonio, Company hereby verifies that it does not boycott Israel, and will not boycott Israel during the term of the contract. City's hereby relies on Company's verification. If found to be false, City may terminate the contract for material breach.

Contracts with Companies Engaged in Business with Iran, Sudan, or Foreign Terrorist Organization Prohibited. Texas Government Code §2252.152 provides that a governmental entity may not enter into a governmental contract with a company that is identified on a list prepared and maintained under Texas Government Code §§2270.0201 or 2252.153. Vendor hereby certifies that it is not identified on such a list and that it will notify City should it be placed on such a list while under contract with City. City hereby relies on Vendor's certification. If found to be false, or if Vendor is identified on such list during the course of its contract with City, City may terminate the Contract for material breach.

Delinquent Taxes. In the event that Vendor is or subsequently becomes delinquent in the payment of taxes owed to the City of San Antonio, City reserves the right to deduct any delinquent taxes from payments that City may owe to the delinquent Vendor as a result of this contract.

Binding Contract. This contract shall be binding on and inure to the benefit of the parties hereto and their respective heirs, executors, administrators, legal representatives, and successors and assigns, except as otherwise expressly provided for herein.

Entire Agreement. This contract, including City's final electronically posted online version, together with its authorizing ordinance, and its price schedule(s), attachments, addendums, purchase orders, and exhibits, if any, constitutes the final and entire agreement between the parties hereto and contains all of the terms and conditions agreed upon. No other agreements, oral or otherwise, regarding the subject matter of this contract shall be deemed to exist or to bind the parties hereto, unless same be in writing, dated subsequent to the date hereof, and be duly executed by the parties, in accordance with the Amendment provision herein. **Parties agree that City's final electronically posted online version of this solicitation contains the agreed upon specifications, scope of services, and terms and conditions of this contract, and shall control in the event of a conflict with any printed version signed and submitted by Vendor. Any addendums issued to the final electronically posted online version of this solicitation shall control in the event of a conflict therewith. Addendums shall be interpreted in order of the date issued, with those issued most recently taking priority.**

007 - SIGNATURE PAGE

By submitting an offer, whether electronically or by paper, Offeror represents that:

(s)he is authorized to bind Offeror to fully comply with the terms and conditions of City's Request for Offer for the prices stated therein;

(s)he has read the entire document, including the final version issued by City, and agreed to the terms therein;

Offeror is in good standing with the Texas State Comptroller's Office; and

to the best of his/her knowledge, all information is true and correct.

If submitting your offer by paper, complete the following and sign on the signature line below. Failure to sign and submit this Signature Page will result in rejection of your offer.

Offeror Information

Please Print or Type

Vendor ID No.

14-1543982

Signer's Name

Aaron Koch

Name of Business

CORT

Street Address

8218 Fredericksburg Rd

City, State, Zip Code

San Antonio, TX 78229

Email Address

Aaron.Koch@CORT.com

Telephone No.

210 643 6770

Fax No.

210 615 8247

City's Solicitation No.

610010250



Signature of Person Authorized to Sign Offer

## 008 - STANDARD DEFINITIONS

Whenever a term defined by the Uniform Commercial Code ("UCC"), as enacted by the State of Texas, is used in the Contract, the UCC definition shall control, unless otherwise defined in the Contract.

All-or-None Offer - an RFO in which City will award the entire contract to one offeror only.

Alternate Offer - two or more offers with substantive variations in the item or service offered from the same offeror in response to a solicitation.

Assignment - a transfer of claims, rights or interests in goods, services or property.

Bid Bond - security to ensure that Offeror (a) will not withdraw the offer within the period specified for acceptance, and (b) will furnish any required bonds and any necessary insurance within the time specified in the solicitation.

City - the City of San Antonio, a Texas home-rule municipal corporation.

Contractor - the offeror whose offer is accepted by City and is, therefore, the person, firm or entity providing goods or services to City under a contract.

Director - the Director of City's Purchasing & General Services Department, or Director's designee.

Line Item - a listing of items in an offer for which an offeror is expected to provide separate pricing.

Offer - a complete, signed response to an RFO that, if accepted, would bind Offeror to perform the resultant contract.

Offeror - a person, firm or entity that submits an offer in response to a solicitation. The offeror whose offer is accepted by City may also be referred to herein as Contractor, Vendor or Supplier.

Payment Bond - a particular form of security provided by the contractor to protect City against loss due to the contractor's failure to pay suppliers and subcontractors.

Performance Bond - a particular form of security provided by the contractor to protect City against loss due to the contractor's inability or unwillingness to complete the contract as agreed.

Performance Deposit - security provided by the contractor to protect City against loss due to the contractor's inability or unwillingness to complete the contract as agreed.

Pre-Submittal Conference - a meeting conducted by City, held in order to allow offerors to ask questions about the proposed contract and particularly, the contract specifications.

Purchase Order - a validly issued order placed by an authorized City department for the purchase of goods or services, written on City's standard purchase order form, and which is the vendor's authority to deliver to and invoice City for the goods or services specified in an RFO for the price stated in vendor's offer.

Specifications - a description of what City requires and what Offeror must offer; a description of the physical or functional characteristics of a product or material, or the nature of a service or construction item.

Subcontractor - a person, firm or entity providing goods or services to a vendor to be used in the performance of the vendor's obligations under the contract with City.

Supplier - the offeror whose offer is accepted by City and is, therefore, the person, firm or entity providing goods or services to City under a contract.

Vendor - the offeror whose offer is accepted by City and is, therefore, the person, firm or entity providing goods or services to City under a contract.

