



**WE BUILD  
TRUST**

*AND HAVE SINCE 1967*



# Bexar County Parking Garage



## DIVERSITY STATEMENT

At Joeris General Contractors, we realize that our employees, clients, subcontractors and suppliers are critical to our success. ***We are committed to conducting our business operations with integrity and a commitment to fairness and equal opportunity in every transaction.*** We recognize the value that diversity brings to our team of employees as well as to our project teams. We will maximize that value by seeking opportunities to recruit and partner with employees and subcontractor/suppliers of diverse backgrounds.



## JOERIS COMMITMENT



We realize that our trade partners are critical to our success.



We are committed to conducting our business operations with integrity and a commitment to fairness and equal opportunity in every transaction.



We recognize the value that diversity brings to our team of and we will maximize that value by seeking opportunities to recruit and partner with trade partners of diverse backgrounds.

# VENDOR REGISTRATION



Register online at [www.joeris.com](http://www.joeris.com)

# SUBCONTRACTOR REGISTRATION

If you would like to register to be in our directory of sub contractors please fill out the form below. Registration is free and will make your company's information available to our Estimating Department.

With your username and password you can keep your profile updated as your information and skill-sets change. You also use this to access any bid invitations that are sent to you by our Estimating Department.

<b>Company Information</b>	<b>Physical Address</b>	<b>Mailing Address</b>
Company Name <input type="text"/>	Country: <input type="text" value="United States"/>	
Phone <input type="text"/>	Address 1 <input type="text"/>	
Fax <input type="text"/>	Address 2 <input type="text"/>	
Website <input type="text"/>	Zip/Postal <input type="text"/> Plus Four <input type="text"/>	
DUNS <input type="text"/> Add	City <input type="text"/>	
IRSEIN <input type="text"/>	State: <input type="text" value="Select State"/>	
Shipment Provider: <input type="text" value="Select a Provider"/>	Time Zone: <input type="text" value="(GMT -10:00) Hawaii"/>	
Shipment Account <input type="text"/>		

**Contact Information**

First Name <input type="text"/>	Email <input type="text"/>
Middle Name <input type="text"/>	Phone <input type="text"/>
Last Name <input type="text"/>	Fax <input type="text"/>
Username <input type="text"/>	Mobile <input type="text"/>
Password <input type="password"/>	

**Please select your CSI division and trades that you want to be invited on by clicking **Add Trades**. This is mandatory - you will not receive project invitations without selecting your trades. Please select any government certifications you may have by clicking **Add Certifications**.**

Division / Trades  Certifications

**Other Information**

Commercial Projects of Interest

Other Commercial Projects of Interest

Company Description

# SUBCONTRACTOR SELECTION (trade selection)

If you would like to register to be in our directory of sub contractors please fill out the form below. Registration is free and will make your company's information available to our Estimating Department.

With your username and password you can keep your profile updated as your information and skill-sets change. You also use this to access any bid invitations that are sent to you by our Estimating Department.

<b>Company Information</b>	<b>Physical Address</b>	<b>Mailing Address</b>
Company Name <input type="text"/>	Country: <input type="text" value="United States"/>	
Phone <input type="text"/>	Address 1 <input type="text"/>	
Fax <input type="text"/>	Address 2 <input type="text"/>	
Website <input type="text"/>	Zip/Postal <input type="text"/> Plus Four <input type="text"/>	
DUNS <input type="text"/> Add	City <input type="text"/>	
IRSEIN <input type="text"/>	State: <input type="text" value="Select State"/>	
Shipment Provider: <input type="text" value="Select a Provider"/>	Time Zone: <input type="text" value="(GMT -10:00) Hawaii"/>	
Shipment Account <input type="text"/>		

**Contact Information**

First Name <input type="text"/>	Email <input type="text"/>
Middle Name <input type="text"/>	Phone <input type="text"/>
Last Name <input type="text"/>	Fax <input type="text"/>
Username <input type="text"/>	Mobile <input type="text"/>
Password <input type="password"/>	

**Please select your CSI division and trades that you want to be invited on by clicking **Add Trades**. This is mandatory - you will not receive project invitations without selecting your trades. Please select any government certifications you may have by clicking **Add Certifications**.**

Division / Trades  Certifications

**Other Information**

Commercial Projects of Interest

Other Commercial Projects of Interest

# CONFIRMATION EMAIL

Message

Delete Reply Reply All Forward Move Unread Categorize Follow Up

**Joeris General Contractor, Ltd. Company Confirmation of Submittal**  
Myra Schwartz  
Sent: Thursday, July 19, 2012 3:02 PM  
To: Angela Cardwell

**JOERIS**  
General Contractors

- Company: Angela's Company
- City: San Antonio
- Contact: Angela Cardwell

Thank you for submitting your company's information to Joeris General Contractor, Ltd. . We are always striving to build and strengthen relationships in the marketplace with quality people and the services their company offers.

We will review your company information so we may add it to our bidders list for upcoming projects. If you have questions or would like to discuss more, please contact me by email at mschwartz@joeris.com.

Thank you for your interest in providing your construction-related services.

Please use the following credentials to access SMARTBIDNET at <https://secure.smartbidnet.com/>:

- Username: acardwell
- Password: password

Best Regards,  
Myra Schwartz  
Joeris General Contractor, Ltd.

