

**CITY OF SANTA FE
GENERAL SERVICES CONTRACT**

On-Call Remediation Services for City Facilities

THIS AGREEMENT is made and entered into by and between the City of Santa Fe, herein after referred to as the "City", and Steamatic NM herein after referred to as the "Contractor."

IT IS MUTUALLY AGREED BETWEEN THE PARTIES:

1. Definitions

A. "Products and Services Schedule" refers to the complete list of products and services offered under this Agreement and the price for each. Product and service descriptions may be amended with the prior approval of the Agreement Administrator. New products and services shall not be added to the Products and Services Schedule.

B. "Business Hours" means 8:00 a.m. to 5:00 p.m. Mountain Time.

C. "You" and "your" refers to **Steamatic, NM**. "We," "us" or "our" refers to the City and whose accounts are created under this Agreement.

2. Scope of Work

- A. The Contractor shall perform the following work in accordance with their Bid Pricing, marked "Exhibit A," which is attached hereto and made a part thereof.
- 1) This work shall include Miscellaneous General Contracting work for the City of Santa Fe.
 - 2) The Contractor shall be required to provide On-Call General Contracting services for any number of activities listed under this Scope of Work upon the request of the City. Once a need identified, the City will issue a written Task Order to the Contractor detailing the services required. Upon receiving the City's request for services, the Contractor shall promptly provide the City with an estimate, based upon the rates submitted on Bid Form, Exhibit A, cost summary and project schedule required to complete the assignment or task. Project schedules, negotiated price, and completion dates shall be determined on project-by-project basis and dependent upon the urgency of that task. The Contractor may be required to do some of the work in phases. The Contractor shall be required to provide the requested labor and all equipment and materials within one week of a request issuance of a Notice to Proceed unless otherwise arranged. The Contractor shall agree to provide required labor within 24 hours for emergency situations whenever possible.

- 3) The City of Santa Fe Public Works, Facilities Division shall be able to utilize this On-Call contract as needed and as funding is available. All other City of Santa Fe staff will only be authorized to utilize this On-Call Contract with prior, written approval of the scope of work, from the Facilities Division Director, before commencing any work applicable to this On-Call Contract.
- 4) Contractor is responsible for all required permits and licenses required to perform this work. Contractor shall be responsible for adherence to the Contract Documents, Construction Documents, Specifications and approved directives.
- 5) Contractor shall be responsible for any applicable Local, County, State and Federal requirements and permits.
- 6) Contractor shall be responsible for verifications of all existing conditions, measurements, and dimensions for bidding. Contractor shall be responsible for all permits, fees, and State and/or City inspections associated with their work.

3. **Compensation**

The City shall pay to the Contractor based upon fixed prices for each Deliverable item as listed here.

<u>Deliverable item:</u>	<u>Price</u>
01 Miscellaneous General Contracting Services	\$1,000,000.00

The total compensation under this Agreement shall not exceed \$1,000,000.00 excluding NMGR.

4. **Payment Provisions**

All payments under this Agreement are subject to the following provisions.

- A. Acceptance - In accordance with Section 13-1-158 NMSA 1978, the City shall determine if the product or services provided meet specifications. Until the products or services have been accepted in writing by the City, the City shall not pay for any products or services. Unless otherwise agreed upon between the City and the Contractor, within thirty (30) days from the date the City receives written notice from the Contractor that payment is requested for services or within thirty (30) days from the receipt of products, the City shall issue a written certification (by letter or email) of complete or partial acceptance or rejection of the products or services. Unless the City gives notice of rejection within the specified time period, the products or services will be deemed to have been accepted.
- B. Payment of Invoice - Upon acceptance that the products or services have been received and accepted, payment shall be tendered to the Contractor within thirty (30) days after the date of invoice. After the thirtieth day from the date that written certification of acceptance is issued, late payment

charges shall be paid on the unpaid balance due on the contract to the Contractor at the rate of 1.5 % per month. Contractor may submit invoices for payment no more frequently than monthly. Payment will be made to the Contractor's designated mailing address. Payment on each invoice shall be due within 30 days from the date of the acceptance of the invoice. The City agrees to pay in full the balance shown on each account's statement, by the due date shown on said statement.

5. **Term**

THIS AGREEMENT SHALL NOT BECOME EFFECTIVE UNTIL APPROVED IN WRITING BY THE CITY. This Agreement shall begin on date approved by the City, and end on June 30, 2024. The City reserves the right to renew the contract on an annual basis by mutual Agreement not exceed a total of three years in accordance with NMSA 1978, §§ 13-1-150 through 152.

6. **Default and Force Majeure**

The City reserves the right to cancel all or any part of any orders placed under this contract without cost to the City, if the Contractor fails to meet the provisions of this contract and, except as otherwise provided herein, to hold the Contractor liable for any excess cost occasioned by the City due to the Contractor's default. The Contractor shall not be liable for any excess costs if failure to perform the order arises out of causes beyond the control and without the fault or negligence of the Contractor; such causes include, but are not restricted to, acts of God or the public enemy, acts of the State or Federal Government, fires, floods, epidemics, quarantine restrictions, strikes, freight embargoes, unusually severe weather and defaults of sub-contractors due to any of the above, unless the City shall determine that the supplies or services to be furnished by the sub-contractor were obtainable from other sources in sufficient time to permit the Contractor to meet the required delivery scheduled. The rights and remedies of the City provided in this paragraph shall not be exclusive and are in addition to any other rights now being provided by law or under this contract.

7. **Termination**

A. **Grounds.** The City may terminate this Agreement for convenience or cause. The Contractor may only terminate this Agreement based upon the City's uncured, material breach of this Agreement.

B. **Notice: City Opportunity to Cure.**

1) Except as otherwise provided in Paragraphs 7.A and 17, the City shall give Contractor written notice of termination at least thirty (30) days prior to the intended date of termination.

2) Contractor shall give City written notice of termination at least thirty (30) days prior to the intended date of termination, which notice shall (i) identify all the City's material breaches of this Agreement upon which the termination is based and (ii) state what the City must do to cure such material breaches. Contractor's notice of termination shall only be effective (i) if the City does not cure all material breaches within the thirty (30) day notice period

or (ii) in the case of material breaches that cannot be cured within thirty (30) days, the City does not, within the thirty (30) day notice period, notify the Contractor of its intent to cure and begin with due diligence to cure the material breach.

3) Notwithstanding the foregoing, this Agreement may be terminated immediately upon written notice to the Contractor (i) if the Contractor becomes unable to perform the services contracted for, as determined by the City; (ii) if, during the term of this Agreement, the Contractor is suspended or debarred by the City; or (iii) the Agreement is terminated pursuant to Paragraph 17, "Appropriations", of this Agreement.

C. Liability. Except as otherwise expressly allowed or provided under this Agreement, the City's sole liability upon termination shall be to pay for acceptable work performed prior to the Contractor's receipt or issuance of a notice of termination; provided, however, that a notice of termination shall not nullify or otherwise affect either party's liability for pre-termination defaults under or breaches of this Agreement. The Contractor shall submit an invoice for such work within thirty (30) days of receiving or sending the notice of termination. *THIS PROVISION IS NOT EXCLUSIVE AND DOES NOT WAIVE THE CITY'S OTHER LEGAL RIGHTS AND REMEDIES CAUSED BY THE CONTRACTOR'S DEFAULT/BREACH OF THIS AGREEMENT.*

8. Amendment

A. This Agreement shall not be altered, changed or amended except by instrument in writing executed by the parties hereto and all other required signatories.

B. If the City proposes an amendment to the Agreement to unilaterally reduce funding due to budget or other considerations, the Contractor shall, within thirty (30) days of receipt of the proposed Amendment, have the option to terminate the Agreement, pursuant to the termination provisions as set forth in Paragraph 7 herein, or to agree to the reduced funding.

9. Status of Contractor

The Contractor, and Contractor's agents and employees, are independent Contractors for the City and are not employees of the City. The Contractor, and Contractor's agents and employees, shall not accrue leave, retirement, insurance, bonding, use of City vehicles, or any other benefits afforded to employees of the City as a result of this Agreement. The Contractor acknowledges that all sums received hereunder are personally reportable by the Contractor for income tax purposes, including without limitation, self-employment tax and business income tax. The Contractor agrees not to purport to bind the City unless the Contractor has written authority to do so, and then only within the strict limits of that authority.

10. Assignment

The Contractor shall not assign or transfer any interest in this Agreement or assign any claims for money due or to become due under this Agreement without the prior written approval of the City.

11. **Subcontracting**

The Contractor shall not subcontract any portion of the services to be performed under this Agreement without the prior written approval of the City. No such subcontract shall relieve the primary Contractor from its obligations and liabilities under this Agreement, nor shall any subcontract obligate direct payment from the City.

12. **Non-Collusion**

In signing this Agreement, the Contractor/Contractor certifies the Contractor/Contractor has not, either directly or indirectly, entered into action in restraint of free competitive bidding in connection with this offer submitted to the City.

13. **Inspection of Plant**

The City may inspect, at any reasonable time during Contractor's regular business hours and upon prior written notice, the Contractor's plant or place of business, or any subcontractor's plant or place of business, which is related to the performance of this contract.

14. **Commercial Warranty**

The Contractor agrees that the tangible personal property or services furnished under this Agreement shall be covered by the most favorable commercial warranties the Contractor gives to any customer for such tangible personal property or services, and that the rights and remedies provided herein shall extend to the City and are in addition to and do not limit any rights afforded to the City by any other clause of this order. Contractor agrees not to disclaim warranties of fitness for a particular purpose or merchantability.

15. **Condition of Proposed Items**

Where tangible personal property is a part of this Agreement, all proposed items are to be NEW and of most current production, unless otherwise specified.

16. **Records and Audit**

During the term of this Agreement and for three years thereafter, the Contractor shall maintain detailed records pertaining to the services rendered and products delivered. These records shall be subject to inspection by the City, the State Auditor and other appropriate state and federal authorities. The City shall have the right to audit billings both before and after payment. Payment under this Agreement shall not foreclose the right of the City to recover excessive or illegal payments.

17. **Appropriations**

The terms of this Agreement, and any orders placed under it, are contingent upon sufficient appropriations and authorization being made by the City Council for the performance

of this Agreement. If sufficient appropriations and authorization are not made by the legislature, this Agreement, and any orders placed under it, shall terminate upon written notice being given by the City to the Contractor. The City's decision as to whether sufficient appropriations are available shall be accepted by the Contractor and shall be final. If the City proposes an amendment to the Agreement to unilaterally reduce funding, the Contractor shall have the option to terminate the Agreement or to agree to the reduced funding, within thirty (30) days of receipt of the proposed amendment.

18. **Release**

The Contractor, upon final payment of the amount due under this Agreement, releases the City, its officers and employees, from all liabilities, claims and obligations whatsoever arising from or under this Agreement. The Contractor agrees not to purport to bind the City, unless the Contractor has express written authority to do so, and then only within the strict limits of that authority.

19. **Confidentiality**

Any confidential information provided to or developed by the Contractor in the performance of this Agreement shall be kept confidential and shall not be made available to any individual or organization by the Contractor without prior written approval by the City.

20. **Conflict of Interest**

A. The Contractor represents and warrants that it presently has no interest and, during the term of this Agreement, shall not acquire any interest, direct or indirect, which would conflict in any manner or degree with the performance or services required under the Agreement. The Contractor shall comply with any applicable provisions of the New Mexico Governmental Conduct Act and the New Mexico Financial Disclosures Act.

B. The Contractor further represents and warrants that it has complied with, and, during the term of this Agreement, will continue to comply with, and that this Agreement complies with all applicable provisions of the Governmental Conduct Act, Chapter 10, Article 16 NMSA 1978.

