
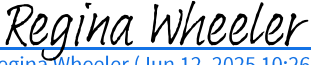


Date: June 11, 2025

To: Governing Body

From: Sam Burnett, Facilities Management Division Director 
[JOHN BURNETT \(Jun 11, 2025 19:38 MDT\)](#)

Via: Regina Wheeler, Public Works Department Director 
[Regina Wheeler \(Jun 12, 2025 10:26 MDT\)](#)

Subject: BAR for Roof Replacement and HVAC Design for the City-Owned Facility Leased to La Familia Medical Center

Vendor Name: National Roofing Company, Inc.

Vendor Number: 8113

ACTION:

Request for Approval of a Budget Amendment Resolution (BAR) to Transfer \$1,400,000 from General Fund Balance into Public Works Facilities WIP Construction and WIP Design for Replacement of the Roof and Engineering of the HVAC System at the City-Owned Facility Leased to La Familia Medical Center. (Sam Burnett, Facilities Management Division Director, jsburnett@santafenm.gov).

CONTRACT NUMBER:

The FY25 Munis Contract Number is 3204494.

BACKGROUND AND SUMMARY:

La Familia Medical Center (LFMC) has leased the City-owned facility at 1035 Alto Street, Santa Fe, since October 15, 1995, for \$1 per year. The lease requires that the tenant perform regular maintenance and City perform major system repairs.

Roof assessments of the facility concluded that a full roof replacement is necessary to address leaks. Facilities also evaluated the HVAC system and found that engineering and replacement of the HVAC system is required to reliably meet heating and cooling needs.

This BAR in the amount of \$1,400,000 will fund a \$1,150,000 full roof replacement and a \$250,000 HVAC system engineering redesign.

La Familia Medical Center provides comprehensive medical, dental, and behavioral health services to the public regardless of income, insurance status, or legal standing. LFMC operates four state-of-the-art clinics throughout the city, including the flagship location at the City-owned facility on Alto Street. These improvements are essential to support the continued delivery of vital healthcare services at LFMC's Alto Street clinic and to protect the City's asset.

ATTACHMENTS:

Budget Amendment Resolution (BAR)

PRIOR APPROVALS AND SUPPORTING INFORMATION:

FUNDING SOURCE:

Fund Name/Number: Facilities/320

Munis Org Name/Number: Facilities CIP/3209980

Munis Object Name/Number: WIP Construction/572970 & WIP Design/572960

Budget Officer/Designee:  Date: 06/12/2025

Budget Officer Comment/Exceptions: _____

PROCUREMENT METHOD:

The procurement method is an existing on-call Construction Contract with National Roofing Company Item No. 24-0345 (Munis No. 320449) which expires on June 30, 2029.

Chief Procurement Officer (CPO)/Designee:  Date: 06/13/2025

CPO Comment/Exceptions: _____

ASSOCIATED APPROVALS:

IT Components included? Yes | No

Approval: _____ Date: _____

Comment/Exceptions: _____

Treasury/Point of Sale Components included? Yes | No

Approval: _____ Title: _____ Date: _____

Comment/Exceptions: _____

Vehicles included? Yes | No

Approval: _____ Date: _____

Comment/Exceptions: _____

Construction to City Facilities, Furniture, and/or Fixtures, included? Yes | No

Approval: _____ Date: _____

Comment/Exceptions: 
JOHN BURNETT (Jun 11, 2025 19:38 MDT)

Capital Asset or Project? Yes | No

Project Ledger Number PWD2532061-Design & PWD2532061-Construct

Approval:  Date: 06/12/2025

Comment/Exceptions: _____

Is this a Grant Funded Purchase? Yes | No

Approval: _____ Title: _____ Date: _____

Comment/Exceptions: _____










BAR Packet_La Familia BAR_06 04 25 SB DC ELK3 RW CG

Final Audit Report

2025-06-12

Created:	2025-06-11
By:	Elizabeth Kahahane (elkahahane@santafenm.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAAyCsMn-Nj0WLMeFvXyRU4fcTRSITVghwS