Sub Contractor registration powered by **SMARTBIDNET**

# INVITATION TO BID

**Myra Schwartz**

**From:** SmartBidNet Notifications [notifications@smartbidnet.com] on behalf of notifications@smartbidnet.com  
**Sent:** Monday, July 16, 2012 10:24 AM  
**To:** Myra Schwartz  
**Subject:** Stonebriar Funeral Home - Invitation to Bid

[Click Here to View the Project](#)

If this link does not work, please go to <https://secure.smartbidnet.com/> and enter the access key: \*\*\*\*\*  
OR Username: [JASIAN@SMARTBIDNET.COM](#), and Password: password  
[Accept All Trades](#) - [Decline All Trades](#) - [Click Here to View the Project](#)

You are being invited by Joeris General Contractors, Ltd.

**JOERIS**  
General Contractors

**From:** Brian Rosamond  
**Phone:** (817) 204-0770  
**Fax:** (817) 204-0771

**ATTN: ## First Name## ## Last Name##**      **Fax: ## SubContractorFax##**  
(or Estimating Department)      **Phone: ## SubContractorPhone##**  
**Company Name: ## CompanyName##**

INVITATION TO BID		
<b>Title:</b> Stonebriar Funeral Home	<b>Location:</b> Intersection of Meadow Hill & SH 289 - Frisco, TX	
<b>Bid Due Date:</b> 07-13-2012 10:00 AM (CST)		
<b>Contact:</b> Brian Rosamond	<b>Phone:</b> (817) 204-0770	<b>Fax:</b> (817) 204-0771 <b>BID DAY Email:</b> <a href="mailto:Bids@joeris.com">Bids@joeris.com</a>
<b>Architect:</b> Kosny Whittler Architect	<b>Owner:</b> SCT Texas Funeral Services, Inc.	<b>Bid Project Status:</b> Past Bid Due Date
<b>Project Description:</b> ****PLEASE REVIEW THE SUPPLEMENTARY QUALIFICATION STATEMENT FORM SPECIFICATION SECTION 0643S. IT IS NOT REQUIRED TO BE SUBMITTED WITH YOUR PRICING, BUT MAY BE REQUIRED AFTER SUBMISSION OF YOUR PRICING.****		
This Project consists of a 9,000 SF single story Wood Framed Structure on a 2.21 Acre Site. The Site will include Striping/Re-spreading Topsoil, Building Excavation, Concrete Paving, Site Utilities, and Landscapification. A new Right Turn Lane will also be constructed on SH 289. The Building will include A Concrete Waffle Slab, Wood Framed Wall and Roof Structure, Brick and Stone Veneer and Composition Shingle Roofing. Interior Finishes and MEP Systems are typical to this type of Facility. The Summary of Work Specification Section 01100 indicates items that are Owner Furnished Owner Installed (OFCH) and Owner Furnished Contractor Installed (OFCI). Allowances Specification Section 01120 has Allowances for masonry and Tile Flooring. Please refer to these Specification Sections when preparing your pricing for this Project.		

If your company information is incorrect, once you are logged in, please click on the link above, Update My



## PROPOSAL EVALUATIONS

- Bid Day Proposals
- Scope & Cost Leveling
- Past Performance/ References
- Certifications



## **Pre Construction Meetings Topics to discuss with all Sub Contractors**

**Safety Goal** – ZERO Accidents. To have a safe and productive project.

**Orientations** – Will be done with each sub contractor employee

**Sub-Contracted Work** – All work sub-contracted out by our subs must be done under a *contract* and Joeris must be notified that you are using 3<sup>rd</sup> Tier Sub prior to work beginning.

**PPE Usage** – **100%** Hard Hats, Eye Protection, Safety Vests required, additional PPE required as the task or job warrants. No loaning of Joeris PPE.

**Disciplinary Policy** – This is a tool we use to help us enforce safety rules and procedures. Workers may be issued citations for hazard exposures. Flagrant exposures can result in removal from the site.

**Authority to Stop Work** – While all site personnel should address unsafe acts or jobsite hazards **All Joeris Personnel** have authority to stop unsafe acts and exposures, these will be reported to contractors site supervision. Failure to follow recommendations may result in disciplinary action as determined by Joeris Management.

**Badges** – Required on all School Jobsites. Or per owner requirements.

**Occupied Campuses/ HEB's** – No Interaction, No tobacco, No firearms, proper clothing and proper conduct. Interaction is strictly prohibited.

**Safety Program/Haz – Com** – Programs and SDS Sheets required on site. Joeris will keep a copy in the jobsite trailer/office.

**Vehicles** – Workers are not allowed to ride in the backs of pickup trucks while on site.

**New Respirable Silica Requirements** – Each contractor must comply with the Respirable Silica Requirements to keep worker exposure limits within OSHA requirements.

**Training** – Copies of Tool Box Talks with attendees signatures. Need copies of training documentation/cards for Crane operators (NCCCO Certified or equivalent) Forklift operators, Aerial Lift training and Trenching and Excavating, Fall protection, scaffolding etc.

**Fall Protection** – Joeris 6' fall rule for all trades. **100% tie off and must be able to provide proof of training.** Subs to provide your own fall arrest systems and anchors.



