



**HEMISFAIR  
REQUEST FOR COMPETITIVE SEALED PROPOSALS  
KUSCH HOUSE STABILIZATION & REHABILITATION  
CONSTRUCTION SERVICES**

RFCSP ISSUE DATE:  
**APRIL 15, 2021**

PROPOSAL DEADLINE:  
**MAY 7, 2021 @ 2:00 PM**

**TABLE OF CONTENTS**

<b>Section</b>	<b>Page Number</b>
I. BACKGROUND .....	3
II. SCOPE OF WORK AND GENERAL REQUIREMENTS .....	3
III. SCHEDULE OF EVENTS .....	3
IV. PRE-SUBMITTAL CONFERENCE .....	4
V. PROPOSAL DOCUMENT REQUIREMENTS AND EVALUATION CRITERIA .....	4
VI. SUBMISSION INSTRUCTIONS.....	6
VII. AMENDMENTS TO RFCSP .....	7
VII. AWARD OF CONTRACT AND RESERVATION OF RIGHTS.....	7

# HEMISFAIR KUSCH HOUSE STABILIZATION & REHABILITATION

## I. BACKGROUND

The Hemisfair Park Area Redevelopment Corporation (HPARC) is seeking qualifications and Request for Competitive Sealed Proposals (RFCSP) from qualified historic rehabilitation/commercial construction firms to provide construction services for the Kusch House Stabilization & Rehabilitation Project at Hemisfair (the Project).

HPARC was created by City Council in 2009 to deliver the vision for the redevelopment of the 1968 World's Fair grounds, with the goal of creating one of the world's great public places. This is being accomplished by the expansion and improvement to parks at Hemisfair; development of mix use structures with a target to deliver as much housing as existed in the neighborhood before the Fair; reincorporation of historic rights-of-way; and rehabilitation of 21 protected structures within the district. The Kusch House is one of the protected structures, which design and construction details receive the supervision and approval of the Hemisfair team, the Historic Design & Review Commission, and the Texas Historic Commission. As protected structures are rehabilitated, Hemisfair selects a tenant based on their ability to energize the parks. Multiple examples of this concept exist at Yanaguana Garden.

## II. SCOPE OF WORK AND GENERAL REQUIREMENTS

The scope of work for the Project entails demolition, stabilization, and selective exterior rehabilitation for Kusch House, located within Hemisfair. Kusch House is designated as a State Antiquities Landmark (SAL) by the Texas Historical Commission. Kusch House is located within the Hemisfair Historic District and subject to San Antonio's Office of Historic Preservation guidelines and restrictions associated with rehabilitation of historic buildings within the historical district. The construction services provided under this agreement may include, but are not limited to:

- Interior and exterior building demolition and stabilization.
- Rehabilitation of exterior historical elements; and
- Mechanical, electrical, and plumbing repairs and/or renovations.

**Plans and Specifications of the Construction Documents:** Plans and Specifications of the Construction Documents, labeled as "**RFCSP Exhibit A**" are incorporated in the RFCSP by reference. Respondent shall notify the Project Consultant, Fisher Heck Architects, and HPARC in writing at minimum seven (7) calendar days prior to the scheduled RFCSP proposal deadline if discrepancies, ambiguities and/or omissions are found in the Project Plans and/or Specifications or if further information or interpretation is desired. Answers by Consultant and/or HPARC shall be given in writing to all prospective Respondents in Addendum form to this solicitation. All provisions and requirements of such issued addenda shall supersede or modify affected portions of the Project Plans and/or Specifications. All addenda shall be made a part of the Project's Contract Documents. No other explanation or interpretation, with regard to provisions and/or requirements shall be considered official or binding upon HPARC. Addenda shall be posted on Hemisfair's website, [www.hemisfair.org](http://www.hemisfair.org), along with the Project solicitation documents. Respondent understands and agrees that Respondent is responsible for obtaining all issued Addenda and adhering to all requirements in any issued Addenda. HPARC shall not be responsible for incorrect information obtained through other sources. HPARC is not liable for expenses incurred in the pursuit of this project.

