

CITY OF SAN ANTONIO

Issued By: Transportation and Capital Improvements
ID NO.: 35-00071

Date Issued: May 25, 2018

(010) FORMAL INVITATION FOR BIDS (IFB) to CONTRACT
SAFD Fire Training Academy HVAC Upgrades #35-00071

Sealed bids, subject to the Terms and Conditions of this Invitation for Bids and other contract provisions, will be received at the Office of the City Clerk, City Hall, 100 Military Plaza, San Antonio, TX 78205 until 2:00 P.M. CST on Tuesday, June 19, 2018 and publicly read aloud in City Council Chambers at 114 W. Commerce, Municipal Plaza Building. This is the solicitation deadline. Bids must be submitted in a sealed envelope and clearly marked with the due date of bid, bidder name, Project Name and ID NO. The City is not responsible for submissions not clearly and appropriately marked. Late submissions will be rejected and returned to bidder. A Non-Mandatory Pre-bid meeting will be held at the Fire Training Academy, 300 S. Callaghan, San Antonio, TX 78227 on Friday, June 1, 2018 at 9:00 A.M. Deadline for questions: 12:00 P.M., June 8, 2018.

This invitation includes the following Contract Documents:

- 010 Invitation for Bids and Contract Signature Page
020 Bid Form
024 Unit Pricing Form
040 Standard Instructions to Respondent
041 Certificate of Interested Parties (TEC Form 1295)
050 SBEDA Guidelines
Subcontractor/Supplier Utilization Commitment Form *Determined off of base bid*
060 Supplemental Conditions
075 Performance Bond
076 Payment Bond
081 General Conditions for Construction Contracts
Wage Decision

The City of San Antonio point of contact for all questions regarding the solicitation is Manuel G. Garcia and can be reached at manuel.g.garcia@sanantonio.gov. Plans, Specifications and Special Conditions are available at no cost on the City's website along with the solicitation. Changes to Plans, Specifications and Special Conditions will be included in an addendum and will be posted on the web at http://www.sanantonio.gov/purchasing/biddingcontract/opportunities.aspx along with this solicitation. Bidder understands and agrees that bidder is responsible for obtaining addenda and adhering to all requirements in addenda. City is not responsible for incorrect information obtained through other sources.

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

Bid Documents must contain "Legal Name of Company" as listed by the Texas Secretary of State Registry

- 010 Invitation for Bids and Contract Signature Page
020 Bid Form
024 Unit Pricing Form
Bid Bond
Subcontractor/Supplier Utilization Commitment Form
Signed Addenda Acknowledgement Forms
Form 1295 with Certification Number, Date Filed, & Notarized
Proof of "Active" registration with the Texas Secretary of State Registry (website: www.sos.state.tx.us)

It is understood and agreed that the work is to be substantially completed on or before 180 calendar days. This project does not include hazardous environmental work. This project requires 0 project sign(s).

Small Business Economic Development Advocacy (SBEDA) Program Compliance - Respondents shall meet the subcontracting requirements as stated on 050.01 Form and on the Subcontractor/Supplier Commitment Form posted with this solicitation on the City's website.

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

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

Official Name of Company (Legal): Inoca Holdco II, LLC dba FCS Fox Commercial Services

Original Signature of Person Authorized to Sign Bid/Contract: [Signature] / 6/23/18 Date Signer's Name: George D. Stuckey (Please Print or Type)

CITY OF SAN ANTONIO

Project Name: SAFD Fire Training Academy HVAC Upgrades
ID NO.: 35-00071

Date Issued: May 25, 2018
Page 1 of 1

The estimated construction budget for this contract is \$161,500

020 BID FORM

Inoca Holdco, II LLC dba FCS Fox Commercial Services
Legal Name of Company (print)

I. BASE BID

Total Amount of Base Bid Insert Amount in Words and Numbers:

Two hundred fifty thousand eight hundred \$ 256,817.80
eighteen
(UTILIZATION PLAN SHOULD BE DETERMINED FROM THE BASE BID)

II. ALTERNATES

Amount of each Alternates (if applicable) insert in Numbers:

Additive Alternate #1 - Replacement of the existing air-cooled chiller

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

One hundred five thousand nine hundred \$ 105,914.80
fourteen

Additive Alternate #2 - Convert AHU-1, 4 and 5 to operate in a single zone VAV configuration

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

Seventeen thousand nine hundred fifty \$ 15,950.50
50/100

George D. Stuckey
Person Authorized to Sign Bid/Contract (Print)

Vice President Sales
Title of Person Signing

90-1034018

Tax Id No.

