



**LANDLORD/TENANT CONTACT INFORMATION:**

**Landlord:**

BMP 1604 Developers, LTD., a Texas Limited Partnership  
10003 NW Military Hwy Suite 2205  
San Antonio, TX 78231

**Tenant:**

PMA of San Antonio LLC, a Texas limited liability company  
Dba Premier Martial Arts  
Attn: Eris Lasku  
4114 Medical Drive Apt 5106  
San Antonio, TX 78229

**GENERAL BID NOTES:**

- Construction Duration: 6 Weeks
- The architectural plans and specifications will be e-mailed directly to contractors.
- RPM reserves the right to accept any bid or bid alternate, to reject any or all bids, or to waive any informalities in bids received where such acceptance, rejections, or waiver is considered to be in the best interest of Premier Martial Arts and/or the Premier Martial Arts Franchisee(s).
- The awarded General Contractor is required to submit a partial Release of Lien, equal to the amount of the payment request, to accompany each Contractor's Application for Payment. Payment will not be made until each pay request has this information attached.
- The contractor must supply a partial lien waiver for any vendor or subcontractor with a contract.
- General Contractor must have the punch list items complete (Both General and Sub-Contractors) within two weeks of receiving it. If not, Premier Martial Arts Franchisee(s) reserves the right to hire someone to complete the work at the General Contractors' cost.
- General Contractor's Project Manager is required to meet with the Construction Supervisor as often as required.
- Contractors shall NOT include Bid, Payment, or Performance Bonds in the base bid.
- The Premier Martial Arts Franchisee(s) will provide Owners Protective Liability Insurance. The contractor must provide liability insurance and Workers Compensation.



- *Permitting costs should be included in the bid as allowance.* - RPM will ensure the drawings get submitted for permitting. The General Contractor is responsible for picking up, paying for the permit, and recording the Notice of Commencement. Permit Fees shall be billed to the Franchisee at cost as a change order.
- THE contractor MUST maintain an OSHA-approved safety program.
- Any required Construction Materials Testing is to be *hired and paid for by the General Contractor.*
- Exterior sign(s) Installed by Owner. **Final connection by GC.** Any conduit, wire, timer, and j-box within 6' of installation of all signs to be included in contractor's pricing.
- Approach from a Practical and Responsible perspective by Recycling, Reusing, and Repurposing components/resources to keep costs down (Value Engineering).
- Contractors shall install owner-provided materials.
- The contractor will coordinate with RPM and Premier Martial Arts Franchisee(s) vendors on delivery and acceptance of Premier Martial Arts Franchisee(s) provided materials.
- The contractor is responsible for the handling of all materials specified in this scope of work.
- The contractor is required to send in weekly progress reports and photos to RPM.

#### **Premier Martial Arts Responsibility Assignment Matrix**

Refer to Design Manual for additional information

- Exterior Sign(s) – Furnished by Others and Installed by Others (see the note above for GC responsibility)
- Exterior Storefront Tint/Vinyl Graphics – Furnished by Others and Installed by Others
- Interior Graphics – Furnished by Owner and Installed by GC
- Lighting Package – Furnished by Owner and installed by GC
- Flooring Materials – Furnished by Others and Installed by GC
  - Fuji mats and transition strip with tap cons furnished by others- GC install
  - LVT flooring and glue furnished by others and installed by GC
  - GC provide cove base
- Mirrors – Furnished by Others and Installed by Others (GC to coordinate access to space)
- Furniture Package – Furnished by Others. This should be received and setup by GC
  - Exception; Fold-down desk at Office to be procured and installed by GC.
- A/V and Security Package(s) – Furnished by Others and Installed by GC
  - Low voltage lines for cameras are included in the A/V package that is provided by the owner
  - Hi-Lo water fountain to be provided by GC.



- All other material not listed to be procured and provided by GC.
- This document supersedes the brand manual in the case of any discrepancy between RFP and brand manual.

### **Bid Package Documents Include:**

- Construction Drawings
- Bid Summary Form
- Weekly Progress Report including Progress Photos Form
- Premier Martial Arts Brand Standards Manual
- Existing Photos
- Fuji Mat install and trimming instructions
- Reference graphics package layout
- LL Work
- AV/IT List of Items for GC to Install (Owner Supplied)

### **Scope of work:**

#### Construction:

- New partition walls per plan
- New LVT flooring in all areas except for the instructional area
- Install new Fuji Mats at instruction area
- Install new interior doors per PMA spec
- Install interior window 5'x4' at office
- Install all owner supplied items
- Make final connection to exterior sign
- Light Demo
- New restroom specialties per plans

#### Electrical

- Add additional outlets per plan for AVIT items (TV, Sonos, POS desk)
- Provide shelf at utility closet for internet equipment
- Additional work per plans

#### Mechanical:

- New 6-ton Roof-Top Unit



- Adjust/install ducts as needed

Fire:

- Contractor shall provide and install all additional fire alarm devices as required. This shall be completed and permitted separate from this submittal and the design shall be complete by a licensed fire alarm contractor and design professional. The fire alarm shall be in compliance with all applicable codes.