**Construction Schedule:** Respondent understands that time is of the essence at Hemisfair. HPARC estimates a four (4) month construction schedule to complete the project's scope of work.

### III. SCHEDULE OF EVENTS

The following tentative schedule has been prepared for this project.

Pre-Submittal Conference & Site Inspection	April 22, 2021
Deadline for Submission of Written Questions	April 23, 2021
Responses Due	May 7, 2021
Interviews, if necessary	May 10, 2021
Construction Contract Award	May 28, 2021

### IV. PRE-SUBMITTAL CONFERENCE

A Pre-Submittal Conference and project site inspection is scheduled to be held on **April 22, 2021 at 10:00 A.M.** at the **Hemisfair Office Conference Room, 630 E. Nueva St., San Antonio, TX 78205**. Attendance at the Pre-Submittal Conference is optional but strongly encouraged. Respondent is encouraged to prepare and submit its questions in writing three (3) calendar days in advance of the Pre-Submittal Conference, to expedite the proceedings.

HPARC's responses to questions received by this due date may be distributed at the Pre-Submittal Conference, as well as being posted on Hemisfair's website at [www.hemisfair.org](http://www.hemisfair.org).

Any oral responses provided by HPARC staff at the Pre-Submittal Conference shall be preliminary. A written summary of the Pre-Submittal Conference shall contain HPARC's official responses to issues raised during the Pre-Submittal Conference and posted on Hemisfair's website, [www.hemisfair.org](http://www.hemisfair.org). Any oral response given at the Pre-Submittal Conference that is not confirmed in the posted written summary from the Pre-Submittal Conference or in a subsequent addendum shall not be official or binding on HPARC. Only written responses shall be official. All other forms of communication with any officer, employee or agent of HPARC shall not be binding on HPARC.

### V. PROPOSAL DOCUMENT REQUIREMENTS AND EVALUATION CRITERIA

HPARC will conduct a comprehensive, fair, and impartial evaluation of all proposals received in response to this RFCSP. HPARC may appoint a selection committee to perform the evaluation(s) of the received proposals. Each proposal received by HPARC shall be analyzed to determine overall responsiveness and qualifications to the RFCSP. HPARC may select all, some, or none of the Respondents. If HPARC elects to conduct interviews, Respondent may be interviewed and re-scored based upon these same criteria or other criteria, to be determined by the selection committee.

Respondent's proposal shall include the following items in the following sequence:

- A. **EXECUTIVE SUMMARY:** Respondent shall include a one (1) page Executive Summary with its submitted proposal. The summary shall state the number of years Respondent has been in business, number of years Respondent has been in business at its local office, Respondent's local office address and number of employees employed in Respondent's local office.
- B. **PRICE PROPOSAL FORM:** Respondent shall submit a completed and signed Price Proposal Form with its proposal submission. HPARC shall evaluate Respondent's Price Proposal Form for the base proposal and all listed alternate(s), if any.
- C. **PROOF OF INSURABILITY:** Respondent shall submit a copy of its current insurance certificate.
- D. **LETTERS OF REFERENCE:** Respondent shall provide a minimum of three (3) letters of reference.
- E. **STATEMENT OF QUALIFICATIONS** – Respondent shall provide a narrative document that addresses all evaluation criteria in **Section II** of this RFCSP solicitation. Sufficient information regarding past projects and key personnel's experience shall be provided by Respondent, to indicate that Respondent's team has met or exceeded the minimum qualifications provided in **Section II** of this RFCSP.

HPARC shall conduct a comprehensive, fair, and impartial evaluation of all proposals received, in response to this RFCSP, within seven (7) days of receipt of the proposals.

Each proposal shall be analyzed, to determine overall responsiveness, and consideration shall be given to a combination of price and other factors, such that HPARC may determine which Respondents' proposal will provide the best value to HPARC. If HPARC elects to conduct interviews of one or more Respondent(s), who shall be notified in writing and an interview date scheduled.

