



PARTNERS:
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ASSOCIATE:
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February 27, 2019

Bartlett Cocke General Contractors, LLC
8706 Lockway St.
San Antonio, Texas 78217

Attn: James Anderson
Vice President of Operations
South Texas Region

Re: Notice of Award - Rancho Del Lago Area Elementary School – Northside ISD

Mr. Anderson:

The Northside I.S.D. Board of Trustees formally accepted the selection of Bartlett Cocke General Contractors, LLC, the recommended proposer at the February 26, 2019 Board meeting. This letter shall serve as the Notice of Award of the Contract by Northside Independent School District to Bartlett Cocke General Contractors, LLC, to perform the work described in RFCSP #2019-001 for a total contract amount of \$25,401,000.00. Contract amount includes acceptance of Alternates #1 and #2.

Two (2) copies of the Agreement Between Owner and Contractor for this Project have been prepared for your signature. Please return complete contract package (both signed copies of Agreement Between Owner and Contractor, Insurance documents, and Payment and Performance Bonds as required by Owner’s Supplementary Conditions, Article 11, and completed HB Form 1295) to our office in a timely manner, as the complete package must be received by the District within ten (10) days of Notice of Award. After execution by the Owner, a completed Agreement Between Owner and Contractor will be returned to you for your record.

A kick off meeting is scheduled for Tuesday, March 5th, at 2:00 pm at the Facilities Construction Conference Room, 5800 Evers Road, Bldg. C, San Antonio, Texas 78238, for the Contractor only; please plan to attend with the Project Manager and Superintendent. A Pre-Construction Conference will be scheduled during the Kick-Off meeting, which will require attendance by you and all major Subcontractors working on this project site.

Once the Agreement is executed by both parties, a Notice to Proceed will be issued.

We look forward to working with your company on this project.

QUALITY SERVICE SINCE 1919

Best Regards,
Garza/Bomberger & Associates



Roy L. Lewis, AIA
Partner

CC: Leroy San Miguel, Assistant Superintendent of Facilities and Operations, NISD (via email)
Henry Acosta, Executive Director of Construction & Engineering, NISD (via email)
James Berg, Director Facilities Construction, NISD (via email)
Marilyn Sevedge, Senior Project Manager, NISD (via email + original document)
Melani Hardy, Contract Coordinator, NISD (via email)
Pat Barela, NISD (via email)

Attachments: NISD Project Insurance Requirements

Northside ISD Insurance Checklist

(Required by Article 11 of the NISD Supplementary Conditions to the AIA General Conditions)

Commercial General Liability (article 11.1.2.1.2)

- \$2,000,000 general aggregate;
 - \$1,000,000 products/completed operations aggregate;
 - \$1,000,000 personal and advertising injury;
 - \$1,000,000 each occurrence;
 - \$50,000 fire damage (Typically indicated as "Damage to Rented Premises");
 - \$5,000 medical expense.
- Policy issued upon an "occurrence" basis, as distinguished from a "claims" basis.

- * **Required endorsements:**
- Additional Insured.
 - Waiver of Subrogation.
 - 30-day notice of cancellation.

Automobile Liability (article 11.1.2.1.3)

- All vehicles (any auto) owned by, hired by or used on behalf of the Contractor, with minimum Combined Single Limit of \$1,000,000.

- * **Required endorsements:**
- Additional Insured.
 - Waiver of Subrogation.
 - 30-day notice of cancellation.

Umbrella Liability (article 11.1.2.1.5)

Insurance written on an occurrence basis, with minimum limits in the amount of:

<u>Contract Sum</u>	<u>Min. Limit Required</u> (Per occurrence/aggregate)
Up to \$2,499,999	\$1,000,000
\$2,500,000 - \$4,999,999	\$2,000,000
\$5,000,000 - \$7,499,999	\$3,000,000
\$7,500,000 and over	\$4,000,000

- * **Required endorsements:**
- Additional Insured.
 - Waiver of Subrogation.
 - 30-day notice of cancellation.

Worker's Compensation (article 11.1.2.1.1): Statutory Limits required.

Employers' Liability (article 11.1.2.1.1)

- \$500,000 each accident;
- \$500,000 disease - policy limit;
- \$500,000 disease - each employee.
- If any Proprietor/Partner/Executive Officer/Member is excluded from coverage, describe under "Description of Operations" section of the Certificate.

- * **Required endorsements:**
- Waiver of Subrogation.
 - 30-day notice of cancellation.

Owner's and Contractor's Protective Liability Insurance * (article 11.1.2.1.4)

- Separate ACORD Form with Northside ISD indicated as the insured.
- General Contractor shall be named as the Certificate Holder.
- \$500,000 bodily injury
- \$500,000 property damage

- * **Required endorsements:**
- Waiver of Governmental Immunity.
 - 30-day notice of cancellation.

Builders Risk or Installation Floater Policy (article 11.3.1)

- Shall cover the entire Work at the site for the full insurable value of the Work, including transit thereto and materials stored offsite and destined to become a part of the Work.
- Maintained until final payment is made to the Contractor pursuant to Article 9 of NISD's Supplementary Conditions.
- No deductibles shall exceed \$5,000 without prior written approval of the Owner.
- The policy shall insure the respective interests of the Owner and the Contractor in the Work.

- * **Builders Risk Required Endorsements:**
- Permission to Occupy.
 - 30-day notice of cancellation.

- * **Installation Floater Required Endorsements:**
- 30-day notice of cancellation.

IMPORTANT NOTE: Copies of each required endorsement must be included, and each should reference the corresponding policy number(s).