

**AGREEMENT BETWEEN SANTA FE COUNTY AND CONTRACTOR
FOR CONSTRUCTION**



**SANTA FE COUNTY
PURCHASING DIVISION**

The "County":

Santa Fe County
Gregory S. Shaffer, Santa Fe County Manager
102 Grant Avenue
PO Box 276
Santa Fe, New Mexico 87504-0276
Telephone: 505-986-6200

The "Contractor":

JRM Construction and Roofing, Inc.
Robert Mendez, Owner
2620 Via Berrenda,
Santa Fe, New Mexico 87505
Telephone: 505-920-9768
E-mail:jrmconstruction65@yahoo.com

Attachment A	Contractor's proposal
Exhibit A	Plans and Specifications prepared by Eighty Yard Architecture, Taos, NM
Exhibit B	Bonds
Exhibit C	Evidence or certificate of insurance
Exhibit D	Notice to Proceed
Exhibit E	Change Order
Exhibit F	Certificate of Substantial

RECITALS

WHEREAS, the County requires construction services at 11 Camino Iglesias in Santa Fe and access to the site and the construction must comply with the Sustainable Land Development Code, the architect's Plans and Specifications, and applicable provisions of Court Orders in Case No. D-101-CV-2019-00697 (Conclusions of Law and Stipulated Partial Judgment and Order Granting Supplemental Contempt Sanctions); and

WHEREAS, pursuant to NMSA 1978, Section 13-1-129 (Procurement under existing contracts), the Procurement Manager determines that these services may be procured without a competitive solicitation utilizing Statewide Price Agreement No. 30-00000-23-00070; and

WHEREAS, the Contractor submitted its proposal dated October 2, 2025. The County requires the services of the Contractor, and the Contractor is qualified and willing to provide these services and both parties wish to enter into this Agreement; and

WHEREAS, the Contractor hereby represents that it is a licensed contractor of the State of New Mexico pursuant to Chapter 60, Article 13 NMSA 1978; and

WHEREAS, the County agrees to hire the Contractor, and the Contractor agrees to provide construction services as required herein for the project in accordance with the terms and conditions set forth in this Agreement; and

WHEREAS, the County requires the services of the Contractor, and the Contractor is qualified and willing to provide these services and both parties wish to enter into this Agreement.

ARTICLE 1 THE WORK

1. THE WORK

A. Provide all labor, materials, equipment, supervision, permits, and incidentals necessary to perform construction services at 11 Camino Iglesias, Santa Fe County, in accordance with the District Court Orders in Case No. D-101-CV-2019-00697 (Conclusions of Law and Stipulated Partial Judgment and Order Granting Supplemental Contempt Sanctions), and the Sustainable Land Development Code (SLDC), and the Plans and Specifications (see Exhibit A).

B. Demolish and remove unpermitted improvements; perform interior and exterior modifications to convert the multifamily dwelling or duplex into a Code-compliant single-family residence; upgrade mechanical, electrical, and plumbing systems as identified in the approved

Plans and Specifications; demolish and remove the second unpermitted multifamily structure; transport and properly dispose of all debris and materials; perform site remediation, final grading, landscaping, and stabilization to meet zoning and environmental compliance standards; obtain all required permits and inspection approvals; coordinate weekly progress meetings with the County Code Enforcement Officer identified in 3.1 below, and complete all site cleanup.

C. Complete the Services using the services of qualified subcontractors and vendors, including architectural support for plan interpretation and RFIs. Contractor will complete the Services in conformity with the Plans and Specifications, and the Contractor's proposal dated October 2, 2025 (see Attachment A).

D. The intent of this Agreement or contract is to provide for the construction and completion of the Work to the satisfaction of the County. The Contractor will furnish experienced supervision and labor and all materials, equipment tools, transportation and supplies required to complete the Work in accordance with this Agreement, and the Plans and Specifications.

**ARTICLE 2
EFFECTIVE DATE, TIME OF COMMENCEMENT, SUBSTANTIAL COMPLETION AND
AMENDMENTS**

2. EFFECTIVE DATE; TERM

This Agreement will become effective on the date of last signature by the parties and will terminate one year from that date, unless earlier terminated under Articles 5.8 (Termination) or 5.11 (Appropriations and Authorizations). The word "Day" when used in this Agreement means a calendar day of 24 hours measured from midnight to the next midnight.

2.1 TIME OF COMMENCEMENT

The Work must be commenced no later than 10 consecutive Days after the date of the Notice to Proceed issued by the County.

2.2 SUBSTANTIAL COMPLETION

The Contractor shall achieve Substantial Completion of the entire work no later than 70 Days from the date of the Notice to Proceed (Exhibit D). The County will issue a Certificate of Substantial Completion (Exhibit F) when the Contractor achieves substantial completion.

2.3 TIME FOR COMPLETION AND LIQUIDATED DAMAGES

Should the Contractor neglect, refuse, or otherwise fail to complete the Work within the time specified in this Article, the Contractor agrees that Liquidated Damages in the amount of \$500.00 per Day will be assessed per each Day that expires after the date of Substantial Completion until issuance by the County of a certificate of Substantial Completion.

- A. It is hereby understood and mutually agreed, by and between the Contractor and the County, that the date of beginning and the time for completion as specified in this contract of the Work are *essential conditions* of this contract and it is further mutually understood and agreed that the Work will commenced on a date to be specified in the Notice to Proceed. The Contractor will not commence the Work without the Notice to Proceed.
- B. The Contractor agrees that the Work will be prosecuted regularly, diligently and uninterruptedly at such rate of progress as will insure full completion thereof within the time specified. It is expressly understood and agreed, by and between the Contractor and the County, that the time for the completion of the Work is a reasonable time for the completion of the same, taking into consideration the average climatic range and usual industrial conditions prevailing in this locality.
- C. If the Contractor neglects, fails or refuses to complete the Work within the time specified in the Notice to Proceed or any proper extension thereof granted by the County, then the Contractor does hereby agree, as a part consideration for the awarding of this contract, to pay to the County the amount specified below, not as a penalty but as liquidated damages for such breach of contract as herein set forth, for each and every Day that the contract is in default after the time stipulated in this Agreement for completing the Work.
- D. The Contractor agrees that the following schedule of liquidated damages, unless otherwise specified in this Agreement, represents an amount sufficient to cover estimated average daily County costs if the Contractor does not complete the Work within the contract time and does not operate as a penalty to the Contractor.
- E. In suits involving the assessment or recovery of liquidated damages, the reasonableness of daily charges will be presumed and the amount assessed will be in addition to every other remedy enforceable at law, in equity, by statute, or under this Agreement. The County does not waive its right to assess liquidated damages under this Agreement by allowing the Contractor to finish the Work after the expiration of the contract time.
- F. The County will deduct liquidated damages from the next progress payment due to the Contractor after the date for Substantial Completion expires and will continue to assess liquidated damages each progress payment until the determination of Substantial Completion. If the amount of liquidated damages exceeds the monies due to the Contractor for that progress payment then the County will see reimbursement for any liquidated damages exceeding the dollar amount withheld from the Contractor. If the Contractor has been granted Substantial Completion, but has not completed close-out activities including punch list items and final inspections, the County reserves the right to continue to assess liquidated damages until close-out activities including punch list items and final inspections, are completed (Physical Completion).
- G. Provided further, that the Contractor will, within ten days from the beginning of a delay as provided in paragraph E above, unless the County grants a further period of time prior to the date of final settlement of the contract, notify the County in writing of the causes of the delay,

who will ascertain the facts and extent of the delay and notify the Contractor within a reasonable time of its decision in the matter.

- H. **Breach.** The County may declare the Contractor in default of this Agreement if the Contractor:
1. Fails to perform the Work with sufficient resources (supervision, workers, equipment or materials) to assure the completion of the Work;
 2. Performs the Work unsuitably, or neglects or refuses to remove materials or to correct rejected Work;
 3. Fails to begin the Work within the time specified in the Notice to Proceed;
 4. Discontinues the Work;
 5. Fails to resume discontinued Work after the County issues a request to resume Work;
 6. Become insolvent or is declared bankrupt, or files for reorganization under the bankruptcy code, or commits any act of bankruptcy or insolvency, either voluntarily or involuntarily;
 7. Makes an assignment, in connection with this Agreement, for the benefit of its creditors;
 9. Fails to carry on the Work in an Acceptable manner in accordance with this Agreement;
 10. Fails to comply with the contract requirements or willfully violates any term or condition of this Agreement;
 11. Fails to perform the Work or maintain the project in compliance with Federal and New Mexico Occupational Health and Safety laws and regulations;
 12. Fails to observe or comply with Federal and New Mexico laws and regulations, local laws and ordinances;
 13. Is debarred or suspended;
 14. Communicates that the Contractor may not perform under this Agreement; or
 15. Fails to promptly pay a subcontractor or supplier for undisputed accepted work.
- I. **Notice of Apparent Default.** The Project Manager will provide written notice to the Contractor and the Contractor's surety specifying the default and the corrective measures to be taken by the Contractor. If the Contractor or surety does not proceed with the corrective measures within ten Days of the date of written notice, the County, has full power and authority, without violating this Agreement to declare the Contractor in default.
- J. **Declaration of Default and Demand for Surety to Complete the Work.** The declaration of default removes the corrective measures from the Contractor, and will demand compliance by the surety of the terms, conditions, and obligations contained in the Performance Bond. If the County determines that the Contractor is in default the surety will complete the Work at its own expense and receive the balance of any funds owed to the Contractor.
- K. It is agreed that time is of the essence of each and every portion of this contract and of the specifications wherein a definite and certain length of time is fixed for the performance of any act whatsoever and where under this contract an additional time is allowed for the completion of the Work, the new time limit fixed by such extension will be of the essence of this contract. Provided that the Contractor will not be charged with liquidated damages or any excess cost when the County determines that the Contractor is without fault and the Contractor's reasons for

the time extension are acceptable to the County. Provided that the Contractor will not be charged with liquidated damages or any excess cost when the delay in completion of the Work is due:

1. To any preference, priority or allocation order duly issued by the County;
2. To unforeseeable cause beyond the control and without the fault or negligence of the Contractor, including but not restricted to, acts of God, or of the public enemy, acts of the County, acts of another contractor in the performance of a contract with the County, fires, floods, epidemics, quarantine restrictions, strikes, freight embargoes, and severe weather;
3. To any delays of subcontractors or suppliers occasioned by any of the causes specified in subsections above.

2.4 AMENDMENT

This Agreement may be amended by mutual agreement by both parties upon issuance of a Change Order (see Exhibit E) by the County to the Contractor.

ARTICLE 3 CONTRACT SUM; PROGRESS PAYMENTS; RETAINAGE; PROMPT PAYMENT

3. CONTRACT SUM

3.1 The County will pay the Contractor for the completion of the Work the sum of **\$189,290.00**, *exclusive* of NM GRT. Any NM GRT levied on the amounts payable under this Agreement will be paid by the County to the Contractor. The County's representative for certification of acceptance or rejection of and services is Joseph A. Martinez, Code Enforcement Supervisor, jamartinez2@santafecountynm.gov, (505) 995-6531, or such other individual as may be designated in the absence of the County representative.

3.2 PROGRESS PAYMENTS

A. Based upon an Application for Payment submitted to the County by the Contractor and Certificates for Payment issued by the County, the County will make a progress payment on account of the contract sum to the Contractor for the period ending the last day of the month as follows:

- 1) No later than 21 Days following receipt by the County of an undisputed Application for Payment and Accepted Work, 100% of the portion of the contract sum properly allocable to labor, materials, and equipment incorporated in the Work and 100% of the portion of the contract sum properly allocable to materials and equipment suitably stored at the site or some other location agreed upon in writing for the period covered by the Application for Payment, less the aggregate of previous payments made by the County; less such amounts as the Project Manager may determine for all incomplete Work. The County will prepare and post progress payment based on estimates of the value of the Work performed and materials complete-in-place and minus price reductions. The County has the authority to withhold progress payments in part or in their entirety as part of a suspension.

