

V·A Architecture

November 5, 2010

J.J. Rodriguez, City Manager
City of San Juan
709 S. Nebraska
San Juan, Texas 78539

RE: "San Juan Public Facility Improvements" – San Juan Public Library
5009-75-0300-5000-7500-UCP-CJA

Mr Rodriguez:

After review of bids received on November 3, 2010, we recommend that the base bid amount of \$1,944,750.00 be awarded to Rigney Construction & Development LLC.

We further recommend that deductive Alternates #1-5 not be awarded.

Please note that this amount is \$167,250.00 less than the lowest bid received on September 8, 2010 and subsequently rejected.

Should you have any questions, please phone our office.

Sincerely,



Tomas René Canul

cc: Martha L. Salazar, Hidalgo County Purchasing Agent
Candace J. Armenta, Program Coordinator I, Urban County Program

Vargas & Associates
2029 Industrial Drive
McAllen, Texas 78504
(956) 631-2242

**CONSTRUCTION
CONTRACT**

This Agreement, entered into this 16th day of November by and between **HIDALGO COUNTY URBAN COUNTY PROGRAM**, joined by the City of San Juan (hereinafter called the "OWNER", acting herein through its COUNTY JUDGE and Rigney Construction & Development L.L.C., a corporation) of Edinburg, State of Texas, hereinafter called "CONTRACTOR".

WITNESSETH

That for and in consideration of the payments and agreements hereinafter mentioned, to be made and performed by the OWNER, the CONTRACTOR hereby agrees with the OWNER to commence and complete the construction described as follows:

PROJECT NAME: "San Juan Public Facility Improvements" – San Juan Public Library
PROJECT #: 5009-75-0300-5000-7500-UCP-CJA
PROJECT DESCRIPTION: NEW 16,565 SF LIBRARY BUILDING

Heinafter called the project, for the sum of \$1,944,750.00 {One Million Nine Hundred Forty Four Thousand Seven Hundred Fifty Dollars and NO/100}, and all extra work in connection therewith, under the terms as stated in the General and Special Conditions of the Contract; and at his (its or their) own proper cost and expense to furnish all the materials, supplies, machinery, equipment, tools, superintendence, labor, insurance, and other accessories and services necessary to complete the said project in accordance with the conditions and prices stated in the Proposal, the General Conditions, Supplemental General Conditions and Special Conditions of the contract, the—plans, which include all maps, plats, blue prints, and other drawings and printed or written explanatory matter thereof, the specifications and contract documents therefore as prepared by V·A Architecture entitled the CD Coordinator, and as enumerated in Paragraph 1 of the Supplemental General Conditions, all of which are made a part hereof and collectively evidence and constitute the contract.

The CONTRACTOR hereby agrees to commence work under this contract on or after a date to be specified in a written "Notice to Proceed" of the OWNER and to fully complete the project within 249 consecutive calendar days thereafter. The CONTRACTOR further agrees to pay, as liquidated damages, the sum of \$ 200.00 {Two Hundred Dollars} for each consecutive calendar day thereafter as hereinafter provided in Paragraph 19 of the General Conditions.

The OWNER agrees to pay the CONTRACTOR in current funds for the performance of the contract, subject to additions and deductions, as provided in the General Conditions of the contract, and to make payments on account thereof as provided in Paragraph 25, "Payments to Contractor", of the General Conditions.



Mayor: Pedro Contreras
Mayor Pro-Tem: Lupe Rodriguez
Commissioners: Bob Garza
Armando Garza, Jr.
Eddie Suarez

November 10, 2010

Candace J Armenta
Program Coordinator
Hidalgo County Urban County Program
1916 Tesoro Blvd.
Pharr, Texas 78577

RE: San Juan Library Project

Dear Ms. Armenta:

This is to inform you that the City of San Juan City Commission at their regular meeting of November 9, 2010 awarded the bid for construction of the San Juan Public Library to Rigney Construction & Development, LLC, in the amount of \$1,944,750. Please note that funding beyond that pledged to the project by Hidalgo County Precinct No. 2 has been secured by the City through the sale of Certificate of Obligation bonds.

Should you have any questions, you may call me at (956)223-2206. I will be glad to assist you.

Sincerely,

Juan J. Rodriguez
City Manager