The following Evaluation Criteria shall be used, in recommending the award of this Contract:

<b>Evaluation Criteria Summary</b>	<b>Points</b>
A. Experience of Respondent's Team with similar Historic Rehabilitation/Stabilization Projects	30
B. Experience of Respondent's Team, to include Sub-Contractors and/or Key Personnel with similar Historic Rehabilitation/Stabilization Projects and experience with Respondent	20
C. Respondent's Submitted Price Proposal	50
<b>Total Maximum Points</b>	<b>100</b>

HPARC, when scoring, shall take into consideration Respondent's experience with the information outlined below:

**A. Respondent Experience with similar Historic Rehabilitation/Stabilization Projects (30 Points)**

Respondent shall respond to the following items, as they relate to Scope of Services:

- 1. Experience** – HPARC shall consider the relevance of past experience of Respondent. Respondent shall provide a narrative, on (1) page, describing the Respondent's qualifications, as they relate to the referenced scope of services in this solicitation.
- 2. Project Sheets** – Respondent's proposal shall include three to five project sheets, limited to one (1) page for each project included, which shall describe similar historic restoration projects Respondent has completed within the last five (5) years. Each project sheet shall include the following:
  1. Name and Description of the completed project, including and similarity to the Project defined in this solicitation.
  2. Year(s) of work on the cited project.
  3. Respondent's role in the cited project.
  4. Project Manager.
  5. Superintendent.
  6. Cited project's original and final construction contract amounts (explain inconsistencies).
  7. Cited project's proposed completion date and the actual completion date achieved (explain inconsistencies).
  8. Cited project's owner's name and the name of the representative (if different) who served as the day-to-day liaison for the cited project, in the following format.
    - a. Name of Owner: \_\_\_\_\_
    - b. Name of Owner's representative: \_\_\_\_\_
    - c. Representative's Phone Number: \_\_\_\_\_
    - d. Representative's E-mail: \_\_\_\_\_

**B. Experience of Respondent’s Team, to include Key Personnel with similar Historic Rehabilitation/Stabilization Projects and experience working with Respondent (20 Points)**

**1. Experience** – HPARC shall consider the relevance of past experience for all key to include Subcontractors and/or Key Personnel proposed as a part of Respondent’s Team. Respondent shall provide a narrative, in two (2) pages or less, describing Respondent’s Team’s qualifications, as they relate to this Project’s scope of services. Respondent shall include if its proposed Team has worked together on past similar historic restoration projects, to include the number of years working as a team, and the roles each member of Respondent’s Team undertook on past projects working together. For all Subcontractors listed as part of Respondent’s Team, include information as to how the Subcontractors shall function within Respondent’s Team’s organization. In addition, provide a narrative description of the proposed roles of Respondent, to include assignments, roles and responsibilities, lines of authority and communication among Team members.

**2. Proposed Key Personnel/Organizational Chart**– Respondent shall provide an organizational chart of its proposed Team, identifying key personnel who shall be committed to work on the various tasks of this Project.

Label assignments as:

- Project Manager
- Superintendent
- Safety Manager

**3. Resumes** – Respondent shall submit one (1) page resumes for all of its key Team members. Resumes should link to project sheets and also may include additional previously completed relevant projects not highlighted in Respondent’s included project sheets.

Resumes also shall include:

- the license type (if applicable) and number of years licensed,
- Number of years employed with his/her firm
- Number of years’ experience in his/her proposed role, corresponding to the assignments included in the organizational chart
- City of residence of key personnel

**C. Price Proposal (50 Points)** – HPARC shall evaluate Respondent’s **Price Proposal Form** for the base proposal and all listed alternate(s), if any. The submitted Price Proposal reflecting the lowest price total, including the base proposal, allowances (if any) and all HPARC-accepted alternates (if any), shall receive the maximum twenty (50) points.