- B. When making payments, Contractor or subcontractor(s) will not retain, withhold, hold back or in any other manner not pay amounts owed for Work performed.
- C. Contractor and subcontractors will make prompt payment to their subcontractors and suppliers for amounts owed for Work performed on the construction project within 21 Days after receipt of payment from the County, contractor or subcontractor.
- D. County's right to withhold certain amounts and make application thereof. The Contractor agrees that it will indemnify and hold the County harmless from all claims growing out of the lawful demands of subcontractors, laborers, workmen, mechanics, material men, and furnishers of machinery and parts thereof, equipment, power tools, and all supplies, incurred in the furtherance of the performance of this contract. The Contractor will, at the County's request, furnish satisfactory evidence that all obligations of the nature hereinabove designated have been paid, discharged, or waived. If the Contractor fails so to do, then the County may, after having served written notice on the said Contractor, either pay unpaid bills, of which the County has written notice, direct, or withhold from the Contractor's unpaid compensation a sum of money deemed reasonably sufficient to pay any and all such lawful claims until satisfactory evidence is furnished that all liabilities have been fully discharged whereupon payment to the Contractor will be resumed. In paying any unpaid bills of the Contractor, the County will be deemed the agent of the Contractor, and any payment so made by the County will be considered as a payment made under the contract by the County to the Contractor and the County will not be liable to the Contractor for any such payments made in good faith.
- E. Contractor will not construe any progress payment to be an acceptance of any defective work or improper material(s). Acceptance of Work by the County for the purposes of progress payments does not constitute final acceptance of the Work.
- F. Nothing in this Article prevents the County from withholding application and certification for payment because of unsatisfactory job progress, defective construction not remedied, failure of the Contractor to make timely or proper payment for labor, equipment and materials, or evidence that the Work cannot be completed. The Contractor is not entitled to late payment charges, including late payment charges under NMSA 1978, Section 13-1-158, associated with any payment retained under this Article.
- H. Contractor will not receive payment for corrective Work. Corrective Work is work required by the County to make previously unacceptable Work Acceptable. The County may accept portions of the Work at an adjusted price in accordance with the relevant pay adjustment provisions of this Agreement. The adjusted price only applies to the specific accepted portion of the Work.

**ARTICLE 4
FINAL PAYMENT**

4. FINAL PAYMENT

The entire unpaid balance of the contract sum, will be paid by the County to the Contractor within 30 Days after notification by the Project Manager that all incomplete and unacceptable work that was noted during the Substantial Completion inspection and listed on the attachment to the Certificate of Substantial Completion has been corrected, and provided this contract has been fully performed and a final Certificate for Payment has been issued by the County. In addition, the Contractor will provide to the County a certified statement of release of liens and consent of surety.

4.1 NO WAIVER OF LEGAL RIGHTS; ACCEPTANCE OF FINAL PAYMENT CONSTITUTES RELEASE

- A. Upon completion of the Work the County will pay the final payment. A waiver on the part of the County of any breach of any part of this Agreement will not be held to be a waiver of any other subsequent breach. The lack of discovery or rejection of a defect will not preclude, nor obligate the County to accept the defect. The Contractor without prejudice to the terms of this Agreement, will be liable to the County for latent defect, fraud, or such gross mistakes as may amount to fraud, and for warranty and guarantee. The Contractor will reimburse or refund the County for any overpayment in response to a request for refund or overpayment within 30 Days of the County's request.

- B. The acceptance by the Contractor of final payment will be and will operate as a release to the County of all claims and all liability to the Contractor for all things done or furnished in connection with the Work and for every act and neglect of the County and others relating to or arising out of the Work. No payment, however, final or otherwise, will operate to release the Contractor or its sureties from any obligations under this contract or the Performance and Payment Bond.

**ARTICLE 5
GENERAL CONDITIONS**

5. CONTRACT SECURITY – BONDS (Exhibit B)

- 5.1** Performance Bond. The Contractor will furnish a performance bond in an amount at least equal to 100% of the contract sum as security for the faithful performance of this contract.

- 5.2** Payment Bond. The Contractor will provide payment bond in an amount not less than 100% of the contract sum or in a penal sum not less than that prescribed by state, territorial or local law, as security for the payment of all persons performing labor on the project under this contract, furnishing materials in connection with this contract. The Payment Bond must remain in effect until one year after the date when final payment becomes due.

5.3 Labor and Material Bond. The Contractor will provide to the County a labor and material bond in an amount equal to the required payments by the Contractor to pay specified subcontractors, laborers, and materials suppliers associated with the project.

5.4 COMPLIANCE WITH APPLICABLE LAW, CHOICE OF LAW

5.5 This Agreement will be governed exclusively by the provisions hereof and by the laws of the State of New Mexico and applicable ordinances of Santa Fe County.

5.6 This Agreement will be construed in accordance with the substantive laws of the State of New Mexico, without regard to its choice of law rules. Contractor and the County agree that the exclusive forum for any litigation between them arising out of or related to this Agreement will be state district courts of New Mexico.

5.7 Neither party will be responsible for liability incurred as a result of the other party's acts or omissions in connection with this Agreement. Any liability incurred by the County in connection with this Agreement is subject to the immunities and limitations of the New Mexico Tort Claims Act, NMSA 1978, Section 41-4-1. The County and its public employees, do not waive sovereign immunity, do not waive any defense and do not waive any limitation of liability pursuant to law. No provision in this Agreement modifies or waives any provision of the New Mexico Tort Claims Act. Furthermore, the County and the Contractor specifically agree that the provisions of this Agreement do not make anyone, including any subcontractor or supplier, a third-party beneficiary or authorize anyone not a party to this Agreement to maintain an action for damages under this Agreement.

5.8 TERMINATION

5.9 Termination of Agreement for Cause. Either party may terminate the Agreement based upon any material breach of this Agreement by the other party. The non-breaching party will give the breaching party written notice of termination specifying the grounds for the termination. The termination will be effective 30 Days from the breaching party's receipt of the notice of termination, during which time the breaching party will have the right to cure the breach. If, however, the breach cannot with due diligence be cured within 30 Days, the breaching party will have a reasonable time to cure the breach, provided that, within 30 Days of its receipt of the written notice of termination, the breaching party began to cure the breach and advised the non-breaching party in writing that it intended to cure.

5.10 Termination for Convenience of the County. The County may, in its discretion, terminate this Agreement at any time for any reason by giving the Contractor written notice of termination. The notice will specify the effective date of termination, which will not be less than 15 Days from the Contractor's receipt of the notice.

5.11 APPROPRIATIONS AND AUTHORIZATIONS

5.12 This Agreement is contingent upon sufficient appropriations and authorizations being made for performance of this Agreement by the Santa Fe County Board of County Commissioners and/or, if state funds are involved, the New Mexico State Legislature. If sufficient appropriations and authorizations are not made in this or future fiscal years, this Agreement will terminate upon written notice by the County to the Contractor. Such termination will be without penalty to the County, and the County will have no duty to reimburse the Contractor for expenditures made in the performance of this Agreement. The County is expressly not committed to expenditure of any funds until such time as they are programmed, budgeted, encumbered and approved for expenditure by the County. The County's decision as to whether sufficient appropriations and authorizations have been made for the fulfillment of this Agreement will be final and not subject to challenge by the Contractor in any way or forum, including a lawsuit.

5.13 INDEMNIFICATION

5.14 The Contractor shall indemnify and hold harmless the County and its elected officials, agents, and employees from any losses, liabilities, causes of action, judgments, costs or legal fees resulting from or directly or indirectly arising out of the Contractor's act or omission of its obligations under this Agreement. The Contractor's obligations under this Article will not be limited by the provisions of any insurance policy the Contractor is required to maintain under this Agreement.

5.15 DISPUTE RESOLUTION

5.16 Either party may request mediation pursuant to the New Mexico Public Works Mediation Act. The request for mediation must be submitted in writing to the other party. County and Contractor will participate in the mediation process in good faith. The process will be completed within 60 days of filing of the request. Mediation will be governed by the rules for mediation pursuant to the New Mexico Public Works Mediation Act. If the dispute is not resolved by mediation, the dispute will be resolved through litigation in the district court. The parties agree that the exclusive forum for such litigation will be the State of New Mexico District Court for the First Judicial District at Santa Fe, New Mexico. Contractor irrevocably consents to the jurisdiction of said Court and agrees to accept service of a summons and complaint by mail or commercial courier service in accordance with Rule 1-004 NMRA.

5.17 INDEPENDENT CONTRACTOR

5.18 The Contractor and Contractor's subcontractors will be independent contractors and not employees of the County. The Contractor and the Contractor's agents and employees will not accrue leave, retirement, insurance, bonding, use of County's vehicles, or any other benefits afforded to employees of the County.

5.19 SUBCONTRACTING; ASSIGNMENT

5.20 The Contractor will not subcontract, delegate any portion of the services to be performed under this

Agreement, or assign any part of this Agreement, without the advance written approval of the County. Any attempted subcontracting, delegating or assignment without the County's advance written approval will be void. Nothing contained in this contract will create any contractual relation between any subcontractor and the County.

5.21 MATERIALS, SERVICES AND FACILITIES

5.22 The Contractor will provide and pay for all materials, labor, tools, equipment, power, transportation and all other services and facilities of every nature whatsoever necessary to execute, complete, and deliver the Work within the specified time.

5.23 Any Work necessary to be performed after regular working hours, on Sundays or legal holidays or County-recognized holidays, will be performed without additional expense to the County.

5.24 The Contractor will, in good workmanlike manner, perform and complete the Work and furnish all supplies and materials, machinery, equipment, facilities and means necessary or proper to complete the Work in accordance with this contract and the Plans and Specifications.

**5.25 PROTECTION OF WORK; MAINTENANCE DURING CONSTRUCTION;
EMERGENCY**

5.26 Until Final Acceptance of the project by the Project Manager, the Contractor will care for and will take every precaution against injury or damage to any part thereof, by the action of the elements or from other causes, whether arising from the execution or from the non-execution of the Work. The Contractor will rebuild, repair, restore, and make good all injuries or damages to portion of the Work occasioned by the above causes before Final Acceptance and will bear the expense.

5.27 Should the Contractor be delayed in the completion of the Work by acts of God such as fire, flood, earthquake, tornado, or other cataclysmic phenomena of nature, epidemic, quarantine restriction, strike, freight embargo, or documented national unavailability of construction materials, for which the Contractor is not responsible, then the Contractor may be entitled to an extension of contract time but is not entitled to additional compensation or damages for such delay.

5.28 The Contractor will safely guard the County's property from injury or loss in connection with this contract. The Contractor will protect its own work. The Contractor will replace or make good any such damage, loss or injury unless such is caused directly by errors contained in this contract or by the County.

5.29 The Contractor will maintain the Work during construction and until the County accepts the Work. This maintenance consists of continuous, daily work with adequate equipment and forces so that the dwelling is kept in satisfactory condition. The Contractor is responsible for maintaining the project free and clear of delirious materials including debris, loose materials and trash.

5.30 In case of an emergency which threatens loss or injury of property, and/or safety of life, the Contractor will be allowed to act, without previous instructions from the County, in a diligent

manner. The Contractor will notify the County immediately thereafter. Any claim for compensation by the Contractor due to such extra work will be promptly submitted to the County for approval.

5.31 Where the Contractor has not taken action but has notified the County of an emergency threatening injury to persons or to damage to the work or any adjoining property, the Contractor will act as instructed or authorized by the County.

5.32 INSPECTION OF SERVICES

5.33 The Contractor will provide and maintain an inspection system acceptable to the County. Complete records of all inspection work performed by the Contractor will be maintained and made available to the County during contract performance and for as long afterwards as the Contract requires.

5.34 If any of the services do not conform with this Agreement or the Plans and Specifications, the County may require the Contractor to perform the services again at no increase in the contract sum. When the defects in services cannot be corrected by re-performance, the County may require the Contractor to take necessary action to ensure that future performance conforms to contract requirements; and reduce the contract sum to reflect the reduced value of the services performed.

5.35 If the Contractor fails to promptly perform the services again or to take the necessary action to ensure future performance in conformity with this Agreement, the County may by contract or otherwise, perform the services and charge to the Contractor any cost incurred by the County that is directly related to the performance of such service, or terminate this contract for default.

5.36 CORRECTION OF WORK

5.37 All work, all materials, whether incorporated in the Work or not, all processes of manufacture, and all methods of construction will be subject to the inspection of the County who will be the final judge of the quality and suitability of the Work, materials, processes of manufacture, and methods of construction for the purposes for which they are used. Should they fail to meet the County's approval they will be reconstructed, made good, replaced and/or corrected, as the case may be, by the Contractor at its own expense. Rejected material will immediately be removed from the site. If, in the opinion of the County, it is undesirable to replace any defective or damaged materials or to reconstruct or correct any portion of the work injured or not performed in accordance with this contract, the compensation to be paid to the Contractor will be reduced by such amount as in the judgment of the County is equitable.