"BAR Packet_La Familia BAR_06 04 25 SB DC ELK3 RW CG" History

-  Document created by Elizabeth Kahahane (elkahahane@santafenm.gov)
2025-06-11 - 11:21:42 PM GMT- IP address: 63.232.20.2
-  Document emailed to JOHN BURNETT (jsburnett@santafenm.gov) for signature
2025-06-11 - 11:24:07 PM GMT
-  Email viewed by JOHN BURNETT (jsburnett@santafenm.gov)
2025-06-12 - 1:37:30 AM GMT- IP address: 73.228.3.65
-  Document e-signed by JOHN BURNETT (jsburnett@santafenm.gov)
Signature Date: 2025-06-12 - 1:38:32 AM GMT - Time Source: server- IP address: 73.228.3.65
-  Document emailed to rawheeler@santafenm.gov for signature
2025-06-12 - 1:38:33 AM GMT
-  Email viewed by rawheeler@santafenm.gov
2025-06-12 - 4:25:58 PM GMT- IP address: 76.18.67.54
-  Signer rawheeler@santafenm.gov entered name at signing as Regina Wheeler
2025-06-12 - 4:26:33 PM GMT- IP address: 76.18.67.54
-  Document e-signed by Regina Wheeler (rawheeler@santafenm.gov)
Signature Date: 2025-06-12 - 4:26:35 PM GMT - Time Source: server- IP address: 76.18.67.54
-  Agreement completed.
2025-06-12 - 4:26:35 PM GMT

April 30, 2025

TO: City of Santa Fe
Attn: Marlisa Wilson
Project Manager
737 Agua Fria St.
Santa Fe, NM 87501

From: National Roofing Co.
6821 Academy Parkway West NE
Albuquerque, NM 87109

RE: Re-Roof Facility
GSA #30-00000-23-00051
La Familia Medical Center
1035 Alto St.
Santa Fe, NM 87501



Ms. Wilson:

In accordance with your request, National Roofing Co. (NRC) inspected the roof at the above referenced location to provide a replacement estimate. Accordingly, we propose the following.

EXISTING ROOF ASSEMBLY - FINDINGS

We inspected this commercial facility and noted these issues.

- Existing Roof System is a Thermoplastic Membrane adhered to a Wood Fiber Cover Board over 4" Polyisocyanurate Insulation that is mechanically attached to a Structural Metal Deck. Drainage Slope appears to be in the metal deck structure.
- Roof is minimally populated with new or near new Roof Top Equipment.



- Base-to-wall Flashings currently terminate under a Metal Counter flashing that has been surface mounted to the inner parapet walls.



- Roof Drainage is to internal, standard Primary with separate, adjacent overflow drain assemblies.

- Stucco coating is cracking and deteriorating to the point of allowing moisture into the parapet cavities and lower roof assembly.



- Skylight assemblies are failing at multiple locations. This is due to extensive hail damage and overall aging of the individual units. Note: Sidewall skylight (pictured) currently leaks into building interior.



CHALLENGES TO PROPER WEATHERPROOFING

Building is positioned between an arroyo and a house to the north and south. A baseball complex is located to the west, with a parking lot to the east which serves the facility. The ability to bring manpower and equipment will require a traverse over sidewalks and landscape areas. Work performed during the standard operating hours of the facility may involve loud or disruptive noises, and or offensive odors.

CONSPECTUS – ROOFING REPLACEMENT

This building has a single roof assembly in place. The current building code will allow the application of a second system. This will provide an opportunity to economically install a new, warranted Roof Assembly. The full assembly will receive a Manufacturer's twenty (20) year Standard Form System Warranty with an Installers two (2) year.