2611 Boardwalk St.
Address

N/A

Fax No.
 Local Headquarters
 Local Branch Office (Check one)

San Antonio, TX 78217
City, State and Zip Code

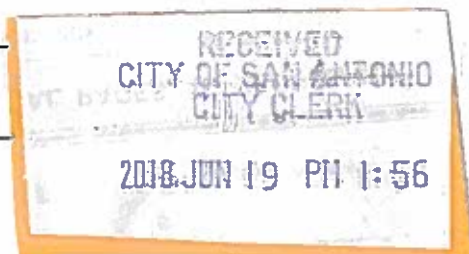
512-801-9003
Telephone No.

gstuckey@foxcommercialservices.com
E-mail Address
cc: vovalle@foxcommercialservices.com

Name of the proposed Project Manager: Roland Garcia


Name of the proposed Site Superintendent: Scott Curtright

Revised 9/1/2017



CITY OF SAN ANTONIO
 024 UNIT PRICING FORM

PROJECT NAME: SAFD Fire Training Academy HVAC Upgrades
 PROJECT NO. 35-00071

ITEM NO.	BID ITEM DESCRIPTION	UNIT OF MEASURE	APPROX. QUANTITIES	UNIT BID PRICE
	The City only will accept bid pricing to the hundredths. Any pricing extended out to three decimal points will be truncated to two decimal points in the City's favor.			
1	PROVIDE DDC CONTROL FOR ONE (1) EXISTING EXHAUST FAN.	\$	10	\$930.00
2	PROVIDE NON-ADJUSTABLE TEMPERATURE SENSOR, AND ASSOCIATED CONTROL WIRING (UP TO 200 LF) FOR SPACE TEMPERATURE MONITORING. COST SHALL ALSO INCLUDE INTEGRATING THE SENSOR INTO THE BUILDING AUTOMATION SYSTEM.	\$	1	\$558.00
3	OCCUPANCY SENSOR SWITCH REPLACEMENT FOR SINGLE POLE ON/OFF TOGGLE SWITCH	\$525.00	26	\$13,650.00
4	DUAL RELAY OCCUPANCY SENSOR SWITCH REPLACEMENT FOR (2) SINGLE POLE ON/OFF TOGGLE SWITCHES	\$525.00	31	\$16,275.00
5	MOMENTARY SWITCH & CEILING OCCUPANCY SENSOR REPLACEMENT FOR SINGLE POLE ON/OFF TOGGLE SWITCH	\$750.00	10	\$7,500.00
6	MOMENTARY SWITCH & CEILING OCCUPANCY SENSOR REPLACEMENT FOR THREE-WAY ON/OFF TOGGLE SWITCH(ES)	\$750.00	10	\$7,500.00
7	DIGITAL WALLSTATION, CEILING OCCUPANCY SENSOR, & ROOM CONTROLLER REPLACEMENT FOR SINGLE POLE ON/OFF TOGGLE SWITCH	\$750.00	10	\$7,500.00
8	DIGITAL WALLSTATION, CEILING OCCUPANCY SENSOR, & ROOM CONTROLLER REPLACEMENT FOR THREE-WAY ON/OFF TOGGLE SWITCH(ES)	\$750.00	8	\$6,000.00
Fox Commerical Services hereby certifies that the unit prices shown on this form in this bid proposal are the unit prices intended for this project. These unit prices are 'complete and in place', and include but are not limited to: necessary superintendence, labor, machinery, equipment, tools, materials, mobilization, insurance, overhead and other miscellaneous items and cost to complete the proposed work. It is further understood that these unit prices will be used by the City of San Antonio to adjust the final bid or contract amount through additions to or deletions from the scope and amount of work for the project, with the mutual agreement of both parties.				
Fox Commerical Services agrees to the terms, conditions, and requirements of the bidder's bid proposal.				
Signed:				
Title:	Vice President			
	Date:	June 19, 2018		