5.38 WARRANTY OF CONSTRUCTION

5.39 The Contractor warrants that work performed under this contract conforms to this contract and the Plans and Specifications, and is free of any defect in equipment, material, or design furnished, or workmanship performed by the Contractor or any subcontractor or supplier at any tier.

5.40 This warranty will continue for a period of one year from the date of final Acceptance of the Work

by the County. If the County takes possession of any part of the work before final Acceptance, this warranty will continue for a period of one year from the date the County takes possession.

5.41 The Contractor will remedy at the Contractor's expense any failure to conform, or any defect. In addition, the Contractor will remedy at the Contractor's expense any damage to County-owned or controlled real or personal property, when that damage is the result of the Contractor's failure to conform to contract requirements or any defect of equipment, material, workmanship, or design furnished.

5.42 If the Contractor fails to remedy any failure, defect, or damage within a reasonable time after receipt of notice, the County will have the right to replace, repair, or otherwise remedy the failure, defect, or damage at the Contractor's expense. Unless a defect is caused by the negligence of the Contractor or subcontractor or supplier at any tier, the Contractor will not be liable for the repair of any defects of material or design furnished by the County nor for the repair of any damage that results from any defect in County-furnished material or design.

5.43 CONSTRUCTION SCHEDULE

5.44 Immediately after execution and delivery of this contract, and before the first partial payment is made, the Contractor will deliver to the Project Manager an estimated construction progress schedule showing the proposed dates of commencement and completion of each of the Work and the anticipated amount of each monthly payment that will become due to the Contractor in accordance with the progress schedule. The costs employed in making up any of the schedule will be used only for determining the basis of partial payments and will not be considered as fixing a basis for additions to or deductions from the contract sum.

5.45 ASSIGNMENT

5.46 The Contractor will not assign the whole or any part of this contract or any monies due or to become due hereunder without written consent of the County.

5.47 MUTUAL RESPONSIBILITY OF CONTRACTORS

5.48 If, through acts of neglect on the part of the Contractor any subcontractor suffers loss or damage on the Work, the Contractor agrees to settle with such other by agreement if such other contractor or subcontractors will so settle. If such subcontractor asserts a claim against the County on account of any damage alleged to have been sustained, the County will notify the Contractor who shall indemnify the County against any such claim.

5.49 COUNTY'S AUTHORITY

5.50 The County will give all orders and directions contemplated under this contract relative to the execution of the Work. The County will determine the amount, quality, acceptability, and fitness of the several kinds of work and materials which are to be paid for under this contract and will decide all questions which may arise in relation to the Work. The County's estimates and decisions will be final and

conclusive. The County will decide the meaning and intent of any portion of the Specifications and Plans where the same may be found obscure or be in dispute. Any differences or conflicts which may arise between the Contractor under this contract and other contractors performing work for the County will be determined by the County.

5.51 REMOVAL OF DEBRIS

5.52 The Contractor will, at its own expense:

- A. take every precaution against injuries to persons or damage to property;
- B. store its apparatus, materials, supplies and equipment in such orderly fashion at the site of the Work as will not unduly interfere with the progress of its work or the work of any other subcontractors;
- C. clean up frequently all refuse, rubbish, scrap materials, and debris caused by its operations, to the end that at all times the site of the Work will present a neat, orderly and workmanlike appearance;
- E. before final payment to remove all surplus material, false-work, temporary structures, including foundations thereof, plant of any description and debris of every nature resulting from its operations, and to put the site in a neat, orderly condition; and
- F. to effect all cutting, fitting or patching of its work required to make the same to conform to the Plans and Specifications.

5.53 Final Acceptance. The County will make the determination of Final Acceptance.

5.54 Neither the final certificate of payment, nor partial or entire occupancy of the premises by the County, will constitute acceptance of work not done in accordance with this contract or relieve the Contractor of liability in respect to any express warranties or responsibility for faulty materials or workmanship. The Contractor will remedy any defects in the Work and pay for any damage to other work resulting therefrom, which will appear within a period of one year from the date of final acceptance of the Work.

5.55 PROTECTION OF LIVES AND HEALTH

5.56 The Contractor will exercise precaution at all times for the protection of persons and property and will be responsible for all damages to persons or property, either on or off the site, which occur as a result of its prosecution of the Work. The safety provisions of applicable laws and building and construction codes will be observed and the Contractor will take or cause to be taken, such additional safety and health measures as the County may determine to be reasonably necessary.

5.57 FINAL INSPECTION

5.58 The final inspection by the Project Manager will be scheduled and conducted within three Days of the Contractor's written request for final inspection. If the inspection reveals unacceptable or unsatisfactory work, the Project Manager will give the Contractor written instructions for correction and set the time limit for the Contractor to comply with these instructions. Upon the Contractor's

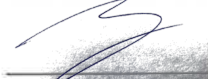
correction of the work, written notification will be provided to the Project Manager, and the Project Manager will make an additional inspection and notify the Contractor of the findings. If the Project Manager is satisfied that the Work is complete and acceptable, that inspection will constitute the final inspection. The Project Manager will provide written notification of the final inspection acceptance to the Contractor within two Days.

5.59 The County will accept the completion of the project and the Work as soon as practicable after completion and inspection of the Work. Acceptance is final and conclusive, except for the following:

- 1. Latent defects;
- 2. Fraud,
- 3. Gross mistakes that amount to fraud; or
- 4. The County's warranty or guaranty rights.

IN WITNESS WHEREOF, the parties have duly executed this Agreement as of the date first written above.

SANTA FE COUNTY



 Gregory S. Stauffer
 Santa Fe County Manager

10/30/2025

 Date

Approved as to form:

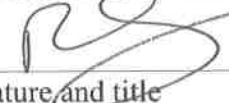
Roberta D. Joe for W.B.

 Walker Boyd
 Santa Fe County Attorney

10/8/2025

 Date

CONTRACTOR - JRM Construction and Roofing, Inc.



 Signature and title

10/23/25

 Date

PROPOSAL

DATE 10/20/2025

NEW STATE OF NM PRICE AGREEMENT # 30-00002300070

JRM CONSTRUCTION AND ROOFING INC.

2620 VIA BERRENDA
SANTA FE NM, 87505

Cell Phone
EMAIL

(505) 920-9768
JRMCONSTRUCTION65@YAHOO.COM

CUSTOMER: SANTA FE COUNTY ATTN: JOE MARTINEZ

TERM OF BID 30 DAYS FROM ABOVE

PROJECT: 11 CANINO IGLESIA

Description

11 CAMINO IGLESIA RENOVATIONS

CONTRACTOR WILL PROVIDE ALL MATERIALS, RENTALS AND LABOR TO COMPLETE WORK			AMOUNT
OPEN WALL IN DUPLEX HOUSE AND REMOVE KITCHEN ON ONE SIDE CAP PLUMBING			
DEMO OPEN WALL BETWEEN BOTH UNITS TO MAKE ONE UNIT			
ARCHITECTUAL AND PERMIT FEE			7,500.00
SUPERINTENDENT	\$140	225	31,500.00
LABOR	\$95	245	23,275.00
JOURNEYMAN	\$125	245	30,625.00
NEW SEPTIC AND FILL IN OF OLD SYSTEM			26,500.00
TRASH/ TRACTOR			\$43,500.00
ELECTRICAL 400 AMP TO 200 AMP SERVICE WITH ONE METER			\$15,675.00

EXCLUSIONS: NO, HVAC, MOLD TESTING OR REMOVAL, STRUCTURAL REPAIRS,
OR ADDITIONAL ITEMS NOT LISTED ABOVE

NOTE: POWER NEEDS TO BE TERMINATED BY OTHERS

ACCETANCE SIGNATURE X _____

SUB-TOTAL	178,575.00
BOND	10,715.00
TAX	13,281.52
TOTAL	\$202,571.52



EIGHTY YARD ARCHITECTURE
 1411 N. 1st Street, Suite 100, Phoenix, AZ 85004
 602.491.8888



11 CAMINO IGLESIA RENOVATIONS

R&M CONSTRUCTION - PROPOSED PROJECT SCOPE
 COUNTY OF SANTA FE
 11 CAMINO IGLESIA EL RANCHO, NM

Project number	24-494
Date	11/8/24
Drawn by	JDB
Checked by	BO/jf
Revisions	
Date	

SITE PLAN -
 DEMOLITION - PHASE
 1

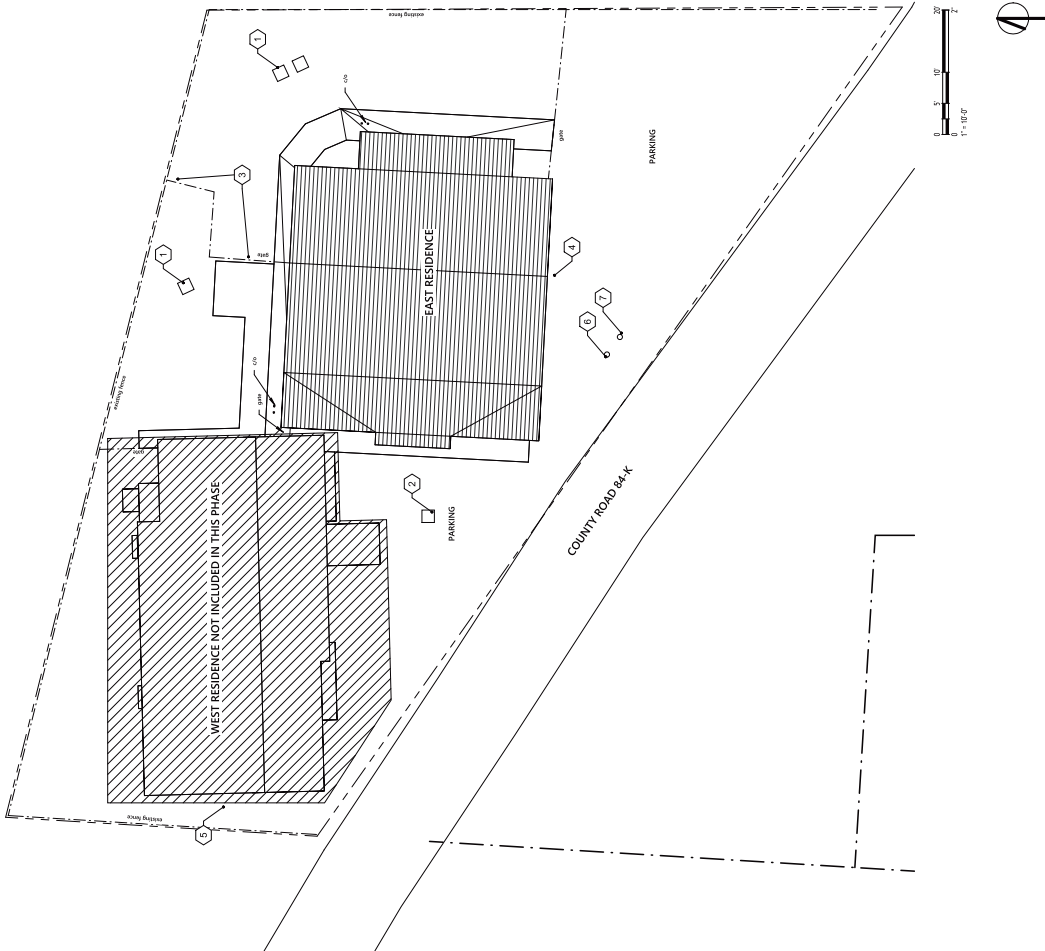
AD-001
 Scale 1" = 10'-0"

SHEET NOTES

1. CONTRACTOR TO LOCATE AND SECURE ALL UTILITIES ON SITE BEFORE COMMENCEMENT OF WORK.
2. CONTRACTOR RESPONSIBLE FOR SHORING EXISTING STRUCTURE DURING DEMOLITION. NOTIFY OWNER IMMEDIATELY OF ANY ACTIVITY THAT MIGHT CAUSE DISTURBANCE TO EXISTING STRUCTURE.
3. CONTRACTOR TO VERIFY LOCATION AND DEPTH OF ALL UTILITIES INCLUDING BUT NOT LIMITED TO ELECTRICAL AND NATURAL GAS SYSTEMS AND REPLACEMENT OF MATERIALS AND ALL EXISTING DIMENSIONS ARE APPROXIMATE. CONTRACTOR TO VERIFY IN FIELD.
4. CONTRACTOR TO REMAIN IN WORK AREA TO BE INSPECTED BY CONTRACTOR AND BROUGHT INTO COMPLIANCE WITH NEC 2020.
5. CONTRACTOR TO REMOVE SMOKE DETECTOR DEVICES IN WORK AREA TO COMPLY WITH NEC 2020.