ROOFING OVERLAY PROCESS

- Existing Curb, Parapets and Penetration Flashings will be removed, and substrates prepared for new Flashings.
- Existing Field Membrane will be disabled to prevent moisture retention, vapor build-up, making the existing system integral with the new system.
 - This is a manufacturer's requirement for overlay of existing roofing systems.
 - Only as much area will be weathertight disabled as can be made weathertight by the end of each workday.
- A new, high density Polyisocyanurate Coverboard will be installed, mechanically fastened through the existing roofing system to the Structural Metal Deck.
- Crickets to drains will be extended where required to improve positive drainage.
- A new eighty (80) mil White Thermoplastic Polyolefin (TPO) membrane will be installed utilizing mechanical fastening through the steel deck and induction welded to membrane plates.
- New sixty (60) mil White TPO membrane will be installed on the parapets, terminating 8" up the inner parapet, with a (2) piece reglet counterflashing.
- Roof Curbs, Penetrations, and Drains will be flashed in accordance with manufacturer's written instructions for warranty issuance.

STUCCO RECOAT PROCESS

- Preexisting parapet walls to be power washed to remove all debris.
- Cracks, holes, and fissures to be patched and prepped for new application.
- Scaffolding to be erected around the exterior of the building.
- All backs, and interior parapets to be skimmed and finished.
- Bonding agent applied to all areas to be recoated.
- Acrylic pail finish applied to all interior parapets, backs of parapets overlapping roof flashing, tops of parapets, and 8" down the building face. Exact match on color or sheen is not guaranteed.

SKYLIGHT REMOVAL/REPLACEMENT

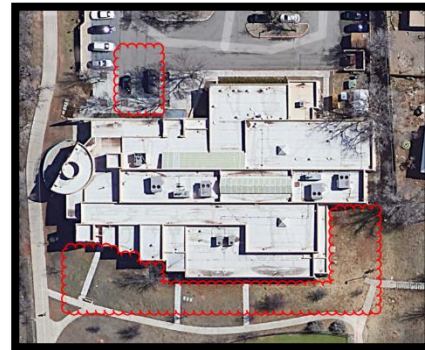
- (1) Self-Supported Ridge Roof with endwalls, +/- 52' x 10'.
- (1) Shed Roof with no endwalls, +/- 60" x 12'.
- (2) Standard Pyramids, 6'-0" x 6'-0"
- Existing Skylights to be disassembled and removed one by one (4 total)
- All trash and debris to be removed from roof, and taken off site for disposal.
- New skylights to be assembled, and installed.
 - Skylights will be taken down, and reinstalled in a sequential order to limit the exposure of the building interior to the external temporal conditions.
 - All skylight work to be performed after facility has been closed (Nights/Weekends).

ITEMS FOR OWNER CONSIDERATION

Removal of disabled and/or abandoned roof top equipment.

SCHEDULE, Access, AND ADDITIONAL INFORMATION

- We anticipate the roof to take approximately 5 plus weeks to complete, weather permitting.
- We anticipate the stucco parapet repair to take approximately 6 plus weeks - work to commence after roofing operations, weather permitting.
- We anticipate the skylight repair to take approximately 3 weeks to complete, weather permitting.
(LONG LEAD ITEM ***22 weeks from purchase order***)
 - Access will be as shown - if acceptable.
 - Our goal would be to inconvenience Patients, and Staff as little as possible.