**Ladders** – Ladders must be used as the manufacturer intended. No ladders shorter than 6' and no aluminum ladders allowed.

**Fire Extinguishers** – Fire extinguishers must be provided on all roofs where any work is ongoing, fuel storage areas and where any gasoline or diesel equipment is operated. Must provide at points of hot work as well to include quickie saws and chopsaws.

**Aerial Lifts** - 100% tieoff required in scissors lifts. Do not climb rails of lifts and use lifts as access if you exit via the gate ONLY.

**Equipment** – Prior to using any Joeris Equipment, a release form must be signed by your company management and turned in to Joeris.

**Cranes** – Will require a Crane Set Up Checklist, a NCCO or equivalent certification for the operator and trained riggers

**Underground Utilities** – Everyone digging, excavating, drilling etc deeper than 6" will be required to use the Pre Excavation Checklist and call the Texas One Call System (Texas 811) prior to the aforementioned activities. This applies when digging on public property, utility right of ways or where utilities are known or suspected to exist.

**Accident/Incidents/ near misses** – Report to Joeris Site Management ASAP, copy Joeris with documentation. Joeris also to fill out our accident/incident report. In the event of an accident or significant incident, a Safety Stand Down may be held on site. If an injury results in admittance to a hospital, the injury must be reported to OSHA within 24 hours

**Temporary Labor** – if you employ Temporary Labor, an Orientation must be given by the employer.

**Working in the Heat – Water – Shade – Rest** - OSHA currently has a Rest, Water and Shade Campaign which requires that workers be provided plenty of water, shade out of the direct sun and rest periods. [WWW.osha.gov](http://WWW.osha.gov) for more information. Workers need to be trained in working in Hot environments and preventing heat exhaustion and heat stroke.

**Theft / Security** – Protect all equipment/tools/materials by locking or securing.

**Jobsite Inspections** – Safety Dept to provide regular inspections. Superintendents – Weekly and Monthly.

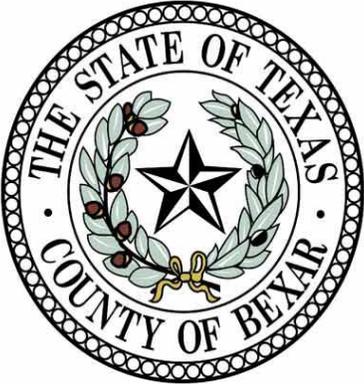
**OSHA Inspections** – Call Safety Team immediately. Monitor high visibility operations closely.

**Reporting** – Report any concerns or issues to Joeris Site Management and Joeris Safety.



## CONTRACTING WITH JOERIS

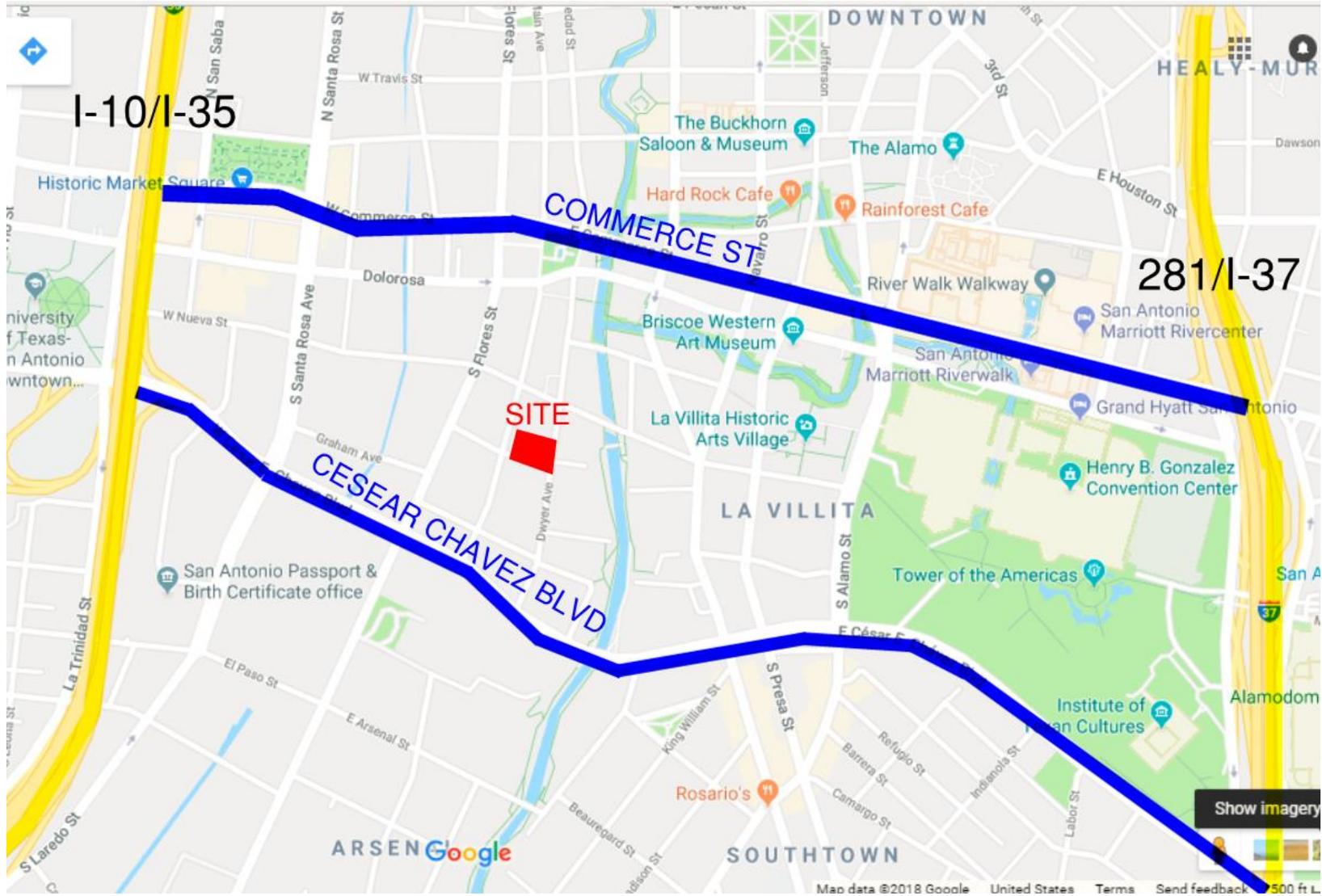
- W-9
- Master Agreement
- Subcontract Agreement (project specific)