## 009 - ATTACHMENTS

## ATTACHMENT A - PRICE SCHEDULE

Item	Description	Quantity (A)	UOM	Monthly Lease Fee Per Each (B)	Extended Price (A x B = C) (C)
1	10700 Jr. Executive Desk, Double Ped, 30" x 60"	2	EA	16.80	33.60
2	Halton Jr. Executive Desk, Double Ped, 30" x 60"	18	EA	14.56	262.80
3	Sit to Stand Height Adjustable Base, 60"W	5	EA	32.48	162.40
4	Sit to Stand Laminate top, 30"x60"	5	EA	5.04	25.20
5	10700 2 Drawer Lateral File	10	EA	16.80	168.00
6	Aeron Executive Chair	1	EA	39.20	39.20
7	Affinity Work Charis with Arms	58	EA	9.52	552.16
8	Staks Mobile Ped Locking	5	EA	18.48	92.40
9	Staks Mobile Ped Cushion	5	EA	0.28	1.40
10	47x24 Non-Power Panel	75	EA	2.80	210.00
11	48x24 Power Panel	34	EA	3.64	123.76
12	47x48 Non-Power Panel	49	EA	3.64	178.36

13	47x48 Power Panel	27	EA	4.76	128.52
14	48x24 Work Surface	35	EA	2.52	88.20
15	72x24 Work Surface	35	EA	3.08	107.80
16	Power Entry Whip	10	EA	1.40	14.00
17	Receptacle Duplex - A	34	EA	.28	9.52
18	Receptacle Duplex - B	34	EA	.28	9.52
19	Receptacle Duplex - C	2	EA	.28	.56
20	File/File Pedestal, Free Standing	70	EA	4.76	330.20
21	47" End Cap	48	EA	.56	26.88
22	47" 2-Way 90 Degree Connector	46	EA	.84	38.64
23	47" 3-Way 90 Degree Connector	20	EA	1.40	28.00
24	47" 4-Way 90 Degree Connector	4	EA	1.68	6.72
25	42" Draw Rod	77	EA	.28	21.56
26	Work Surface End Support	1	EA	1.68	1.68

Total Monthly Lease Costs (Total of all items in column C): \$ 2663.36

Delivery, Installation and Pickup Fee: \$ 15,499.00

City shall not be responsible for payment of any ad valorem property taxes on leased equipment.

Any additional delivery, installation and pick up fees on a per item basis outside of the initial delivery and final pickup shall be in accordance with the NJPA contract.

Prompt Payment Discount: / % / days. (If no discount is offered, Net 30 will apply.)



**ATTACHMENT B**  
**LOCAL PREFERENCE PROGRAM IDENTIFICATION FORM**

Posted as separate document

**City of San Antonio**  
**Finance Department - Purchasing Division**  
**Local Preference Program Identification Form**

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The City of San Antonio Local Preference Program, described in the San Antonio City Code Chapter 2, Article XII, establishes a local preference for specific contracting categories. Each time a bidder or respondent submits a bid for a solicitation, this Local Preference Program Identification Form must be completed and turned in with the solicitation response in order to be identified as a City Business and receive the preference described below. The City will not rely on Local Preference Program Identification Forms submitted with prior or contemporaneous bids or proposals.

The Local Preference Program allows the City to grant a preference to a business meeting the definition of *City Business* in the award of the following types of contracts, when selection is made based on price alone:

- **Personal Property (Goods / Supplies):** The local bidder's price must be within 3% of the price of the lowest non-local bidder for contracts of \$50,000 or more;
- **Non-professional Services:** The local bidder's price must be within 3% of the price of the lowest non-local bidder for contracts of \$50,000 to under \$500,000;
- **Construction Services:** The local bidder's price must be within 3% of the price of the lowest non-local bidder for contracts of \$50,000 to under \$100,000, excluding contracts awarded using alternative delivery methods.

The Local Preference Program also allows the award of additional points, when multiple evaluation criteria are used in the award of professional service contracts, where the selection process is not governed by statute and in revenue generating and concession contracts. A business meeting the definition of *City Business* stated below may be awarded 10 points for being headquartered within the city, or 5 points for having a local office within the city.

Moreover, the program recognizes joint venture agreements and allows for apportioning of points based upon the percentage of ownership of joint ventures by *City Businesses* responding to solicitations for which discretionary points are applied. For solicitations where selection is made based on price alone, all members of a joint venture must be *City Businesses* for the preference to be applied.

***City Business*** is defined as a business headquartered within the incorporated San Antonio city limits for one year or more OR one that meets the following conditions:

- Has an established place of business for one year or more in the incorporated limits of the City:
  - (a) from which at least 100 of its employees OR at least 20% of its total full-time, part-time and contract employees are regularly based; and
  - (b) from which a substantial role in the business' performance of a commercially useful function or a substantial part of its operations is conducted by those employees.

A location utilized solely as a post office box, mail drop or telephone message center or any similar combination, with no other substantial work function, is not a *City Business*.

For the purposes of this program, Headquartered is defined as the place where a business entity's officers direct, control, and coordinate the entity's activities.

NOTE: Bidders / Respondents are required to submit documentation to substantiate that the requirements of a *City Business* have been met. Examples of documentation may include, but are not limited to the following:

1. Existence of local headquarters or office: For corporations, Texas Comptroller's listing of names/addresses of officers and directors. For partnerships, partnership agreement and any documents identifying the current managing partners and their current work addresses
2. Evidence of local headquarters or office in existence for one year or more: Utility bills, real property lease agreements, equipment leases, personal property taxes, real property taxes
3. Evidence of number of employees: Organizational charts, payroll records by location

**City of San Antonio**  
**Finance Department - Purchasing Division**  
**Local Preference Program Identification Form**

CITY RESERVES THE RIGHT TO REQUEST ADDITIONAL INFORMATION TO VALIDATE BIDDERS'/RESPONDENTS' DESIGNATION AS A CITY BUSINESS.

COMPLETE THE FOLLOWING FORM AND SUBMIT WITH YOUR RESPONSE EVEN IF YOU ARE NOT SEEKING A LOCAL PREFERENCE. THE BIDDER / RESPONDENT MUST COMPLETE THE FOLLOWING FORM TO BE IDENTIFIED AS A CITY BUSINESS. IF BIDDER / RESPONDENT IS SUBMITTING AS A JOINT VENTURE, EACH CITY BUSINESS THAT IS A MEMBER OF THE JOINT VENTURE MUST COMPLETE AND SIGN THIS FORM.

**PROVIDE THE FOLLOWING INFORMATION IF BIDDER/ RESPONDENT IS SUBMITTING AS PART OF A JOINT VENTURE.** Joint Venture means a collaboration of for-profit business entities, in response to a solicitation, which is manifested by a written agreement, between two or more independently owned and controlled business firms to form a third business entity solely for purposes of undertaking distinct roles and responsibilities in the completion of a given contract. Under this business arrangement, each joint venture partner shares in the management of the joint venture and also shares in the profits or losses of the joint venture enterprise commensurately with its contribution to the venture.