CITY OF SAN ANTONIO
024 UNIT PRICING FORM

PROJECT NAME: SAFD Fire Training Academy HVAC Upgrades
PROJECT NO. 35-00071

ITEM NO.	BID ITEM DESCRIPTION	UNIT OF MEASURE	APPROX. QUANTITIES	UNIT BID PRICE
	The City only will accept bid pricing to the hundredths. Any pricing extended out to three decimal points will be truncated to two decimal points in the City's favor.			
1	PROVIDE DDC CONTROL FOR ONE (1) EXISTING EXHAUST FAN.	\$		
2	PROVIDE NON-ADJUSTABLE TEMPERATURE SENSOR, AND ASSOCIATED CONTROL WIRING (UP TO 200 LF) FOR SPACE TEMPERATURE MONITORING. COST SHALL ALSO INCLUDE INTEGRATING THE SENSOR INTO THE BUILDING AUTOMATION SYSTEM.	\$		
3	OCCUPANCY SENSOR SWITCH REPLACEMENT FOR SINGLE POLE ON/OFF TOGGLE SWITCH	\$400.00	26	\$10,400.00
4	DUAL RELAY OCCUPANCY SENSOR SWITCH REPLACEMENT FOR (2) SINGLE POLE ON/OFF TOGGLE SWITCHES	\$325.00	31	\$10,075.00
5	MOMENTARY SWITCH & CEILING OCCUPANCY SENSOR REPLACEMENT FOR SINGLE POLE ON/OFF TOGGLE SWITCH	\$515.00	10	\$5,150.00
6	MOMENTARY SWITCH & CEILING OCCUPANCY SENSOR REPLACEMENT FOR THREE-WAY ON/OFF TOGGLE SWITCH(ES)	\$515.00	10	\$5,150.00
7	DIGITAL WALLSTATION, CEILING OCCUPANCY SENSOR, & ROOM CONTROLLER REPLACEMENT FOR SINGLE POLE ON/OFF TOGGLE SWITCH	\$515.00	10	\$5,150.00
8	DIGITAL WALLSTATION, CEILING OCCUPANCY SENSOR, & ROOM CONTROLLER REPLACEMENT FOR THREE-WAY ON/OFF TOGGLE SWITCH(ES)	\$515.00	8	\$4,120.00
<p>Fox Commercial Services hereby certifies that the unit prices shown on this form in this bid proposal are the unit prices intended for this project. These unit prices are 'complete and in place', and include but are not limited to: necessary superintendence, labor, machinery, equipment, tools, materials, mobilization, insurance, overhead and other miscellaneous items and cost to complete the proposed work. It is further understood that these unit prices will be used by the City of San Antonio to adjust the final bid or contract amount through additions to or deletions from the scope and amount of work for the project, with the mutual agreement of both parties.</p>				
<p>Fox Commercial Services agrees to the terms, conditions, and requirements of the bidder's bid proposal.</p>				
<p>Signed: <u><i>Joseph Tucker</i></u> Date: <u>June 19, 2018</u></p>				
<p>Title: <u>Vice President</u> *****Valued Engineer equal (=) to Greengate product</p>				

BID BOND

SureTec Insurance Company

1330 Post Oak Blvd., Suite 1100 Houston, TX 77056

CONTRACTOR:

(Name, legal status and address)

INOCA Holdco II DBA Fox Commercial Services, LLC
4300 South Congress Ave.
Austin, TX 78745

OWNER:

(Name, legal status and address)

City of San Antonio
100 Military Plaza
San Antonio, TX 78205

SURETY:

(Name, legal status and principal place of business)

SureTec Insurance Company
1330 Post Oak Blvd., Suite 1100
Houston, TX 77056

BOND AMOUNT: NOT TO EXCEED 5% (\$16,000.00)

PROJECT:

(Name, location or address, and Project number, if any)

