

PROPOSAL/CONTRACT

Darren Lubbock
City of San Marcos

August 11, 2025

Concrete
Restoration

Masonry
Restoration

Stadium
Restoration

Balcony
Restoration

Plaza
Restoration

EIFS
Restoration

Historic
Restoration

Wall Coating

Caulking &
Sealants

Deck Coating

Planter
Waterproofing

Below Grade

Stone
Cleaning &
Restoration

Tuckpointing

Epoxy
Flooring

Cementitious
Coating

Post Tendon
Repair

Barrier
Tendon
Repair

Expansion
Joint
Restoration

Carbon Fiber

Epoxy
Injection

WE (Western) HAVE PREPARED A PROPOSAL FOR: **Dunbar Restoration**
TIPS Contract # : 241001

SCOPE OF WORK: We propose to furnish and install all necessary labor, materials, equipment, supervision, and insurance, as shown on the attached insurance addendum, to complete the following:

1. General Conditions :

- Western Specialty Contractors will supply the correct and qualified labor (Westerns own crews), superintendence and project management to ensure a quality result. We will ensure a safe worksite and will install barriers when necessary to block pedestrian and vehicular traffic from entering the job site. All equipment and materials will be furnished by Western Specialty Contractors. This work item includes maintaining the project site and a final project walk through.

2. Broken/ Missing Siding : Approximately 10 Pieces

- Western will gently remove existing broken/ pulled up siding and replace with a close equivalent to match existing as close as possible.



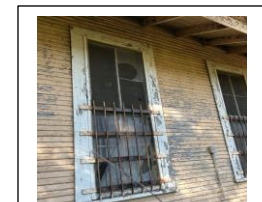
3. Double Front Doors : 1 Door Section

- Western will remove existing door and frame & install new door approved by historical society. With no spec being provided Westerns pricing does not include purchasing the door or hardware associated with the new door.



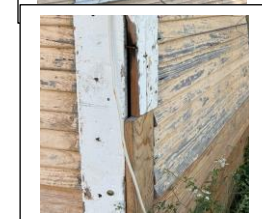
4. Remove/ Install New Plywood & Fasten : 11 Windows

- Western will remove any plywood on the windows and replace with new plywood and fasteners as directed in the Artistic Board Up Standard Provided. No painting of the plywood is included.



5. Remove/ Replace Window/ Corner & Door Trim : Approximately 218 LF

- Western will remove and replace exterior trim around the windows, door & corners. Material to match existing as close as possible.



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6. Paint Exterior Walls, Doors & Trim :

- Western will paint walls, soffit and trim to match existing as close as possible. Western will utilize report given for color matches.



7. Remove/ Prep & Paint Exterior Hardware (Windows and Door) : 11 Metal Units

- Western will remove the metal covering the windows and prep with blasting and paint with DTM paint. Once paint has cured- Western will reinstall to match existing as close as possible.



8. Wood Framed Steps : 1 Location

- Western will remove existing steps and make new wood (Common Wood) steps with handrails and secure to structure.



9. Building Skirt : 300 SF

- Western will install new building skirt with pressure treated 2"x4", pressure treated plywood and siding to match existing as close as possible. Installed per detail provided.



10. ROOF Sheeting

- Western will remove existing roof panels and install new panels to match existing rustic look as close as possible.

11. ROOF Decking

- Based on visual observations- Western recommends replacing the decking under the existing roof in conjunction to the roof panel replacement.

12. Glazing Touch Up/ Move Electrical Boxes Inside :

- Western will touch up paint the puddy glaze installed by window company to match existing as close as possible. Western will also remove the electrical conduits on the exterior of the building to the inside.

13. Contingency

- Western has included an allowance of \$10,000.00 in the base bid price to be used for any unseen/unknown conditions.