**VI. SUBMISSION INSTRUCTIONS**

Respondent shall submit responses electronically. An Adobe .pdf copy of their proposal, with the file titled **“RFCSP: HEMISFAIR KUSCH HOUSE STABILIZATION & REHABILITATION PROJECT”** shall be received **NO LATER THAN 2:00 PM ON FRIDAY, MAY 7** via the e-mail address provided below. Any proposal received after this time shall not be considered.

roger.tavares@hemisfair.org  
Roger Tavares  
Hemisfair Senior Project Manager

Respondent’s response to this solicitation shall be complete and well organized. Each proposal shall include the sections and attachments in the sequence listed in the **RFCSP Section V**, Proposal Document Requirements & Evaluation Criteria. Failure to meet the above conditions may result in disqualification of the proposal.

A Respondent who submits a response to this RFCSP shall disclose and state the true and correct names of the individual, proprietorship, corporation and/or partnership of Respondent, clearly identifying the responsible general partner and all other partners who would be associated with the contract, if any. No nick-names, abbreviations

(unless part of the legal title), shortened or short-hand or local "handles" shall be accepted in lieu of the full, true and correct legal name of an entity.

## VII. AMENDMENTS TO RFCSP

Changes, amendments or written responses to questions received in compliance with **Section VIII**, Restrictions on Communication herein, may be posted on Hemisfair's website, [www.hemisfair.org](http://www.hemisfair.org). It is Respondent's responsibility to review this site and ascertain whether any amendments have been made prior to submission of its proposal.

No oral statement of any person shall modify or otherwise change or affect the terms, conditions or specifications stated in this RFCSP and all changes to this RFCSP – if any – shall be made by HPARC only in writing.

Questions may be sent via email addressed to:

Roger Tavares  
Sr. Project Manager  
630 E. Nueva Street  
San Antonio, TX 78205  
[roger.tavares@hemisfair.org](mailto:roger.tavares@hemisfair.org)

## VIII. AWARD OF CONTRACT AND RESERVATION OF RIGHTS

HPARC reserves the right to award one, more than one or no contract(s) in response to this RFCSP.

- A. A Contract, if awarded, shall be awarded to a Respondent whose proposal is deemed most advantageous to HPARC, as determined by the selection committee and upon the approval by the San Antonio HPARC Council.
- B. HPARC may accept any proposal in whole or in part. If subsequent contract negotiations are conducted, such negotiations shall not constitute a rejection or alternate RFCSP on the part of HPARC. However, final selection of a Respondent is subject to San Antonio HPARC Council approval.
- C. HPARC reserves the right to accept one or more proposals or reject any or all proposals received in response to this RFCSP and to waive informalities and irregularities in any proposal received. HPARC also reserves the right to terminate this RFCSP, reissue a subsequent solicitation and/or remedy technical errors in the RFCSP process.
- D. No work shall commence on the subject Project until Respondent provides the necessary evidence of insurance required by HPARC and until HPARC signs a Notice to Proceed. In the event the parties cannot negotiate within the time specified by HPARC, HPARC reserves the right to terminate negotiations with the selected Respondent and commence negotiations with another Respondent.
- E. This RFCSP does not commit HPARC to enter to an agreement or award any services related to this RFCSP, nor does it obligate HPARC to pay any costs incurred by Respondent in the preparation or submission of a response or in anticipation of a contract.

**Independent Contractor:** Respondent understands, accepts and agrees, if selected, it and all persons designated by it to provide services in connection with a contract, is/are and shall be deemed to be an Independent Contractor(s), responsible for its/their respective acts or omissions, that HPARC shall in no way be responsible for Respondent's actions and that none of the parties to this award shall have authority to bind the other or to hold out to third parties that it has such authority.

- F. All proposals become the property of HPARC upon receipt and shall not be returned. Any information deemed to be confidential by Respondent clearly should be noted on the page(s) where confidential information is contained; however, HPARC cannot guarantee that it will not be compelled to disclose all or part of any public record under the Texas Public Information Act, since information deemed to be confidential by Respondent may not be considered confidential under Texas law or pursuant to a Court order.