C. Contractor's representations and warranties in Paragraphs A and B of this Paragraph are material representations of fact upon which the City relied when this Agreement was entered into by the parties. Contractor shall provide immediate written notice to the City if, at any time during the term of this Agreement, Contractor learns that Contractor's representations and warranties in Paragraphs A and B of this Paragraph 20 were erroneous on the effective date of this Agreement or have become erroneous by reason of new or changed circumstances. If it is later determined that Contractor's representations and warranties in Paragraphs A and B of this Paragraph 20 were erroneous on the effective date of this Agreement or have become erroneous by reason of new or changed circumstances, in addition to other remedies available to the City and notwithstanding anything in the Agreement to the contrary, the City may immediately terminate the Agreement.

D. All terms defined in the Governmental Conduct Act have the same meaning in this section.

21. **Approval of Contractor Representative(s)**

The City reserves the right to require a change in Contractor representative(s) if the assigned representative(s) are not, in the opinion of the City, adequately serving the needs of the City.

22. **Scope of Agreement; Merger**

This Agreement incorporates all the agreements, covenants, and understandings between the parties hereto concerning the subject matter hereof, and all such covenants, agreements and understandings have been merged into this written Agreement. No prior agreements or understandings, verbal or otherwise, of the parties or their agents shall be valid or enforceable unless embodied in this Agreement.

23. **Notice**

The Procurement Code, Sections 13-1-28 through 13-1-199 NMSA 1978, imposes civil and criminal penalties for its violation. In addition, the New Mexico criminal statutes impose felony penalties for bribes, gratuities and kickbacks.

24. **Equal Opportunity Compliance**

The Contractor agrees to abide by all federal and state laws, and local Ordinances, pertaining to equal employment opportunity. In accordance with all such laws, rules, and regulations, the Contractor agrees to assure that no person in the United States shall on the grounds of race, religion, color, national origin, ancestry, sex, age, physical or mental handicap, or serious medical condition, spousal affiliation, sexual orientation or gender identity, be excluded from employment with or participation in, be denied the benefits of, or be otherwise subjected to discrimination under any program or activity performed under this Agreement. If Contractor is found not to be in compliance with these requirements during the life of this Agreement, Contractor agrees to take appropriate steps to correct these deficiencies.

25. **Indemnification**

The Contractor shall hold the City and its employees harmless and shall indemnify the City and its employees against any and all claims, suits, actions, liabilities and costs of any kind, including attorney's fees for personal injury or damage to property arising from the acts or omissions of the Contractor, its agents, officers, employees or subcontractors. The Contractor shall not be liable for any injury or damage as a result of any negligent act or omission committed by the City, its officers or employees.

26. **New Mexico Tort Claims Act**

Any liability incurred by the City of Santa Fe in connection with this Agreement is subject to the immunities and limitations of the New Mexico Tort Claims Act, Section 41-4-1, et. seq. NMSA 1978, as amended. The City and its "public employees" as defined in the New Mexico Tort Claims Act, do not waive sovereign immunity, do not waive any defense and do not waive any limitation of liability pursuant to law. No provision in this Agreement modifies or waives any provision of the New Mexico Tort Claims Act.

27. **Applicable Law**

The laws of the State of New Mexico shall govern this Agreement, without giving effect to its choice of law provisions. Venue shall be proper only in a New Mexico court of competent jurisdiction in accordance with NMSA 1978, § 38-3-2. By execution of this Agreement, Contractor acknowledges and agrees to the jurisdiction of the courts of the State of New Mexico over any and all lawsuits arising under or out of any term of this Agreement.

28. **Limitation of Liability**

The Contractor's liability to the City, for any cause whatsoever shall be limited to the purchase price paid to the Contractor for the products and services that are the subject of the City's, claim. The foregoing limitation does not apply to paragraph 25 of this Agreement or to damages resulting from personal injury caused by the Contractor's negligence.

29. **Incorporation by Reference and Precedence**

If this Agreement has been procured pursuant to a request for proposals, this Agreement is derived from (1) the request for proposal, (including any written clarifications to the request for proposals and any City response to questions); (2) the Contractor's best and final offer; and (3) the Contractor's response to the request for proposals.

In the event of a dispute under this Agreement, applicable documents will be referred to for the purpose of clarification or for additional detail in the following order of precedence: (1) amendments to the Agreement in reverse chronological order; (2) the Agreement, including the scope of work and all terms and conditions thereof; (3) the request for proposals, including attachments thereto and written responses to questions and written clarifications; (4) the Contractor's best and final offer if such has been made and accepted by the City; and (5) the Contractor's response to the request for proposals.

30. **Workers' Compensation**

The Contractor agrees to comply with state laws and rules applicable to workers' compensation benefits for its employees. If the Contractor fails to comply with the Workers' Compensation Act and applicable rules when required to do so, this Agreement may be terminated by the City.

31. **Inspection**

If this contract is for the purchase of tangible personal property (goods), final inspection and acceptance shall be made at Destination. Tangible personal property rejected at Destination for non-conformance to specifications shall be removed at Contractor's risk and expense promptly after notice of rejection and shall not be allowable as billable items for payment.

32. **Inspection of Services**

If this contract is for the purchase of services, the following terms shall apply.

A. Services, as used in this Article, include services performed, workmanship, and material furnished or utilized in the performance of services.

B. The Contractor shall provide and maintain an inspection system acceptable to the City covering the services under this Agreement. Complete records of all inspection work performed by the Contractor shall be maintained and made available to the City and for as long thereafter as the Agreement requires. The City has the right to inspect and test all services contemplated under this Agreement to the extent practicable at all times and places during the term of the Agreement. The City shall perform inspections and tests in a manner that will not unduly delay or interfere with Contractor's performance.

C. If the City performs inspections or tests on the premises of the Contractor or a subcontractor, the Contractor shall furnish, and shall require subcontractors to furnish, at no increase in contract price, all reasonable facilities and assistance for the safe and convenient performance of such inspections or tests.

D. If any part of the services do not conform with the requirements of this Agreement, the City may require the Contractor to re-perform the services in conformity with the requirements of this Agreement at no increase in contract amount. When the defects in services cannot be corrected by re-performance, the City may:

- (1) require the Contractor to take necessary action(s) to ensure that future performance conforms to the requirements of this Agreement; and
- (2) reduce the contract price to reflect the reduced value of the services performed.

E. If the Contractor fails to promptly re-perform the services or to take the necessary action(s) to ensure future performance in conformity with the requirements of this Agreement, the City may:

- (1) by contract or otherwise, perform the services and charge to the Contractor any cost incurred by the City that is directly related to the performance of such service; or
- (2) terminate the contract for default.

33. **Insurance**

If the services contemplated under this Agreement will be performed on or in City facilities or property, Contractor shall maintain in force during the entire term of this Agreement, the following insurance coverage(s), naming the City as additional insured.

A. Commercial General Liability insurance shall be written on an occurrence basis and be as broad as ISO Form CG 00 01 with limits not less than \$2,000,000 per occurrence and \$2,000,000 in the aggregate for claims against bodily injury, personal and advertising injury, and property damage. Said policy shall include broad form Contractual Liability coverage and be endorsed to name the City of Santa Fe their officials, officers, employees, and agents as additional insureds.

B. Broader Coverage and Limits. The insurance requirements under this Agreement shall be the greater of (1) the minimum coverage and limits specified in this Agreement, or (2) the broader coverage and maximum limits of coverage of any insurance policy or proceeds available to the Named Insured. It is agreed that these insurance requirements shall not in any way act to reduce coverage that is broader or that includes higher limits than the minimums required herein. No representation is made that the minimum insurance requirements of this Agreement are sufficient to cover the obligations of Contractor hereunder.

C. Contractor shall maintain the above insurance for the term of this Agreement and name the City as an additional insured and provide for 30 days cancellation notice on any Certificate of Insurance form furnished by Contractor. Such certificate shall also specifically state the coverage provided under the policy is primary over any other valid and collectible insurance and provide a waiver of subrogation.

34. Impracticality of Performance

A party shall be excused from performance under this Agreement for any period that the party is prevented from performing as a result of an act of God, strike, war, civil disturbance, epidemic, or court order, provided that the party has prudently and promptly acted to take any and all steps that are within the party's control to ensure performance. Subject to this provision, such non-performance shall not be deemed a default or a ground for termination.

35. Invalid Term or Condition

If any term or condition of this Agreement shall be held invalid or unenforceable, the remainder of this Agreement shall not be affected and shall be valid and enforceable.

36. Enforcement of Agreement

A party's failure to require strict performance of any provision of this Agreement shall not waive or diminish that party's right thereafter to demand strict compliance with that or any other provision. No waiver by a party of any of its rights under this Agreement shall be effective unless express and in writing, and no effective waiver by a party of any of its rights shall be effective to waive any other rights.

37. Patent, Copyright and Trade Secret Indemnification

A. The Contractor shall defend, at its own expense, the City against any claim that any product or service provided under this Agreement infringes any patent, copyright to

trademark in the United States or Puerto Rico, and shall pay all costs, damages and attorneys' fees that a court finally awards as a result of any such claim. In addition, if any third party obtains a judgment against the City based upon Contractor's trade secret infringement relating to any product or services provided under this Agreement, the Contractor agrees to reimburse the City for all costs, attorneys' fees and amount of the judgment. To qualify for such defense and or payment, the City shall:

- 1) give the Contractor prompt written notice within 48 hours of any claim;
- 2) allow the Contractor to control the defense of settlement of the claim; and
- 3) cooperate with the Contractor in a reasonable way to facilitate the defense or settlement of the claim.

B. If any product or service becomes, or in the Contractor's opinion is likely to become the subject of a claim of infringement, the Contractor shall at its option and expense:

- 1) provide the City the right to continue using the product or service and fully indemnify the City against all claims that may arise out of the City's use of the product or service;

- 2) replace or modify the product or service so that it becomes non-infringing;

or,

- 3) accept the return of the product or service and refund an amount equal to the value of the returned product or service, less the unpaid portion of the purchase price and any other amounts, which are due to the Contractor. The Contractor's obligation will be void as to any product or service modified by the City to the extent such modification is the cause of the claim.

38. **Survival**

The Agreement paragraphs titled "Patent, Copyright, Trademark, and Trade Secret Indemnification; Indemnification; and Limit of Liability" shall survive the expiration of this Agreement. Software licenses, leases, maintenance and any other unexpired Agreements that were entered into under the terms and conditions of this Agreement shall survive this Agreement.

39. **Disclosure Regarding Responsibility**

A. Any prospective Contractor and any of its Principals who enter into a contract greater than sixty thousand dollars (\$60,000.00) with any City for professional services, tangible personal property, services or construction agrees to disclose whether the Contractor, or any principal of the Contractor's company is presently debarred, suspended, proposed for debarment, or declared ineligible for award of contract by any federal entity, state agency or local public body.

B. Principal, for the purpose of this disclosure, means an officer, director, owner, partner, or a person having primary management or supervisory responsibilities within a business entity or related entities.

C. The Contractor shall provide immediate written notice to the City if, at any time during the term of this Agreement, the Contractor learns that the Contractor's disclosure was at

any time erroneous or became erroneous by reason of changed circumstances.

D. A disclosure that any of the items in this requirement exist will not necessarily result in termination of this Agreement. However, the disclosure will be considered in the determination of the Contractor's responsibility and ability to perform under this Agreement. Failure of the Contractor to furnish a disclosure or provide additional information as requested will be grounds for immediate termination of this Agreement pursuant to the conditions set forth in Paragraph 7 of this Agreement.