TOTAL Base Bid: \$133,548.00
****TAX NOT INCLUDED**
Michael Walker
Sr. Sales/ Project Manager
(512) 745-6427
MichaelW@WesternGroup.com

GENERAL QUALIFICATIONS:

1. Normal working hours, Monday through Friday have been used for this proposal.
2. We have included one mobilization for the project. Additional mobilizations will result in additional charges.
3. A mock up will be performed and shall be approved by the customer in writing prior to beginning the work.
4. Written approval of color selections by the customer are required before any materials will be ordered and before scheduling of work.
5. Permits are not included for our portion of the work.
6. Barricades/sidewalk protection will be provided as described above.
7. Power lines in or near work areas shall be covered/protected by owner at no expense to contractor.
8. This work will be performed by Western's own CREWS.
9. Western shall not be held liable for the presence of fungi or bacteria as indicated on the attached Insurance Addendum.
10. Western will provide its' standard labor warranty and manufactures' standard material warranty upon completion of work.
11. Our proposal supports OSHA's 29 CFR 1926.1153 Respirable Crystalline Silica Standard.
12. Notwithstanding anything in this Agreement, Western shall be entitled to additional compensation and/or time extension for any delays, disruptions, impacts, suspensions, acceleration, out of sequence work, or any other increased costs or damages incurred as a result of any virus (including COVID 19 or other coronavirus), pandemic, epidemic or consequences flowing therefrom. In addition, Customer agrees to waive all consequential, actual or liquidated damages against Western arising out of any delay, disruptions or impacts to the Work resulting from the above events.
13. Notwithstanding anything in the proposal/agreement, Customer acknowledges the potential supply issues and/or pricing increase for the import of materials, including but not limited to, possible tariffs being imposed by various governments, including the U.S government. Western is unable to confirm the pricing on certain materials in advance of purchase. Any increase in the price of the material or delay in the delivery of material, through no fault of Western or the supplier/distributor, Customer agrees to be responsible for any additional costs or damages associated with such increases or delays.
14. Before work to begin Western will need all lead-based paint removed.
15. Western will need main power shut off before work begins.
16. Western will need a staging area for equipment, material & sundries.
17. Crews will need access to restroom & handwashing facilities as needed.
18. Our price does not include removal or replacing of any windows.
19. Materials priced are what Western could find to match existing as close as possible as no detail specs were provided for material.
20. No build out or furring is included in our pricing.
21. No waterproofing is included in the window installation.
22. Western is not responsible for painting windows. Pending any historic detail for waterproofing- Western excludes any waterproofing for this bid.
23. If any material Western has priced does not meet historic standards- Western may require additional funding.
24. No historic fees or any fees associated with this type of work of any kind are included in our proposal and are at the responsibility of the owner.
25. Western is not responsible for removing or replacing the windows.

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Acceptance: By signing this proposal, the Purchaser accepts as a binding contract all of its terms and conditions, including the General Conditions and the Special Conditions on this page and all Continuation Pages of this proposal. This Proposal shall expire automatically unless the above named purchaser shall have delivered a copy of this Proposal, duly signed by it, to Western on or before the 30th day from the date hereof. No modification by Purchaser to this Proposal, or to the General Conditions, shall become a part of the contract unless specifically agreed to in writing by Western, and shall automatically make this Proposal void and of no effect.

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Date Accepted: _____

Austin Branch Office

[Purchaser]

By: _____

Aaron Williams

Title: _____

Branch Manager

Manager: _____

GENERAL TERMS OF THE CONTRACT

1. CHANGES IN THE WORK. It is understood that the type of work called for in this Agreement may require changes as the work progresses. Contractor will perform changes in the work (including changes requested by Customer) only after consultation with the Customer, and execution of a written agreement covering the changes in the scope of the work including any changes in Contract Price and time for performance.

2. PAYMENT TERMS. Payment of the Contract Price, shall be made monthly upon receipt of an invoice for portion of the Work performed during that month. If any invoice remains unpaid to the 20th day following receipt by Customer, Customer agrees to pay Contractor interest at the rate of ten percent (10%) per annum from the due date until paid.

3. TAXES. Contractor's price includes applicable taxes imposed on the work or materials included in this contract, to the extent required by law to be collected by Contractor. Such taxes may be separately itemized on invoices.

4. SECURITY FOR PAYMENT. Customer understands that if Contractor is not paid it can assert a lien against the property. Contractor will issue waivers of its lien rights only to the extent it receives payment.

5. DELAYS AND CLAIMS.

A. Liability Only for Acts Within Contractor's Control. Contractor will be excused and will not be liable for any damages, whether direct, incidental or consequential, for any delay or failure in performance (including but not limited to delays due to strikes, fires, accidents, acts of God and delays in performance by Contractor's suppliers and carriers) except to the extent caused by, or within the direct control of Contractor.

