

STATE OF TEXAS § **FUNDING AGREEMENT FOR INSTALLATION**
 § **OF FLASHING BEACON AT THE CHABAD**
COUNTY OF BEXAR § **CENTER FOR JEWISH LIFE AND LEARNING**

This **FUNDING AGREEMENT FOR THE INSTALLATION OF A FLASHING BEACON AT THE CHABAD CENTER FOR JEWISH LIFE AND LEARNING** (hereafter referred to as "the Agreement") is hereby made and entered into by and between the City of San Antonio (hereafter referred to as "City"), a Texas municipal corporation, and the Chabad Center for Jewish Life and Learning, a 501c3 non-profit organization (hereafter referred to as "the Chabad Center"). City and the Chabad Center collectively are referred to herein as "the "Parties" and individually referred to as "a Party".

Recitals

WHEREAS, the Chabad Center owns real estate located at 14535 Blanco Road, San Antonio, Texas 78216 and

WHEREAS, the Chabad Center has determined an overhead flashing beacon is necessary to alert drivers on Blanco Road of the entrance to the Chabad Center; and

WHEREAS, City has completed a review of the existing traffic situation on Blanco Road and agrees an overhead flashing traffic beacon would benefit both the drivers on Blanco Road and the ingress to and egress from the Chabad Center in alerting those Blanco Road drivers of the Chabad Center's entrance; and

WHEREAS, the Parties have agreed to share in the cost of purchasing installing an overhead flashing traffic beacon in front of the Chabad Center's entrance on Blanco Road; and

WHEREAS, the total cost of the above construction is estimated at \$48,000.00, as set forth in the City Project Summary Sheet, attached hereto, marked as "Exhibit A" and made a part hereof for all purposes (hereafter referred to as the "City Estimate"); and

WHEREAS, City has agreed to contribute funds toward the completion of this conversion in the amount of \$34,000.00 from the District 9 Neighborhood Access and Mobility Program (hereafter referred to as "NAMP") funds (hereafter referred to as "the City Funding"); and

WHEREAS, City agrees to accept a total of \$14,000.00 from the Chabad Center (hereafter referred to as "the Chabad Center Funding") to complete the infrastructure improvements necessary to install the overhead flashing traffic beacon, in accordance with the City Plan and the City Estimate (hereafter referred to as "the Project"); and

WHEREAS, the Parties desire to enter into this Funding Agreement, through which City will oversee and administer the construction of the Project.

NOW THEREFORE, in consideration of these premises and for other good and valuable consideration the receipt and sufficiency of which is hereby acknowledged, the Parties hereto severally and collectively agree, and by the execution hereof are bound, to the mutual obligations herein contained and to the performance and accomplishment of the tasks hereinafter described:

I. TERM

This Agreement shall continue in full force and effect from the date of its execution by all Parties and shall continue until the Chabad Center Funding is provided to and accepted by City, all construction is complete and accepted by City.

II. GENERAL RESPONSIBILITIES

2.01 Provided City receives the Chabad Center Funding, City hereby accepts full responsibility for the performance of all services and activities described in this Agreement to fully construct the Project. The funds provided under this Agreement only shall be used for work directly related to the Project.

2.02 Unless written notification by the Chabad Center to the contrary is received and approved by City, Chaim Block is the designated representative responsible for the management of this Agreement on the part of the Chabad Center.

2.03 City's Department of Transportation & Capital Improvements (hereafter referred to as "TCI") Director (hereafter referred to as "Director") or his/her designee is responsible for the administration of this Agreement on behalf of City.

2.04 Communications between City and the Chabad Center shall be directed to the designated representatives of each, as set forth in **Article XII** of this Agreement.

III. COMPLIANCE WITH FEDERAL, STATE AND LOCAL LAWS

3.01 City warrants and represents it will comply with all federal, state and local laws and/or regulations and will use all reasonable efforts to ensure said compliance by any and all contractors and subcontractors that may work on the Project.

3.02 If applicable, plan design shall conform to Americans with Disabilities Act requirements and must be approved by the Texas Department of Licensing and Regulation before construction may begin.

IV. LEGAL AUTHORITY

4.01 The Chabad Center represents, warrants, assures and guaranties it possesses the legal authority, pursuant to any proper, appropriate and official motion, resolution or action passed or taken, to enter into this Agreement and to perform the responsibilities herein required.

4.02 The signer of this Agreement for the Chabad Center warrants, assures and guaranties he/she has full legal authority to execute this Agreement on behalf of the Chabad Center and to bind the Chabad Center to all terms, performances and provisions herein contained.

4.03 City represents, warrants, assures and guarantees it possesses the legal authority, pursuant to any proper, appropriate and official motion, resolution or action passed or taken, to enter into this Agreement and to perform the responsibilities herein required.