STATE BIDDER'S / RESPONDENT'S PERCENTAGE OF OWNERSHIP IN THE JOINT VENTURE: 100 %

SUBMIT A COPY OF THE JOINT VENTURE AGREEMENT. SUBMIT ANY OTHER DOCUMENTATION REQUESTED BY CITY TO SUBSTANTIATE THE EXISTANCE OF AND/OR PARTICIPATION IN THE JOINT VENTURE. NO PREFERENCE POINTS WILL BE ALLOCATED TO A JOINT VENTURE THAT FAILS TO SUBMIT REQUIRED DOCUMENTATION.

SOLICITATION NAME/NUMBER: Prize de Carnas - Lease of Furniture 600010250

**PROVIDE THE FOLLOWING INFORMATION REGARDING BIDDER'S / RESPONDENT'S HEADQUARTERS:**

Name of Business:	<u>Cort Business Service</u>	
Physical Address:	<u>15000 Conference Ctr Dr #440</u>	
City, State, Zip Code:	<u>Chantilly, VA 20151</u>	
Phone Number:	<u>703 968 8500</u>	
Email Address:	<u>ron.wilson@cort.com</u>	
Provide the total number of full-time, part-time, and contract personnel employed by Bidder / Respondent:	<u>2454</u>	
Is Business headquartered within the incorporated San Antonio city limits? (circle one)	Yes	<input checked="" type="radio"/> No
Has the business been headquartered in the incorporated San Antonio city limits for one year or more? (circle one)	Yes	<input checked="" type="radio"/> No
If the answers to the questions above are "Yes", stop here. If the answer to either of the above questions is "No", provide responses to the following questions:		

**City of San Antonio**  
**Finance Department - Purchasing Division**  
**Local Preference Program Identification Form**

**PROVIDE THE FOLLOWING INFORMATION REGARDING BIDDER'S / RESPONDENT'S LOCAL OFFICE (IF APPLICABLE):**

Name of Business:	CORT Business Service	
Physical Address:	8218 Fredericksburg Rd.	
City, State, Zip Code:	San Antonio, TX 78229	
Phone Number:	210 615 8267	
Email Address:	musk.whitlock@cort.com	
Provide the total number of full-time, part-time, and contract personnel employed by Bidder / Respondent in the local office:	<u>24</u>	
Is the business located in the incorporated San Antonio city limits? (circle one)	<input checked="" type="radio"/> Yes	<input type="radio"/> No
Has the business been located in the incorporated San Antonio city limits for one year or more? (circle one)	<input checked="" type="radio"/> Yes	<input type="radio"/> No
Are at least 100 full-time, part-time or contract employees regularly based in the San Antonio office? (circle one)	<input type="radio"/> Yes	<input checked="" type="radio"/> No
Are at least 20% of the business' total full-time, part-time or contract employees regularly based in the San Antonio office? (circle one)	<input checked="" type="radio"/> Yes	<input type="radio"/> No
Do the employees in the San Antonio office perform a substantial role in the business' performance of a commercially useful function or are a substantial part of the business' operations conducted in the San Antonio office? (circle one)	<input checked="" type="radio"/> Yes	<input type="radio"/> No

**City of San Antonio**  
**Finance Department - Purchasing Division**  
**Local Preference Program Identification Form**

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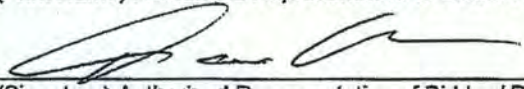
ACKNOWLEDGEMENT

THE STATE OF TEXAS

I certify that my responses and the information provided on this Local Preference Program Identification Form are true and correct to the best of my personal knowledge and belief and that I have made no willful misrepresentations on this form, nor have I withheld any relevant information in my statements and answers to questions. I am aware that any information given by me on this Local Preference Program Identification Form may be investigated and I hereby give my full permission for any such investigation, including the inspection of business records and site visits by City or its authorized representative. I fully acknowledge that any misrepresentations or omissions in my responses and information may cause my offer to be rejected or contract to be terminated. I further acknowledge that providing false information is grounds for debarment.

BIDDER'S / RESPONDENT'S FULL NAME:

Aaron Koch  
(Print Name) Authorized Representative of Bidder / Respondent

  
(Signature) Authorized Representative of Bidder / Respondent

Area Manager  
Title

5.1.1. / 18  
Date

**This Local Preference Identification Form must be submitted with the bidder's /  
respondent's bid/proposal response.**

**ATTACHMENT C**

**VETERAN-OWNED SMALL BUSINESS PREFERENCE PROGRAM (VOSBPP) ORDINANCE**

Pursuant to Ordinance No. 2013-12-05-0864, effective for solicitations issued after January 15, 2014, all solicitations issued by the City are subject to tracking of Veteran Owned Small Business (VOSB) participation.

For more information on the program, refer to the Veteran-Owned Small Business Program Tracking Form attached to this solicitation as Attachment D. Respondent must complete and return the attached Veteran-Owned Small Business Program Tracking Form.

**ATTACHMENT D**

**VETERAN-OWNED SMALL BUSINESS (VOSB) PREFERENCE PROGRAM TRACKING FORM**

Posted as separate document.

**City of San Antonio**  
**Veteran-Owned Small Business Program Tracking Form**

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**Authority.** San Antonio City Code Chapter 2, Article XI describes the City's veteran-owned small business preference program.

**Tracking.** This solicitation is not eligible for a preference based on status as a veteran-owned small business (VOSB). Nevertheless, in order to determine whether the program can be expanded at a later date, the City tracks VOSB participation at both prime contract and subcontract levels.

**Certification.** The City relies on inclusion in the database of veteran-owned small businesses (VOSB) maintained by the U.S. Small Business Administration to verify VOSB status; however, veteran status may also be confirmed by certification by another public or private entity that uses similar certification procedures.

**Definitions.**

The program uses the federal definitions of veteran and veteran-owned small business found in 38 CFR Part 74.