# Bexar County Parking Garage

BEXAR COUNTY PARKING GARAGE

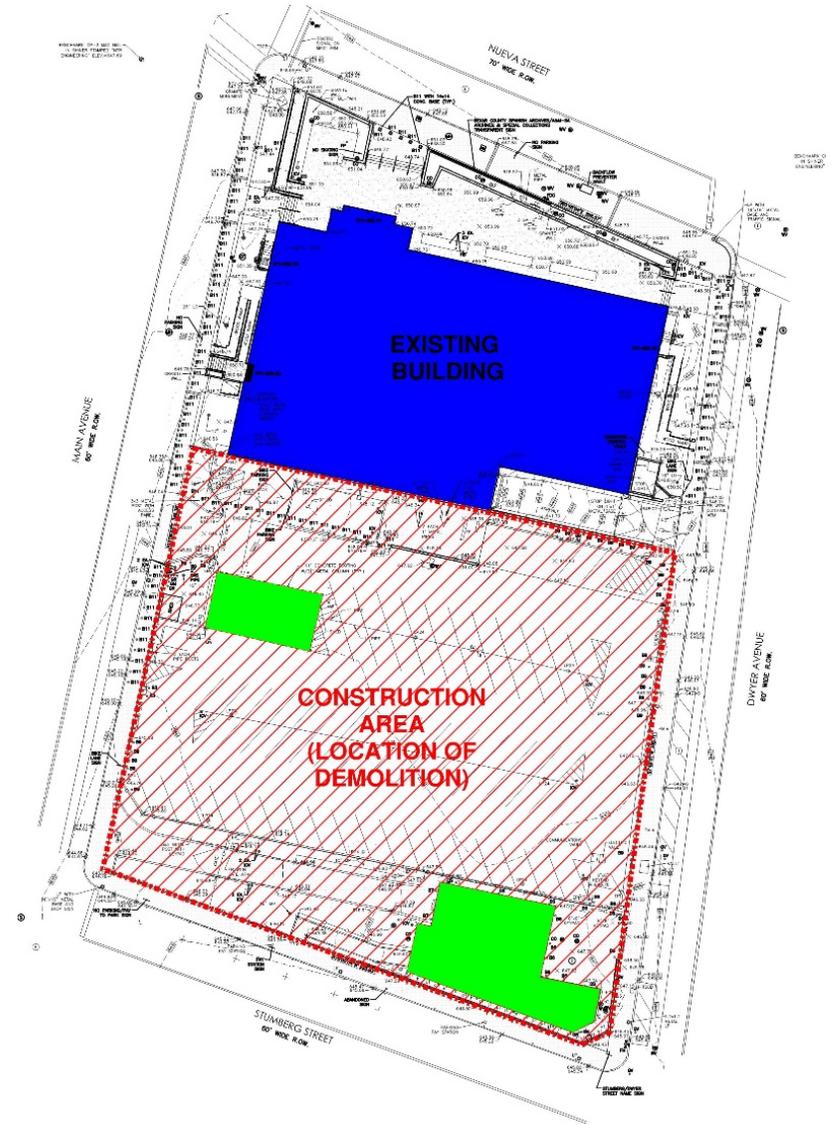
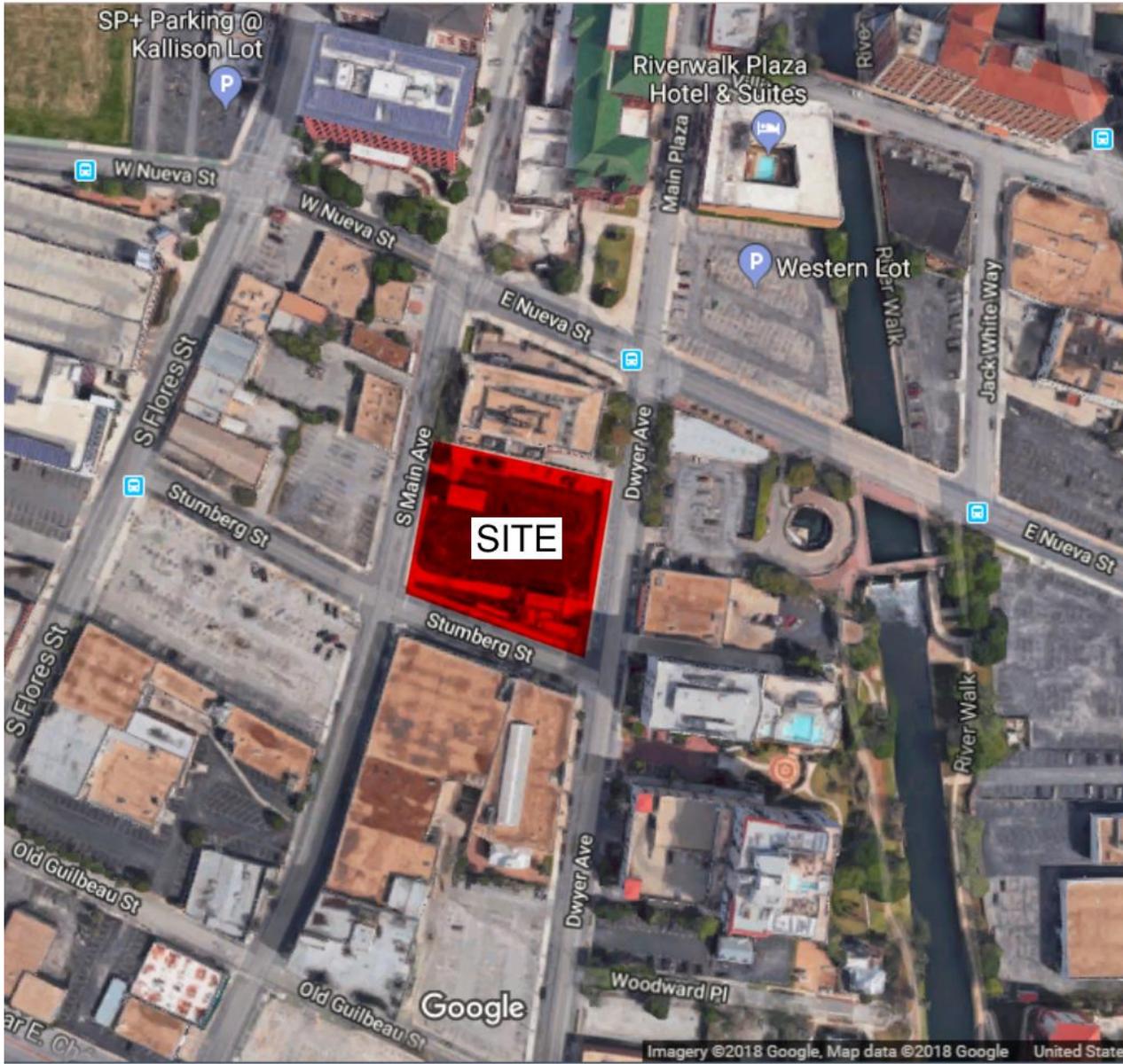