PRICING

BID AMOUNTS															
As of publication date, material lead times for larger orders can be excessive. Material Pricing is stabilizing, but National Roofing reserves the right to recover costs for material price increases that may occur when procurement durations are extended (see below**)															
<u>We are utilizing published pricing for ship date good to May 30, 2025</u>															
BASE BID - Recover of existing roofing	Price														
<ul style="list-style-type: none"> • Prevailing State Wages utilized in pricing. • Santa Fe reroof Permit • 80 mil TPO regular smooth membrane induction welded over coverboard, provide a 20-year warranty. • Santa Fe Tax @ 8.1875% 	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="padding: 2px 5px;">TPO Roofing</td> <td style="text-align: right; padding: 2px 5px;">\$694,581.00</td> </tr> <tr> <td style="padding: 2px 5px;">Stucco</td> <td style="text-align: right; padding: 2px 5px;">\$139,800.00</td> </tr> <tr> <td style="padding: 2px 5px;">Skylights</td> <td style="text-align: right; padding: 2px 5px;">\$209,390.00</td> </tr> <tr> <td style="padding: 2px 5px;">Permit</td> <td style="text-align: right; padding: 2px 5px;">\$5,907.00</td> </tr> <tr> <td style="padding: 2px 5px;">Bonds</td> <td style="text-align: right; padding: 2px 5px;">\$9,306.00</td> </tr> <tr> <td style="padding: 2px 5px;">Tax</td> <td style="text-align: right; padding: 2px 5px;">\$78,991.00</td> </tr> <tr> <td style="padding: 2px 5px;">Total</td> <td style="text-align: right; padding: 2px 5px;">\$1,043,771.00</td> </tr> </table>	TPO Roofing	\$694,581.00	Stucco	\$139,800.00	Skylights	\$209,390.00	Permit	\$5,907.00	Bonds	\$9,306.00	Tax	\$78,991.00	Total	\$1,043,771.00
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Permit	\$5,907.00														
Bonds	\$9,306.00														
Tax	\$78,991.00														
Total	\$1,043,771.00														
Unit Cost to replace wet or damaged existing insulation	\$3.85 per square foot. 32 square foot minimum														

TAXES, MISCELLANEOUS FEES AND WARRANTY FEES

- NM Gross Receipts Tax is not included - itemized above.
- Commercial re-roof permit fees are included.
- Bond Fees are included. Bond Rate is 1.5%
 - All Fees are subject to invoice.

GENERAL LIABILITY INSURANCE WITH THE FOLLOWING LIMITS

- Insurance limits exceeding New Mexico statutory requirements.
- \$1,000,000.00 per occurrence general liability.
- \$2,000,000.00 general aggregate.
- \$2,000,000.00 completed operations.

- \$5,000,000.00 excess/umbrella liability.

WORKMEN'S COMPENSATION INSURANCE WITH THE FOLLOWING LIMITS:

- \$2,000,000.00 employer's liability per accident
- \$2,000,000.00 employer's liability for disease per employee
- \$2,000,000.00 employer's liability for disease policy limit

TRAINING AND SAFETY

- Compliance with all OSHA safety policies.
- Independent safety inspections are conducted by a third-party consultant, when requested.
- Our crews have OSHA 10 training.
- Entire crew has safety and fall protection training.
- Key personnel are CPR certified.
- Every crew has a minimum of 2 safety monitors.

PRICING EXCLUDES:

- Non-scheduled work hours
- Mechanical or Electrical modifications (if required)
- Modifications to internal roof drains.
- Additional tapered insulation to improve existing slope in field.
- Moisture or Asbestos Testing, SWPPP or BIM Costs
- Manufacturer's Shop Drawings
- Interior protection or repair to interior when damage is caused by normal execution of roofing or re-roofing activities
- Bid amount includes flashing at penetrations indicated on Documents - Pipes, vents, curbs and curb insulation, hatches and ladders are not included unless noted otherwise
- Products, materials, installations not specifically included in the Scope of Work above.