SAFD Fire Training Academy HVAC Upgrades #34-00071

The Contractor and Surety are bound to the Owner in the amount set forth above, for the payment of which the Contractor and Surety bind themselves, their heirs, executors, administrators, successors and assigns, jointly and severally, as provided herein. The conditions of this Bond are such that if the Owner accepts the bid of the Contractor within the time specified in the bid documents, or within such time period as may be agreed to by the Owner and Contractor, and the Contractor either (1) enters into a contract with the Owner in accordance with the terms of such bid, and gives such bond or bonds as may be specified in the bidding or Contract Documents, with a surety admitted in the jurisdiction of the Project and otherwise acceptable to the Owner, for the faithful performance of such Contract and for the prompt payment of labor and material furnished in the prosecution thereof; or (2) pays to the Owner the difference, not to exceed the amount of this Bond, between the amount specified in said bid and such larger amount for which the Owner may in good faith contract with another party to perform the work covered by said bid, then this obligation shall be null and void, otherwise to remain in full force and effect. The Surety hereby waives any notice of an agreement between the Owner and Contractor to extend the time in which the Owner may accept the bid. Waiver of notice by the Surety shall not apply to any extension exceeding sixty (60) days in the aggregate beyond the time for acceptance of bids specified in the bid documents, and the Owner and Contractor shall obtain the Surety's consent for an extension beyond sixty (60) days.

If this Bond is issued in connection with a subcontractor's bid to a Contractor, the term Contractor in this Bond shall be deemed to be Subcontractor and the term Owner shall be deemed to be Contractor.

When this Bond has been furnished to comply with a statutory or other legal requirement in the location of the Project, any provision in this Bond conflicting with said statutory or legal requirement shall be deemed deleted herefrom and provisions conforming to such statutory or other legal requirement shall be deemed incorporated herein. When so furnished, the intent is that this Bond shall be construed as a statutory bond and not as a common law bond.

SureTec Insurance Company

LIMITED POWER OF ATTORNEY

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

Elspeht J. Murray, Emily D. Brown, Sara C. Holt, Jessica N. Griffin, Nick Brady, Jackson D. Cromer

its true and lawful Attorney-in-fact, with full power and authority hereby conferred in its name, place and stead, to execute, acknowledge and deliver any and all bonds, recognizances, undertakings or other instruments or contracts of suretyship to include waivers to the conditions of contracts and consents of surety for, providing the bond penalty does not exceed

Two Million and 00/100 Dollars (\$2,000,000.00)

and to bind the Company thereby as fully and to the same extent as if such bond were signed by the President, sealed with the corporate seal of the Company and duly attested by its Secretary, hereby ratifying and confirming all that the said Attorney-in-Fact may do in the premises. Said appointment shall continue in force until 12/31/2019 and is made under and by authority of the following resolutions of the Board of Directors of the SureTec Insurance Company:

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

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

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

In Witness Whereof, SURETEC INSURANCE COMPANY has caused these presents to be signed by its President, and its corporate seal to be hereto affixed this 25th day of April, A.D. 2017.

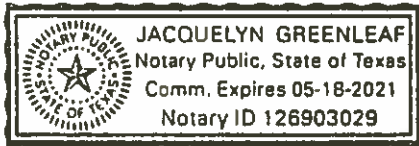
SURETEC INSURANCE COMPANY

By: 
John Knox Jr., President



State of Texas ss:
County of Harris

On this 25th day of April, A.D. 2017 before me personally came John Knox Jr., to me known, who, being by me duly sworn, did depose and say, that he resides in Houston, Texas, that he is President of SURETEC INSURANCE COMPANY, the company described in and which executed the above instrument; that he knows the seal of said Company; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the Board of Directors of said Company; and that he signed his name thereto by like order.




Jacquelyn Greenleaf, Notary Public
My commission expires May 18, 2021

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

Given under my hand and the seal of said Company at Houston, Texas this 19th day of June, 2018, A.D.


M. Brent Beaty, Assistant Secretary

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

Signed and sealed this 19th day of June, 2018.

INOCA Holdco II DBA Fox Commercial Services, LLC

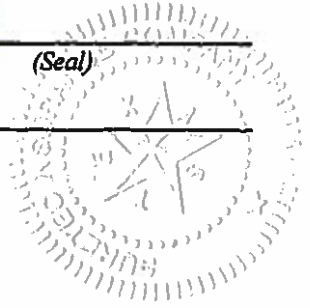
George Spakay
(Principal) (Seal)

Managing Member Vice President
(Title)

SureTec Insurance Company

Sara C Holt
(Surety) Sara C. Holt (Seal)

Attorney In Fact
(Title)



Veronica Valle
(Witness)

Kyle Jandreau
(Witness) Kyle Jandreau



City of San Antonio
Subcontractor/Supplier Utilization Commitment Form

Solicitation Name: *SAFD Fire Training Academy - HVAC Upgrades*

Respondent Name:

Please acknowledge the statements below by initialing the box:

In responding to this solicitation, I hereby affirm my firm's commitment to meet the subcontracting requirement(s) indicated in the solicitation.