- The term "veteran" means a person who served on active duty with the U.S. Army, Air Force, Navy, Marine Corps, Coast Guard, for any length of time and at any place and who was discharged or released under conditions other than dishonorable. Reservists or members of the National Guard called to federal active duty or disabled from a disease or injury incurred or aggravated in line of duty or while in training status.
- A veteran-owned small business is a business that is not less than 51 percent owned by one or more veterans, or in the case of any publicly owned business, not less than 51 percent of the stock of which is owned by one or more veterans; the management and daily business operations of which are controlled by one or more veterans and qualifies as "small" for Federal business size stand purposes.

The program uses the below definition of joint venture.

- Joint Venture means a collaboration of for-profit business entities, in response to a solicitation, which is manifested by a written agreement, between two or more independently owned and controlled business firms to form a third business entity solely for purposes of undertaking distinct roles and responsibilities in the completion of a given contract. Under this business arrangement, each joint venture partner shares in the management of the joint venture and also shares in the profits or losses of the joint venture enterprise commensurately with its contribution to the venture.

The program does not distinguish between a veteran and a service-disabled veteran-owned business and is not limited geographically.

COMPLETE THE FOLLOWING FORM AND SUBMIT WITH YOUR BID/PROPOSAL.

**INSTRUCTIONS**

- IF SUBMITTING AS A PRIME CONTRACTOR ONLY, COMPLETE **SECTION 1** OF THIS FORM.
- IF SUBMITTING AS A PRIME CONTRACTOR UTILIZING A SUBCONTRACTOR, COMPLETE **SECTIONS 1 AND 2** OF THIS FORM.



**City of San Antonio**  
**Veteran-Owned Small Business Program Tracking Form**

SOLICITATION NAME/NUMBER: 61000 10250

Name of Respondent: <u>CORT</u>		
Physical Address: <u>8218 Fredericksburg Rd.</u>		
City, State, Zip Code: <u>San Antonio, TX 78229</u>		
Phone Number: <u>210.615.8264</u>		
Email Address: <u>mark.whitlock@cort.com</u>		
Is Respondent certified as a VOSB with the U.S. Small Business Administration? (circle one)	Yes	<input checked="" type="radio"/> No
If yes, provide the SBA Certification #		
Is Respondent certified as a VOSB by another public or private entity that uses similar certification procedures? (circle one)	Yes	<input checked="" type="radio"/> No
If yes, provide the name of the entity who has certified Respondent as a VOSB. Include any identifying certification numbers.		
Participation Percentage:		
Participation Dollar Amount:		

Is Respondent subcontracting with a business that is certified as a VOSB? (circle one)	Yes	<input checked="" type="radio"/> No
Name of <b>SUBCONTRACTOR</b> Veteran-Owned Small Business:		
Physical Address:		
City, State, Zip Code:		
Phone Number:		
Email Address:		
Is <b>SUBCONTRACTOR</b> certified as a VOSB with the U.S. Small Business Administration? (circle one)	Yes	No
If yes, provide the SBA Certification #		
Is <b>SUBCONTRACTOR</b> certified as a VOSB by another public or private entity that uses similar certification procedures? (circle one)	Yes	No
If yes, provide the name of the entity who has certified <b>SUBCONTRACTOR</b> as a VOSB. Include any identifying certification numbers.		
Participation Percentage:		
Participation Dollar Amount		

**City of San Antonio**  
**Veteran-Owned Small Business Program Tracking Form**

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ACKNOWLEDGEMENT

THE STATE OF TEXAS

I certify that my responses and the information provided on this Veteran-Owned Small Business Preference Program Identification Form are true and correct to the best of my personal knowledge and belief and that I have made no willful misrepresentations on this form, nor have I withheld any relevant information in my statements and answers to questions. I am aware that any information given by me on this Veteran-Owned Small Business Preference Program Identification Form may be investigated and I hereby give my full permission for any such investigation, including the inspection of business records and site visits by City or its authorized representative. I fully acknowledge that any misrepresentations or omissions in my responses and information may cause my offer to be rejected or contract to be terminated. I further acknowledge that providing false information is grounds for debarment.

BIDDER/RESPONDENT'S FULL NAME:

Aaron Koch  
(Print Name) Authorized Representative of Bidder/Respondent

  
(Signature) Authorized Representative of Bidder/Respondent

Area Manager  
Title

5/1/18  
Date

**This Veteran-Owned Small Business Program Tracking Form must be submitted with the Bidder/Respondent's bid/proposal.**

## ATTACHMENT E

### Certificate of Interested Parties (Form 1295)

The Texas Government Code §2252.908, and the rules issued by the Texas Ethics Commission found in Title 1, Sections 46.1, 46.3 and 46.5 of the Texas Administrative Code, require a business entity to submit a completed Form 1295 to the City before the City may enter into a contract with that business entity.

Form 1295 must be completed online. It is available from the Texas Ethics Commission by accessing the following web address:

[https://www.ethics.state.tx.us/whatsnew/elf\\_info\\_form1295.htm](https://www.ethics.state.tx.us/whatsnew/elf_info_form1295.htm).

**Print and sign your completed Form 1295. Submit your signed Form 1295 with your response to this solicitation. Where requested to provide the name of the public entity with whom you are contracting, insert "City of San Antonio". Where requested to provide the contract number, provide the solicitation number shown on the cover page of this solicitation (e.g. IFB 6100001234, RFO 6100001234 or RFCSP 6100001234).**

The following definitions found in the statute and Texas Ethics Commission rules may be helpful in completing Form 1295.

"Business entity" includes an entity through which business is conducted with a governmental entity or state agency, regardless of whether the entity is a for-profit or nonprofit entity. The term does not include a governmental entity or state agency. (NOTE: The City of San Antonio should never be listed as the "Business entity".)

"Controlling interest" means: (1) an ownership interest or participating interest in a business entity by virtue of units, percentage, shares, stock, or otherwise that exceeds 10 percent; (2) membership on the board of directors or other governing body of a business entity of which the board or other governing body is composed of not more than 10 members; or (3) service as an officer of a business entity that has four or fewer officers, or service as one of the four officers most highly compensated by a business entity that has more than four officers. Subsection (3) of this section does not apply to an officer of a publicly held business entity or its wholly owned subsidiaries.