LOCATION MAP

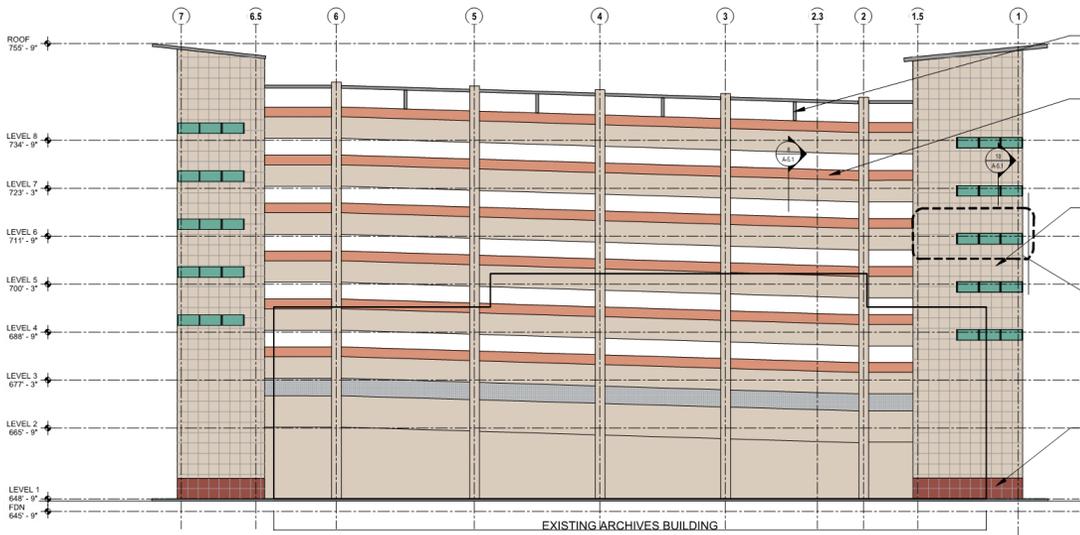
BEXAR COUNTY PARKING GARAGE



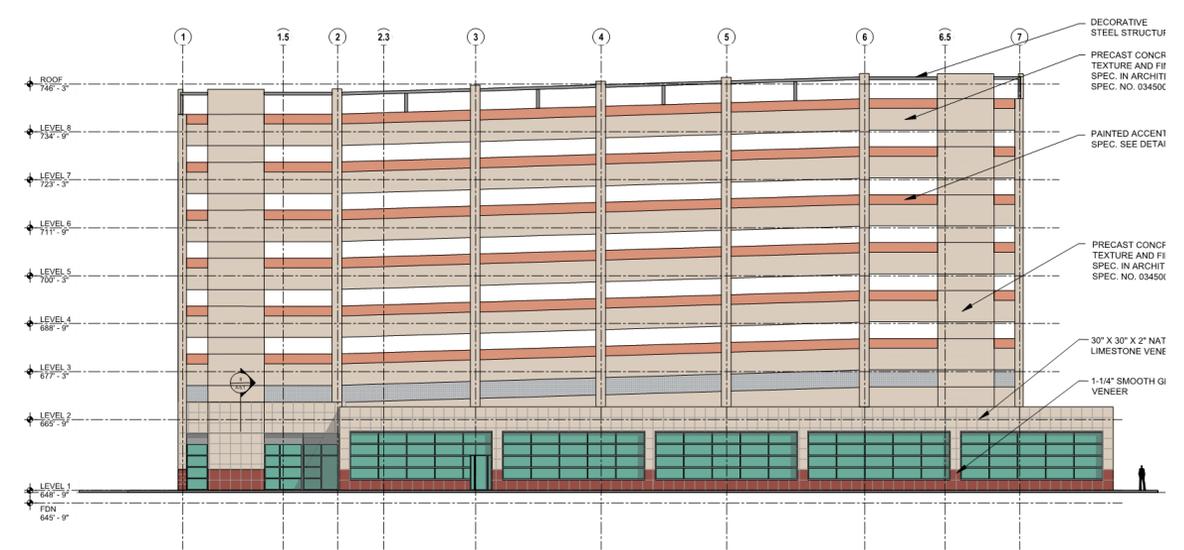


SITE VICINITY MAP/SITE PLAN