- G. Any cost or expense incurred by the Respondent associated with the preparation of its proposal, the Pre-Submittal Conference or during any phase of the selection process, if any, shall be borne solely by Respondent.
- H. HPARC reserves the right to verify any and all information submitted by Respondents at anytime during the solicitation/evaluation process.
- I. HPARC reserves the right to contact any Respondent to negotiate a contract, if such action is deemed desirable by HPARC.



## EXHIBIT “A”

### Plans and Specifications of the Construction Documents

An Adobe .pdf copy of the construction documents for the Kusch House Stabilization & Rehabilitation Project are available for downloading via the following web link:

[Kusch House Stabilization & Rehabilitation Construction Document Set](#)

Please contact HPARC Project Manager, Roger Tavares, if you are unable to download the construction document set or have questions about the plans & specifications for this project.

## **EXHIBIT “B”**

### HPARC Insurance Requirements

A sample insurance certificate, detailing HPARC’s minimum liability insurance requirements is provided herein.



# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)  
04/29/2016

PRODUCER State Farm San Antonio, Texas 78223	THIS CERTIFICATION IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW.	
	INSURERS AFFORDING COVERAGE INSURER A State Farm Lloyds 43419 INSURER B INSURER C INSURER D INSURER E	NAIC # 43419
INSURED San Antonio, Tx 78205	Name of Contractor/Licensee add DBA the Licensee Business Name and Address for the Licensed location at Hemisfair	

**COVERAGES**

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. AGGREGATE LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR/ADD'L LTR	INSRD	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YYYY)	POLICY EXPIRATION DATE (MM/DD/YYYY)	LIMITS
A		GENERAL LIABILITY <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 type="checkbox"/> PROJECT <input type="checkbox"/> LOC		04/01/2016	04/01/2017	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000
		AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> Hired AUTOS <input type="checkbox"/> NON-OWNED AUTOS				COMBINED SINGLE LIMIT (Ea accident) \$ BODILY NJURY (Per person) \$ BODILY NJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
		GARAGE LIABILITY <input type="checkbox"/> ANY AUTO				AUTO ONLY - EA ACCIDENT \$ OTHER THAN EA ACC \$ AUTO ONLY: AGG \$
		EXCESS / UMBRELLA LIABILITY <input type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS MADE DEDUCTIBLE RETENTION \$				EACH OCCURRENCE \$ AGGREGATE \$ \$ \$ \$
		WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? <input type="checkbox"/> Y/N (Mandatory in NH) If yes, describe under SPECIAL PROVISIONS below				<input type="checkbox"/> WC STATUTORY LIMITS <input type="checkbox"/> OTHER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
A		OTHER				

**DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES / EXCLUSIONS ADDED BY ENDORSEMENT / SPECIAL PROVISIONS**

The Hemisfair Park Area Redevelopment Corporation and the City of San Antonio, and their officials, employees, representatives and volunteers are added as additional insureds by endorsements as respects operations and activities of, or on behalf of, the named insured performed under this License Agreement. This policy cannot be invalidated as to Licensor because of Licensee's breach of representation, warranty, declaration, or condition of this policy.


<b>CERTIFICATE HOLDER</b> Hemisfair Park Area Redevelopment Corporation 434 S. Alamo St. San Antonio, Texas 78205	<b>CANCELLATION</b> SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING INSURER WILL ENDEAVOR TO MAIL <u>10</u> DAYS WRITTEN NOTICE TO THE CERTIFICATE HOLDER NAMED TO THE LEFT, BUT FAILURE TO DO SO SHALL IMPOSE NO OBLIGATION OR LIABILITY OF ANY KIND UPON THE INSURER, ITS AGENTS OR REPRESENTATIVES. AUTHORIZED REPRESENTATIVE [Redacted]
--	--

Three separate certificates, one for each additional Insured. See below



# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)  
04/29/2016

<b>PRODUCER</b> State Farm San Antonio, Texas 78223 	<b>THIS CERTIFICATION IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW.</b>	
	<b>INSURERS AFFORDING COVERAGE</b>	<b>NAIC #</b>
<b>INSURED</b> San Antonio, Tx 78205	INSURER A State Farm Lloyds 43419	43419
	INSURER B	
	INSURER C	
	INSURER D	
	INSURER E	