B. Notice of Claims, When. Any claims by Customer against Contractor must be presented in writing with particulars to Contractor within twenty days after they arise; otherwise Contractor shall have no responsibility or liability for such claims.

6. INSURANCE AND INDEMNIFICATION.

A. Customer shall purchase and maintain property insurance on its property and liability insurance to cover the acts or omissions of its agents and employees at the Site.

B. Contractor maintains insurance as shown on the attached Insurance Addendum. A certificate showing coverage limits and Carriers will be issued to Customer prior to beginning work at the Site.

C. Contractor agrees to indemnify Customer from any loss, damage or expense which Customer suffers as a result of claims asserted against Customer by third parties (including Contractor's employees) which arise out of Contractor's work at the Site, to the extent caused by the negligent acts or omissions of Contractor or anyone for whom Contractor is responsible. Customer agrees to indemnify Contractor for any loss, damage or expense, which Contractor suffers as a result of claims asserted against Contractor by third parties (including Customer's employees) which arise out of Customer's activities at the Site, to the extent caused by the negligent acts or omissions of Customer or anyone for whom Customer is responsible.

7. LIMITED WARRANTY AND EXCLUSIVE REMEDIES.

A. Workmanship. For a period of one year from the date of substantial completion of Contractor's Work covered hereby, Contractor warrants that it will promptly repair or replace any improper or defective workmanship performed by Contractor under this contract; provided that Contractor has been paid for all work performed, and Contractor has received written notice from Customer of any such defective workmanship within 20 days after Customer first becomes aware thereof (provided such is within the aforesaid one-year period). Contractor will not pay for any inspections or repairs performed by others prior to receipt of notice and a reasonable opportunity to make repairs, if warranted.

B. Warranty on Materials. Contractor warrants that it will use only new materials unless specified otherwise in this Contract, and will deliver to Customer standard warranties as issued by the manufacturer of the materials, if available. Contractor shall have no obligation under any such manufacturer's warranty, and shall not be required to seek changes to terms of such standard warranties.

C. Disclaimer of Other Warranties. THE PROVISIONS IN PARAGRAPHS A AND B ARE THE EXCLUSIVE WARRANTIES PROVIDED TO CUSTOMER AND ARE EXPRESSLY IN LIEU OF ANY OTHER EXPRESS OR IMPLIED WARRANTIES, INCLUDING ANY IMPLIED WARRANTY OF MERCHANTABILITY OR FITNESS FOR ANY PARTICULAR PURPOSE.

D. Mold Exclusion. Contractor specifically excludes from any and all warranties connected with this Work any warranty against the growth, infestation or spread of mold, mildew, or other fungal, bacterial or biological substance however caused.

8. OBLIGATIONS OF CUSTOMER AT SITE OF WORK

A. Site Conditions. For work performed by Contractor at the site, Customer shall provide without charge to Contractor (i) sufficient and proper space for handling and storing the materials and equipment of Contractor;; (ii) sufficient power and water for the performance of the Work; (iii) removal of all obstructions to performing the Work as economically as possible.

B. Unanticipated Conditions. If Contractor encounters unanticipated conditions or structural features, not reasonably ascertainable upon such inspection or testing as was allowed by Customer, Contractor will so advise Customer, and the parties will work out a mutually acceptable adjustment to the Work, the Contract Price, and the time of completion prior to continuation of the work.

C. Asbestos, Lead, Mold and PCB. Contractor specifically excludes the abatement of any hazardous material, including but not limited to asbestos, lead, mold or polychlorinated biphenyl ("PCB"). Customer warrants that the Work will not expose Contractor's workers or any other persons to contact with or exposure to such substances. If Contractor encounters material reasonably believed to be asbestos, lead mold or PCB or other hazardous substance which has not been rendered harmless, Contractor shall immediately stop Work in the area affected and report the condition to the Customer. The Work in the affected area shall not thereafter be resumed except by written agreement of the Customer and Contractor. The Work in the affected area shall be resumed in the absence of such hazardous substance, or when it has been rendered harmless and so agreed in writing by the Customer and Contractor. All cost of testing for, removal of, or to render asbestos, lead, mold or PCB harmless, shall be born by Customer.

9. DEFAULT BY CUSTOMER. If Customer fails, or is unable for any reason, to make any payment when due, or prevents Contractor from completing its Work in a timely and uninterrupted manner, or fails to comply with any term, condition or provision of this Contract, Contractor may resort to any remedy available to it by this Contract, or by law.