E. Nothing contained in the foregoing shall be construed to require establishment of a system of records in order to render, in good faith, the disclosure required by this document. The knowledge and information of a Contractor is not required to exceed that which is the normally possessed by a prudent person in the ordinary course of business dealings.

F. The disclosure requirement provided is a material representation of fact upon which reliance was placed when making an award and is a continuing material representation of the facts during the term of this Agreement. If during the performance of the contract, the Contractor is indicted for or otherwise criminally or civilly charged by any government entity (federal, state or local) with commission of any offenses named in this document the Contractor must provide immediate written notice to the City. If it is later determined that the Contractor knowingly rendered an erroneous disclosure, in addition to other remedies available to the Government, the City may terminate the involved contract for cause. Still further the City may suspend or debar the Contractor from eligibility for future solicitations until such time as the matter is resolved to the satisfaction of the City.

40. **Suspension, Delay or Interruption of Work**

The City may, without cause, order the Contractor, in writing, to suspend, delay or interrupt the work in whole or in part for such period of time as the City may determine. The contract sum and contract time shall be adjusted for increases in cost and/or time associated with Contractor's compliance therewith. Upon receipt of such notice, Contractor shall leave the jobsite and any equipment in a safe condition prior to departing. Contractor must assert rights to additional compensation within thirty (30) days after suspension of work is lifted and return to work is authorized. Any compensation requested for which entitlement is granted and the contract sum adjusted, shall have profit included (for work completed) and for cost only (not profit) for Contractor costs incurred directly tied to the suspension itself ~~and that otherwise~~ covered by Contract remedy. Any change in Total Compensation must be reflected in an Amendment executed pursuant to Section 8 of this Agreement.

41. **Notification**

Either party may give written notice to the other party in accordance with the terms of this Paragraph. Any written notice required or permitted to be given hereunder shall be deemed to have been given on the date of delivery if delivered by personal service or hand delivery or three (3) business days after being mailed.

To the City:
Josh Bohlman, Project Administrator
City of Santa Fe
2651 Siringo Road, Building E/PO Box 909
Santa Fe, NM 87504
505-955-5932
jbohlman@santafenm.gov

To the Contractor:
Summer Becker-Battz, Manager
Steamatic NM
8508 Paseo Alameda NE
Albuquerque, NM 87113
505-226-7838
summer@steamatic.com

Either party may change its representative or address above by written notice to the other in accordance with the terms of this Paragraph. The carrier for mail delivery and notices shall be the agent of the sender.

42. Construction Contract Performance and Payment Bond

A. When a construction contract is awarded in excess of twenty-five thousand dollars (\$25,000), the following bonds or security shall be delivered to the City and shall become binding on the parties upon the execution of the contract. If the Contractor fails to deliver the required performance and payment bonds, the Contractor's bid shall be rejected, its bid security shall be enforced to the extent of actual damages. Award of the contract shall be made pursuant to the Procurement Code in the following manner:

(1) a performance bond satisfactory to the City, executed by a surety company authorized to do business in this state and said surety to be approved in federal circular 570 as published by the United States treasury department or the state board of finance or the local governing authority, in an amount equal to one hundred percent of the price specified in the contract; and

(2) a payment bond satisfactory to the City, executed by a surety company authorized to do business in this state and said surety to be approved in federal circular 570 as published by the United States treasury department or the state board of finance or the local governing authority, in an amount equal to one hundred percent of the price specified in the contract, for the protection of all persons supplying labor and material to the contractor or its subcontractors for the performance of the work provided for in the contract.

B. A subcontractor shall provide a performance and payment bond on a public works building project if the subcontractor's contract for work to be performed on a project is one hundred twenty-five thousand dollars (\$125,000) or more.

43. Succession

This Agreement shall extend to and be binding upon the successors and assigns of the parties.

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the date of the signature by the required approval authorities below.

CITY OF SANTA FE:

CONTRACTOR:
Steamatic NM



ALAN WEBBER MAYOR



SUMMER BECKE R-BATTLES
MANAGER

DATE: Mar 17, 2023

DATE: 12/13/22

CRS# 02-308262-00-6

Registration# 233486

ATTEST:



KRISTINE BUSTOS MIHELICIC, CITY CLERK X/V
GB MTG 03/08/2023

CITY ATTORNEY'S OFFICE:



Marcos Martinez (Dec 8, 2022 13:36 MST)

SENIOR ASSISTANT CITY ATTORNEY

APPROVED FOR FINANCES:



Emily K. Oster (Mar 16, 2023 22:11 MDT)

EMILY OSTER, FINANCE DIRECTOR

Various/Various

Org.Name/Org.#

City of Santa Fe
Invitation to Bid

General Construction Services

ITB # 23/10/B

NIGP Commodity Code: 90900, 90922, 90924, 91223, 91336, 91361, 15500, 33000, 54500,
80100, 96200, 96800

Bid Due Date and Time: October 17, 2022, at 2:00PM MST/MDT

Bidder MUST complete as applicable and sign the following in order for the Invitation to Bid (Bid) to be valid
(type or print clearly):

Company Name: Oeb, Inc Address: 8508 Paseo Alameda NE
dba (if applicable): Steamatic of Albuquerque Albuquerque, NM 87113
Co. Email: Summer@steamaticnm.com
Co. Phone No.: 505-883-7764
NM Gross Receipts Tax # (CRS) 02-308202-00-4 Federal Tax ID # 85-0438962

Payment terms: Net 45 (e.g., Net 30. Discount will not be considered in computing the low bid, see "Terms and Conditions")

F.O.B. Point must be Destination, unless otherwise indicated in the Invitation to Bid.

Contractor's Delivery: _____ (May be considered in the award)

Authorized Signature: Summer Becker-Battle Print or type name: Summer Becker-Battle
Signatory Email: Summer@steamaticnm.com Phone No: 505-883-7764

* It is your responsibility as a bidder to ensure your bid is correct and accurate.

No amendment will be issued later than three (3) days prior to the date for receipt of bids, except an amendment withdrawing the bids or one which includes postponement of the date for receipt of bids.

If applicable, Bidder acknowledges receipt of the following amendment(s):

Amendment No. 2 Dated: 10/11/22 Amendment No. _____ Dated: _____

Bids are subject to the "Terms and Conditions" shown on the attached pages of this document, and any additional bidding instructions or requirements. NOTE: if you decide not to bid, do not return this document.

Terms and Conditions
(Unless otherwise specified)

1. **General:** When the City of Santa Fe's Chief Procurement Officer (CPO) or his/her designee approves a purchase document in response to the bid, a binding contract is created.
2. **Variation in Quantity:** No variation in the quantity of any item called for by this order will be accepted unless such variation has been caused by conditions of loading, shipping, packing or allowances in manufacturing process and then only to the extent, if any, specified in this order.
3. **City Furnished Property:** City furnished property shall be returned to the City upon request in the same condition as received except for ordinary wear, tear and modifications ordered hereunder.
4. **Discounts:** Prompt payment discounts will not be considered in computing the low bid.
5. **Inspection:** Final inspection and acceptance will be made at the destination. Tangible Personal Property (goods) rejected at the destination for nonconformance with specifications shall be removed at the Contractor's risk and expense, promptly after notice of rejection.
6. **Commercial Warranty:** The Contractor agrees that the supplies or services furnished under this order shall be covered by the most favorable commercial warranties the Contractor gives for such to any customer for such supplies or services. The rights and remedies provided herein shall extend to the City and are in addition to and do not limit any rights afforded to the City by any other clause of this order. **Contractor agrees not to disclaim warranties of fitness for a particular purpose of merchantability.**
7. **Taxes:** Price shall not include State gross receipts tax or local option tax. Such tax or taxes shall be added at time of invoicing at current rate and shown as a separate item to be paid by the requesting Department.
8. **Packing, Shipping, and Invoicing:**
 - a. The City's purchasing document number and the Contractor's name, requesting Department's name and location shall be shown on each packing and delivery ticket, package, bill of lading and other correspondence in connection with the shipments. The requesting Departments' count will be accepted by the Contractor as final and conclusive on all shipments not accompanied by a packing ticket.
 - b. The Contractor's invoice shall be submitted duly certified and shall contain the following information: order number, description of supplies or services, quantities, unit price and extended totals. Separate invoices shall be rendered for each and every complete shipment.
 - c. Invoices must be submitted to the requesting Department and NOT to the City Chief Procurement Officer.
10. **Non-Collusion:** In signing this bid the Contractor certifies he/she has not, either directly or indirectly, entered into action in restraint of free competitive bidding in connection with this offer submitted to the CPO or his/her designee.
11. **Nondiscrimination:** Contractor doing business with the City must be in compliance with the Federal Civil Rights Act of 1964 and Title VII of the Act (Rev. 1979) and the Americans with Disabilities Act of 1990 (Public Law 101-336).
12. **Penalties:** Sections 13-1-28 through 13-1-199 NMSA 1978, imposes civil and criminal penalties for its violation. In addition, the New Mexico criminal statutes impose felony penalties for bribes, gratuities, and kickbacks.
13. **Payment Provisions:** All payments under this Agreement are subject to the following provisions.
 - A. **Acceptance** - In accordance with Section 13-1-158 NMSA 1978, the City shall determine if the product or services provided meet specifications. Until the products or services have been accepted in writing by the City, the City shall not pay for any products or services. Unless otherwise agreed upon between the City and the Contractor, within thirty (30) days from the date the City receives written notice from the Contractor that payment is requested for services or within thirty (30) days from the receipt of products, the City shall issue a written certification (by letter or email) of complete or partial acceptance or rejection of the products or services. Unless the City gives notice of rejection within the specified time period, the products or services will be deemed to have been accepted.

B. **Payment of Invoice** - Upon acceptance that the products or services have been received and accepted, payment shall be tendered to the Contractor within thirty (30) days after the date of invoice. After the thirtieth day from the date that written certification of acceptance is issued, late payment charges shall be paid on the unpaid balance due on the contract to the Contractor at the rate of 1.5 % per month. Contractor may submit invoices for payment no more frequently than monthly. Payment will be made to the Contractor's designated mailing address. Payment on each invoice shall be due within 30 days from the date of the acceptance of the invoice. The City agrees to pay in full the balance shown on each account's statement, by the due date shown on said statement.

14. **Items:** All bid items are to be NEW and of most current production, unless otherwise specified.

15. **Workers' Compensation:** The Contractor agrees to comply with State laws and rules pertaining to Workers' Compensation benefits for its employees. If the Contractor fails to comply with Workers' Compensation Act and applicable rules when required to do so, this Agreement may be terminated by the City.

16. **Contractor Personnel:** Personnel proposed in the Contractor's written bid to the requesting Department are considered material to any work performed under this Agreement. Once a Purchase Order or contract has been executed, no changes of personnel will be made by the Contractor without prior written consent of the requesting Department. Replacement of any Contractor personnel, if approved, shall be with personnel of equal ability, experience, and qualifications. The Contractor will be responsible for any expenses incurred in familiarizing the replacement personnel to insure their being productive to the project immediately upon receiving assignments. Approval of replacement personnel shall not be unreasonably withheld. The requesting Department shall retain the right to request the removal of any of the Contractor's personnel at any time.

17. **Records and Audit:** The Contractor shall maintain detailed time and expenditure records that indicate the date, time, nature, and cost of services rendered during this Agreement's term and effect, and retain them for a period of three (3) years from the date of final payment under this Agreement. The records shall be subject to inspection by the requesting Department and the City. The Requesting Department shall have the right to audit billings, both before and after payment. Payment for services under this Agreement shall not foreclose the right of the requesting Department to recover excessive or illegal payments.