### COVERAGES

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. AGGREGATE LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR/ADD'L LTR	INSRD	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YYYY)	POLICY EXPIRATION DATE (MM/DD/YYYY)	LIMITS	
A		<b>GENERAL LIABILITY</b> <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 type="checkbox"/> PROJECT <input type="checkbox"/> LOC		04/01/2016	04/01/2017	EACH OCCURRENCE	\$ 1,000,000
						DAMAGE TO RENTED PREMISES (Ea occurrence)	\$
						MED EXP (Any one person)	\$ 5,000
						PERSONAL & ADV INJURY	\$ 1,000,000
						GENERAL AGGREGATE	\$ 2,000,000
						PRODUCTS - COMP/OP AGG	\$ 2,000,000
							\$
		<b>AUTOMOBILE LIABILITY</b> <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> H RED AUTOS <input type="checkbox"/> NON-OWNED AUTOS				COMBINED SINGLE LIMIT (Ea accident)	\$
						BODILY NJURY (Per person)	\$
						BODILY NJURY (Per accident)	\$
						PROPERTY DAMAGE (Per accident)	\$
		<b>GARAGE LIABILITY</b> <input type="checkbox"/> ANY AUTO				AUTO ONLY - EA ACCIDENT	\$
						OTHER THAN EA ACC	\$
						AUTO ONLY: AGG	\$
		<b>EXCESS / UMBRELLA LIABILITY</b> <input type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS MADE DEDUCTIBLE RETENTION \$				EACH OCCURRENCE	\$
						AGGREGATE	\$
							\$
							\$
		<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? <input type="checkbox"/> Y / N (Mandatory in NH) If yes, describe under SPECIAL PROVISIONS below				WC STATUTORY LIMITS	
						OTHER	
						E.L. EACH ACCIDENT	\$
						E.L. DISEASE - EA EMPLOYEE	\$
						E.L. DISEASE - POLICY LIMIT	\$
A		OTHER					

### DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES / EXCLUSIONS ADDED BY ENDORSEMENT / SPECIAL PROVISIONS

The Hemisfair Park Area Redevelopment Corporation and the City of San Antonio, and their officials, employees, representatives and volunteers are added as additional insureds by endorsements as respects operations and activities of, or on behalf of, the named insured performed under this License Agreement. This policy cannot be invalidated as to Licensor because of Licensee's breach of representation, warranty, declaration, or condition of this policy.

<b>CERTIFICATE HOLDER</b> Downtown Operations Department City of San Antonio P.O. Box 839966 San Antonio, Texas 78283-3966	<b>CANCELLATION</b> SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING INSURER WILL ENDEAVOR TO MAIL <u>10</u> DAYS WRITTEN NOTICE TO THE CERTIFICATE HOLDER NAMED TO THE LEFT, BUT FAILURE TO DO SO SHALL IMPOSE NO OBLIGATION OR LIABILITY OF ANY KIND UPON THE INSURER, ITS AGENTS OR REPRESENTATIVES. AUTHORIZED REPRESENTATIVE 
--	--



# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)  
04/29/2016

<b>PRODUCER</b>  [Redacted] <b>San Antonio, Texas 78223</b>	<b>THIS CERTIFICATION IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW.</b>	
	<b>INSURERS AFFORDING COVERAGE</b>	<b>NAIC #</b>
<b>INSURED</b> [Redacted] <b>San Antonio, Tx 78205</b>	INSURER A State Farm Lloyds 43419	43419
	INSURER B	
	INSURER C	
	INSURER D	
	INSURER E	