KEYED NOTES

1. DEMOLISH EXISTING SEPTIC TANK IN ITS ENTIRETY. REPAIR EXISTING WASTE LINE FOR CONNECTION TO NEW SEPTIC HOLDING TANK SYSTEM.
2. DEMOLISH EXISTING SEPTIC TANK AND WASTE LINE.
3. DEMOLISH PORTION OF EXISTING FENCE.
4. EXISTING GAS METER TO REMAIN.
5. REMOVE EXISTING GAS SERVICE LINE.
6. REMOVE EXISTING GAS SERVICE PANEL. REPLACE WITH NEW 200A SERVICE PANEL MOUNTED ON SOUTH WALL OF EAST RESIDENCE. SEE KEYNOTE 6, A AND B.
7. REMOVE UTILITY POLE NOT OWNED BY UTILITY PROVIDER.



EXISTING SITE PLAN
 1" = 10'-0"



EIGHTY YARD ARCHITECTURE
 1411 11th Street, Santa Fe, NM 87501
 505.820.1111



11 CAMINO IGLESIA RENOVATIONS
 R&M CONSTRUCTION - PROPOSED PROJECT SCOPE
 COUNTY OF SANTA FE
 11 CAMINO IGLESIA EL RANCHO, NM

Project number	24-494
Date	11/8/24
Drawn by	JDB
Checked by	20 JCF
Revisions	
Date	

EAST RESIDENCE - DEMOLITION FLOOR PLAN
AD-101
 Scale: As Indicated

SHEET NOTES

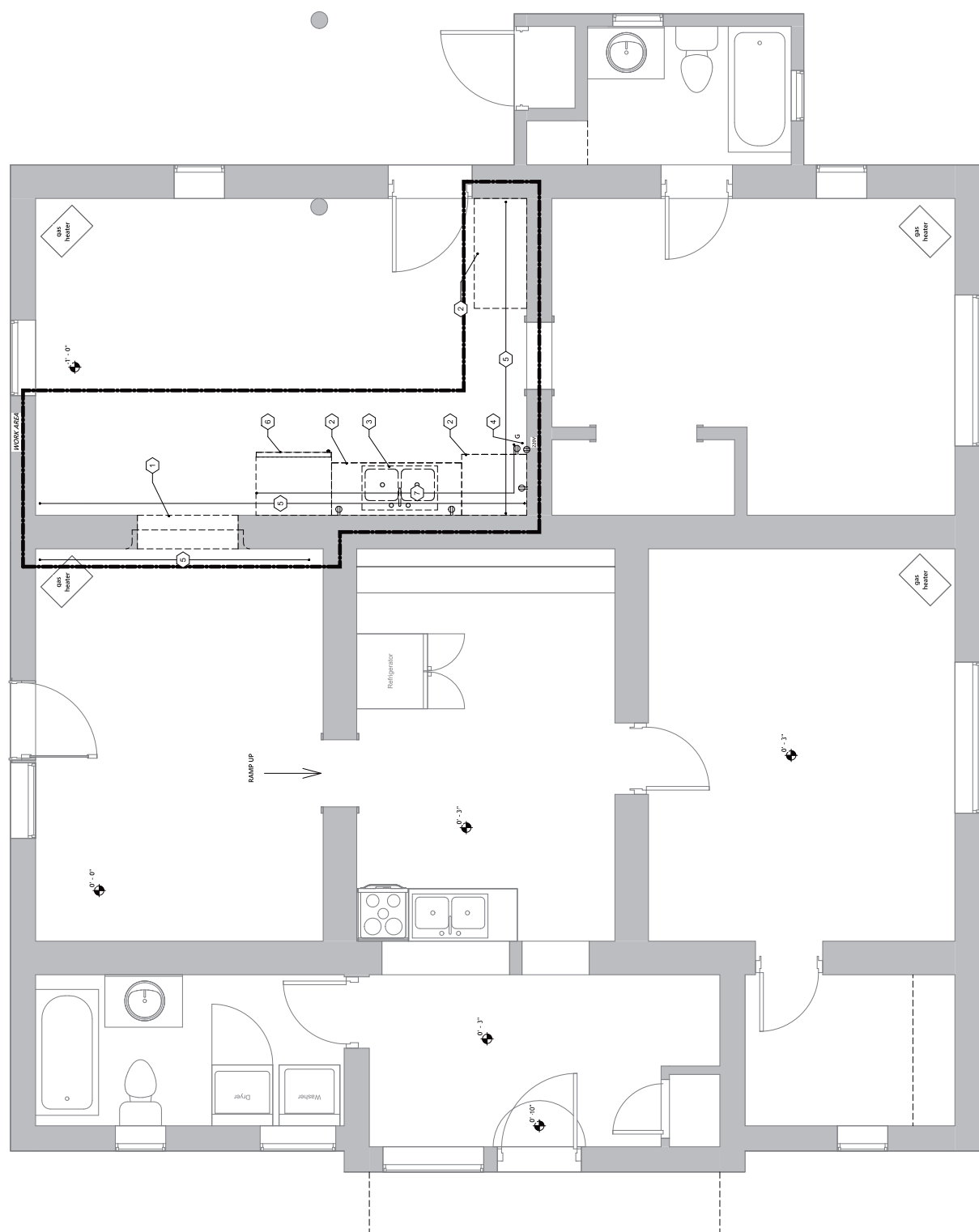
- CONTRACTOR TO LOCATE AND SECURE ALL UTILITIES ON SITE BEFORE COMMENCING WORK.
- CONTRACTOR TO VERIFY THE LOCATION OF ALL UTILITIES BEFORE DEMOLITION. NOTIFY OWNER IMMEDIATELY OF ANY ACTIVITY THAT MIGHT CAUSE DISTURBANCE TO EXISTING STRUCTURE OR UTILITIES.
- CONTRACTOR TO VERIFY THE LOCATION OF ALL UTILITIES INCLUDING BUT NOT LIMITED TO ELECTRICAL AND NATURAL GAS SYSTEMS AND REPLACEMENT OF MATERIALS AND ALL EXISTING DIMENSIONS ARE APPROXIMATE. CONTRACTOR TO VERIFY IN FIELD.
- ALL UTILITIES TO REMAIN IN WORK AREA SHALL BE INSPECTED BY CONTRACTOR AND BROUGHT INTO COMPLIANCE WITH NEC 2020.
- PROVIDE SMOKE DETECTOR DEVICES IN WORK AREA TO COMPLY WITH NEC 2020.

KEYED NOTES

- DEMO BOTTOM OF EXISTING WALL. TEMPORARILY SHORE CORNING AND PREPARE FOR STRUCTURAL REINFORCEMENT AND INSTALLATION OF NEW FRAME.
- DEMO EXISTING WALL TO FINISH.
- DEMO PLUMBING FIXTURE IN ITS ENTIRETY. PERMANENTLY CAP WASTE AND SUPPLY LINES BELOW FLOOR OR INSIDE OF WALL AS NECESSARY.
- PERMANENTLY CAP GAS LINE.
- PREPARE WALL SURFACE FOR NEW INSTALLATION OF NEW GYPSUM BOARD/PLASTER FINISH.
- DEMO ALL ELECTRICAL OUTLETS BACK TO PREVIOUS JUNCTION OR OUTLET BOX TO REMAIN IN PLACE. PREPARE FOR INSTALLATION OF OUTLETS AT STANDARD HEIGHT IN ACCORDANCE WITH NEC 2020.

LEGEND

	EXISTING TO REMAIN
	EXISTING TO BE DEMOLISHED



① EAST RESIDENCE - EXISTING & DEMOLITION
 1/2" = 1'-0"



EIGHTY YARD ARCHITECTURE
 146111 8th Street, Santa Fe, NM 87505

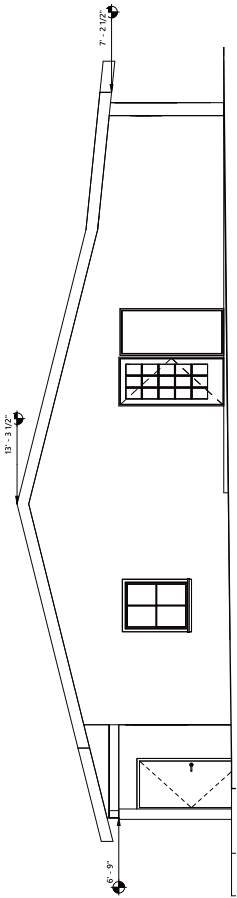


11 CAMINO IGLESIA RENOVATIONS
 R&M CONSTRUCTION - PROPOSED PROJECT SCOPE
 COUNTY OF SANTA FE
 11 CAMINO IGLESIA EL RANCHO, NM

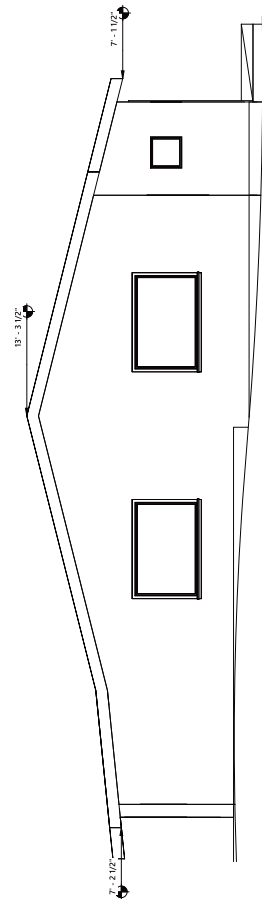
Project number	24-494
Date	11/8/24
Drawn by	JDB
Checked by	20 JF
Revisions	Date

EXISTING ELEVATIONS
 - EAST RES.

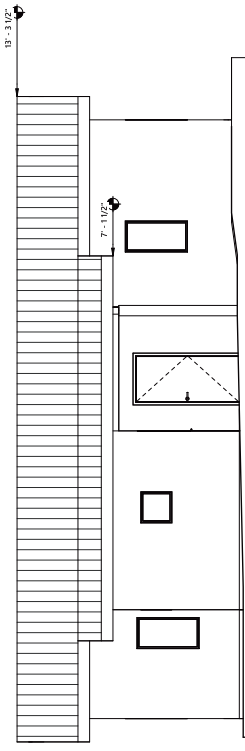
AE-201
 Scale 1/4" = 1'-0"



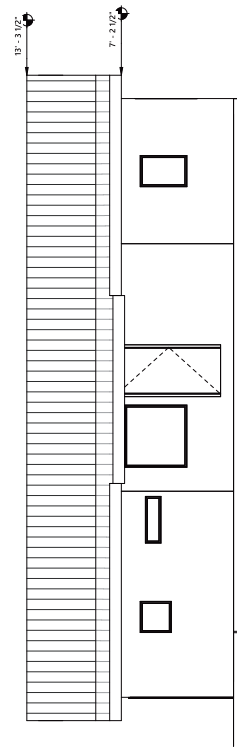
① EAST RESIDENCE - EXISTING NORTH
 1/4" = 1'-0"



① EAST RESIDENCE - EXISTING SOUTH
 1/4" = 1'-0"



① EAST RESIDENCE - EXISTING EAST
 1/4" = 1'-0"



② EAST RESIDENCE - EXISTING WEST
 1/4" = 1'-0"