18. **Subcontracts:** The foregoing requirements for Contractor Personnel, Subcontracting, and Audit shall be inserted into all subcontracts from the prime contractor to the subcontractor.

Important Bidding Information

Submission of Bid: Due Date – October 17, 2022, at 2:00 P.M. (MST/MDT) at which time the sealed Bids will be recorded as received and opened.

The Bid is to be delivered to:

Submissions of all Invitation to Bids must be accomplished via email to: *purchasing_itb@santafenm.gov*

All Bids received after the due date and time will be rejected and returned unopened.

BID OPENING: The Bid opening will be accomplished through a Zoom meeting as follows:

Topic: General Construction

Time: Oct 17, 2022, 02:00 PM Mountain Time (US and Canada)

Join Zoom Meeting

<https://santafenm-gov.zoom.us/j/82295078800?pwd=d0dIc1VSazl0NkhpUXY1VGhtRmtxUT09>

Meeting ID: 822 9507 8800

Passcode: 114499

One tap mobile

+12532158782,,82295078800#,,,*114499# US (Tacoma)

+13462487799,,82295078800#,,, *114499# US (Houston)

Dial by your location

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 669 444 9171 US

+1 669 900 6833 US (San Jose)

+1 719 359 4580 US

+1 386 347 5053 US

+1 564 217 2000 US

+1 646 931 3860 US

+1 929 205 6099 US (New York)

+1 301 715 8592 US (Washington DC)

+1 309 205 3325 US

+1 312 626 6799 US (Chicago)

Meeting ID: 822 9507 8800

Passcode: 114499

Find your local number: <https://santafenm-gov.zoom.us/j/kB0qYfsfh>

Accommodations: If you are an individual with a disability and you require accommodations such as a hearing interpreter to attend our bid openings, please contact the Central purchasing Office at least five (5) working days prior to the scheduled bid opening.

Any inquiries or requests regarding clarification of this solicitation shall be submitted to the Central Purchasing Office in writing.

Contact information is:

Kathy Sanchez

Email: 

Bidders may contact ONLY the Central Purchasing Office regarding the terminology stated in the solicitation. Other City employees do not have the authority to respond on behalf of the City.

Bidders shall promptly notify the Central Purchasing Office of any ambiguity, inconsistency, or error which they may discover upon examination of the bid. Any response made by the City will be provided in writing to all contractors by addendum, no verbal responses shall be authoritative.

All Bidders must notify the Central Purchasing Office if any employee(s) of the requesting Department or the office of Chief Procurement Officer have a financial interest in the Bidder:

☒ No financial interest ☐ Yes financial interest

If yes specify by name: _____

Rejection of Bids: The CPO or his/her designee shall have the right to reject any or all bids, and in particular to reject a bid not accompanied by the data required by this bidding document, or a bid which is in any way incomplete or irregular.

Brand Name or Equal: Where a brand name or equal is indicated, it is for the purpose of describing the standard of quality, performance, and characteristics desired and is not intended to restrict competition. "No substitute" specifications may be authorized ONLY if required to match existing equipment.

If bidding "equivalent" bidders must be prepared to furnish "complete data" upon request, preferably with bid, to avoid delay in award.

Prohibit Bidding: If any Bidder is of the opinion that the specifications as written preclude him from submitting a bid on this ITB, it is requested that his opinion be made known to the CPO or his/her designee, in writing, at least seven (7) days prior to the bid opening date.

Responsible Bidder: Bidders must, upon request of the CPO or his/her designee, provide information and data to prove that the financial resources, production of service facilities, service reputation and experience are adequate to make satisfactory delivery of the materials and/or services. the CPO or his/her designee reserves the right to require a Bidder to furnish a Performance Bond prior to award, where the Bidder is unable to furnish the required information or data, or for other reasons which would insure proper performance by the Bidder.

Samples: Unless otherwise indicated in the bid specifications, samples of the items, when required, shall be free of expense to the City. Samples not destroyed or mutilated in testing will be returned upon request, at Bidders expense. Each sample must be labeled to clearly show the bid number and item number that it pertains to. Unsolicited bid samples or descriptive literature, which is submitted at the Bidder's risk, will not be returned.

Awards

Determination of Lowest Bidder – Following determination of product acceptability, if any is required, bids will be evaluated to determine which Bidder offers the lowest cost to the City in accordance with the specifications and terms & conditions set forth in the Bid. The City reserves the right to award this Bid in total; by groups of items; on the basis of individual items; any combination of these which could result in a multiple award; or as otherwise specified in bid specifications; whichever, in his/her judgment, best serves the interest of the City.

The CPO or his/her designee shall have the right to waive technical irregularities, and to award to the Bidder whose bid is deemed to be in the best interest of the City.

Special Notice – To preclude any possible errors and/or misinterpretations, bid prices must be affixed legibly in ink or typewritten. Corrections or changes must be signed or initialed by Bidder prior to the scheduled bid opening; failure to do so will be just cause for rejection of bid.

Bids may be withdrawn upon receipt of written request, prior to scheduled bid opening for the purpose of making any corrections and/or changes; such corrections must be properly identified and signed or initialed by Bidder. Resubmittal must be prior to scheduled bid opening for consideration.

After bid opening, no modifications on bid prices or other provisions of bid shall be permitted. A low Bidder alleging a material mistake of fact after bids have been opened may be permitted to withdraw the bid upon written request prior to award at the discretion of the CPO or his/her designee.

F.O.B. Destination – Means goods are to be delivered to the destination designated by the requesting Department which is the point at which the requesting Department accepts ownership or title of the goods. Laws of New Mexico specifically prohibit acceptance of ownership of goods in transit. Any exception to F.O.B. Destination may cause bid to be declared nonresponsive.

Orders:

Under the terms and conditions of this Agreement the City may issue orders for items described herein. The terms and conditions shall form a part of each order issued hereunder.

The items to be ordered shall be as listed in the Price Schedule. All orders issued hereunder will bear both an order number and the Purchase Order Number.

Only written signed orders are valid.

Items and/or services furnished hereunder shall conform to the requirements of specifications and/or drawings applicable to items listed under the Price Schedule. Orders issued against this schedule will show the applicable item(s), number(s), and price(s); however, they may not describe the item(s) fully.

The prices quoted herein represent the total compensation to be paid by the City for the goods provided including any and all labor, equipment, tools, materials, taxes, permits, licenses, or other costs necessary to complete the services or goods provided.

Shipping and Billing Instructions

Contractor shall ship in accordance with the following instructions: Shipment shall be made only against specific orders which the requesting Department may place with the Contractor during the term; The Contractor shall enclose a packing

list with each shipment listing the order number, Agreement number and the commercial parts number (if any) for each item; delivery shall be made as indicated by the requesting Department. If contractor is unable to meet stated delivery the CPO or his/her designee must be notified.

Specifications

The City of Santa Fe wishes to establish a City-wide Price Agreement for on-call general construction services work by New Mexico licensed contractors to provide miscellaneous repairs, upgrades, improvements, new construction services and material for facilities and properties throughout the City of Santa Fe, Buckman Direct Diversion and Solid Waste Management Authority.

The Requesting Department shall provide, at a minimum, a detailed scope of work and/or drawings, generally defining the electrical work required for the project. The Contractor shall be responsible for verifications of all existing conditions, measurements and dimensions for bidding.

The award of this Price Agreement is without assurance of quantity or dollar amount of work to be performed.

Contractors shall have the technical staff to perform diagnostic services and provide professionally prepared, stamped drawings, if needed, to obtain installation or construction permits. The Contractor is responsible for obtaining all required licenses, fees and permits required to perform the work. Contractor shall be responsible for any applicable Local, County, State and Federal requirements and permits including, but not limited to, the City of Santa Fe's Stormwater Pollution Prevention Program and Stormwater BMPs.

The City of Santa Fe Facilities Division shall be able to utilize this On-Call Contract as needed and as funding is available. All other City of Santa Fe staff, BDD and SWMA will only be authorized to utilize this On-Call Agreement with prior, written approval of the scope of work, from the Facilities Division Director, before commencing any work.

Term:

The term of this Price Agreement shall be for one (1) year from date of award with the option to extend for a period of two (2) additional years, on a year-to-year basis, by mutual agreement of all parties at the same price, terms and conditions. This Price Agreement shall not exceed three (3) years. Per NMSA 1978 §13-1-154.1, the cap of three million dollars (\$3,000,000), including all renewals, is effective for the totality of this agreement. A One million (\$1,000,000) dollar cap is effective for each Contractor's Purchase Orders within the Price Agreement.

Insurance:

The Contractor shall provide all insurance necessary for its employees on the project, including, but not limited to, Workman's Compensation Insurance. The Contractor agrees to comply with City and state laws and rules pertaining to Worker's Compensation Insurance coverage for its employees. If the Contractor fails to comply with the Worker's Compensation Act and applicable rules, when required to do so, this Price Agreement will be cancelled immediately.

It is specifically agreed between the parties executing this Price Agreement that it is not intended by any of the provisions of any part of the Price Agreement to create the public or any member hereof a third party beneficiary or to authorize anyone not a party to the Price Agreement to maintain a suit for wrongful death, bodily and/or personal injury to persons, damage to properties and/or other claims whatsoever pursuant to the provisions of this Price Agreement.

Wage Rates:

All work covered by this Invitation to Bid shall be in accordance with applicable City and state laws and is subject to the minimum wage rate determination issued by the Department of Workforce Solutions (DWS), if applicable.

A wage rate decision is required by the Public Works minimum Wage Act for construction, demolition or renovation purposes on projects costing sixty thousand dollars (\$60,000) or more. The Contractor agrees to comply with the current prevailing wage rate schedule when applicable. For current wage rates or for additional information, visit: <http://www.dws.state.nm.us>. The requesting Department will request a wage rate determination from the DWS for each project that is \$60,000 or more.

When submitting a quote for a specific project valued at more than sixty thousand dollars (\$60,000) for any portion of a public works project that is subject to the New Mexico Public Works Act, the Contractor is required to be registered with the Labor and Industrial Division of the Department of Workforce Solutions prior to submitting its quote. The requesting Department may reject any quote that fails to provide a Public Works registration number for the prime Contractor and all other listed Contractors or subcontractors.

Bonding:

A one hundred percent (100%) performance bond and a one hundred percent (100%) payment and material bond executed by a surety company authorized to do business in the State of New Mexico will be required of the Contractor prior to each project over twenty-five thousand dollars (\$25,000). Said bonds must be provided to the requesting Department. Failure to comply shall result in the order being issued to another vendor and the difference in the cost being charged back to the awarded Contractor.

Other:

All work shall be in accordance with applicable City and state laws, the International Building Code (IBC) and the New Mexico building codes. The Contractor shall be responsible for all permits associated with this work as required by the governmental Authority Having Jurisdiction (AHJ).

All work shall be in strict compliance with the national and state building mechanical, plumbing and electrical codes including SMACNA, and ASHRAE standards.

Contractors shall be capable of providing all coordination, supervision and services required for comprehensive general building construction, renovations, upgrade and improvement projects and to provide new construction services including incidental design. The scope of an individual project may include equipment, fixtures and furniture whether attached or not to the building. It can include site and utility work, landscaping, parking lot, minor road/bridge work, building construction, remodel, renovation, painting, staining, plastering, stucco, backfill services, digging, ditching, road grade, rock stabilization, parking lot, concrete, and pour in place and form place finish. The utility work can include building power systems such as solar panels, geothermal systems, water sourcing systems, water treatment and waste disposal/treatment systems. It may also include demolition and abatement projects. Identification and abatement of asbestos containing materials (ACM) may be performed under separate contracts. It can include security and other low voltage installations with related controls and equipment.