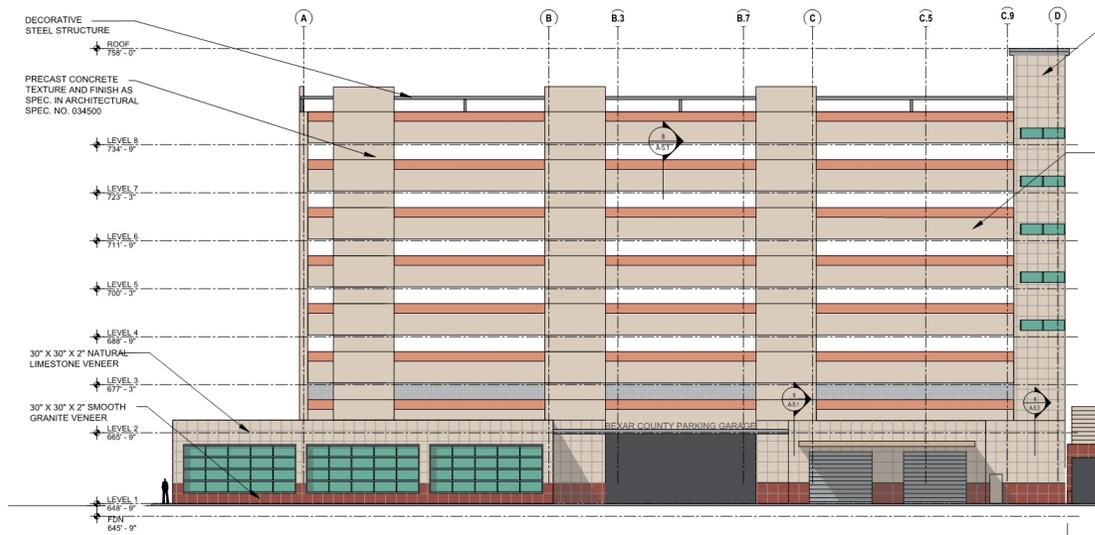
BEXAR COUNTY PARKING GARAGE



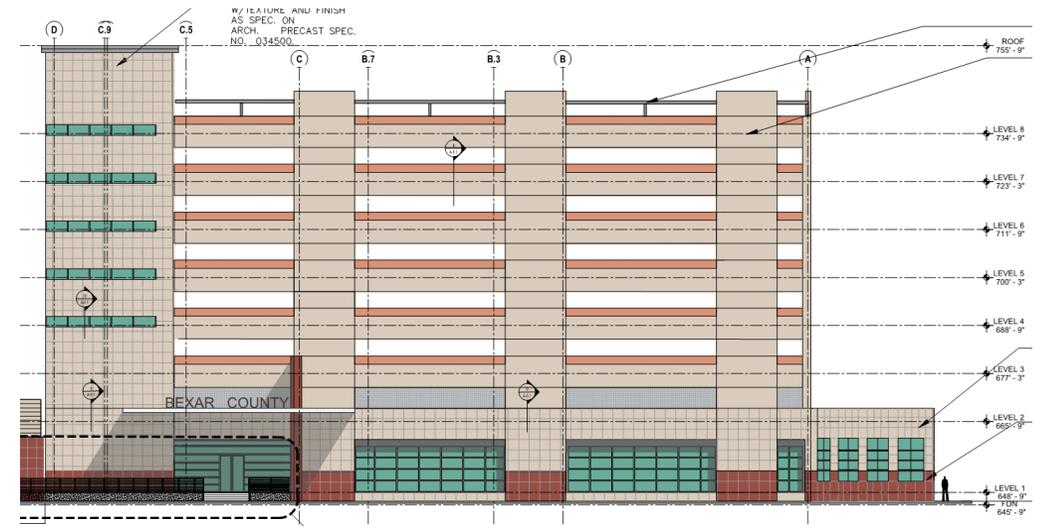
1 NORTH ELEVATION  
1/16" = 1'