"Interested party" means: (1) a person who has a controlling interest in a business entity with whom a governmental entity or state agency contracts; or (2) an intermediary.

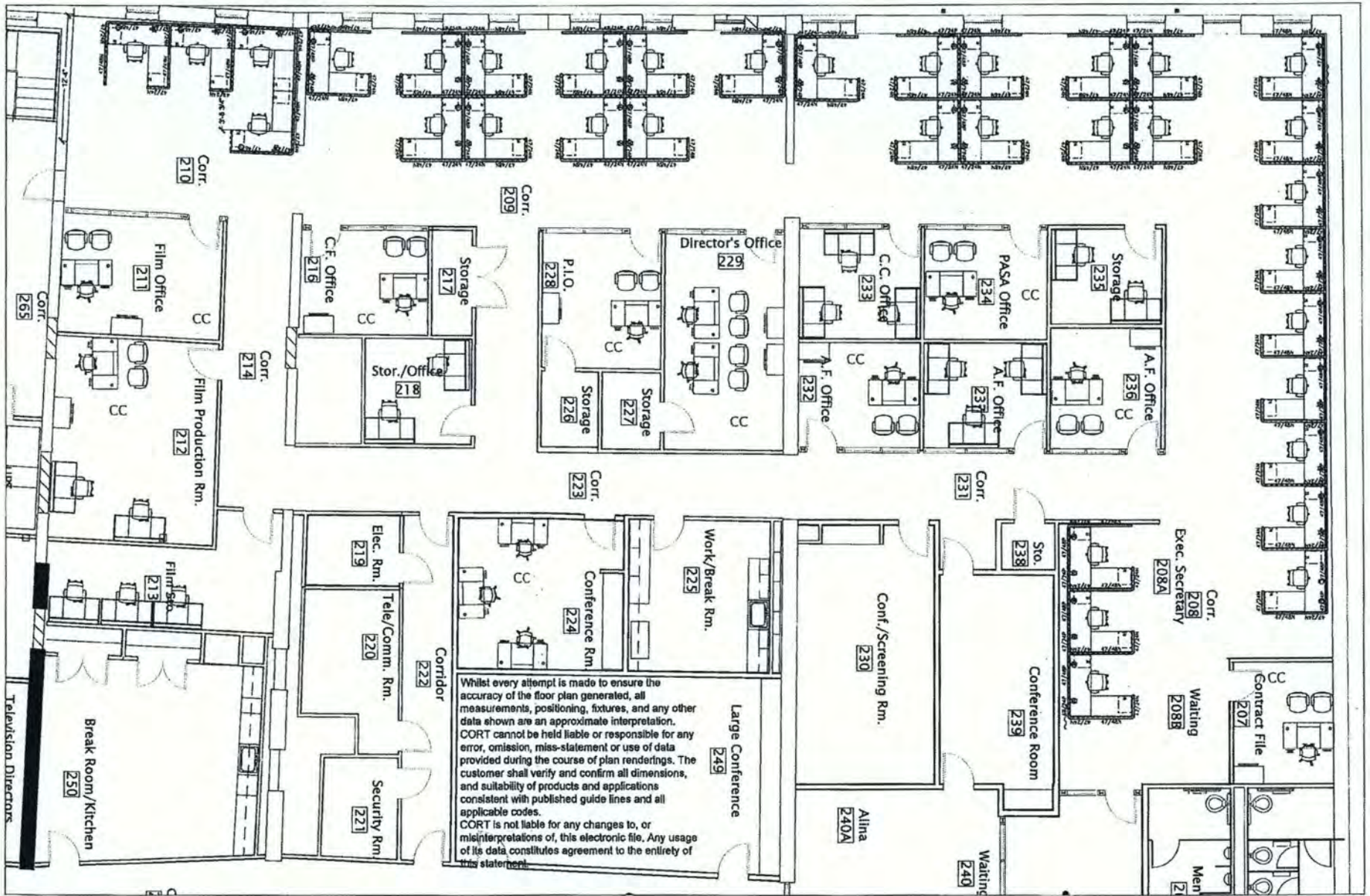
"Intermediary," for purposes of this rule, means a person who actively participates in the facilitation of the contract or negotiating the contract, including a broker, adviser, attorney, or representative of or agent for the business entity who:

- (1) receives compensation from the business entity for the person's participation;
- (2) communicates directly with the governmental entity or state agency on behalf of the business entity regarding the contract; and
- (3) is not an employee of the business entity or of an entity with a controlling interest in the business entity.

Publicly traded business entities, including their wholly owned subsidiaries, are exempt from this requirement and are not required to submit Form 1295.

**ATTACHMENT F**

**City of San Antonio –Cort Layout1H with a file name of City of San Antonio 4-25-18 Layout 1H, but reflecting a version date of 4-23-18 on the diagram, itself.**



PROJECT NAME City of San Antonio  
 DISTRICT San Antonio-13  
 VERSION DATE 04-23-2018

Scale: Not To Scale  
 Drawn By: Beth Miles  
 Drawing Location: W:\San Antonio - 13 - 0\A-B-C-D-E\City Of San Antonio\04-23-18