All material shall be new and of the highest quality available for the type of work being performed.

The requesting Department reserves the right to purchase materials directly from existing Statewide Price Agreements and other sources, and to provide these materials to the Contractor. The Contractor shall provide an itemized, quantifiable list of materials required for the project.

If the Contractor is requesting reimbursement for materials used on the work, copies of the invoices for the materials must be included when submitting invoices/pay applications. The Contractor may NOT add markups for the materials purchased.

The requesting Department reserves the right to procure specialty services directly from Statewide Price Agreements and other sources to provide to the awarded Contractor. Specialty services provided from Statewide Price Agreements and other sources shall be coordinated by the Contractor.

The requesting Department reserves the right to obtain quotes from multiple vendors covered under this Price Agreement and award a project to a contractor based on the quotes.

The requesting Department reserves the right to provide an escort and/or full-time supervision of the Contractor and its employees during any or all phases of a project, should the requesting Department feel it is in its best interest to provide these extraordinary security services.

The requesting Department reserves the right to escort any or all employees of the Contractor off its property, for any inappropriate conduct or actions that jeopardize the safety, security or wellbeing of the facility or any individual. Inappropriate behavior by the Contractor, its employees or subcontractors may be grounds for immediate removal from this Price Agreement. Any employee of the Contractor found in violation of any law, while on the requesting Department's property, will be prosecuted.

Contractor:

No person shall act as a Contractor without a license issued by the Construction Industries Division (CID), classified to cover the type of work to be performed. No bid on a contract shall be submitted unless the Contractor has a valid Contractor's license issued by the CID to bid and to perform the type of work to be undertaken, as set forth in §60-13-12, NMSA 1978.

Safety shall be of main concern and enforced by the Contractor on site and will be periodically inspected by the City's qualified safety personnel. The Contractor shall comply with all local, state and federal laws governing safety, health and sanitation. The on-site superintendent shall always have a minimum OSHA 10 and preferably OSHA 30 card with them when on the jobsite. The requesting Department shall not in any way be responsible for any fines set forth for such violations of codes, OSHA standards or any other governing agency having jurisdiction at the work site. The Contractor shall provide all needed safeguards, safety devices, protective equipment and take any actions necessary to protect the life and health of employees on the job; the safety of the public and to protect the property of the requesting Department in connection with the performance of the work covered by this price Agreement.

All personnel working on the project and providing these services shall be experienced and certified in all areas related to this work and required by this Price Agreement. Journeymen level personnel shall have the ability and necessary skills to diagnosis problems and to make the appropriate decisions needed to provide these services.

The Contractor shall follow the Occupational Safety and Health Act (OSHA) 29 CFR 1910.147 Standard pertaining to "Lockout/Tagout" procedures for hazardous energy.

The Contractor shall agree to provide required labor within 24 hours for emergency situations.

Contractor's price shall include labor costs, permits, overhead, profit, insurance, equipment, tools and any other fees required to successfully complete the work requested. The Contractor shall be capable of providing a work force with supervision, adequate to perform work for a forty (40) hour work week during normal working hours with the option of working non normal or overtime hours if required. The Contractor shall be responsible for all permits, fees, and State and/or City inspections associated with their work.

Replacement systems and related equipment shall meet current minimum "Energy Star" energy conservation standards.

Subcontracting of work is allowed and shall have prior approval by the requesting Department. Subcontractors shall have the appropriate current valid Contractor's licenses for their work. Proof of licenses shall be furnished upon request.

There will be **NO** markups allowed for adding subcontractor costs or to cover general conditions (administrative costs and other related expenses) allowed on any of the quotes issued pursuant to this Price Agreement. If a subcontractor is hired for the project the reimbursement must be at actual cost of the subcontractor's cost. The cost of the subcontractor will be added at time of invoicing as a separate item to be paid by the department.

Furnishing of submittal date for any/all new equipment and materials as well as O&M's is required. Training of site personnel for the proper operation of newly installed equipment/systems and its related controls will be required for completion. This training will be acceptable to the person in charge of the facility and/or the City's Project manager in charge of the project.

The Contractor shall provide all protective coverings necessary to protect existing, adjacent finishes while performing its work. If any damage is encountered during the contractor's work, the contractor will be held responsible for repairing any damage done by his employees, subcontractors and vendors. The Contractor shall restore any damage to existing and/or

adjacent finishes damaged while performing work and to make new work inconspicuous with the existing adjacent finishes.

The Contractor and its employees agree to cooperate with and to abide by the rules and requirements of the Requesting Department to not interfere with the daily operations of the Department or to jeopardize the health, safety or welfare of the employees or general public conducting business with the Department.

Clean Up and Storage:

- A. The Contractor will provide off-site legal disposal of all waste products, trash, and debris. Requesting Department's trash receptacles will not be used by the Contractor. Sanitary facilities will "not" be available at the job site. Contractor shall be responsible for the provision and maintenance of portable toilets.
- B. The Contractor, on a daily basis, shall keep the premises and surrounding area free from accumulation of waste materials or rubbish caused by operations under the Agreement. At completion of the Work, the Contractor shall remove the Project waste materials, rubbish, the Contractor's tools, construction equipment, machinery and surplus materials and shall then thoroughly clean the premises and the site to the Requesting Department's satisfaction.
- C. Materials or equipment shall be delivered to the project in the manufacturer's original sealed, labeled containers and shall be adequately protected against moisture, dust, tampering or damage from improper handling or storage. Materials shall not be delivered to the site before they are needed.
- D. Storage of materials and construction equipment shall be coordinated with the Requesting Department.

Task Order:

The Contractor shall be required to provide On-Call General Construction Services for any number of the activities listed under Scope of Work upon the request of the City. When a service is identified, the Requesting Department shall provide, at a minimum, a detailed scope of work and/or drawings defining work required. Each project will be individually described in a "Task Order". The Task Order will describe the scope of work, the duration of the project with the date of Substantial Completion and if there are liquidated damages for not meeting the date of substantial completion. The date of Substantial Completion is the date when the space can be occupied or the Work used/operated and is turned over to the User Agency. Final completion is the date when the project is totally complete, the punch list work complete and the Contractor's final pay application/invoice is approved. The terms and conditions of the Contractor's Price Agreement will apply to all Task Orders.

Upon receiving the City's Task Order, the Contractor shall promptly visit the site and compare the requesting Department's scope of work and/or drawings to the existing conditions and provide all services called for in addition to the requirements set forth in this Price Agreement. The Contractor will be required to provide a written quote (based upon the rates submitted in the Bid Form) and cost summary to include the work to be performed and the amount of time required for the completion of the project and submit to the requesting Department at no cost to the Department. Project schedules, negotiated price, and completion dates shall be determined on a project-by-project basis and dependent upon the urgency of that task.

If any equipment or building system cannot be economically repaired or has reached the end of its life cycle, the Contractor shall justify with costs and other information the need for replacement. If replacement is recommended, the Contractor will provide written justification for system and/or the model, size and type of unit recommended along with any applicable efficiency data. The requesting Department's and energy standards will be discussed and taken into consideration when proposing replacement units or systems.

Change Orders:

Any change orders to the project scope will require an additional Task Order with backup materials and labor costs and shall be substantiated without a doubt there was no way of knowing the additional services were needed when the original quote was provided. Change orders shall be managed closely by the requesting Department. Preventative measure shall be taken by both the contractor and the requesting Department prior to issuing the Notice to Proceed. Such measures may include soil tests (soil boring); clarification of ambiguity in the project plan, the scope of work, the Task Order, the drawings, etc.; the project scope should be completely defined and agreed upon before any work begins.

Other Construction Related Terms and Conditions:

Mediation:

Any controversy or claim arising between the parties shall be settled by mediation if the parties cannot reach a mutually agreeable solution. The parties shall endeavor to resolve their disagreement by mediation which, unless the parties mutually agree otherwise, shall be in accordance with the procedures of the New Mexico Public Works Mediation Act (NMSA §13-4C-1 et seq.) except that before any party may select a mediator it must confer in good faith with the other party concerning the selection of a mutually acceptable mediator. Mediation shall proceed in advance of legal or equitable proceedings, which shall be stayed pending mediation for a period of **sixty (60) days** from the date of notice of mediation session, unless stayed for a longer period by agreement of the parties or court order.

Inspection of Work:

If a Purchase Order is issued for the purchase of services, the following terms shall apply when applicable:

- A. Services include services performed, workmanship, and material furnished or utilized in the performance of services.
- B. The Contractor shall provide and maintain an inspection system acceptable to the requesting Department covering the services under the Purchase Order. Complete records of all inspection work performed by the Contractor shall be maintained and made available to the requesting Department or other party to the Purchase Order during the term of performance of the Work and for as long thereafter as required.
- C. The requesting Department has the right to inspect and test all services contemplated to the extent practicable at all times and places during the term of the Project. The requesting Department shall perform inspections and tests in a manner that will not unduly delay or interfere with Contractor's performance.
- D. If the requesting Department performs inspections or tests on the premises of the Contractor or a subcontractor, the Contractor shall furnish, and shall require subcontractors to furnish, at no increase in Purchase Order price, all reasonable facilities and assistance for the safe and convenient performance of such inspections or tests.
- E. If any part of the services does not conform with the requirements, the requesting Department may require the Contractor to re-perform the services in conformity with the requirements at no increase in Purchase Order amount. When the defects in services cannot be corrected by re-performance, the requesting Department may:
 - (1) require the Contractor to take necessary action(s) to ensure that future performance conforms to the requirements; and
 - (2) reduce the Purchase Order price to reflect the reduced value of the services performed.
- F. If the Contractor fails to promptly re-perform the services or to take the necessary action(s) to ensure future performance in conformity with the requirements, the requesting department may:
 - (1) by Agreement or otherwise, perform the services and charge to the Contractor any cost incurred by the Requesting department that is directly related to the performance of such service; or
 - (2) cancel the Purchase Order for default.

THE PROVISIONS OF THIS ARTICLE ARE NOT EXCLUSIVE AND DO NOT WAIVE THE REQUESTING DEPARTMENT'S OTHER LEGAL RIGHTS AND REMEDIES CAUSED BY THE CONTRACTOR'S DEFAULT/BREACH OF THE PURCHASE ORDER/PRICE AGREEMENT.

Suspension, Delay or Interruption of Work:

The requesting Department may, without cause, order the Contractor, in writing, to suspend, delay or interrupt the Work in whole or in part for such period as the requesting Department may determine. Upon receipt of such notice, Contractor shall leave the jobsite and any equipment in a safe condition prior to departing. Contractor must assert rights to additional compensation within thirty (30) days after suspension of work is lifted and return to work is authorized.

If at any time there is a delay in the critical path of the Work due to postponement, due to the Contractor's efforts to justify an extension of the time or an increase in the Agreement Price beyond the deadlines or due to the

Contractor's refusal to proceed with any of the approved Work, such delay and any Contractor costs resulting from it shall not serve as the basis for the extension of the Time for Completion or Agreement Completion Date or for an increase in the Contract Price.

Permits and Fees:

- A. IF APPLICABLE- The Contractor shall secure and pay for the Building Permit and other permits and governmental fees, licenses and inspections and Certificate of Occupancy necessary for proper execution and completion of the Work. Changes or modifications to the Work shall include all requirements of this paragraph.
- B. The Contractor shall comply with and give notices required by laws, ordinances, rules, regulations and lawful orders of public authorities applicable to performance of the Work.
- C. IF APPLICABLE- Certificates of Inspection, use and occupancy will be delivered to the requesting department upon completion of the Work in sufficient time for occupation of the facility in accordance with the approved schedule for the Work. Contractor shall deliver a photocopy of the Building Permit to the Design Professional and requesting Department as soon as it is obtained.

