



- Received via
e-mail 10/1/14

September 30, 2014

Mr. Andy Alexander
Vice President, Facilities
Landry's Restaurants, Inc.
1510 West Loop South
Houston, Texas 77027

RE: Tower of the Americas Electrical Repair of Main Buss Duct

Dear Mr. Alexander:

The City of San Antonio supports Landry's accepting Alterman Inc.'s proposal dated Sept. 12, 2014 to undertake accelerated repairs to the Tower of the Americas main buss duct with "quick ship option" for \$194,600.00 total. As a condition of using \$36,600.00 "quick ship option," it is imperative Alterman be required to have all materials on hand ready for repair within 15 calendar days from receipt of order from Landry's or risk loss of \$36,600.00 payment, and that Alterman provide a project completion schedule to Landry's and City that identifies material delivery, start and completion dates of repairs, and length of electrical outage. Also, the City supports Landry's payment to Alterman for electric cable not to exceed \$26,950.00, per Alterman's letter to Landry's dated September 15, 2014. And the City of San Antonio supports Landry's payment of Davila Electric Company's invoice #32964 for emergency electrical repair to the Tower on Sept. 5-7, 2014 for \$39,805.00. Copies of Alterman's proposal and letter, as well as Davila's invoice, are attached. These repairs are the responsibility of the City per Article 14 of the Tower of the Americas Lease & Development Agreement; therefore, the City of San Antonio is agreeable to reimburse Landry's up to \$261,355.00 upon completion of the proposed accelerated repairs and proof of Landry's payment in full to both firms. The City of San Antonio will reimburse Landry's via direct payment within 60 days following receipt of Landry's proof of payment in full.

Please acknowledge your agreement to the above by signing below and returning this letter to me as soon as possible.

Thank you for your efforts in support of the Tower of the Americas. Please feel free to call me at 210-207-3677 if you have any questions regarding this correspondence.

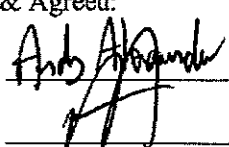
Sincerely,


Jim Mery, Deputy Director
Center City Development & Operations Department

Attachments

Acknowledged & Agreed:

Printed Name: Andy Alexander

Signature: 

Date: 10/1/14

TARGET THE HEART. RENEW. RECONNECT. REVITALIZE.

Alterman

employee owned

September 12, 2014

Landry's
1510 West Loop South
Houston, TX 77027

Attn: Rob Dohrman

Re: Tower of the Americas Bus Duct Replacement
Electrical Scope and Pricing

Dear Sir:

We propose the necessary labor and material to perform the electrical work on the above referenced project per the following:

Scope of Work:

- 1) Remove and dispose of 90' of damaged 1600 Amp Siemens Busway and Transition J-Box.
- 2) Remove temporary wiring installed during outage.
- 3) Provide and install new Siemens Sentron Busway, 1600 Amp, Copper, three phase four wire, indoor rated, 600 VAC Bus Duct (9 pieces).
- 4) Provide and install a new End Tap Box: SX416C14ETVS.

Special Qualifications and/or Clarifications:

- 1) Price is contingent upon execution of a mutually acceptable contract and project schedule.
- 2) Price is valid for 30-days.
- 3) A delta is provided by Siemens to quick ship their equipment. Quick ship includes 5 day manufacture plus delivery time (2 week estimate). Regular ship is 8 weeks plus delivery time.
- 4) Scope of Work will require a 72 consecutive hour shutdown to perform work in a safe manner. We will work multiple crews to complete this in the shortest amount of time possible.