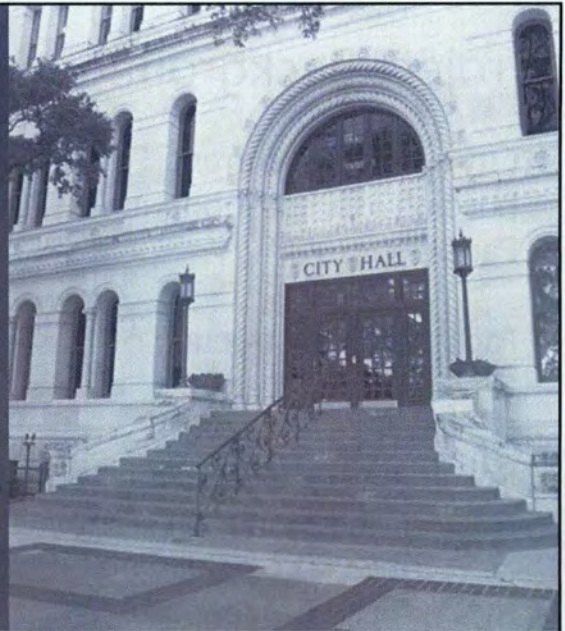
CORT

<b>Agenda Item:</b>	<b>11</b>						
<b>Date:</b>	05/10/2018						
<b>Time:</b>	11:15:50 AM						
<b>Vote Type:</b>	Other (No Ordinance)						
<b>Description:</b>	Ordinance approving the Historic City Hall Renovation Project by appropriating \$38,000,000.00 in Certificates of Obligation to the Project, approving a Design-Build Services Agreement with Guido Brothers Construction Company in an amount not to exceed \$30,000,000.00 for the design and construction of the Project; and approving related contracts for the Project; and ratifying related expenses in the amount of \$290,748.00 from the Capital Improvements Fund; and amending the FY 2018-2023 Capital Improvement Budget. [Lori Houston, Assistant City Manager; Mike Frisbie, Director, Transportation & Capital Improvements]						
<b>Result:</b>	Failed						
<b>Voter</b>	<b>Group</b>	<b>Not Present</b>	<b>Yea</b>	<b>Nay</b>	<b>Abstain</b>	<b>Motion</b>	<b>Second</b>
Ron Nirenberg	Mayor			x			
Roberto C. Treviño	District 1			x			
William Cruz Shaw	District 2			x			
Rebecca Viagran	District 3			x			
Rey Saldaña	District 4			x			
Shirley Gonzales	District 5			x			
Greg Brockhouse	District 6		x				x
Ana E. Sandoval	District 7			x			
Manny Pelaez	District 8			x			
John Courage	District 9			x			
Clayton H. Perry	District 10		x			x	



# Renovation of Historic City Hall

City Council A-Session, Item 11  
May 10, 2018



Lori Houston, Assistant City Manager

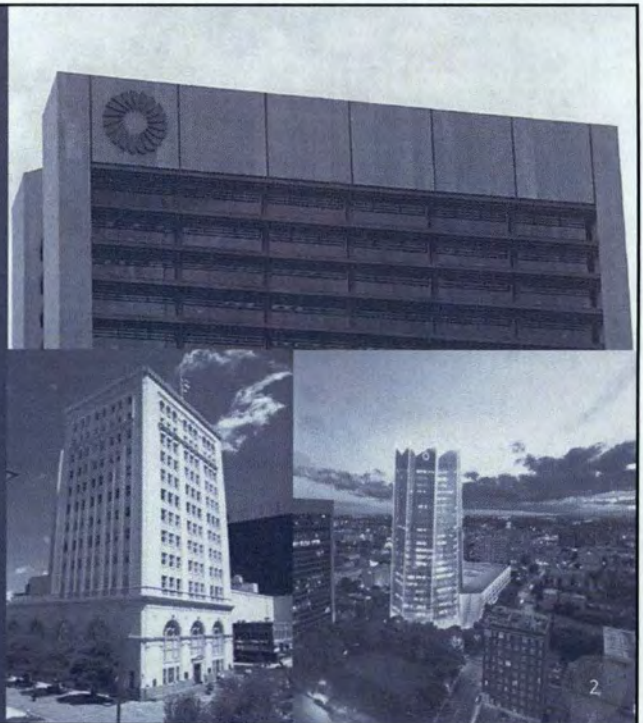


Mike Frisbie, P.E., Director/City Engineer



# Background

Lori Houston, Assistant City Manager



## Project Background

- City purchased current Frost Tower office building as a component of a Public-Private Partnership (P3)
- Facilitated construction of Frost's new office tower; and
- Result in redevelopment of Municipal Plaza as residential housing, and renovation of current Frost Tower to consolidate City offices in a modernized office space



## Key Benefits

- Elimination of approximately \$3.8 million annually in rent
- Streamlined City Operation processes and improved collaboration
- Centralization of key public services
- Close proximity to City Hall and Council Chambers



**Efficiency**  
Consolidates City Operations



**Growth**  
First Downtown Office Tower in 27 Years



**Livability**  
265 Downtown Housing Units

**24**  
**City** Departments  
**1,440** Employees

Departments moving to renovated City Office Tower currently office in 7 locations across City.



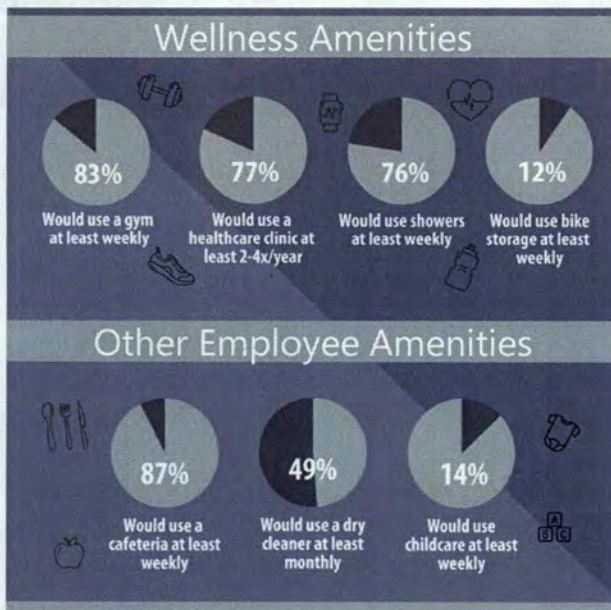
## City Hall - History

- City Hall was built in 1889
- Prominent architect Otto Kramer designed the Italianate Renaissance Revival building
- Major renovation in 1927:
  - added the fourth floor
  - removed the tower, corner turrets, and ornate clock
  - Increased the building size to the current 52,000 Sq. ft.