SUBMITTED PRICES ARE SUBJECT to the FOLLOWING TERMS AND CONDITIONS:

- We have anticipated needing one mobilization to complete our work - NRC will negotiate for additional mobilizations if required by factors outside our control.
- Our standard work week is four 10-hour days. This Bid is based on a final project schedule that allows a reasonable time to complete the Work in an efficient manner. Roof activities may be delayed due to environmental conditions that result in unsafe working conditions and those that would adversely affect system installation. Subcontractor shall be entitled to an equitable adjustment in the price of the work resulting from any change of schedule, acceleration of work, or out of sequence work required as a result of factors outside of our control. National Roofing shall not be responsible for damage or delay caused by circumstances beyond its reasonable control.
- Final Contract terms will be subject to review upon Notice of Award; fees are based on the assumption that this Bid Abstract will constitute part of the Agreement between National Roofing and the Owner - Owner Entity
- National Roofing utilizes Construction Billing Cycles or Progress Billing on projects that have a production duration of thirty (30) days or more. Billings are submitted on or around the 25th of each month, projected through the end of that month, payable by the 10th next month.
- Material pricing utilized at time of bid will be provided with our submitted Schedule of Values for

reference and to establish a baseline for material orders. Comparison with material billing upon shipment and receipt may result in Contract Price adjustments. Please note that impending Trade Tariffs may have impacts on construction materials. Increases do to material shortages, increased costs or other reasons out of National Roofing's direct control will be the responsibility of the final purchaser of goods and services from National Roofing.

NOTICE:

- National Roofing shall not be liable for any claims or damages arising from or related to deficiencies in existing drainage conditions. Roofer's work does not include evaluation of the adequacy of the existing drainage components (for example, sizing and placement of existing scuppers); nor does the building code require compliance with current plumbing codes when existing drainage elements are not modified. National Roofing may make recommendations to improve drain conditions if potential deficiencies are detected during the course of roofing operations.
- Additionally, tapered insulation above deck (if included in scope) may not compensate for all low points in an existing roof; National Roofing shall not be liable for ponding water due to existing imperfections in the roof deck. If obvious deflection or low spots are noted in the existing deck after existing roof tear off, additional tapered insulation may be required to achieve positive drainage.
- Unless specifically noted elsewhere, addition of drains or scuppers for improved drainage, or supplemental insulation required to compensate for unseen imperfections is not part of the base bid and will be offered as a change order for consideration prior to installation.

We can be contacted at (505) 883-3000 to schedule this work. Thank you for relying on National Roofing for your roofing needs.

Sincerely,

Douglas Harrison
Roofing System Estimator
505-883-3000 office, 505-998-2304 desk, 505-259-2808 cell
douglash@nationalroofing.com

Patrick Platero
Business Development Representative
505-883-3000 office, 505-998-2323 desk, 505-630-9952 cell
patrickp@nationalroofing.com

Lori Gunnare, CBDO
Director of Business Development
505-883-3000 office, 505-998-2325 desk, 505-252-2707 cell
lorig@nationalroofing.com



INSPECTION REPORT

La Familia Health Pharmacy

One Kalwall Shed Skylight, One Kalwall Ridge Skylight, Two Kalwall Pyramid Skylights
Visual Inspection
April 1, 2025

The following report is based on a site visit Powers Products SW made on April 1st, 2025. The assessment was made on a total of three Kalwall Skylights.

Exterior:

The panels showed extensive signs of hail damage with signs of delamination due to hail. Numerous hail impacts caused fractures in the exterior face sheet and small spots of delamination along the grid lines. These fractures allow dirt and water to collect in the cracks. Over time, these cracks have grown, causing discoloration of the face sheet.

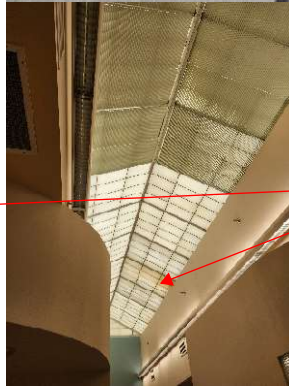
The delamination spots will continue to grow over time due to high winds, temperature changes and weather impacts on the panels. As the delamination expands, the exterior face sheet loses bond strength with the internal grid core. Once the exterior face sheet is no longer adhered to the grid system, the panel is deemed structurally compromised. As the face sheet loosens from the grid, water and air are now able to migrate into the panel system. This is the case as water has entered the interior space and is leaking behind the drywall.