- 5) This proposal is based on returning to the existing operational condition. Existing conditions include NEMA 1 indoor rated bus duct. The environment that this equipment is installed is a wet condition. Alterman is not responsible for the existing distribution system design and future issues this design will cause.
- 6) We include our standard one (1) year warranty against defects on workmanship and materials. Alterman does not warrant the adequacy, sufficiency, suitability or building code compliance of the plans, specifications or any other contract documents related to this scope of work. **THIS WARRANTY IS PROVIDED IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, AND THE WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE ARE HEREBY DISCLAIMED BY ALTERMAN.**
- 7) The following items are **not** included in this proposal:
- a) cutting, patching, and painting
 - b) bond; however, available for additional cost
 - c) cable rental
 - d) sales tax
- 8) The following systems are **not** included in this proposal:
- a) tele/data
 - b) CCTV and security
 - c) CATV and satellite
 - d) P/A and sound
 - e) fire alarm


Pricing:

Base Bid		\$ 158,000.00
Siemens Quick Ship Option	Add	\$ 36,600.00

We appreciate the opportunity to submit the above proposal. If you have any questions, please call.

Sincerely,

ALTERMAN, INC.
TX License No. 17043


Denny Crouch
Director of Service

Alterman

employee owned

September 15, 2014

Landry's
1510 West Loop South
Houston, TX 77027

Attn: Rob Dohrman

Re: Tower of the Americas Temporary Cable
Electrical Scope and Pricing

Dear Sir:

We propose the necessary labor and material to perform the electrical work on the above referenced project per the following:

Scope of Work:

- 1) Provide rental/purchase of #4/0, extra flexible, dual insulated, 2000V rated, UL 600V rated for continuous use temporary portable power cable.

Special Qualifications and/or Clarifications:

- 1) Cable Purchase does not include rental of cable to date.
- 2) Price is valid for 30-days.
- 3) The following items are **not** included in this proposal:
 - a) sales tax

Pricing:

First Month Rental and Delivery 9/5/14 – 10/3/14	\$ 6,852.00
Weekly Rental Rate	\$ 2,390.00
Monthly Rental Rate	\$ 5,970.00
Cable Purchase	\$ 26,950.00

We appreciate the opportunity to submit the above proposal. If you have any questions, please call.

Sincerely,

ALTERMAN, INC.
TX License No. 17043

Denny Crouch
Director of Service

P. O. Box 700490
San Antonio, TX 78270-0490
14703 Jones Maltsberger
San Antonio, TX 78247

210-496-6888
Facsimile No. 210-496-7349
Texas Electrical Contractors License No. 17043
www.goalterman.com

Davila Electric Co., Inc.

1842 Bandera Rd.
 San Antonio, TX 78228-3801
 TexasElectricalContractorLicense #17069

Invoice

Date	Invoice #
9/9/2014	32964

Bill To
City of San Antonio Attn: Bruce Martin, Contract Manager 400 N St. Mary's St., Ste. #100 San Antonio, Texas 78205

Jobsite Information
Tower of the Americas 700 Bowie St. San Antonio, Texas 78205

Phone # 210.436.1551	Fax # 210.435.9800	E-mail: davilaelectric@sbcglobal.net
----------------------	--------------------	--------------------------------------

CUST P.O. No.	Terms	Due Upon Rec'd	Tech	Job#	Requested By
	Due on receipt	9/9/2014	MSG	4686	Landry's

Date	Item	Description	Svc Units	Rate	Amount
		Tower of the Americas power outage 9/5/14 AFTER HOURS EMERGENCY SERVICE Scope of work: Temporary repair to restore power -Received emergency call for power outage, Friday, 9/5/14 @ 6:30 p.m. -First responder onsite approximately 7:00 p.m. -Troubleshoot cause of failure -Found damaged sections of primary bus duct at 8th and 9th floors -Cut and removed faulted bus duct sections -Relocated bus duct tap box from the switchgear to the closest non-damaged bus duct section located on the 10th floor -Ran seventeen (17) runs at 150 ft. each (2,550 ft. total cable) of temporary quick connect cabling up the stairway to power (1,600 amps) from the switchgear to the new tap box section -Powered up main and checked for proper voltage -Powered up bus duct bypass and checked for proper operation and voltage -Brought up main power at top of Tower and checked for proper operation and voltage-power was restored. Sunday 9/7/14 Returned at request of Rob Dohrman to cover Tap box and Switch gear to help protect from rain			

Thank you for your business! We appreciate your prompt payment!