EIGHTY EIGHT YARD
ARCHITECTURE
1415 11th Street SW, Santa Fe, NM 87505



11 CAMINO IGLESIA RENOVATIONS
11 CAMINO IGLESIA EL RANCHO, NM
R&M CONSTRUCTION - PROPOSED PROJECT SCOPE

Project number	24-494
Date	11/08/24
Drawn by	JDB
Checked by	BO J
Revisions	
Date	

PROPOSED SITE PLAN
- PHASE 1

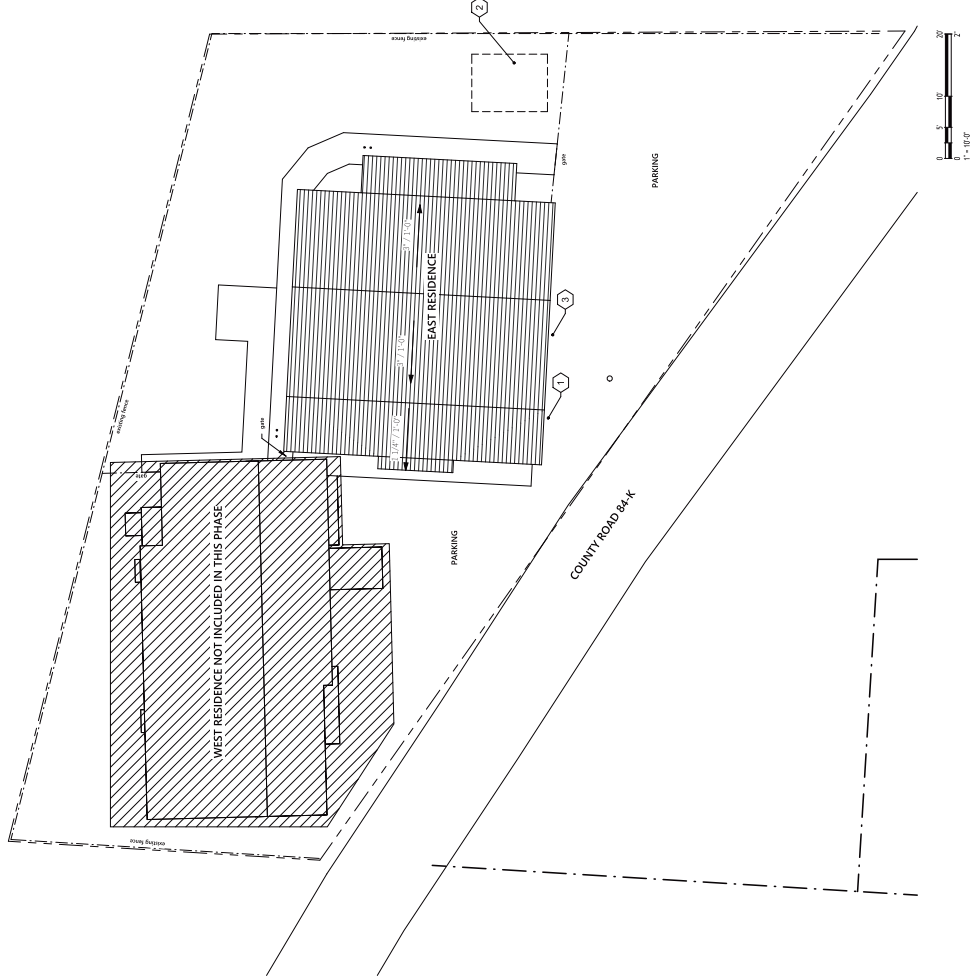
A-001
Scale 1" = 10'-0"

SHEET NOTES

1. CONTRACTOR TO LOCATE AND SECURE ALL UTILITIES ON SITE BEFORE COMMENCING WORK.
2. CONTRACTOR TO VERIFY ALL DIMENSIONS FOR EXISTING STRUCTURE DURING DEMOLITION. NOTIFY OWNER IMMEDIATELY OF ANY ACTIVITY THAT MIGHT CAUSE DISTURBANCE TO EXISTING STRUCTURE.
3. CONTRACTOR TO VERIFY ALL DIMENSIONS FOR EXISTING STRUCTURE DURING CONSTRUCTION. RETURN TO WORKING ORDER AS APPLICABLE BEFORE CONCLUSION OF WORK.
4. ALL DIMENSIONS ARE APPROXIMATE. CONTRACTOR TO VERIFY IN FIELD.

KEYED NOTES

1. PROVIDE NEW 200A ELECTRICAL SERVICE. SURFACE MOUNT ON SOUTH WALL OF EAST RESIDENCE.
2. NEW SEPTIC HOLDING TANK SYSTEM. COORDINATE LOCATION WITH EXISTING WASTE LINE FUNCTION AND CONFORMANCE TO APPLICABLE CODES AND REGULATIONS.
3. CONTRACTOR TO COORDINATE WITH SUPPLIERS TO ENSURE SYSTEM IS FUNCTIONAL AND COMPLIANT WITH ALL APPLICABLE CODES.



1 PROPOSED SITE PLAN - PHASE 1
1" = 10'-0"



EIGHTY YARD ARCHITECTURE
 1415 11th Street, Santa Fe, NM 87501
 505.988.8888



11 CAMINO IGLESIA RENOVATIONS

R&M CONSTRUCTION - PROPOSED PROJECT SCOPE
 COUNTY OF SANTA FE
 11 CAMINO IGLESIA EL RANCHO, NM

Project number	24-494
Date	11/8/24
Drawn by	JDB
Checked by	20 JCF
Revisions	
Date	

EAST RESIDENCE -
 PROPOSED FLOOR
 PLAN

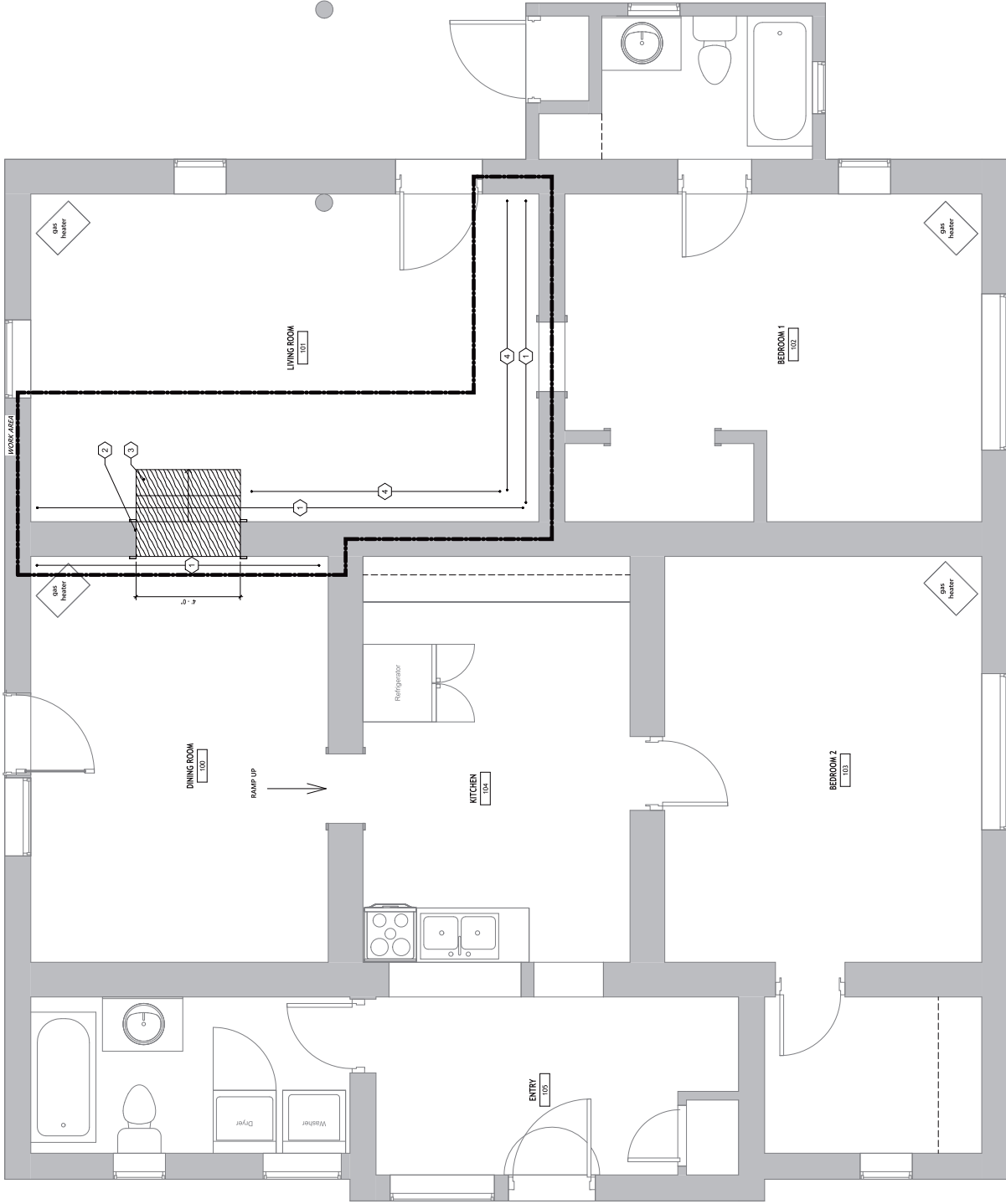
A-101
 Scale: 1/2" = 1'-0"

SHEET NOTES

1. CONTRACTOR TO LOCATE AND SECURE ALL UTILITIES ON SITE BEFORE COMMENCING WORK.
2. CONTRACTOR TO BE RESPONSIBLE FOR SHORING EXISTING STRUCTURE DURING DEMOLITION. NOTIFY OWNER IMMEDIATELY OF ANY ACTIVITY THAT MIGHT CAUSE DISTURBANCE TO EXISTING STRUCTURE.
3. CONTRACTOR TO VERIFY LOCATION AND DEPTH OF ALL EXISTING UTILITIES INCLUDING BUT NOT LIMITED TO ELECTRICAL AND NATURAL GAS SYSTEMS AND REPLACEMENT OF MATERIALS AND ALL EXISTING DIMENSIONS ARE APPROXIMATE. CONTRACTOR TO VERIFY IN FIELD.
4. ALL EXISTING DIMENSIONS ARE APPROXIMATE. CONTRACTOR TO VERIFY IN FIELD.
5. ALL EXISTING DIMENSIONS FOR WORK IN WORK AREA TO BE INSPECTED BY CONTRACTOR AND BROUGHT INTO COMPLIANCE WITH NEC 2020.
6. PROVIDE SMOKE DETECTOR DEVICES IN WORK AREA TO COMPLY WITH NEC 2020.

KEYED NOTES

1. NEW COPOLYMER BASED 7 GYF PLASTER SYSTEM ON EXISTING WALL. PAINT TO MATCH EXISTING WALLS.
2. NEW WOOD CASED OPENING IN EXISTING ABOVE WALL. PROVIDE STRUCTURE AND PROVIDE ADDITIONAL SUPPORT AS NECESSARY.
3. NEW WOOD FRAME STAIR WITH WOOD TREADS AND RISERS. PROVIDE ADDITIONAL SUPPORT AS NECESSARY. FINISH FLOOR LEVEL TO COVER SURFACE IN AREA THAT WALL WAS REMOVED.
4. INSTALL ELECTRICAL OUTLETS IN WORK AREA AT STANDARD HEIGHT AND IN ACCORDANCE WITH NEC 2020. CHANNEL CONDUIT AND NEW ADJACENT SURFACES BEFORE APPLICATION OF NEW PLASTER SYSTEM.
5. NEW 200A ELECTRICAL SERVICE SURFACE MOUNT ON BUILDING WALL. COORDINATE LOCATION WITH OWNER.