2 SOUTH ELEVATION  
1/16" = 1'



3 EAST ELEVATION  
1/16" = 1'

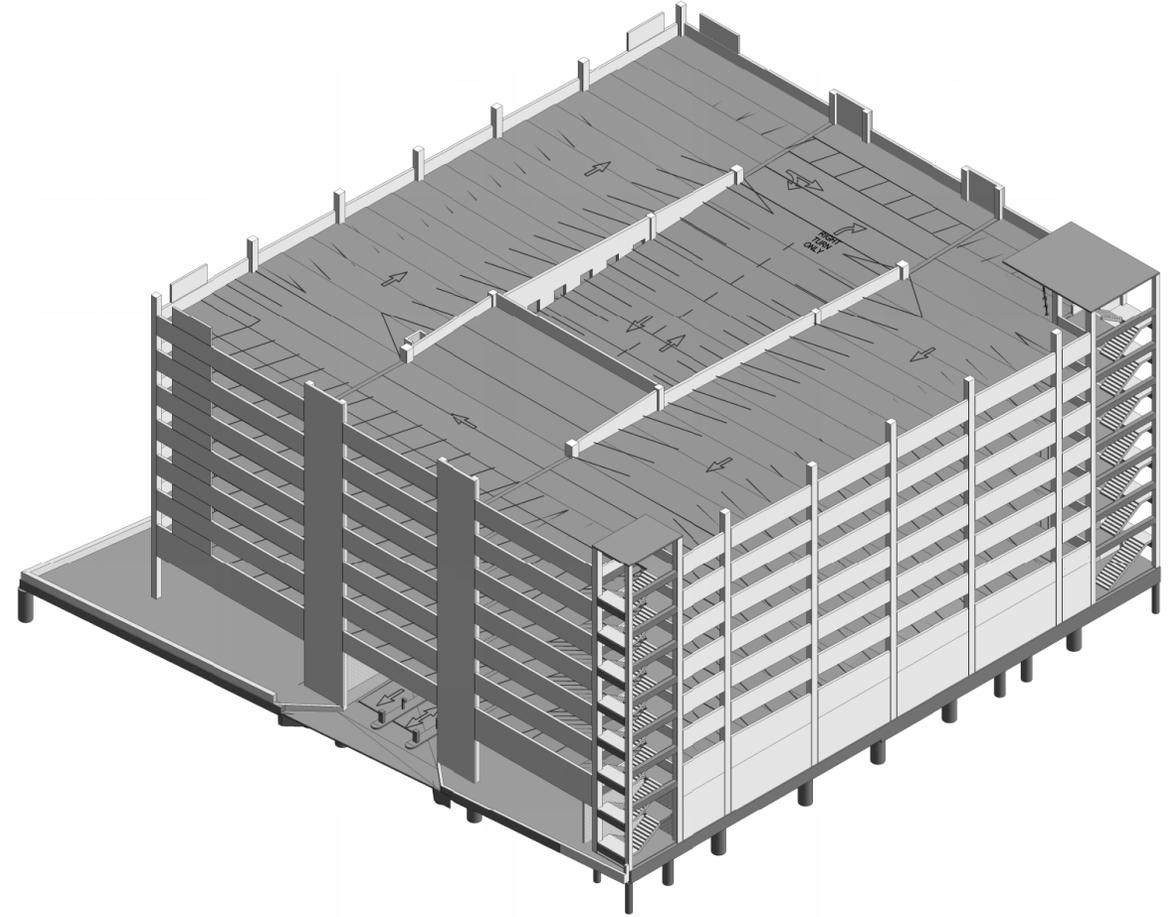
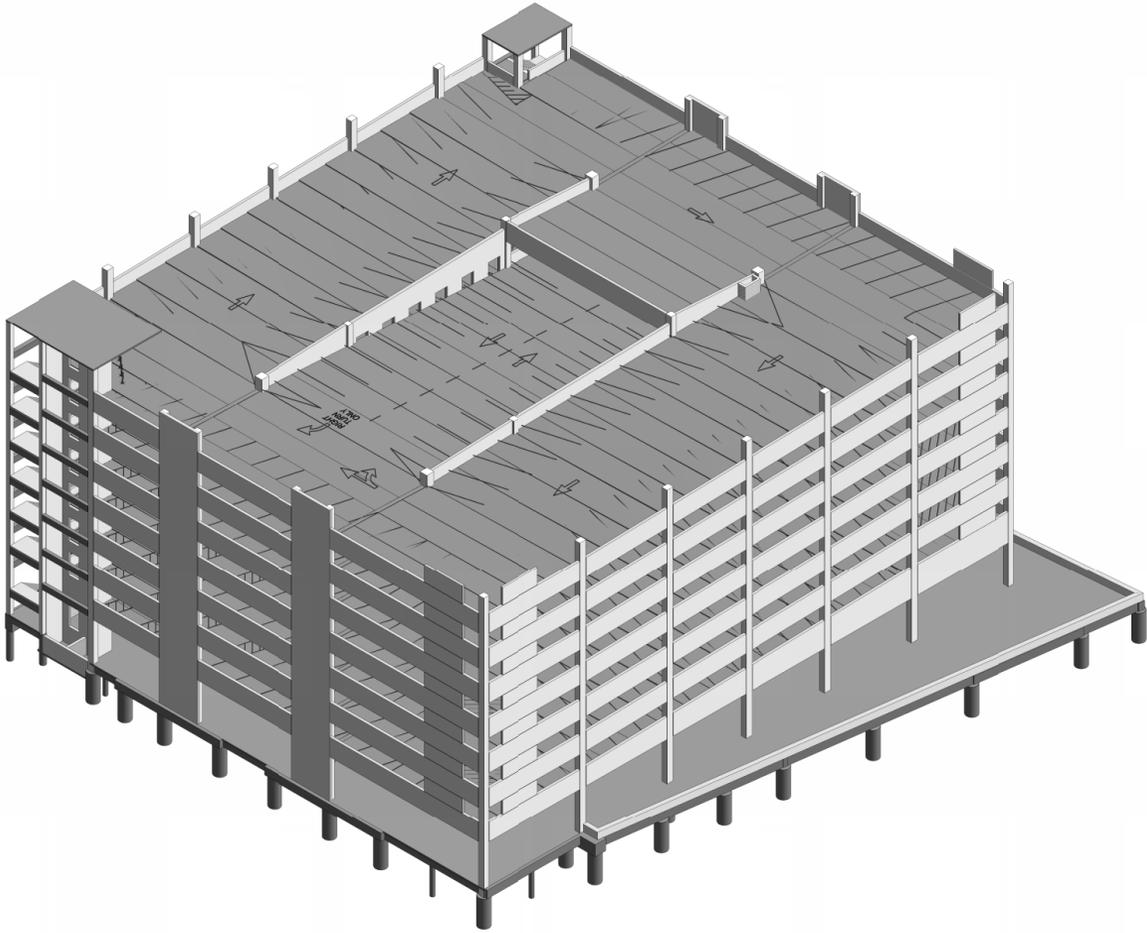