Please pay by this invoice- no statement will be sent. A \$35.00 fee is charged for a returned check. Any invoice aged over 30 days may be handled for collection at \$50.00 per month until paid in full.
 30-day labor warranty. Faulty materials & fixtures will defer to the mfg. warranty. Customer supplied items are not warranted.
 Any dispute with this bill must be submitted in writing within ten (10) days of the billing date; otherwise it is deemed correct, with no further recourse. Thank you - we appreciate your business!

Subtotal	
Sales Tax (8.25%)	
Total	
Payments/Credits	↓
Balance Due	see pg 2

Regulated by The Texas Dept of Licensing & Regulation, PO Box 12157, Austin, TX 78711. 1.800.803.9202. Website: www.state.tx.us

Davila Electric Co., Inc. **PAY BY THIS INVOICE**

1842 Bandera Rd.
 San Antonio, TX 78228-3801
 Texas Electrical Contractor License #17069

NO STATEMENT WILL BE SENT
 THANK YOU!

Invoice

Date	Invoice #
9/9/2014	32964

Bill To
City of San Antonio Attn: Bruce Martin, Contract Manager 400 N St. Mary's St., Ste. #100 San Antonio, Texas 78205

Jobsite Information
Tower of the Americas 700 Bowie St San Antonio, Texas 78205

Phone # 210.436.1551	Fax # 210.435.9800	E-mail: davilaelectric@sbcglobal.net
----------------------	--------------------	--------------------------------------

CUST P.O. No.	Terms	Due Upon Rec't	Tech	Job#	Requested By
	Due on receipt	9/9/2014	MSG	4686	Landry's

Date	Item	Description	Svc Units	Rate	Amount
9/5/2014	Service	Labor: Nine (9) Senior techs after hours	10	1,215.00	12,150.00
9/5/2014	Service	Labor: Four (4) Junior techs after hours	10	390.00	3,900.00
9/5/2014	Service	Labor: Management after hours	10	202.50	2,025.00
9/6/2014	Service	Labor: Nine (9) Senior techs after hours	10	1,215.00	12,150.00
9/6/2014	Service	Labor: Four (4) Junior techs after hours	10	390.00	3,900.00
9/6/2014	Service	Labor: Management after hours	10	202.50	2,025.00
9/8/2014	Service	Labor: Two (2) Senior tech regular hours	7	180.00	1,260.00
9/8/2014	Service	Labor: Two (2) Junior tech regular hours	7	130.00	910.00
9/8/2014	Service	Labor: Management regular hours	7	135.00	945.00
	Material	Material for this job per the above description		540.00	540.00
		Subtotal			39,805.00
		This is a temporary repair-permanent repair should be executed as soon as possible.			
		Cables are on a monthly rental and will be handled directly thru Alterman			

Thank you for your business! We appreciate your prompt payment!	Subtotal	\$39,805.00
Please pay by this invoice- no statement will be sent. A \$35.00 fee is charged for a returned check. Any invoice aged over 30 days may be handled for collection at \$50.00 per month until paid in full. 30-day labor warranty. Faulty materials & fixtures will defer to the mfg. warranty. Customer supplied items are not warrantied. Any dispute with this bill must be submitted in writing within ten (10) days of the billing date; otherwise it is deemed correct, with no further recourse. Thank you - we appreciate your business!	Sales Tax (8.25%)	\$0.00
	Total	\$39,805.00
	Payments/Credits	\$0.00
	Balance Due	\$39,805.00

Regulated by The Texas Dept of Licensing & Regulation, PO Box 12157, Austin, TX 78711. 1.800.805.9202. Website: www.stare.tx.us