Multiple impact marks from hail stones.



Exterior face sheet delaminating from structural grid core due to impact.



Interior discoloration due to exterior face sheet impact breach.



INSPECTION REPORT

Interior:

The Interior was inspected on this visit. Water has damaged the interior drywall in one location.



Interior drywall
damage due to
leaking skylight

Recommendation:

Powers Products Southwest recommends full replacement of all Kalwall translucent fiberglass sandwich panels.

Lee Sasser | *Division Manager / Sales*
POWERS PRODUCTS SOUTHWEST
8352 Corona Loop NE, Albuquerque, NM 87113
office: 505.340.3759
mobile: 402.880.3267
powersproductssw.com

[daylighting](#) • [fire + smoke separation](#) • [space flexibility](#)





BID PROPOSAL

NM Contractors License: GB98-402493
 NM Labor Enforcement Fund: 28302178642020

TO:	National Roofing	E-mail:	
ATTN:	Lori Gunnare	Phone:	
DATE:	4/9/25	Fax:	
PROJECT:	La Familia Health Pharmacy	Pgs	Page 1 of 3
Based on Drawings & Specs Dated:	n/a		
Addendum Acknowledged:	n/a		

SPEC SECTION	SPEC TITLE	SCOPE	BID AMOUNT
n/a	Kalwall Translucent Fiberglass Sandwich Panel Assemblies	Demo/Furnish/Install	
		TOTAL	\$209,390
		% Tax Included	8.1875%
	**Priced in reference to Kalwall materials shown on Kalwall drawings #K94-1697	Per Plans/Specs	**YES
		ADD for Bonds	1.1%
Voluntary DEDUCT	Revise to a .14U Factor providing 13% Visible Light Transmittance and .15 Solar Heat Gain Coefficient	DEDUCT from TOTAL	(\$3,362)
Voluntary DEDUCT	Revise to a .23U Factor providing 26% Visible Light Transmittance and .30 Solar Heat Gain Coefficient	DEDUCT from TOTAL	(\$5,777)

KALWALL DESCRIPTION OF WORK:

We propose to demo existing skylights and provide a furnished and installed Kalwall 2 3/4" translucent panel system for:

- (1) Self-Supported Ridge Roof with endwalls, 52'-3 3/8" x 10'- 1 3/8" OCD flat, (27-1/4° slope).**
- (1) Shed Roof with no endwalls, 60'-6" x 12'-0 1/2" OCD on slope, (2-1/2:12 pitch).**
- (2) Standard Pyramids 6'-0" x 6'-0" OCD flat, (45° slope).**

- Panel Specifications: Thickness: 2 3/4"
- Exterior Face Sheet: .070" Crystal SW
- Interior Face Sheet: .045" White S-171
- "U" Factor: .10TB "U" factor
- Visible Light Transmission of 7%
- Solar Heat Gain Coefficient of .09
- Grid Pattern: 12" X 24" Shoji grid pattern
- Thermally broken Clampfit aluminum closures
- All exposed aluminum to be standard color (Bone White #21B) Kalwall Corrosion Resistant Finish which meets performance requirements of AAMA 2604
- Roofs are designed for 20 PSF live load, 30 PSF snow load, 25 PSF (ASD) wind load, and 0 PSF drift load with L/60 deflection. This estimate is not valid if loads are greater than those listed herein.

Notes:

- 1) Price is based on one mobilization/one material release.
- 2) Pricing is based on material delivery through April 2026.
- 3) Price is based on working after hours and/or weekends.
- 4) Price assumes having access to inside of building during evening and/or weekend work hours.
- 5) Price assumes existing shades will be removed (by others) prior to beginning demolition work.
- 6) Price includes demolition and removal of existing skylights and associated metals.
- 7) Price assumes that existing curbs are in good standing condition, not requiring any rework prior to setting new skylights.
- 8) Price assumes being able to set a construction dumpster in close proximity to the building.
- 9) Price is based on using maximum number of standard 4'-0" wide modules for shed and SSRR skylights.