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## Potential Amenities



6

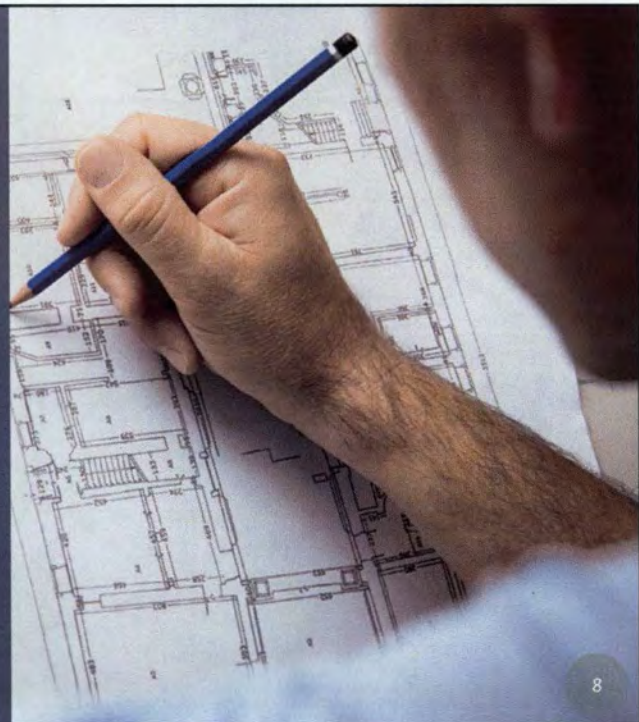
## Project Timelines

	City Hall Renovation	Tower Renovation
Advertise Design-Build (DB) RFQ	January 2018	April 2018
Council Approval DB Contract	May 2018	September 2018
Design Commences	May 2018	September 2018
Vacate City Hall	July 2018	N/A
Start Construction	August 2018	July 2019
Move-In	January 2020	October 2020 - March 2021

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## Renovation of Historic City Hall

Mike Frisbie, P.E., TCI Director/City Engineer



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## Facility Assessment

☑ Last year a detailed facility assessment conducted by third-party consultants



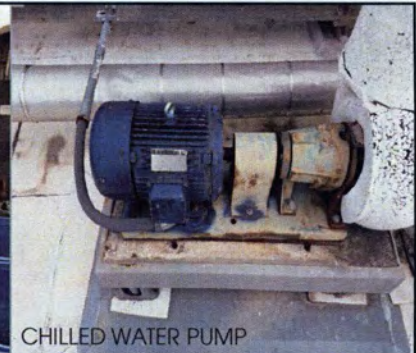
- Exterior & Interior Condition
- Mechanical, Electrical & Plumbing
- Structural
- Fire Protection
- Storm Drainage

☑ Evaluated and identified required upgrades



## Mechanical

- Mildew
- Piping
- Aged chilled water pump & HVAC units



## Electrical & Plumbing

- Old fuse panels
- Unsealed floor and ceiling penetrations
- Corroded cast iron pipes



## Exterior Condition

- Cracking exterior
- Aging & crumbling facade
- Deteriorating window casings



## Interior Condition

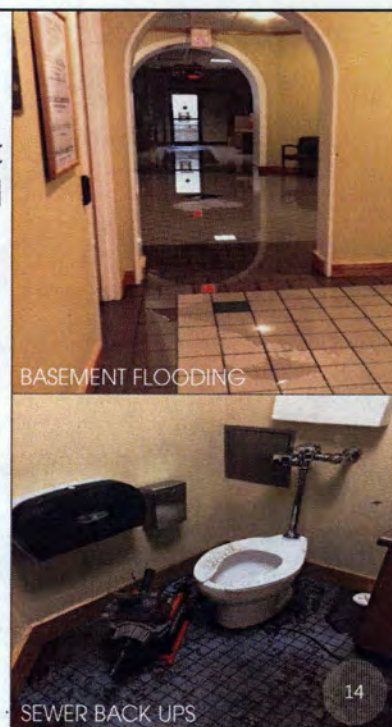
- Cracking
- Aging interior structure
- Leaks and water penetration



## Summary of Building Issues

City Hall building continues to experience significant problems with the mechanical, electrical, water and sewer systems such as:

- Flooding in lower levels of the building
- Sewer back ups
- Aging and crumbling facade
- Deteriorating exterior/interior conditions
- Continuing electrical, HVAC and elevator issues



## Additional ADA Accessible Entrance Design Contest

- In Spring 2017, Councilmember Trevino and Gordon Hartman initiated design competition led by the American Institute of Architects
- Competition generated 22 concepts
- Juried selection of one concept design

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## Project Scope

- Renovation of all five floors to include new mechanical/electrical/plumbing systems, HVAC, elevators, exterior masonry repair, new windows and utility upgrades
- Including design and construction of east accessibility entrance

# \$38M

TO DESIGN & CONSTRUCT  
ALL OF CITY HALL RENOVATIONS  
INCLUDING NEW EAST  
ENTRANCE

# Why?



Efficiencies



Timeliness



Cost Savings



Equal Access

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## Anticipated City Hall Occupants

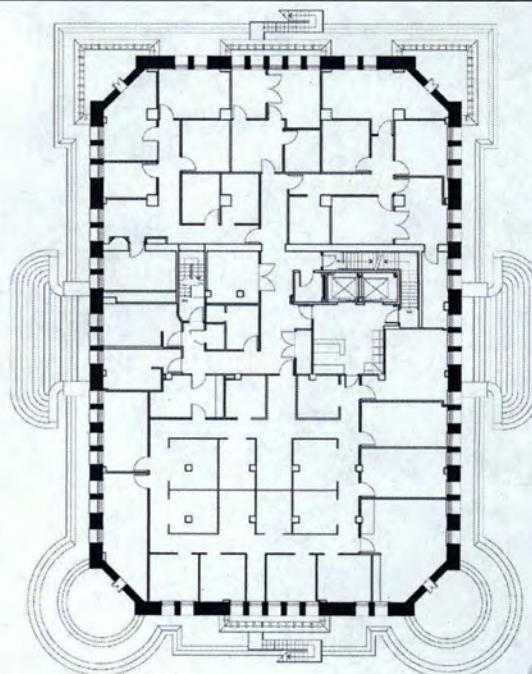
4 <sup>th</sup> Level	Council Office Suites, Reception
3 <sup>rd</sup> Level	Council Office Suites, Reception
2 <sup>nd</sup> Level	Mayor, City Manager, City Attorney, City Clerk
1 <sup>st</sup> Level	Entrances, Security, Media & Conference/Public Meeting Rooms
Basement	Conference Rooms



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## Existing City Hall City Council Floor Plan

- Varying office square footage and furniture
- Open cubicle office space
- Difficult way-finding
- Limited and inefficient use of space