10. REMEDIES OF CONTRACTOR. In case of any default by Customer, including but not limited to failure to make timely payment, Contractor may, after reasonable notice and opportunity to cure, which need not exceed seven (7) days; (a) suspend all work at the site (b) demand payment of the contract price, less a sum equal to Contractor's cost of any labor and materials not yet furnished or ordered , (c) remove its equipment and any unused material from the Premises, (d) terminate the contract and demand payments referred to in item (b) above and, (e) pursue such other or additional remedies as may be provided by law.

11. DISPUTE RESOLUTION. The parties shall attempt to resolve disputes between themselves, using more senior officials of their respective organizations if necessary, and prior to the institution of any legal action, they agree to meet with a mutually agreeable or, upon mutual application, court appointed mediator for a minimum of one five hour session. In any such dispute resolution, each party shall bear their own expenses. In the event of any legal action to enforce the terms of this Contract, the prevailing party shall be entitled to recover reasonable attorney's fees from the other.

12. HOURS OF WORK. Contractor is obligated to perform the Work only during its regular working hours and has no responsibility to work beyond such regular hours. All time beyond regular hours which is required by Customer shall be paid for by Customer in addition to the contract price, at applicable premium rates of pay.

13. ENTIRE AGREEMENT. This Contract constitutes the entire agreement between the parties. No representations, statements, correspondence or discussions between Contractor and Customer or Customer's Representative shall be a part of this Contract unless specifically referred to in this Contract.

14. MODIFICATION. No waiver, alteration or modification of the terms and conditions of this Contract shall be binding unless said waiver, alteration or modification be in writing and signed by a duly authorized representative of each party.

STANDARD INSURANCE ADDENDUM
Indicating Insurance Carried by
Austin Branch Office ("Contractor")
and incorporated into its Proposal Submitted to
City of San Marcos ("Customer")
Project: ***Dunbar Restoration***

Contractor maintains, and shall maintain, insurance coverage substantially as outlined below, throughout the life of the project (shown above) which is the subject of the Proposal, Bid, Contract or Subcontract to which this Addendum is attached. Any contract or subcontract entered into is qualified to include this coverage, exclusive of any other insurance requirements.

Workers Compensation coverage is maintained in all states where Contractor operates, including the state in which the project which is the subject of this proposal or bid is located. Employer's Liability coverage is also included with limits up to \$1,000,000. Stop gap coverage is provided in monopolistic states: ND, OH, WA, WY.

Carrier: **The Travelers Indemnity Company of America / Travelers Property Casualty Company of America**

General Liability coverage is written on the Travelers Commercial General Liability Form CG T1 00 which includes the following:

Carrier: **Travelers Property Casualty Company of America**

COVERAGES

- Bodily Injury
- Broad Form Property Damage
- Premises/Operations
- Products/Completed Operations
- Contractual Liability
- Medical Payments
- Fire Damage Legal Liability
- Personal and Advertising Injury
- Independent Contractor's Liability
- Coverage for Explosion, Collapse, and Underground
- Separation of Insureds/Severability of Interest

	<u>POLICY LIMITS</u>
General Aggregate ⊕	\$4,000,000
Products Completed Operations Aggregate	\$4,000,000
Personal and Adv. Injury	\$2,000,000
Each Occurrence	\$2,000,000
Fire Damage (Any one fire)	\$500,000
Medical Exp. (Any one person)	\$10,000

⊕ General Aggregate applies per project.

The General Liability Policy contains an exclusion for claims arising in whole or in part out of the presence of fungi or bacteria in a building or structure.

Automobile Liability coverage is carried in all states consistent with or greater than statutory requirements.

Carrier: **Travelers Property Casualty Company of America**
Combined Single Limit: \$2,000,000

A 30 day notice of cancellation provision is included under our policies.

Coverage and limits will be certified through a standard form Certificate of Insurance issued to Customer or through a Memorandum of Insurance upon Execution of Contract.

The structures involved in this project do not contain any EIFS (Exterior Insulation and Finish System). Contractor's insurance program is written on a nationwide basis for all its locations, and not on an individual project basis. Any requests for deviations from standard coverage must be requested in writing, prior to Contract execution. Contractor reserves the right to review any Consolidated or Controlled Insurance Program prior to agreeing to enroll, and to increase its price to cover additional insurance requests.