Schedule, Progress Meetings and Reports:

- A. The Contractor, promptly after being awarded a Project and before the first payment application, shall prepare and submit for the requesting Department's information a Critical Path Construction Schedule for the Work that indicates the intended start and completion of the various construction activities, which shall be implemented and adhered to by the Contractor, Subcontractors, material suppliers and equipment suppliers. At a minimum, the schedule shall be a GANTT type schedule and shall not exceed time limits allowed by the Task Order or Notice to Proceed with no fewer work breakdown events than line items of the Schedule of Values.
- B. The Contractor shall perform the Work in general accordance with the most recent schedule submitted to the requesting Department.
- C. Progress meetings shall be scheduled on a regular basis. The purpose will be to review the upcoming activities, any open issues and current progress. The Contractor shall keep any meeting minutes as needed. Progress schedules shall be updated regularly. A three week look-ahead schedule should be presented at every project meeting. A new schedule shall be presented with any change orders.
- D. The Contractor shall prepare a daily report each day the Contractor, subcontractors or any other entity are on the project. The daily reports shall be maintained at the site and be well organized. The requesting Department may request copies at any time. The reports may include:
 - 1. report date and who prepared the report;
 - 2. weather conditions – low temp, visibility, humidity, wind, wind direction, cloud conditions, precipitation amount, other notes;
 - 3. companies present by name and their number of workers, work location, total man hours that day for each company;
 - 4. equipment – type, source, units of work done, location of work, hour meter reading;
 - 5. material brought to site – description, units, quantity, quality, location, time;
 - 6. visitors to site – name, company, time;
 - 7. safety concerns – company, contact, noticed by, work activity, safety issue, requirement, outcome: and
 - 8. quality assurance and control – company, description of issue, specification section, issued by.

Close-out Requirements:

The Contractor shall submit to the requesting Department a separate and detailed Closeout Schedule indicating the date of Final Completion and all work to be completed before Final Completion including Close-Out requirements. The punch list of incomplete or inadequate work shall also be submitted when the work is substantially complete. Failure to include any item on the punch list does not alter the responsibility of the Contractor to complete all work in accordance with the Contract Documents.

Before final completion can be achieved, all Work must be complete and accepted including the following as applicable:

- a. Work associated with Punch List(s);

- b. testing, balance or performance operations complete and in agreement that associated work is in compliance with the Contract Documents;
- c. one hard copy and one electronic copy in .pdf format of final approved test, balance or performance report(s) complete with directory of contents submitted to requesting Department;
- d. as-Built drawings delivered in AutoCAD or electronic format;
- e. written certification signed by requesting Department of delivery and stocking of extra material, equipment or components required by the Purchase Order at a location established by the requesting department;
- f. delivery of all warranties required by the Work;
- g. all keys, passes, codes, software or other methods or components of control or security which have been correctly and adequately accounted for and closed-out;
- h. completed Operations Liability insurance policy certificate, if applicable;
- i. training of staff on all applicable building systems;
- j. all Storm Water Pollution Prevention Permits (SWPPP) have been updated or closed;
- k. utility transfer to requesting Department;
- l. Operations and Maintenance Manuals;
- m. a certified statement of Release of Liens (AIA Document G706A or approved form) and Consent of Surety.

Warranty:

The Contractor shall warrant its work (non-roofing and equipment), for materials and for workmanship furnished and performed under this Price Agreement for a period of one (1) year minimum from the date of acceptance or Substantial Completion. The Contractor shall warrant its work for repairs or restoration of existing systems, appliances and work for ninety (90) days from the date of acceptance or Substantial Completion. It is understood that some equipment is far beyond its normal life and a warranty cannot be extended/supplied. Contractor must pass on to the requesting Departments warranties of replaced roofs and equipment offered by the manufacturer.

Bid information:

Hourly rates are requested for the three (3) levels of personnel.

Superintendent: a person with supervisory experience who maintains control of the work and work site. This person may or may not actually perform work on the project.

Journeyman or Experienced Worker: a person licensed by the State for work required and being performed or a person with many years of experience with a high rate of pay.

Laborer: a person with minimal experience, performing minor forms of labor.

Materials and Parts:

Contractor shall submit billings, based on actual Contractor costs for materials, less any applicable percentage for discounts. If there is no discount to be offered, enter zero. Contractor shall provide verification that materials purchased were used for the project. Any unused, billed for materials shall be turned over to the requesting Department for which the work was provided.

The State of New Mexico requires that all materials shall be new and of the highest quality and at the best attainable price available for the type of work being performed.

No used materials shall be used on the project. Recycled materials specifically prepared for reuse to meet "LEED" certification may be permitted with the requesting Department's approval.

The City of Santa Fe reserves the right to award this Price Agreement to multiple vendors. Bidders must include pricing for all items starting from item 001 through item 013 in order to allow for accurate comparisons. If a Bidder fails to include one or more of those items his Bid may be rejected.

Price Schedule:

Item #	Item	QTY	Unit	Unit Price
Wage Rates for Projects Under \$60,000.00				
001	Superintendent – Regular Hourly Rate	1	Hourly	\$ 75.00
002	Superintendent – Overtime Hourly Rate	1	Hourly	\$ 110.00
003	Journeyman or Experienced Worker – Regular Hourly Rate	1	Hourly	\$ 75.00
004	Journeyman or Experienced Worker – Overtime Hourly Rate	1	Hourly	\$ 110.00
005	Laborer – Regular Hourly Rate	1	Hourly	\$ 66.50
006	Laborer – Overtime Hourly Rate	1	Hourly	\$ 99.86
Wage Rates for Projects Over \$60,000.00				
007	Superintendent – Regular Hourly Rate	1	Hourly	\$ 75.00
008	Superintendent – Overtime Hourly Rate	1	Hourly	\$ 110.00
009	Journeyman or Experienced Worker – Regular Hourly Rate	1	Hourly	\$ 75.00
010	Journeyman or Experienced Worker – Overtime Hourly Rate	1	Hourly	\$ 110.00
011	Laborer – Regular Hourly Rate	1	Hourly	\$ 66.50
012	Laborer – Overtime Hourly Rate	1	Hourly	\$ 99.86
Other Rates				
013	Discount off all materials. Enter zero if no discount is offered		%	
014	Temporary Site office trailer, rental rate	1	Daily	\$ 450.00 month
015	Temporary fencing, rental rate	1	Daily	\$ 2.79 LF
016	Sanitary/toilet facilities, rental rate	1	Daily	\$ 210.00 month

See additional prices for items not on this list. Other items per Xactmate estimating software.

Steamatic Pricelist

CLASSIFICATION	CODE	HOURLY RATE
Project Coordinator	PC	\$ 110.00
Senior Project Manager	SPM	\$ 95.00
Project Manager	PM	\$ 70.20
Superintendent	SU	\$ 75.00
Assistant Superintendent	ASU	\$ 65.00
Clerical	CL	\$ 45.00
Electronics Restoration Technician	ERT	\$ 58.00
Restoration Supervisor/ Tech or Dehumidification Tech	RS	\$ 75.00
Resource/inventory Coordinator	RC	\$ 65.00
Remediation Supervisor/Technician	MRS	\$ 61.70
Document Recovery Specialist	DRS	\$ 62.00
Health and Safety Officer	HSO	\$ 125.00
Mgt of Customer labor force (per hr/per person)	MCL	\$ 3.00
General cleaning labor/ Temp labor	GL	\$ 37.50
Carpenter Foreman	CF	\$ 95.00
Carpenter - Skilled	CS	\$ 85.00
Painter/Drywall	PD	\$ 75.00
Biohazard/Trauma Scene Supervisor	BTS	\$ 185.00
Biohazard/Trauma Scene Technician	BTT	\$ 165.00

CLASSIFICATION	CODE	HOURLY RATE
Biohazard/Trauma Scene Supervisor	BTS	\$ 185.00
Biohazard/Trauma Scene Technician	BTT	\$ 165.00
Union Labor	Cost	20%
Technical Consultant/ Engineers		\$100-\$300
Plumbing / HVAC Tech		\$ 80
To winterize swamp cooler / furnace		\$ 85
To summarize swamp cooler / furnace		\$ 85
Swamp cooler pad		\$ 7.95
8" Mastercool pad		\$ 155
12" Mastercool pad		\$ 185
Mercury test w/ Permit		\$ 525
Coil Clean Refrigeration		\$ 85
Refinish of Stone and ceramic tile (Neverstrip product)		\$ 2.00 Sq Ft
VCT refurbished with Neverstrip		\$ 0.75 Sq FT
Strip and wax		\$ 0.95 Sq FT
Restoration clean and seal for ceramic/porcelain		\$ 7.00 Sq FT
Carpet cleaning		\$ 0.25 Sq FT
Restoration clean Carpet		\$ 0.32 Sq Ft
Air duct cleaning (Commercial)		\$ 0.50 Sq FT

Equipment Costs - 1

ITEM	COST
Air Scrubber <1000 cfm	\$ 95.00
Air Scrubber - 1000 - 2000 cfm	\$ 135.00
Air Compressor, small	\$ 35.00
Air Compressor, large	\$ 70.00
Air Mover	\$ 25.00
Airless Sprayer - industrial	\$ 25.00
Axial Fan	\$ 32.00
Blasting Unit - dry ice (comp not included)	\$ 325.00
Boroscope	\$ 75.00
Cart - poly dump	\$ 25.00
Carpet machine - hot portable	\$ 150.00
EDP - tool set	\$ 24.00
EDP - High pressure sprayer	\$ 60.00
EDP - Instrument drying oven	\$ 135.00
Dehumidifier (LGR - 1200)	\$ 85.00
Dehumidifier (LGR - 2000, 2400, 2800)	\$ 25.00
Desiccant Dehumidifier Portable	\$ 30.00
Desiccant Dehumidifier 700-1000 cfm	\$ 525.00
Desiccant Dehumidifier 2000-2500 cfm	\$ 1,295.00

ITEM	COST
Desiccant Dehumidifier 2800-3500 cfm	\$ 1,395.00
Desiccant Dehumidifier 4000-6000 cfm	\$ 1,600.00
Desiccant Dehumidifier 9000-10,000 cfm	\$ 2,295.00
Ducting - Lay flat	\$ 1.50
Duct eye - HVAC Inspection system	\$ 150.00
Distribution cables - 220v	\$ 225.00
Distribution cables - 220v converted box	\$ 15.00
Electrical panel - sub panel	\$ 40.00
Extraction unit - portable	\$ 95.00
Extraction unit - (truck mounted) per shift	\$ 450.00
Fogger	\$ 25.00
Generator - less than 10kw	\$ 95.00
Halogen lights w/stand	\$ 15.00
Halogen lights, single	\$ 5.00
Halogen lights, string	\$ 15.00
HVAC - Air tool kit	\$ 25.00
HVAC - cutting/spray kit	\$ 25.00
HVAC - cleaning system	\$ 150.00
Hydroxyl generator - 2 optics	\$ 200.00