V. PERFORMANCE BY CITY

5.01 Subject to receipt of the Chabad Center Funding of the Project, in accordance and compliance with the terms, provisions and requirements of this Agreement, City shall oversee, manage, perform and provide all of the activities and services necessary to satisfactorily complete the Project. City shall provide construction plans, schedule of work and budget to the Chabad Center for review and approval within twelve (12) weeks of the execution date of this Agreement, no later than May 31, 2016. The anticipated date of completion of construction of the Project is August 31, 2016, subject to the proceeding and subsequent provisions of this Agreement. If the Project is not completed on or before October 31, 2016, subject to the provisions of this Agreement, the funds or remaining funds contributed by the Chabad Center shall be returned.

5.02 Should costs for the Project exceed the City Estimate, both the Chabad Center and City accept and agree City shall utilize funds available within the City's budget(s) to cover the costs necessary for completion of the Project, with no additional costs for the Project imposed upon the Chabad Center.

5.03 Performance of City's obligations under this Agreement shall be subject to extension due to delay by reason of events of force majeure, and City's obligations shall be abated during any period of force majeure. For purposes of this Agreement, force majeure shall include damage or destruction by fire or other casualty, condemnation, strike, lockout, civil disorder, war, acts of God, unusually adverse weather or wet soil conditions or other causes beyond the parties' reasonable control, including but not limited to, any court or judgment resulting from any litigation affecting the Project or this Agreement (hereafter referred to as "Force Majeure").

VI. CHABAD CENTER FUNDING RESPONSIBILITIES

6.01 In consideration of City's pledge to perform all services and activities set forth in this Agreement, the Chabad Center agrees to fund a portion of the cost of construction of the Project. Notwithstanding any other provisions of this Agreement, the total of all payments and other obligations made or incurred by the Chabad Center hereunder shall be \$14,000.00.

6.02 Subject to approval and execution of this Agreement by City, the Chabad Center shall provide City the amount of \$14,000.00 within fifteen (15) calendar days following the Chabad Center's receipt of written notice from City of the approval of this Agreement by the San Antonio City Council.

6.03 The Chabad Center shall neither be obligated nor liable to any party, other than City, for payment of any monies or the provision of any goods or services, pursuant to this Agreement.

6.04 Additionally, City and the Chabad Center accept and agree this Agreement does not obligate City's General Fund monies or any other monies or credits of City unless budgeted and appropriated by City.

6.05 The Chabad Center agrees the total cost of the Project is based on the City Estimate and, while every effort has been made to anticipate and include all relevant expenses, the total Project cost may exceed the City Estimate.

VII. RECEIPT, DISBURSEMENT AND ACCOUNT OF FUNDS **BY VILLAGARCIA AND BERLTEX**

7.01 City agrees to maintain a numbered account for the receipt and disbursement of all funds received pursuant to this Agreement and further agrees all checks and withdrawals from such account shall have itemized documentation in support thereof pertaining to the use of City funds and the Chabad Center Funding provided under this Agreement.

7.02 City agrees to maintain records that will provide accurate, current, separate and complete disclosure of the status of any funds received pursuant to this Agreement.

City further agrees:

- (A) maintenance of said records shall be in compliance with all terms, provisions, and requirements of this Agreement and with all generally accepted accounting principles; and
- (B) City's record system shall contain sufficient documentation to provide, in detail, full support and justification for each expenditure.

7.03 City agrees to retain all books, records, documents, written accounting policies and procedures and all other relevant materials (hereinafter "records") pertaining to activities pertinent to this Agreement for a minimum of four (4) years from the completion of the Project.

VIII. ALLOWABLE EXPENDITURES AND OWNERSHIP OF PROPERTY

8.01 Upon preparation of a construction plan, schedule of work and budget by City, City shall submit said plans, schedule of work and budget to the Chabad Center for review. Once approved by City and the Chabad Center, such plans, schedule of work and budget shall not be changed without approval by the Parties. Costs shall be considered allowable only if incurred directly and specifically in the performance of and in compliance with this Agreement and with all city, state and federal laws, regulations and/or ordinances affecting City's operations hereunder.

8.02 Expenditures of City funds and the Chabad Center Funding provided under this Agreement only shall be allowed if incurred directly and specifically in the performance of and in compliance with this Agreement and all applicable city, state and federal laws, regulations and/or ordinances.

IX. SEVERABILITY OF PROVISIONS

If any clause or provision of this Agreement 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 City, then and in that event it is the intention of the Parties hereto such invalidity, illegality or unenforceability shall not affect any other clause or provision hereof and the remainder of this Agreement shall be construed as if such invalid, illegal or unenforceable clause or provision was never contained herein; it also is the intention of the Parties hereto, in lieu of each clause or provision of this Agreement that is determined to be invalid, illegal, or unenforceable, there be added as a part of the Agreement 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.