BID PROPOSAL

NM Contractors License: GB98-402493
NM Labor Enforcement Fund: 28302178642020

- 10) Price assumes EIFS at high side of shed skylight will be removed prior to skylight demo work as existing flashing is tucked under EIFS. New high side flashing will turn up wall.
- 11) Price is based on equipment not being required to retrieve field dimensions – Equipment/Access to openings shall be provided by the Contractor to obtain Field Dimensions and/or guaranteed opening dimensions shall be provided.
- 12) CURRENT Lead Times: 5-6 weeks for shops and 22+ weeks for fabrication upon approvals.

Inclusions:

- 1) Shop drawings
- 2) Freight
- 3) Demolition
- 4) Installation
- 5) Equipment
- 6) Kalwall includes its standard 1-year warranty

Exclusions:

- 1) Field testing of any kind.
- 2) Interior work of any kind.
- 3) Demolition of shades on underside of skylight(s).
- 4) Roof work of any kind.
- 5) Pedestrian protection and/or traffic control.
- 6) Prevailing wage rates.
- 7) EIFS work of any kind.
- 8) Equipment for field dimensions.
- 9) Curbs, curb flashing, counterflashing, and ledger supports are not included.
- 10) Mock-Up
- 11) Temporary cover of openings
- 12) Opening preparation. All openings must be accurate within 1/4" and be plumb, square, and straight.
- 13) Kalwall is installed clean and complete. Any additional cleaning at closeout is excluded.

Respectfully Submitted,

Todd Bryant
Direct: 303-226-1599
Email: toddb@powersproducts.com

NOTICE TO PROCEED*: _____

DATE: _____

*Authorizes Powers to proceed with Submittals prior to receipt of a Subcontract or Purchase Order. Contractor acknowledges that expenses associated with Submittals may be incurred, and Contractor will be held responsible for payment of said expenses should the project order be cancelled for any reason. Materials will not be released for fabrication or site work performed until executed Subcontract or Purchase Order has been received. If no Subcontract or Purchase Order is issued, the terms outlined herein shall govern.

Standard Terms and Conditions:

- 1) This bid is conditional on purchase order or subcontract terms which are fully acceptable to the bidder. **Quote is valid for 60 days.**
- 2) One-year workmanship warranty and manufacturer's standard product warranty are included unless otherwise noted above.
- 3) Freight included (curbside delivery for furnish only scope).

4) **PAYMENT TERMS:**

- a. **CUSTOMERS WITH ESTABLISHED ACCOUNTS AND CURRENT CREDIT HISTORY - NET 30.**
- b. **NEW CUSTOMERS OR CUSTOMERS ON CREDIT HOLD - 50% DEPOSIT PRIOR TO RELEASE OF MATERIALS FOR PRODUCTION AND PAYMENT FOR MATERIALS ON DELIVERY AND/OR JOINT CHECK FROM OWNER MAY BE REQUIRED.**