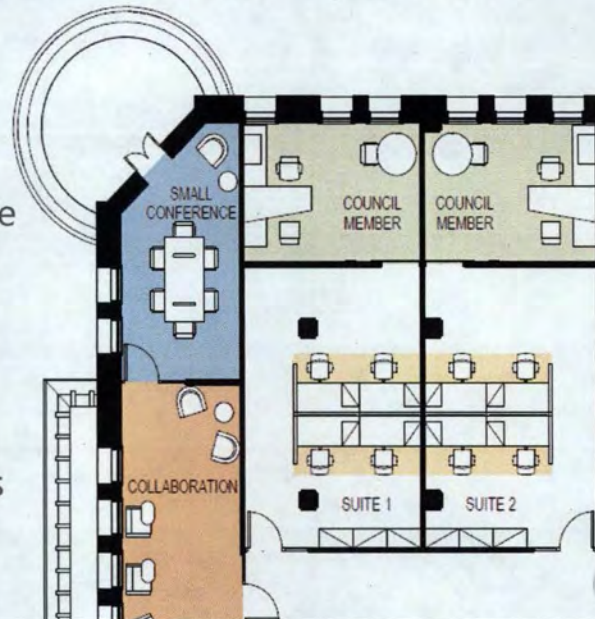


4TH FLOOR PLAN

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## Conceptual City Hall Council Office Suite Plan

- Square footage and furniture standard
- Consistent and more efficient use of office space and location
- Individual accessibility but co-working space
- Up to 6 suites on 3<sup>rd</sup> & 4<sup>th</sup> Floors



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## Project Delivery – Design Build

- Alternative Project Delivery Method
- Two-step solicitation process (RFQ/RFP)
- **Request For Qualification (RFQ)** solicited first and used to short-list respondents based on qualifications
- **Request For Proposals (RFP)** issued to short-listed respondents for fee proposal
- Short-list respondents participated in interview process

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## Design-Build Timeline



## Solicitation Requirements

- SBEDA Subcontracting:
  - SBE 40%
  - M/WBE 30%
  - AABE 5%
- Mentorship Requirement
- Goal Setting Members
  - ✓ Lester Bryant (Citizen Member)
  - ✓ Richard Keith (Neighborhood & Housing Services)
  - ✓ Razi Hosseini (TCI)
  - ✓ Michael Sindon (EDD)

### Phase I - RFQ Evaluation Criteria

- A. Experience, Background, Qualifications of DB Firm, Key Personnel, Key Sub-Consultants: *40 Points*
- B. Experience with issues in San Antonio Region & past experience with City of San Antonio: *20 Points*
- C. Understanding of Project and Proposed Management Plan: *30 Points*
- D. DB Team's past experience as a Team: *10 Points*

### Phase II - RFP Evaluation Criteria

- A. Proposed Design Plan: *30 Points*
- B. Proposed Construction Plan: *30 Points*
- C. Context Sensitive Design: *10 Points*
- D. Overall Evaluation of Firm/Team and Ability to Provide Required Services: *10 Points*
- E. Proposed Fees for General Conditions/ Overhead & Profit: *20 Points*

## Recommendation

Execution of Design-Build Services Agreement with Guido Brothers Construction Company in an amount not-to-exceed \$30 million.



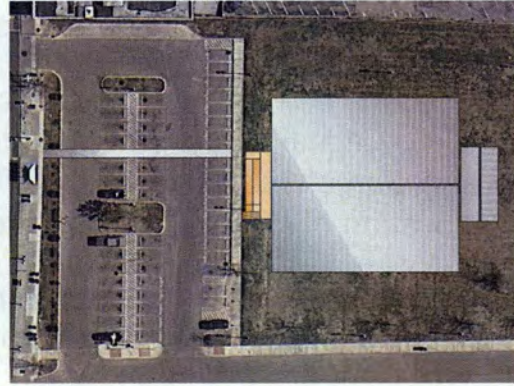
## Project Schedule

DATE	ACTIVITY
October 2017	B-Session Policy Discussion
October 2017 – April 2018	Design-Build Team Selection Process
May 2018	Council Approval of Design-Build Contract
May 2018	Design Start
July 2018	Relocation of City Hall Occupants
August 2018	Construction Start (Interior Asbestos Abatement)
November 2019	Substantial Completion
January 2020	City Hall Occupants Move In
February 2020	Fully Operational

## Temporary Relocation



Plaza de Armas  
City Council Offices



Modular Building Complex  
Mayor, City Manager, City Attorney's Office

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## Financing

### City Hall

\$38M Certificates of Obligation  
Issue Summer 2018

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## Recommendation

Approval of the following in connection with Renovation of Historic City Hall Project:

- Amending Capital Improvement Budget with the appropriation of \$38 million in Certificates of Obligation to Renovation of Historic City Hall Project.
- Execution of Design-Build Services Agreement with Guido Brothers Construction Company not-to exceed \$30 million.
- Approving related contracts and ratification of expenses to the project in amount of \$290,748.

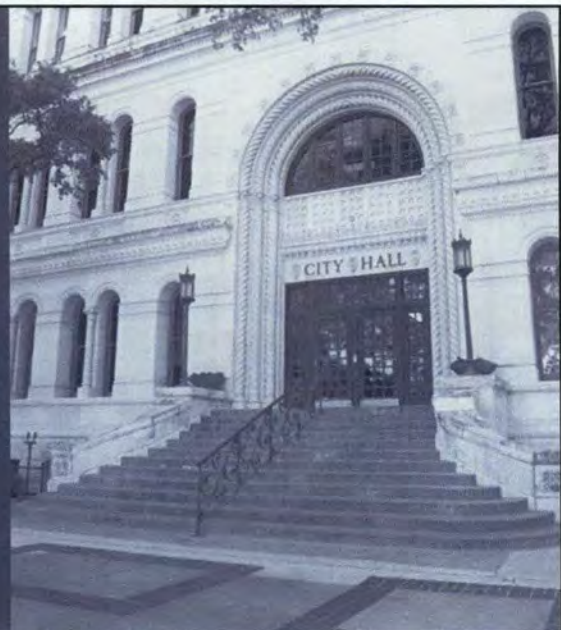


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## Renovation of Historic City Hall

City Council A-Session, Item 11  
May 10, 2018



Lori Houston, Assistant City Manager



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