### COVERAGES

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. AGGREGATE LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR	ADD'L LTR	INSRD	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YYYY)	POLICY EXPIRATION DATE (MM/DD/YYYY)	LIMITS	
A			<b>GENERAL LIABILITY</b> <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 type="checkbox"/> PROJECT <input type="checkbox"/> LOC	[Redacted]	04/01/2016	04/01/2017	EACH OCCURRENCE	\$ 1,000,000
							DAMAGE TO RENTED PREMISES (Ea occurrence)	\$
							MED EXP (Any one person)	\$ 5,000
							PERSONAL & ADV INJURY	\$ 1,000,000
							GENERAL AGGREGATE	\$ 2,000,000
							PRODUCTS - COMP/OP AGG	\$ 2,000,000
								\$
			<b>AUTOMOBILE LIABILITY</b> <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> H RED AUTOS <input type="checkbox"/> NON-OWNED AUTOS				COMBINED SINGLE LIMIT (Ea accident)	\$
							BODILY NJURY (Per person)	\$
							BODILY NJURY (Per accident)	\$
							PROPERTY DAMAGE (Per accident)	\$
			<b>GARAGE LIABILITY</b> <input type="checkbox"/> ANY AUTO				AUTO ONLY - EA ACCIDENT	\$
							OTHER THAN EA ACC	\$
							AUTO ONLY: AGG	\$
			<b>EXCESS / UMBRELLA LIABILITY</b> <input type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS MADE DEDUCTIBLE RETENTION \$				EACH OCCURRENCE	\$
							AGGREGATE	\$
								\$
								\$
			<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? <input type="checkbox"/> Y / N (Mandatory in NH) If yes, describe under SPECIAL PROVISIONS below				WC STATUTORY LIMITS	OTHER
							E.L. EACH ACCIDENT	\$
							E.L. DISEASE - EA EMPLOYEE	\$
							E.L. DISEASE - POLICY LIMIT	\$
A			OTHER					

### DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES / EXCLUSIONS ADDED BY ENDORSEMENT / SPECIAL PROVISIONS

The Hemisfair Park Area Redevelopment Corporation and the City of San Antonio, and their officials, employees, representatives and volunteers are added as additional insureds by endorsements as respects operations and activities of, or on behalf of, the named insured performed under this License Agreement. This policy cannot be invalidated as to Licensor because of Licensee's breach of representation, warranty, declaration, or condition of this policy.

<b>CERTIFICATE HOLDER</b> City Clerk, City of San Antonio City Hall/2nd Floor P. O. Box 839966 San Antonio, Texas 78283-3966	<b>CANCELLATION</b> SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING INSURER WILL ENDEAVOR TO MAIL <u>10</u> DAYS WRITTEN NOTICE TO THE CERTIFICATE HOLDER NAMED TO THE LEFT, BUT FAILURE TO DO SO SHALL IMPOSE NO OBLIGATION OR LIABILITY OF ANY KIND UPON THE INSURER, ITS AGENTS OR REPRESENTATIVES. AUTHORIZED REPRESENTATIVE [Redacted]
--	--

## **IMPORTANT**

If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

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).

## **DISCLAIMER**

This Certificate of Insurance does not constitute a contract between the issuing insurer(s), authorized representative or producer, and the certificate holder, nor does it affirmatively or negatively amend, extend or alter the coverage afforded by the policies listed thereon.

**EXHIBIT "C"**

**Kusch House Rehabilitation  
Hemisfair Park Area Redevelopment Corp**

**Hemisfair, San Antonio, Texas**  
Date: \_\_\_\_\_

**Price Proposal Form**

**Contractor Company Name:** \_\_\_\_\_

General Requirements	_____
Sitework/Demolition	_____
Concrete	_____
Masonry	_____
Metals	_____
Wood & Plastics	_____
Thermal & Moisture Protection	_____
Doors & Windows	_____
Finishes	_____
Specialties	_____
Equipment	_____
Furnishings	_____
Special Construction	_____
Conveying	_____
Mechanical	_____
Electrical	_____
Other Misc. Works	_____

**SubTotal**

General Conditions	_____
Bonds & Insurance	_____
Overhead	_____
Profit	_____

**Total**

\_\_\_\_\_  
**Contractor's Authorized Signature**