② EAST RESIDENCE - PROPOSED RENOVATION
 1/2" = 1'-0"



**EIGHTY EIGHT
ARCHITECTURE**
1415 W. 11th Street, Suite 100
Albuquerque, NM 87102
Phone: 505.243.8888



11 CAMINO IGLESIA RENOVATIONS

R&M CONSTRUCTION - PROPOSED PROJECT SCOPE
COUNTY OF SANTA FE
11 CAMINO IGLESIA EL RANCHO, NM

Project number	24-494
Date	11/8/24
Drawn by	JDB
Checked by	20 JLF
Revisions	
Date	

SITE PLAN -
DEMOLITION - PHASE
2 OPTION A

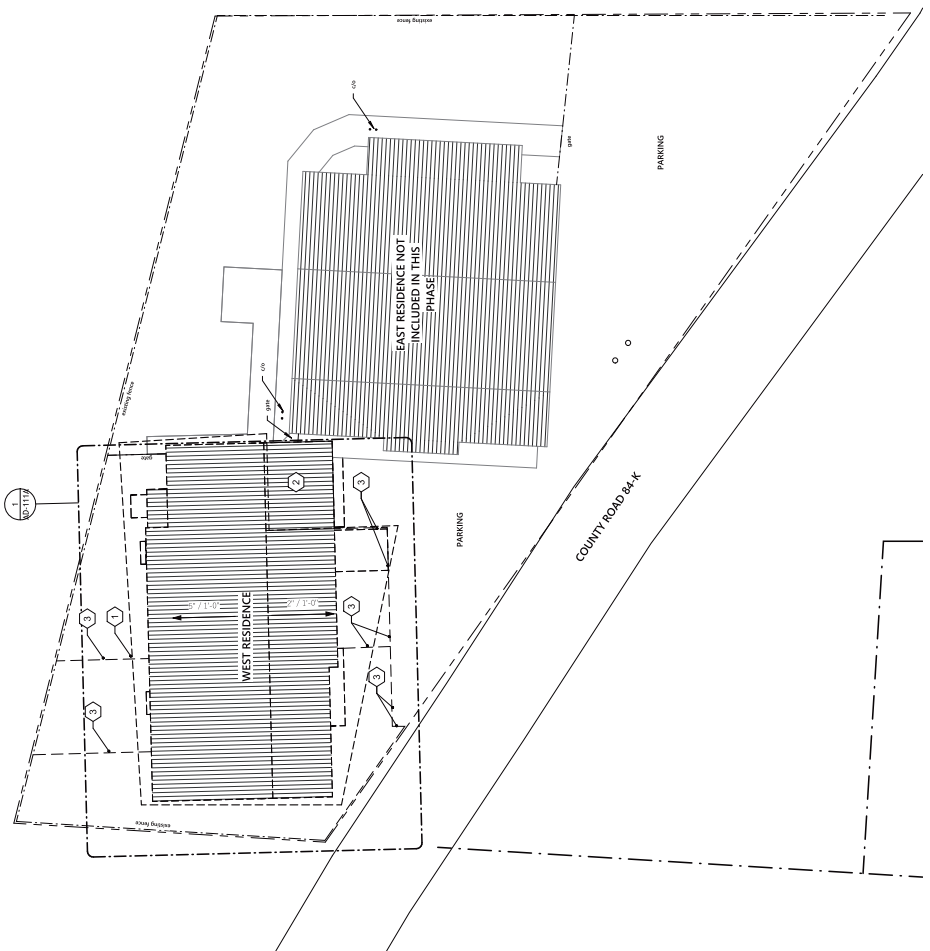
AD-011A
Scale 1" = 10'-0"

SHEET NOTES

1. CONTRACTOR TO LOCATE AND SECURE ALL UTILITIES ON SITE BEFORE COMMENCING WORK.
2. CONTRACTOR TO VERIFY FOR SHORING EXISTING STRUCTURE DURING DEMOLITION. NOTIFY OWNER IMMEDIATELY OF ANY ACTIVITY THAT MIGHT CAUSE DISTURBANCE TO EXISTING STRUCTURE.
3. CONTRACTOR TO VERIFY LOCATION AND DEPTH OF ALL EXISTING UTILITIES INCLUDING BUT NOT LIMITED TO ELECTRICAL AND MECHANICAL SYSTEMS AND REPLACEMENT OF MATERIALS AND NATURAL GAS SYSTEMS AND REPLACEMENT OF MATERIALS AND NATURAL GAS SYSTEMS ARE APPROXIMATE. CONTRACTOR TO VERIFY IN FIELD.
4. CONTRACTOR TO VERIFY ALL EXISTING DIMENSIONS AND DEMO PORTION OF EXISTING FENCE.
5. ALL EXISTING DIMENSIONS TO BE BRACKETED AND TO BE INSPECTED BY CONTRACTOR AND BROUGHT INTO COMPLIANCE WITH NEC 2020.

KEYED NOTES

1. PORTION OF EXISTING STRUCTURE TO BE DEMOLISHED IN THIS PHASE ENTIRELY PER DEMOLITION PLANS, AD-011B. ALL UTILITIES TO BE REMOVED INCLUDING ALL UNDERGROUND ELEMENTS. PREPARE SITE FOR CONSTRUCTION OF NEW FOUNDATION.
2. PORTION OF LOWER ROOF TO REMAIN.
3. DEMO PORTION OF EXISTING FENCE.



① EXISTING SITE PLAN
1" = 10'-0"



EIGHTY YARD ARCHITECTURE
 1415 W. 10th Street, Suite 100
 Santa Fe, NM 87505



11 CAMINO IGLESIA RENOVATIONS

11 CAMINO IGLESIA EL RANCHO, NM
 R&M CONSTRUCTION - PROPOSED PROJECT SCOPE

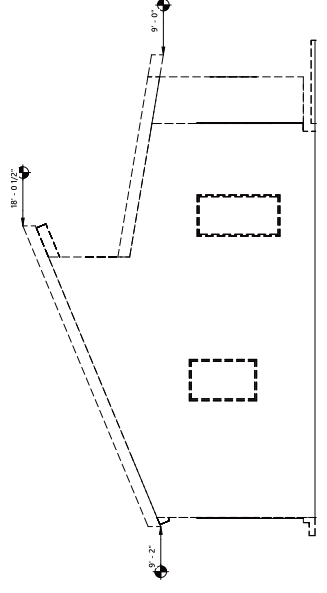
Project number	24-494
Date	11/8/24
Drawn by	Ashley
Checked by	Checker
Revisions	Date
WEST RESIDENCE - DEMOLITION ELEVATIONS - PHASE 2 OPTION A	
AD-211A	
Scale: 1/4" = 1'-0"	

SHEET NOTES

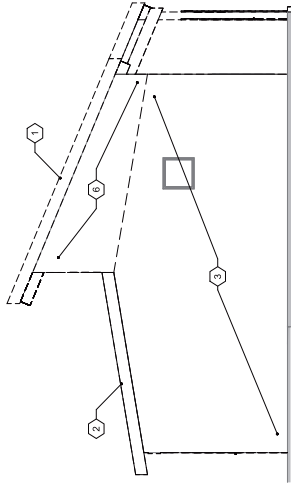
- CONTRACTOR TO LOCATE AND SECURE ALL UTILITIES ON SITE BEFORE COMMENCING WORK.
- VERIFY DIMENSIONS FOR SHORING EXISTING STRUCTURE DURING DEMOLITION. NOTIFY OWNER IMMEDIATELY OF ANY ACTIVITY THAT MIGHT CAUSE DISTURBANCE TO EXISTING STRUCTURE.
- VERIFY DIMENSIONS FOR NEW CONSTRUCTION. RETURN TO WORKING ORDER AS APPLICABLE BEFORE CONCLUSION OF WORK.
- VERIFY IN FIELD. DIMENSIONS ARE APPROXIMATE. CONTRACTOR TO VERIFY ALL DIMENSIONS.
- ALL MATERIAL FROM DEMOLITION TO BE PROPERLY STORED AND ACCUMULATED ON SITE. DO NOT ALLOW MATERIAL TO ACCUMULATE ON SITE.
- ALL BUILDING ELEMENTS TO BE DEMOLISHED U.N.O.
- DOORS AND WINDOWS IN REMAINING WALLS TO REMAIN U.N.O.

KEYED NOTES

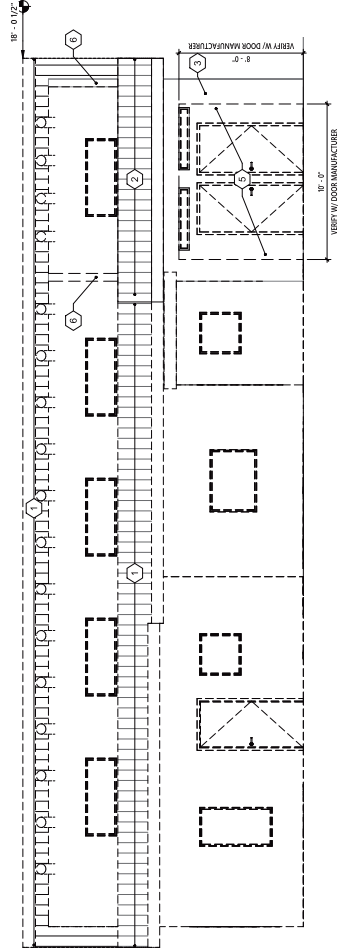
- DEMOLISH ROOF STRUCTURE IN ITS ENTIRETY U.N.O.
- PORTION OF LOWER ROOF TO REMAIN.
- EXISTING WALL TO REMAIN.
- PREPARE FOR INSTALLATION OF NEW EXTERIOR 3/8" DIA. DOOR.
- DEMOLISH DOORS, WINDOWS AND PORTION OF EXTERIOR WALL. PREPARE FOR INSTALLATION OF NEW ROOF STRUCTURE.
- PREPARE FOR INSTALLATION OF NEW ROOF STRUCTURE.
- REMOVE EXISTING CONCRETE. PREPARE FOR INSTALLATION OF NEW CONCRETE TO MATCH ADJACENT FLOOR SURFACE.
- DEMOLISH EXISTING CONCRETE. PREPARE AREA FOR INSTALLATION OF NEW 5" CONCRETE APRON.



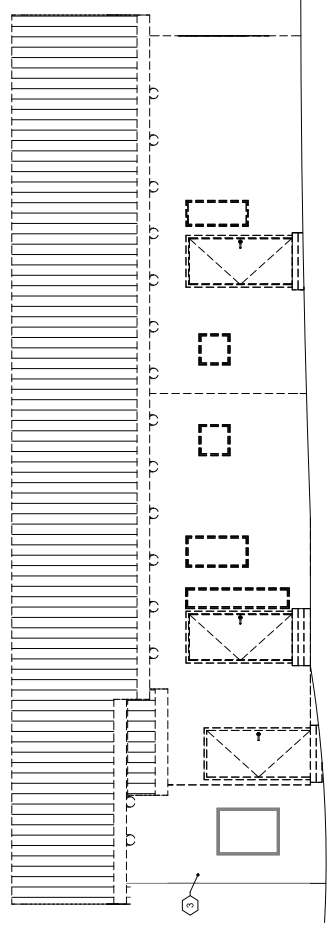
1 WEST RESIDENCE - DEMO SCOPE WEST ELEVATION PHASE 2 OPTION A
 1/4" = 1'-0"



1 WEST RESIDENCE - DEMO SCOPE - EAST ELEVATION PHASE 2 OPTION A
 1/4" = 1'-0"



1 WEST RESIDENCE - DEMO SCOPE SOUTH ELEVATION PHASE 2 OPTION A
 1/4" = 1'-0"



2 WEST RESIDENCE - DEMO SCOPE - NORTH ELEVATION PHASE 2 OPTION A
 1/4" = 1'-0"



EIGHTY YARD ARCHITECTURE
 1415 17th Street, Santa Fe, NM 87505
 Phone: 505.833.8888



11 CAMINO IGLESIA RENOVATIONS
 R&M CONSTRUCTION - PROPOSED PROJECT SCOPE
 COUNTY OF SANTA FE
 11 CAMINO IGLESIA EL RANCHO, NM

Project number	24-494
Date	11/08/24
Drawn by	Ashley
Checked by	Checker
Revisions	
Date	

PROPOSED SITE PLAN
 - PHASE 2 OPTION A

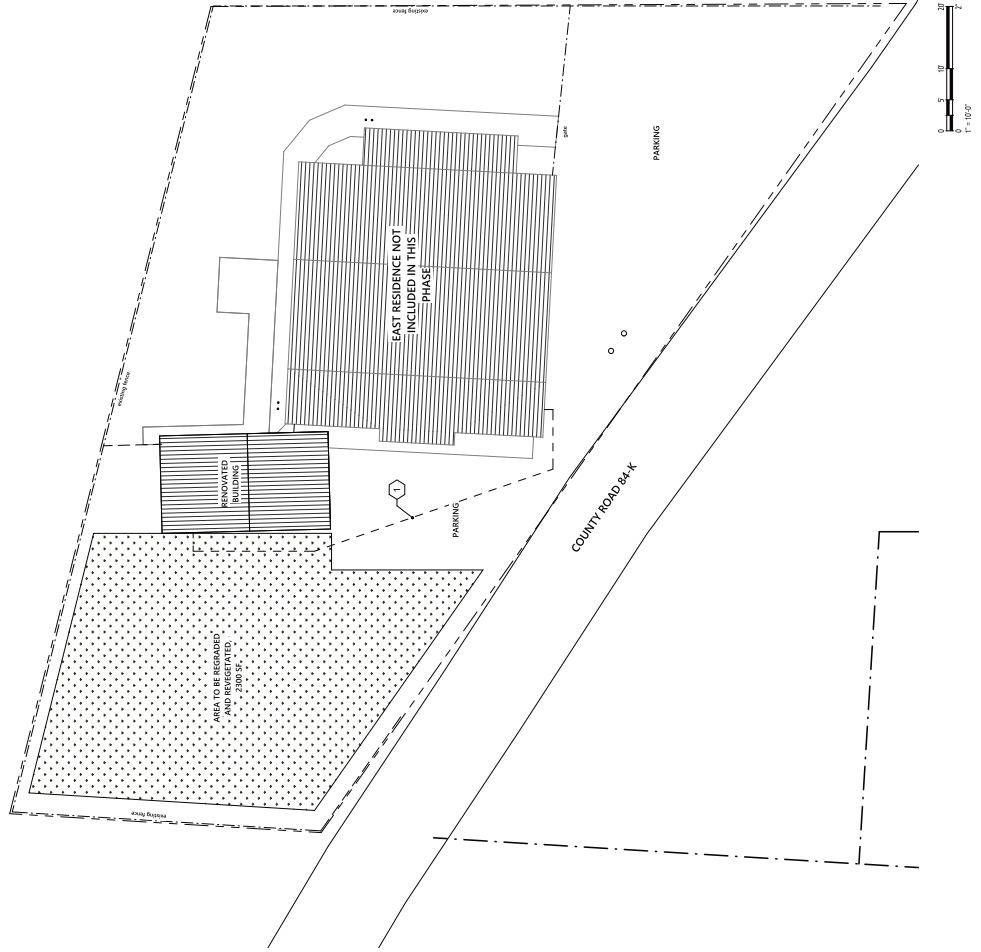
A-011A
 Scale: 1" = 10'-0"