I understand a Minority/Women Business Enterprise (M/WBE) subcontracting goal of twenty-three percent (23%) applies to this solicitation.

I understand that for a Prime or Subcontractor to count toward a City required subcontracting goal(s), the Prime or Subcontractor must be SBEDA eligible and have the same certification(s) as the City required subcontracting goal(s).

I understand that to be SBEDA eligible, a Prime or Subcontractor must be certified as a Small Business Enterprise (SBE) through the South Central Texas Regional Certification Agency (www.SCTRCA.org) AND they must be headquartered or have a significant business presence in the San Antonio Metropolitan Statistical Area.

I understand that the failure to include a completed, signed copy of this Commitment Form to acknowledge the subcontracting goal(s) for this solicitation will render this response NON-RESPONSIVE.

I understand my firm is required to submit the Change to Utilization Plan to CITY on a quarterly basis based on the SBO's job order, on-call, and/or indefinite delivery contracts reporting schedule resulting from this solicitation (except for the last quarter of this contract term, during which my firm shall submit for each accepted task order).

I understand in the absence of a Post-Award Vendor Subcontracting Waiver granted by the SBO, the failure of firm to attain these subcontracting goals for S/M/WBE firm participation in the performance of a Commercially Useful Function under the terms of its contract shall be a material breach and subject to penalties and/or sanctions available under the terms of this Agreement for violations of the SBEDA Ordinance, or under any other law.

Prime Contractor's Authorized Agent:

Name:

Sign and Date:



June 19, 2018

There are no addenda's to acknowledge.

Sincerely,

A handwritten signature in blue ink, which appears to read "George D. Stuckey". The signature is written in a cursive style and is positioned above the printed name and title.

George D. Stuckey
Vice President, Sales



CERTIFICATE OF INTERESTED PARTIES

FORM 1295

1 of 1

Complete Nos. 1 - 4 and 6 if there are interested parties.
Complete Nos. 1, 2, 3, 5, and 6 if there are no interested parties.

**OFFICE USE ONLY
CERTIFICATION OF FILING**

1 Name of business entity filing form, and the city, state and country of the business entity's place of business.
Fox Commercial Services
San Antonio, TX United States

Certificate Number:
2018-369758

Date Filed:
06/19/2018

Date Acknowledged:

2 Name of governmental entity or state agency that is a party to the contract for which the form is being filed.
City of San Antonio

3 Provide the identification number used by the governmental entity or state agency to track or identify the contract, and provide a description of the services, goods, or other property to be provided under the contract.
35-00071
SAFD Fire Training Academy HVAC Upgrades

4	Name of Interested Party	City, State, Country (place of business)	Nature of interest (check applicable)	
			Controlling	Intermediary
	Stuckey, George D.	San Antonio, TX United States	X	

5 Check only if there is NO interested Party.

6 UNSWORN DECLARATION

My name is George D. Stuckey *George Stuckey* and my date of birth is 8/17/1955

My address is 12903 Lost Ridge Circle Leander TX 78644 USA
(street) (city) (state) (zip code) (country)

I declare under penalty of perjury that the foregoing is true and correct.

Executed in Brewster County, State of Texas, on the 19th day of June, 20 18.
(month) (year)



Lori A. Trujillo
Signature of authorized agent of contracting business entity
(Declarant)



Office of the Secretary of State

**CERTIFICATE OF FILING
OF**

**FCS Fox Commercial Services, LLC
801905004**

[formerly: Fox Service Company II, LLC]

The undersigned, as Secretary of State of Texas, hereby certifies that a Certificate of Amendment for the above named entity has been received in this office and has been found to conform to the applicable provisions of law.

ACCORDINGLY, the undersigned, as Secretary of State, and by virtue of the authority vested in the secretary by law, hereby issues this certificate evidencing filing effective on the date shown below.

Dated: 03/01/2018

Effective: 03/01/2018



A handwritten signature in black ink, appearing to read "R. Pablos".

Rolando B. Pablos
Secretary of State