X. NON-WAIVER OF PERFORMANCE

10.01 No waiver by any Party of a breach of any of the terms, conditions, covenants or guarantees of this Agreement shall 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 any 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 any 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.

10.02 No act or omission of a Party shall in any manner impair or prejudice any right, power, privilege, or remedy available to a Party hereunder or by law or in equity, such rights, powers, privileges, or remedies to be always specifically preserved hereby.

10.03 No representative or agent of City may waive the effect of the provisions of this **Article X** without formal action from the San Antonio City Council.

XI. ENTIRE AGREEMENT

This Agreement 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 Agreement shall be deemed to exist or to bind the Parties.

XII. NOTICES

12.01 For purposes of this Agreement, all official communications and notices among the Parties shall be deemed sufficient if in writing and mailed, registered or certified mail, postage prepaid, to the addresses set forth below:

CITY: Mike Frisbie
TCI Director
City of San Antonio
P.O. Box 839966
San Antonio, Texas 78283-3966

CHABAD CENTER: Chabad Lubavitch of South Texas
Attn: Chaim Block
14535 Blanco Road
San Antonio, Texas _____

12.02 Notice of change of address by any Party must be made in writing and mailed to each of the other Parties' last known addresses within five (5) business days of such change.

XIII. PARTIES BOUND

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

XIV. RELATIONSHIP OF PARTIES

Nothing contained herein shall be deemed or construed by the Parties hereto, or by any third party, as creating the relationship of principal and agent, partners, joint ventures or any other similar such relationship between the Parties hereto.

XV. TEXAS LAW TO APPLY AND VENUE

This Agreement shall be construed under and in accordance with the laws of the State of Texas and all obligations of the Parties created hereunder are performable in Bexar County, Texas and exclusive venue shall lie in Bexar County, Texas.

XVI. GENDER

Words of any gender used in this Agreement shall be held and construed to include any other gender, and words in the singular number shall be held to include the plural, unless the context otherwise requires.

CAPTIONS

The captions contained in this Agreement are for convenience of reference only and in no way limit or enlarge the terms and/or conditions of this Agreement.

EXECUTED IN DUPLICATE ORIGINALS, each of which shall have the full force and effect of an original on this the _____ day of _____, 2015.

CITY OF SAN ANTONIO

CHABAD CENTER

By: _____

By:  _____

Printed name: Chaim Block

Title: President

APPROVED AS TO FORM:

CITY ATTORNEY

EXHIBIT A
PROJECT SUMMARY SHEET

Project Summary Sheet

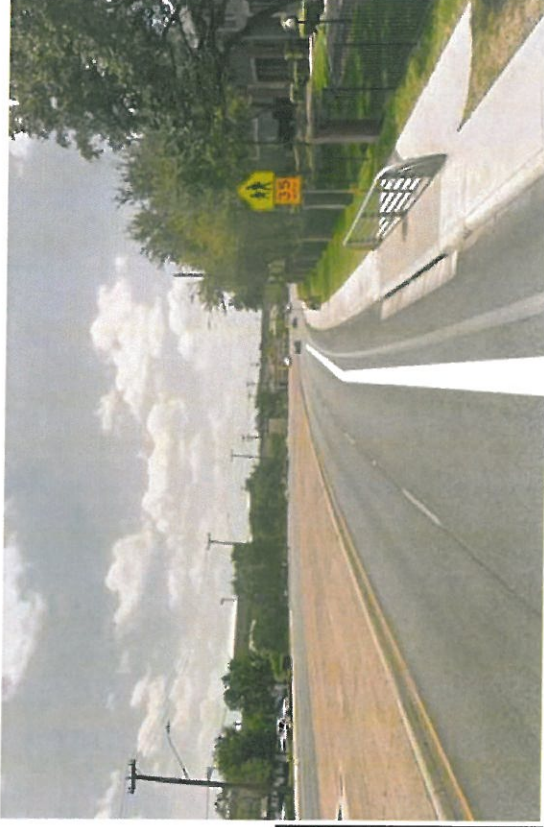
Date: 2/2/2015

Project Name: Chabad Center-14535 Blanco Rd

Project Limits: 14535 Blanco Rd.

Council District: 9

Fiscal Year: 2015



Funding Information

Funding and Year	Amount
TBD	\$48,000
Total Funding	\$48,000

Cost Information

Category	Cost
Construction	\$36,036.32
Material Testing	\$520.73
Contingency	\$2,603.63
Project Mgmt/Design	\$7,810.89
Traffic Control	\$781.09
*Total Cost	\$48,000

*Rounded To Nearest \$1K

Project Description

Project includes the installation of overhead flashing beacon near 14535 Blanco Rd (Chabad Center).

NOTE: Area located over Edwards Acquirer Recharge Zone (Transition Zone). Estimate does not include any costs associated with mitigation, if required.