SHEET NOTES

1. CONTRACTOR TO LOCATE AND SECURE ALL UTILITIES ON SITE BEFORE DEMOLITION. NOTIFY OWNER IMMEDIATELY OF ANY UTILITIES FOUND.
2. CONTRACTOR TO PROVIDE DISCONNECTION AND RECONNECTION OF UTILITIES (INCLUDING BUT NOT LIMITED TO ELECTRICAL AND PLUMBING) AS NECESSARY TO COMPLETE DEMOLITION AND RECONSTRUCTION LABOR TO RESTORE COMPLETE AND OPERATIONAL SYSTEMS.
3. ALL EXISTING DIMENSIONS ARE APPROXIMATE. CONTRACTOR TO VERIFY ALL DIMENSIONS AND ELEMENTS TO REMAIN IN WORK AREA TO BE INSPECTED BY CONTRACTOR AND BROUGHT INTO COMPLIANCE WITH NEC 2008 AND NEC 2020.
4. CONTRACTOR TO VERIFY ALL SMOKE DETECTOR DEVICES IN WORK AREA TO COMPLY WITH NEC 2020.

KEYED NOTES

1. PROVIDE NEW UNDERGROUND ELECTRICAL LINE FROM 200A SERVICE LOCATED ON SOUTH WALL OF EAST RESIDENCE.



1. PROPOSED SITE PLAN - PHASE 2 OPTION A
 1" = 10'-0"



EIGHTY EIGHT YARD ARCHITECTURE
 1411 N. 10th Street, Suite 100
 Raleigh, NC 27604
 Tel: 919.881.8888



11 CAMINO IGLESIA RENOVATIONS

R&M CONSTRUCTION - PROPOSED PROJECT SCOPE
 COUNTY OF SANTA FE
 11 CAMINO IGLESIA EL RANCHO, NM

Project number	24-494
Date	11/6/24
Drawn by	Auliyuz
Checked by	Checker
Revisions	
Date	

WEST RESIDENCE -
 PROPOSED PLANS -
 PHASE 2 OPTION A

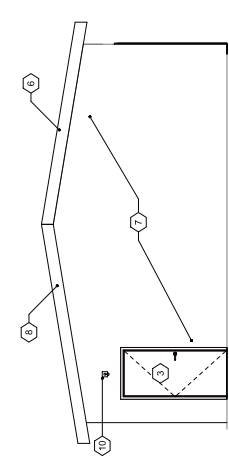
A-111A
 Scale: 1/4" = 1'-0"

SHEET NOTES

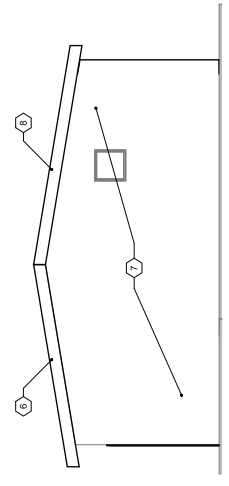
- CONTRACTOR TO LOCATE AND SECURE ALL UTILITIES ON SITE BEFORE COMMENCING ANY WORK.
- CONTRACTOR RESPONSIBLE FOR SHORING EXISTING STRUCTURE DURING DEMOLITION. NOTIFY OWNER IMMEDIATELY OF ANY ACTIVITY THAT MIGHT CAUSE DISTURBANCE TO EXISTING STRUCTURE.
- REMOVE ALL EXISTING UTILITIES INCLUDING BUT NOT LIMITED TO ELECTRICAL AND NATURAL GAS SYSTEMS AND REPLACEMENT OF MATERIALS AND VERIFY IN FIELD.
- ALL EXISTING DIMENSIONS ARE APPROXIMATE. CONTRACTOR TO INSPECT BY CONTRACTOR AND BROUGHT INTO COMPLIANCE WITH NEC 2020.
- SMOKE DETECTOR DEVICES IN WORK AREA TO BE INSPECTED BY CONTRACTOR AND BROUGHT INTO COMPLIANCE WITH NEC 2020.

KEYED NOTES

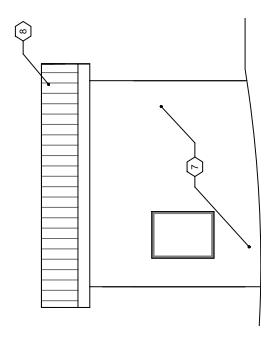
- POUR NEW CONCRETE FLOOR TO MATCH EXISTING.
- NEW 5" CONCRETE APRON.
- NEW 3/8" EXTERIOR DOOR.
- REMOVE EXISTING ROOF AND WALL FRAMING AS NECESSARY TO SUPPORT DOOR AND MECHANICAL.
- PATCH AND REPAIR EXISTING WALLS WITH NEW PAINTED DRYWALL.
- REMOVE EXISTING ROOF TO REMAIN. REPAIR ROOFING MATERIALS AS NECESSARY.
- NEW 2 COAT STUCCO SYSTEM.
- REMOVE EXISTING ROOF AND FINISH.
- REMOVE EXISTING STRUCTURE TO MATCH EXISTING ROOF FITCH AND FINISH.
- REMOVE EXISTING ELECTRICAL SUB-PANEL FED VIA UNDERGROUND LINE FROM 200A SERVICE LOCATED AT SOUTH WALL OF EAST.
- PROVIDE NEW EXTERIOR LED LIGHT FIXTURE.
- PROVIDE NEW INTERIOR TALL LED, CABLE HUNG LIGHT FIXTURE.
- PROVIDE NEW SWITCHES FOR LIGHT FIXTURES PER DIAGRAM.



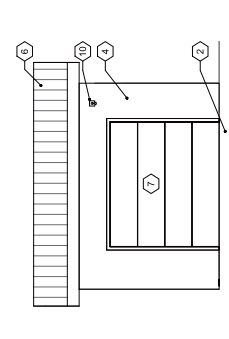
4 WEST RESIDENCE - PROPOSED WEST ELEVATION - OPTION A
 1/4" = 1'-0"



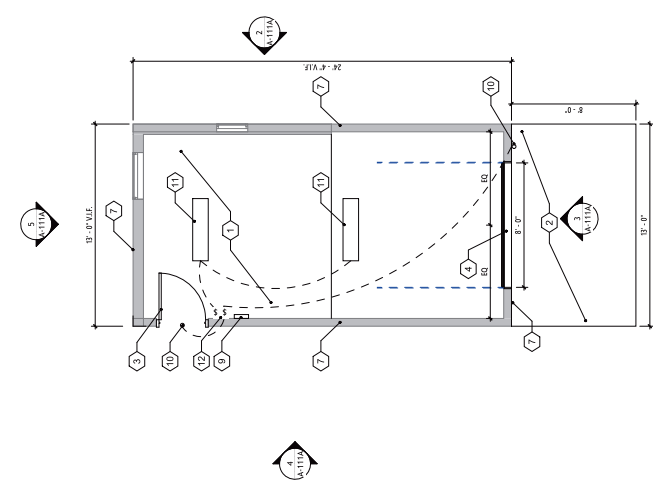
2 WEST RESIDENCE - PROPOSED EAST ELEVATION - OPTION A
 1/4" = 1'-0"



5 WEST RESIDENCE - PROPOSED NORTH ELEVATION - OPTION A
 1/4" = 1'-0"



6 WEST RESIDENCE - PROPOSED SOUTH ELEVATION - OPTION A
 1/4" = 1'-0"



1 WEST RESIDENCE - PROPOSED RENOVATION - OPTION A
 1/4" = 1'-0"



EIGHTY YARD ARCHITECTURE
 1415 W. 11th Street, Santa Fe, NM 87505
 505.926.1111



11 CAMINO IGLESIA RENOVATIONS
 R&M CONSTRUCTION - PROPOSED PROJECT SCOPE
 COUNTY OF SANTA FE
 11 CAMINO IGLESIA EL RANCHO, NM

Project number	24-494
Date	11/8/24
Drawn by	JDG
Checked by	SDJ
Revisions	
Date	

SITE PLAN -
 DEMOLITION - PHASE
 2 OPTION B

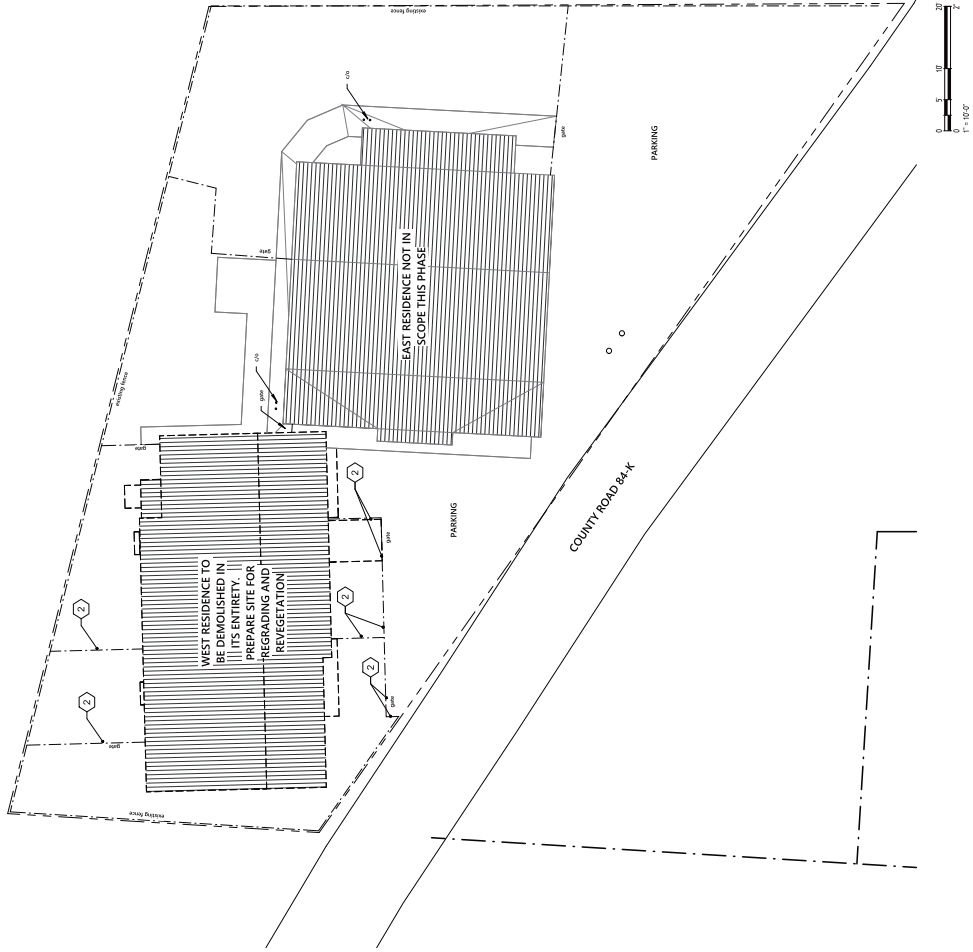
AD-011B
 Scale 1" = 10'-0"

SHEET NOTES

1. CONTRACTOR TO LOCATE AND SECURE ALL UTILITIES ON SITE BEFORE COMMENCEMENT OF WORK.
2. CONTRACTOR RESPONSIBLE FOR SHORING EXISTING STRUCTURE DURING DEMOLITION. NOTIFY OWNER IMMEDIATELY OF ANY ACTIVITY THAT MIGHT CAUSE DISTURBANCE TO EXISTING STRUCTURE.
3. CONTRACTOR TO VERIFY LOCATION AND DEPTH OF ALL UTILITIES INCLUDING BUT NOT LIMITED TO ELECTRICAL AND NATURAL GAS SYSTEMS AND REPLACEMENT OF MATERIALS AND ALL EXISTING DIMENSIONS ARE APPROXIMATE. CONTRACTOR TO VERIFY IN FIELD.
4. ALL EXISTING DIMENSIONS TO REMAIN IN WORK AREA TO BE INSPECTED BY CONTRACTOR AND BROUGHT INTO COMPLIANCE WITH NEC 2020.