BID PROPOSAL

NM Contractors License: GB98-402493
 NM Labor Enforcement Fund: 28302178642020

- c. **CREDIT CARD PAYMENTS ARE ACCEPTABLE.** Powers will include a fee of 2% on any credit card transactions over \$3,000. Pursuant to Section 5-2-212, Colorado Revised Statute, a seller may impose a processing surcharge in an amount not to exceed 2% of the total payment made for goods or services purchased by use of a credit or charge card.
 - d. **If Powers is required to enter into a "paid-when-paid" or "paid-if-paid" contract, Powers shall be provided upon request with the following: (i) legal description of the property (ii) the name, address and representative of the Owner (iii) name, address and representative of the Bonding company if applicable and (iv) evidence of adequate owner project financing.**
 - e. **Powers is entitled to interest on past due accounts plus attorney fees for collection.**
- 5) **RETAINAGE IS EXCLUDED ON FURNISH ONLY PROPOSALS.** For Furnish and Install proposals, retainage shall be the lower of 5% or the amount withheld from Contractor by Owner, and in no event shall retainage be held longer than 6 months after substantial completion of Powers' scope of work.
 - 6) Notwithstanding any provision to the contrary, Powers may take all steps reasonably necessary to preserve and enforce its lien and bond rights. All Lien Releases are subject to subsequent collection of Retainage.
 - 7) Powers is entitled to reasonable additional compensation for all extra work performed at the direction of the Contractor.
 - 8) For furnish only scopes, Powers is not responsible for protection of materials after delivery and receipt at the jobsite. On furnish and install scopes, Powers is not responsible for protection of installed work-in-place after substantial completion of said scope.
 - 9) Powers shall have no liability for consequential damages. Contractor may not assert or withhold liquidated or other delay damages except to the extent (i) such damages have been assessed and paid by Contractor to the Owner (ii) any such delays are caused solely by Powers and (iii) such damages have been assessed specifically on account of such delays caused solely by Powers.
 - 10) Disputes, if any, shall be governed by, and conducted within, the State where the project is located.
 - 11) Any indemnification or hold harmless provision shall extend only to that part or proportion of any claim, damage, loss or defect that results from the negligence or intentional act of the indemnitor or someone for whom it is responsible.
 - 12) Notwithstanding any provision to the contrary, Powers shall maintain the types and limitations of insurance as summarized below. Amendments or additions may incur additional costs. Insurance Certificate and Additional Insured Endorsements shall be provided on Standard Acord Format. Other forms may incur additional costs. If differences exist between the summary below and the actual certificate of insurance, the actual certificate shall govern. Powers does not provide Pollution Liability or Professional Liability coverage.

Type of Insurance Coverage	Limit (Each Occurrence / Aggregate)
General Liability	\$1,000,000 / \$2,000,000
General Liability: Products and Completed Operations	\$1,000,000 / \$2,000,000
Umbrella	\$5,000,000 / \$5,000,000
Workers Compensation	\$1,000,000 / \$1,000,000
Automobile and Personal Injury	\$1,000,000
Professional Liability / Pollution Liability	\$1,000,000 / \$2,000,000

**COMMERCIAL
ENTERPRISES, Inc.**

8309 Washington Place NE
Albuquerque, NM 87113
Phone 505-890-5300
Fax 505-890-5126
Contractor's License 52729
Department of Labor Reregistration #89452011615
Small Disadvantage Business Certified

April 29, 2025

Bid #046

Subject: La Familia – 1035 Alto St, Santa Fe, NM 87501

We propose to furnish and install the following section items, furnishing all labor, material, necessary plant, equipment, and labor taxes to do a complete job in every respect, and in a professional workman-like manner:

Plan date: Field Verify Dimensions

INCLUDE:

- Scaffold
- Parapets + 8" Finish Face of Building
- Back of parapet skim and finish
- Acrylic Pail Finish

Bond Rate: 1½%

Small Disadvantage Business Certified

Bid \$139,800.00

EXCLUSIONS:

Tax, bond, shop drawings, engineering, dumpsters, all wood, exterior sealant, sheet metal flashing, temporary facilities such as water, light, heat, power and weather protection at no cost to us.

This proposal is subject to change if not accepted within 30 days.

Respectfully submitted,

Abiezer Moreno

Abiezer Moreno


La Familia Bid Abstract-combined


Final Audit Report


2025-06-13


Created:	2025-06-12
By:	RACHEL GABALDON (rdgabaldon@santafenm.gov)
Status:	Signed
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"La Familia Bid Abstract-combined" History


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