Equipment Costs - 2

ITEM	COST
Hydroxyl generator - 3 optics	\$ 225.00
Inject-dry system - up to 5 panels	\$ 195.00
Injecti-dry wall unit	\$ 160.00
Infrared thermal imaging camera	\$ 175.00
Lambrite - dry clean machine	\$ 150.00
Manometer	\$ 10.00
Manometer/recordable	\$ 65.00
Moisture meter	\$ 24.00
Moisture mapping kit - meters, hygrometer, documents (excludes IR camera)	\$ 60.00
Office package - computer, printer, fax and acc	\$ 225.00
Ozone generator - industrial	\$ 175.00
Ozone generator	\$ 90.00
Personal Fall Protection (PFP) - harness, 5' life line	\$ 30.00
Personal Protection Equipment (PPE) - hard hat, gloves, N-95, glasses, etc.	\$ 25.00
Personal Respirator Protection (PRP) - half face, full face, cartridges	\$ 30.00
Personal Communication (Radio/Communication Device) ea.	\$ 10.00
Pressure washer 1000 psi - 2500 psi - Cold	\$ 75.00
Pressure washer 2000 psi - 3000 psi - Hot	\$ 155.00
Pump - sump 3/4" submersible	\$ 40.00
Pump - sump 3/4" electrical	\$ 75.00
Pump - trash - 2"-4" gas	\$ 160.00

ITEM	COST
Pump - sump - 2" electrical	\$ 125.00
Sprayer - industrial airless	\$ 125.00
Scaffold - per section	\$ 20.00
Small Tool Allowance	
Spider box	\$ 60.00
Robotic Duct Cleaning/Spraying system	\$ 350.00
Steamatic TMU Extraction/Cleaning unit	\$ 475.00
SUV	\$ 85.00
Truck - box - 16'-20'	\$ 185.00
Truck - box - 22' - 26'	\$ 245.00
Truck - van - 3/4 ton	\$ 85.00
Truck - van - 1 ton	\$ 105.00
Ultrasonic bath - small	\$ 165.00
Ultrasonic bath - large	\$ 250.00
Vacuum - HEPA	\$ 75.00
Vacuum - HEPA back pack	\$ 125.00
Vacuum - upright	\$ 15.00
Vacuum - shop (canister or wet/dry)	\$ 15.00
Vapor Tec - small (excludes cartridge)	\$ 35.00
Zip wall poles (pair)	\$ 10.00

Supply Costs - 1

ITEM	UNIT	COST
Adhesive - spray	Can	\$ 5.50
Anti-microbial solution	Gal	\$ 55.00
Applicators - 6" cotton	Box of 1000	\$ 24.00
Bags - 6 mil environmental	CS/25	\$ 121.50
Bags - 3 mil contractor bags	Box	\$ 31.00
Bags - for disposal of contaminated items	Each	\$ 3.53
Bags - HEPA Vacuum	Case	\$ 21.00
Black scrub pad 4 pack - handheld	Box	\$ 32.50
Bottle water, case of 24	Case	\$ 8.00
Box - Medium	Each	\$ 5.75
Box - dish pack	Each	\$ 7.85
Brush - corrosion	Each	\$ 6.50
Brush - HEPA Vacuum	Each	\$ 7.85
Bubble wrap - 1/2" x 24" x 250'	Roll	\$ 47.00
Bubble wrap - 1/2" x 48" x 250'	Roll	\$ 92.00
Bubble wrap - 3/16" x 24"x750'	Roll	\$ 105.00
Bubble wrap - 3/16" x 48" x 750'	Roll	\$ 208.00
Caution tape - 1000 ft	Roll	\$ 26.00
Ceiling clip - poly	Each	\$ 6.00
Chemical sponges - box 36	Case	\$ 144.00
Carpet - pretreat	Gal	\$ 21.50
Caulk/proseal/HVAC	Tube	\$ 7.95
Coil cleaner	Gal	\$ 19.50
Corrugated paper	Roll	\$ 49.00
Deodorizing gel - 1 pound block	Each	\$ 21.00
Deodorizing gel - 5 pound block	Each	\$ 89.00

ITEM	UNIT	COST
Degreaser/Cleaner - Exxpert 828 concentrate	Gal	\$ 39.00
Deodorizer - reodorant	Gal	\$ 88.00
Deodorizer - linaire liquid spray concentrate	Gal	\$ 69.00
Duct - lay flat 18"	Roll	\$ 185.00
Duct - lay flat 12"	Roll	\$ 135.00
Duct seal - Lin set duct seal	Gal	\$ 68.00
Duct seal - fungicidal	Gal	\$ 75.60
Dry solvent - stain remover	Gal	\$ 44.00
EDP - corrosion control lubricant #1	Gal	\$ 52.00
EDP - corrosion control lubricant #2	Gal	\$ 48.00
Emulsifier - powder	LB	\$ 6.00
Emulsifier - liquid	Gal	\$ 22.50
Filter - (Dehumidifier)	Each	\$ 10.75
Filter 24" x 24" x 1" (air scrubber)	Case	\$ 36.15
Filter 24" x 24" x 2" (secondary)	Case	\$ 74.00
Filter carbon (air scrubber 2000 cfm)	Each	\$ 145.00
Filter carbon (air scrubber 500 cfm)	Each	\$ 85.00
Filter HEPA - backpack	Each	\$ 374.00
Filter HEPA - air scrubber 2000 cfm	Each	\$ 402.50
Filter HEPA - air scrubber 500 cfm	Each	\$ 252.00
Floor protection - stick down film	Roll	\$ 95.50
Floor - stripper	Gal	\$ 15.00
Floor - sealer	Gal	\$ 27.00
Floor - finish	Gal	\$ 27.00

Supply Costs - 2

ITEM	UNIT	COST
Foam control	Gal	\$ 71.25
Fosters 40-20	5 Gal	\$ 570.00
Furniture - blocks	Box	\$ 90.00
Furniture - tabs (foil)	Box	\$ 100.00
Furniture polish	Can	\$ 7.95
Glass cleaner	Gal	\$ 24.00
Gloves - cotton	Pair	\$ 4.00
Gloves - latex (disposable)	Box	\$ 28.00
Gloves (leather)	Pair	\$ 4.00
Gloves (nitrile)	Box	\$ 34.00
Goggles	Each	\$ 6.00
Green scrub pads - pack 24	Box	\$ 55.00
Green scrub pads - pack 3	Box	\$ 6.00
Inventory tags	Box	\$ 108.00
Kilz or equivalent	Gal	\$ 27.00
Lemon oil	Gal	\$ 49.00
Microban	Gal	\$ 46.00
Mop head	Each	\$ 11.25
Murphy's oil soap - concentrate 32oz	Each	\$ 8.15
Odormatic	Gal	\$ 60.00
Paper - kraft	Roll	\$ 70.00
Paper - packing 50lb bundle	Bundle	\$ 128.75
Painters plastic 12' x 400'	Roll	\$ 50.00
Plates - HVAC sheet metal	Each	\$ 3.75
Polyethylene sheeting - 20' x 100' x 4 mil	Roll	\$ 132.00
Polyethylene sheeting - 20' x 100' x 6 mil	Roll	\$ 195.00

ITEM	UNIT	COST
Polyethylene sheeting - 4 mil fire retardant	Roll	\$ 125.00
Polyethylene sheeting - 6 mil fire retardant	Roll	\$ 192.00
Polyethylene sheeting - 6 mil re-enforced	Roll	\$ 215.00
Pre-filter media	Roll	\$ 69.00
Rags - cotton	LB	\$ 5.20
Rags - lint free	LB	\$ 11.05
Respirator - N-95 - Box of 20	Box	\$ 32.50
Respirator cartridges	Pair	\$ 34.00
Restoration sponges	Each	\$ 3.00
Rust off	Pint	\$ 28.00
Safety glasses	Each	\$ 7.00
Shoe covers - box of 300	Box	\$ 110.00
Shrink wrap	Roll	\$ 39.50
Stainless steel polish	Gal	\$ 43.00
Steel wool	Sleeve	\$ 8.50
Spray bottle w/trigger	Each	\$ 4.25
Tape - aluminum HVAC	Roll	\$ 27.50
Tape - blue 3" painters	Roll	\$ 11.75
Tape - duct	Roll	\$ 13.50
Tape - poly - boxing	Roll	\$ 4.75
Thermo - fog	Gal	\$ 59.00
Towels - terry - per dozen	Dozen	\$ 36.00
Towels - microfiber - per dozen	Each	\$ 15.00
Tyvek suits w/hood and boots	Dozen	\$ 96.00
Vinyl and leather conditioner/cleaner	Quart	\$ 22.00
Vapor Tek cartridge w/membrane	Each	\$ 109.00
Walk-off mats - pad of 30	Pad	\$ 55.00
Zipper - peel and seal - box of 2	Box	\$ 37.00

CITY OF SANTA FE
BID TABULATION
ITB # 23/10/B
General Construction Services
Bid Opening 11/2/22 @ 2pm

<u>Item #</u>	<u>ITEM</u>	<u>QTY</u>	<u>UNIT</u>	<u>(A)UNIT</u> <u>PRICE -</u> <u>B&D</u>	<u>(A)UNIT</u> <u>PRICE -</u> <u>EMCO</u>	<u>(A)UNIT</u> <u>PRICE -</u> <u>RMCI</u>	<u>(A)UNIT</u> <u>PRICE -</u> <u>Steamatic</u>	<u>(A)UNIT</u> <u>PRICE - FSA</u>	<u>(A)UNIT</u> <u>PRICE -</u> <u>Anchor Built</u>	<u>(A)UNIT</u> <u>PRICE - First</u> <u>Mesa</u>	<u>(A)UNIT</u> <u>PRICE -</u> <u>Jayden</u>
	Wage Rates for Projects Under \$60,000.00										
1	Superintendent – Regular Hourly Rate	1	Hourly	\$105.00	\$68.00	\$164.00	\$75.00	\$170.00	\$60.00	\$98.13	\$80.00
2	Superintendent – Overtime Hourly Rate	1	Hourly	\$155.00	\$90.00	\$224.00	\$110.00	\$180.00	\$60.00	\$147.20	\$100.00
3	Journeyman or Experienced Worker – Regular Hourly Rate	1	Hourly	\$95.00	\$49.75	\$152.00	\$75.00	\$135.00	\$50.00	\$98.04	\$70.00
4	Journeyman or Experienced Worker – Overtime Hourly Rate	1	Hourly	\$142.50	\$75.00	\$207.00	\$110.00	\$145.00	\$75.00	\$132.06	\$80.00
5	Laborer – Regular Hourly Rate	1	Hourly	\$75.00	\$31.00	\$68.00	\$66.50	\$92.00	\$40.00	\$61.52	\$50.00
6	Laborer – Overtime Hourly Rate	1	Hourly	\$112.50	\$46.50	\$66.00	\$99.96	\$102.00	\$60.00	\$92.28	\$60.00
	Wage Rates for Projects Over \$60,000.00										
7	Superintendent – Regular Hourly Rate	1	Hourly	\$110.00	\$59.00	\$164.00	\$75.00	\$170.00	\$60.00	\$97.13	\$80.00
8	Superintendent – Overtime Hourly Rate	1	Hourly	\$165.00	\$91.00	\$224.00	\$110.00	\$180.00	\$60.00	\$145.40	\$100.00
9	Journeyman or Experienced Worker – Regular Hourly Rate	1	Hourly	\$100.00	\$57.00	\$152.00	\$75.00	\$135.00	\$53.00	\$87.04	\$70.00
10	Journeyman or Experienced Worker – Overtime Hourly Rate	1	Hourly	\$150.00	\$85.50	\$207.00	\$110.00	\$145.00	\$79.50	\$130.56	\$80.00
11	Laborer – Regular Hourly Rate	1	Hourly	\$80.00	\$44.00	\$58.00	\$66.50	\$92.00	\$42.00	\$60.52	\$50.00
12	Laborer – Overtime Hourly Rate	1	Hourly	\$120.00	\$66.00	\$66.00	\$99.96	\$102.00	\$63.00	\$90.78	\$60.00
	Other Rates										
13	Discount of all materials. Enter zero if no discount is offered	1	%	0.00%	0.00%	0.00%	No Bid	0.00%	0.00%	0.00%	No Bid
14	Temporary Site office trailer, rental rate	1	Daily	No Bid	\$29.00	\$50.00	\$450/month	\$50.00	\$6.50	\$50.00	\$85.00
15	Temporary fencing, rental rate	1	Daily	No Bid	\$20.00	\$71.00	\$2,791/LF	\$50.00	\$10.00	\$6,901/LF Based on 400 LF	\$25.00
16	Sanitary/toilet facilities, rental rate	1	Daily	No Bid	\$10.00	\$15.00	\$210.00	\$5.00	\$6.50	\$5.50	\$20.00