1 WEST ELEVATION  
1/16" = 1'

ELEVATIONS

BEXAR COUNTY PARKING GARAGE





PERSPECTIVES OF STRUCTURAL

BEXAR COUNTY PARKING GARAGE

**JOERIS**  
General Contractors

Division 3	Concrete
Division 4	Masonry
Division 5	Steel Fabrication
	Steel Erection
	Metal Railings
Division 6	Millwork
Division 7	Waterproofing
	Metal Wall Panels
	Roofing
Division 8	Doors, Frames, Hardware Material
	Storefront
	Louvers
Division 9	Painting
	Tile and Resilient Flooring
Division 10	Signage
	Parking Equipment
	FEC
Division 14	Elevator

Division 21	Fire Sprinkler System
Division 22	Plumbing and Mechanical
Division 26	Electrical
Division 27	Structured Cabling
Division 28	Access Control/Video Surveillance
Division 32	Sitework
	Erosion Control
	Pavement Markings
	Fence and Gates
Division 33	Site Utilities

## **SCHEDULE**

Bidding: Late Spring 2019

Construction:

- Tentative Start: Summer 2019

Duration: 16-months

## **HOURS OF OPERATION**

- Monday – Friday from 7:00AM to 5:00PM
- Works before or after or weekends must be coordinated with on-site Superintendent.

## **OTHER REQUIREMENTS**

- Utilizing Lean Principles: Last Planner System, Just-in-time Delivery, etc.
- Weekly Subcontractor Planning Meetings – date and time is TBD
- Pre-Installation Meeting for all trades prior to start of work
- Background Checks
- Certified Payroll

### 3. SMWBE Program Policy and Procedures

Bexar County has established as a **targeted goal** that a minimum of 20% of all procurement dollars in the areas of Commodities, Equipment, Services, Maintenance and Construction are spent with minority and women-owned business enterprises, and a minimum of 30% of those procurement dollars are spent with small business enterprises. Procurement dollars spent with a MWBE that is also a SBE will be counted in both categories. [www.bexar.org/smwbe](http://www.bexar.org/smwbe)





## Action Items for YOU!

Get Involved (associations)

Get Educated (AGC, ABC, ASA,BCA, HCA, SBA)

Get Certified with the South Central Texas Regional Certification Agency

Get Registered (with Joeris General Contractors Ltd.)

<http://joeris.com/subcontractors/registration/>

Get a Mentor

Follow Through!



# Q & A