Witness Signature/Name: 

Date/Time: 11/7/22 @ 7:15a

Witness Signature/Name: 

Date/Time: 11/8/2022



GEBINC0-01

APADILLA

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

2/6/2023

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER License # 0757776 HUB International Insurance Services (SOW) 6565 Americas Parkway Suite 720 Albuquerque, NM 87110	CONTACT NAME: Carol Johnson PHONE (A/C, No, Ext): (505) 348-1817 FAX (A/C, No): E-MAIL ADDRESS: carol.johnson1@hubinternational.com
INSURED GEB, Inc., dba Steamatic of Albuquerque & Santa Fe 8508 Paseo Alameda NE Albuquerque, NM 87113	INSURER(S) AFFORDING COVERAGE INSURER A : Selective Insurance Company of America 12572 INSURER B : Builders Trust of New Mexico INSURER C : Westchester Surplus Lines Insurance Co. 10172 INSURER D : INSURER E : INSURER F :

COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PROJECT <input type="checkbox"/> LOC OTHER:			S 2501399-01	1/1/2023	1/1/2024	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 500,000 MED EXP (Any one person) \$ 15,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 3,000,000 PRODUCTS - COMP/OP AGG \$ 3,000,000
A	<input checked="" type="checkbox"/> AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY			S 2501399-01	1/1/2023	1/1/2024	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
A	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$			S 2501399-01	1/1/2023	1/1/2024	EACH OCCURRENCE \$ 2,000,000 AGGREGATE \$ Pers/Ad/PCO \$ 2,000,000
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) <input type="checkbox"/> Y / N If yes, describe under DESCRIPTION OF OPERATIONS below		N / A	WC10000061962023A	1/1/2023	1/1/2024	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ 2,000,000 E.L. DISEASE - EA EMPLOYEE \$ 2,000,000 E.L. DISEASE - POLICY LIMIT \$ 2,000,000
C	Contract. Poll. Liab			G46611305007	1/1/2023	1/1/2024	Each Pollution Cond 3,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER

CANCELLATION

City of Santa Fe P.O Box 909 2651 Siringo Rd. Bldg. E Santa Fe, NM 87504	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE
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City of Santa Fe, New Mexico

Memorandum



DATE: February 6, 2023

TO: Public Works and Utilities Committee, Finance Committee, Governing Body

VIA: Halona Crowe, Public Works Business Operations Manager for *Halona Crowe*
Regina Wheeler, Public Works Director Halona Crowe (Feb 7, 2023 12:44 MST)
Sam Burnett, Facilities Division Director *J. Samuel Burnett*
J. Samuel Burnett (Feb 7, 2023 12:40 MST)

FROM: Joshua Bohlman, Facilities Project Administrator

ACTION:

Request approval of four (4) On-Call General Contracting Services for City Facilities; each in an amount not to exceed \$1,000,000 per-year or \$4,000,000 total including NMGR; AnchorBuilt Construction; EMCO Construction; First Mesa Construction; and Steamatic; Joshua Bohlman, jbohlman@santafenm.gov, 505-955-5932, Sam Burnett, jsburnett@santafenm.gov, 505-955-5933

BACKGROUND AND SUMMARY:

The Public Works Department's Facilities Division uses on-call services throughout the City's facilities and properties including Midtown and the Railyard. These on-call services allow us to address issues, needs, and emergencies as they arise in a timely and efficient manner. The Facilities Division typically maintains on-call contracts for General Contracting, Mechanical Electrical and Plumbing, Roofing, Remediation, and Landscaping.

This is a formal request for the approval of four (4) on-call contracts for General Contracting services with AnchorBuilt Construction; EMCO Construction; First Mesa Construction; and Steamatic.

In Accordance with the Invitation to Bid for City-Wide, On-Call General Contracting services (ITB# 23/10/B) issued November 2nd, 2022, eight (8) responses were submitted from the following Offerors: B&D Industries, EMCO, RMCT, Steamatic, ESA, Anchor Built, First Mesa, and Jaypen and were evaluated by the Purchasing Office and the Facilities Division. All eight Contractors were fully responsive and the four lowest bidders were chosen.

These on-call contracts are not a guarantee of payment to the vendors that are awarded such a contract. These contracts are only used as need arises and funding is available. Each time an on-call contract is used the vendor receives a formal request or 'task order' from Staff. The Requesting Department shall provide, at a minimum, a detailed scope of work and/or drawings defining work required. The vendor then provides a quote, which is vetted and negotiated by staff as needed. Once the quote is deemed satisfactory and funding is identified a purchase requisition is entered and a purchase order produced for that particular scope of work.

The \$4,000,000 maximum for each contract is based on the total amount that the City has used on the current General Construction On-Call contracts over the past four years. The actual amount used on each contract will be \$1,000,000 per contractor.

PROCUREMENT METHOD:

The procurement method for this Contract is the Invitation to Bid dated 11/2/2022. (ITB# 23/10/B)

CONTRACT TERMS:

This Contract will expire 6/30/2024

CONTRACT NUMBER:

The Munis contract numbers is as follows:

- Anchor Built Construction #3203821
- EMCO Construction #3203796
- First Mesa Construction #3203799
- Steamatic #3203798

FUNDING SOURCE:

Fund Name/Number: Various

Munis Org Name/Number: Various

Munis Object Name/Number: Various

ATTACHMENTS:

AnchorBuilt Contract

AnchorBuilt Proposal

AnchorBuilt ITB

AnchorBuilt Certificate of Insurance

AnchorBuilt Business License

Summary of Contracts

Procurement Checklist

EMCO Contract

EMCO Proposal

EMCO ITB

EMCO Certificate of Insurance

EMCO Business License

Summary of Contracts

Procurement Checklist

First Mesa Contract

First Mesa Proposal

First Mesa ITB

First Mesa Certificate of Insurance

First Mesa Business License

Summary of Contracts

Procurement Checklist

Steamatic Contract

Steamatic Proposal

Steamatic ITB

Steamatic Certificate of Insurance

Steamatic Business License

Summary of Contracts

Procurement Checklist



City of Santa Fe

Treasury Department
200 Lincoln Ave.
Santa Fe, New Mexico 87504-0909
505-955-6551

BUSINESS REGISTRATION

Business Name: GEB, INC.

DBA: STEAMATIC OF ALBUQUERQUE
AND SANTAFE

Business Location: 8508 PASEO ALAMEDA NE
ALBUQUERQUE, NM 87113

Owner: GEB, INC.

License Number: 233486

Issued Date: September 08, 2022

Expiration Date: September 08, 2023

CRS Number: 02303262006

License Type: Business License - Renewable

Classification: Out of Jurisdiction Contractor -
General

Fees Paid: \$10.00

GEB, INC.
8508 PASEO ALAMEDA NE
ALBUQUERQUE, NM 87113

THIS IS NOT A CONSTRUCTION PERMIT OR SIGN PERMIT.
APPROPRIATE PERMITS MUST BE OBTAINED FROM THE CITY
OF SANTA FE BUILDING PERMIT DIVISION PRIOR TO
COMMENCEMENT OF ANY CONSTRUCTION OR THE
INSTALLATION OF ANY EXTERIOR SIGN.

THIS REGISTRATION/LICENSE IS NOT TRANSFERABLE TO
OTHER BUSINESSES OR PREMISES.

TO BE POSTED IN A CONSPICUOUS PLACE



City of Santa Fe

Real Estate Summary of Contracts, Agreements, Amendments & Leases

Section to be completed by department

1. Munis Contract # 3203798

Contractor: Steamatic NM

Description: Provide On-Call general contracting services to the City of Santa Fe.

Contract ☒ Agreement ☐ Lease / Rent ☐ Amendment ☐

Term Start Date: TBD Term End Date: June 30, 2024

☐ Approved by Council Date: _____

Contract / Lease:

Amendment # _____ to the Original Contract / Lease # _____

Increase/(Decrease) Amount \$ _____

Extend Termination Date to: _____

☐ Approved by Council Date: _____

Amendment is for:

2. **HISTORY of Contract, Amendments & Lease / Rent - Please Elaborate** (option: attach spreadsheet if multiple amendments)

3. **Procurement History:** _____



Purchasing Officer Review:

Feb 9, 2023

Date:

Comment & Exceptions: ITB Bid tab included

4. **Funding Source:** Various

Org / Object: Various/Various


Andy Hopkins (Feb 9, 2023 09:30 MST)

Feb 9, 2023

Date:

Budget Officer Approval:

Comment & Exceptions: _____

Staff Contact who completed this form: Josh Bohlman Phone # 505-955-5932

Email: jbohlman@santafenm.gov

To be recorded by City Clerk:

Clerk # _____

Date of Execution: _____



CITY OF SANTA FE PROCUREMENT CHECKLIST

Contractor Name: Steamatic NM

Procurement Title: Services Agreement

Procurement Method: State Price Agreement ☐ Cooperative ☐ Sole Source ☐ Other ☐

Exempt ☐ Request For Proposal (RFP) ☐ Invitation To Bid (ITB) ☒ Contract under 60K ☐ Contract over 60K ☐

Department Requesting Public Works/Facilities Div. Staff Name Josh Bohlman

Procurement Requirements:

A procurement file shall be maintained for all contracts, regardless of the method of procurement. The procurement file shall contain the basis on which the award is made, all submitted bids, all evaluation materials, score sheets, quotations and all other documentation related to or prepared in conjunction with evaluation, negotiation, and the award process. The procurement shall contain a written determination from the Requesting Department, signed by the purchasing officer, setting forth the reasoning for the contract award decision before submitting to the Committees.

REQUIRED DOCUMENTS FOR APPROVAL BY PURCHASING*

YES N/A

<input checked="" type="checkbox"/>	<input type="checkbox"/>	Approved Procurement Checklist (by Purchasing)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Memo addressed to City Manager (under 60K) Committees/City Council (over 60K)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	State Price Agreement
<input type="checkbox"/>	<input checked="" type="checkbox"/>	RFP
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Evaluation Committee Report
<input checked="" type="checkbox"/>	<input type="checkbox"/>	ITB
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Bib Tab
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Quotes (3 valid current quotes)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Cooperative Agreement
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Sole Source Request and Determination Form
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Contractors Exempt Letter
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Purchasing Officers approval for exempt procurement
<input type="checkbox"/>	<input checked="" type="checkbox"/>	BAR
<input type="checkbox"/>	<input checked="" type="checkbox"/>	FIR
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Executed Contract, Agreement or Amendment
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Current Business Registration and CRS numbers on contract or agreement
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Summary of Contracts and Agreements form
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Certificate of Insurance
<input checked="" type="checkbox"/>	<input type="checkbox"/>	All documentation presented to Committees
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Other:

Josh Bohlman	Project Administrator	2/6/2023
Department Rep Printed Name (attesting that all information included)	Title	Date
	Contracts Supervisor	Feb 9, 2023
Purchasing Officer (attesting that all information is reviewed)	Title	Date

Include all other substantive documents and records of communication that pertain to the procurement and contract.