KEYED NOTES

1. EXISTING STRUCTURE TO BE DEMOLISHED IN ITS ENTIRETY. ALL UTILITIES TO BE REMOVED INCLUDING UNDERGROUND ELEMENTS.
2. PREPARE SITE FOR RE-GRADING AND RE-VEGETATION.
3. DEMO PORTION OF EXISTING FENCE.



① SITE PLAN DEMOLITION SCOPE - PHASE 2 OPTION B
 1" = 10'-0"



**EIGHTY EIGHT
ARCHITECTURE**
146111 1st Street, Santa Fe, NM 87505
Tel: 505.820.0000



11 CAMINO IGLESIA RENOVATIONS

R&M CONSTRUCTION - PROPOSED PROJECT SCOPE
COUNTY OF SANTA FE
11 CAMINO IGLESIA EL RANCHO, NM

Project number	24-494
Date	11/8/24
Drawn by	JDB
Checked by	20 JF
Revisions	
Date	

WEST RESIDENCE -
DEMOLITION FLOOR
PLAN - PHASE 2
OPTION B

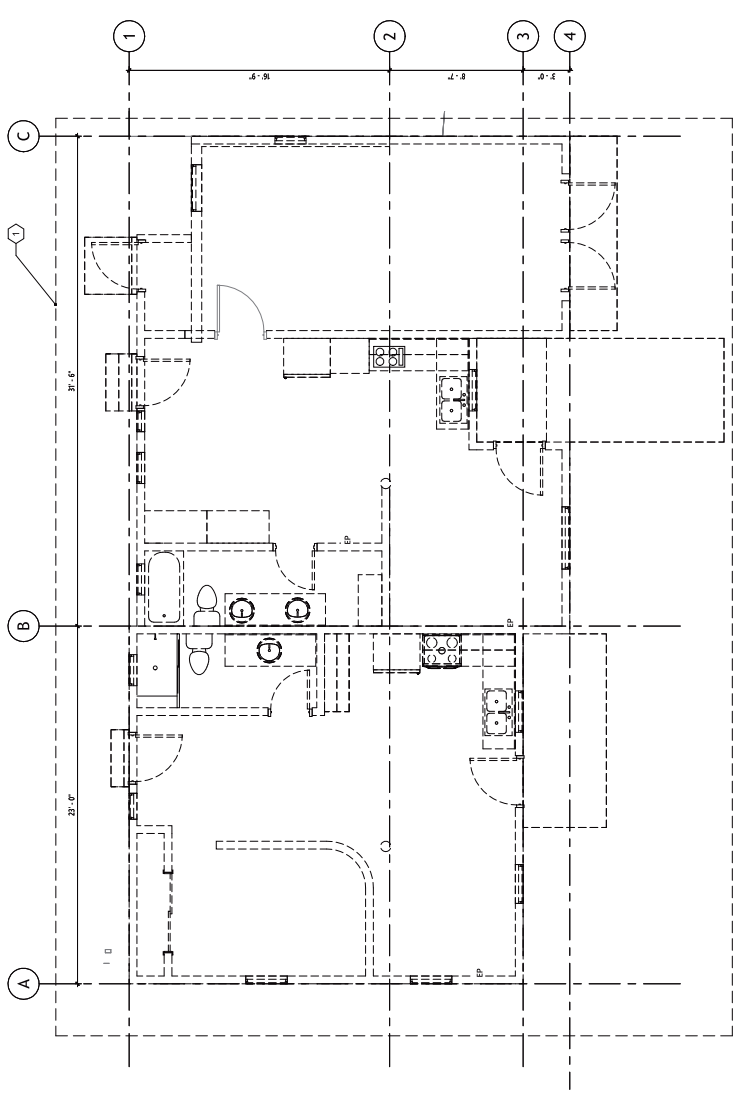
AD-111B
Scale: 1/4" = 1'-0"

SHEET NOTES

1. CONTRACTOR TO LOCATE AND SECURE ALL UTILITIES ON SITE BEFORE COMMENCING WORK.
2. CONTRACTOR TO BE RESPONSIBLE FOR SHORING EXISTING STRUCTURE DURING DEMOLITION. NOTIFY OWNER IMMEDIATELY OF ANY ACTIVITY THAT MIGHT CAUSE DISTURBANCE TO EXISTING STRUCTURE.
3. CONTRACTOR TO RETURN TO WORKING ORDER AS APPLICABLE BEFORE CONCLUSION OF WORK.
4. ALL DIMENSIONS ARE APPROXIMATE. CONTRACTOR TO VERIFY IN FIELD.

KEYED NOTES

1. EXISTING STRUCTURE TO BE DEMOLISHED IN ITS ENTIRETY. ALL UTILITIES TO BE REMOVED. PREPARE SITE FOR RE-GRADING AND RE-VEGETATION.



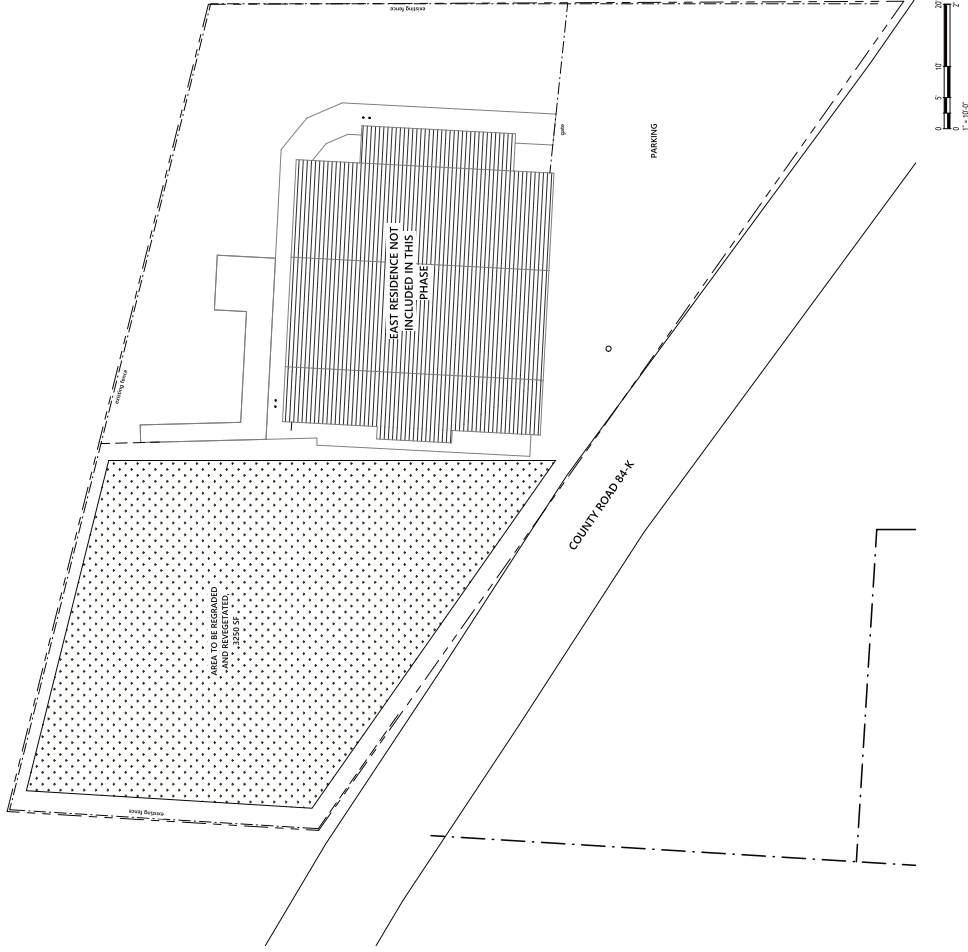
1 WEST RESIDENCE - DEMOLITION SCOPE - OPTION B
1/4" = 1'-0"

LEGEND

- EXISTING TO REMAIN
- - - EXISTING TO BE DEMOLISHED

SHEET NOTES

1. CONTRACTOR TO LOCATE AND SECURE ALL UTILITIES ON SITE BEFORE COMMENCING WORK.
2. CONTRACTOR TO BE RESPONSIBLE FOR SHORING EXISTING STRUCTURE DURING DEMOLITION. NOTIFY OWNER IMMEDIATELY OF ANY ACTIVITY THAT MIGHT CAUSE DISTURBANCE TO EXISTING STRUCTURE.
3. CONTRACTOR TO RETURN TO WORKING ORDER AS APPLICABLE BEFORE CONSTRUCTION. RETURN TO WORKING ORDER AS APPLICABLE BEFORE CONCLUSION OF WORK.
4. DIMENSIONS AND DISTANCES ARE APPROXIMATE. CONTRACTOR TO VERIFY IN FIELD.



① PROPOSED SITE PLAN - PHASE 2 OPTION B
1" = 10'-0"



11 CAMINO IGLESIA RENOVATIONS
R&M CONSTRUCTION - PROPOSED PROJECT SCOPE
COUNTY OF SANTA FE
11 CAMINO IGLESIA EL RANCHO, NM

Project number	24-494
Date	11/8/24
Drawn by	JDB
Checked by	BO J
Revisions	
Date	

PROPOSED SITE PLAN
- PHASE 2 OPTION B

A-011B
Scale 1" = 10'-0"

EXHIBIT B

LABOR AND MATERIAL PAYMENT BOND

KNOW ALL MEN BY THESE PRESENT, THAT WE _____
_____ as PRINCIPAL hereinafter called the "PRINCIPAL and
_____ as SURETY hereinafter called the "SURETY", are held and
firmly bound unto Santa Fe County, a Political Subdivision of the State of New Mexico as OBLIGEE
hereinafter called the "COUNTY", for the use and benefit of any claimants as herein below defined, in
the amount of _____ (\$.) dollars for the payment whereof
PRINCIPAL and SURETY bind themselves, their heirs, executors, administrators, successors, and
assigns, jointly and severally, firmly by these presents.

WHEREAS, the PRINCIPAL has a written contract dated _____, 202__, with the
COUNTY for the 11 Camino Iglesia Renovations Project in Santa Fe County, New Mexico, which must be
constructed in accordance with drawings and specifications which contract is referenced and made a part
hereof, and is hereinafter referred to as the "Contract."

NOW, THEREFORE, THE CONDITION OF THIS OBLIGATION is such that, if PRINCIPAL shall
promptly make payment to all claimants as hereinafter defined, for all labor and material used or reasonably
required for use in the performance of the Contract, then this obligation shall be void; otherwise, it shall
remain in full force and effect, subject to the following conditions:

1. A claimant is defined as one having a direct contract with the PRINCIPAL or with a
subcontractor of the PRINCIPAL for labor, material, or both, used or reasonably required for
use in the performance of the Contract, labor and material being construed to include but not
be limited to that part of water, gas, power, light, heat, oil, gasoline, telephone services or rental
of equipment directly applicable to the Contract.
2. The above named PRINCIPAL and SURETY hereby jointly and severally agree with the
COUNTY that every claimant as herein defined, who has not been paid in full before the
expiration of a period of ninety (90) days after the date on which the last of such claimant's
work or labor was done or performed, or materials were furnished by such claimant, prosecute
a suit to final judgment for such sum or sums as may be justly due claimant, and have execution
thereof. The COUNTY shall not be liable for payment of any cost or expenses of any such
suit.
3. No suit or action shall be commenced hereunder by any claimant:
 - a. Unless claimant, or other than one having a direct contract with the PRINCIPAL, shall
have written notice in the form of a sworn statement to the COUNTY and any one or
both of the following: the PRINCIPAL or SURETY above named, within ninety (90)
days after such said claim is made or suit filed, stating with substantial accuracy the
amount claimed and the name of the party to whom the materials were furnished, or
for whom the work or labor was done or performed.
 - b. Such notice shall be served by mailing the same by registered mail or certified mail,
postage prepaid, in an envelope addressed to the COUNTY, PRINCIPAL or

SURETY, at any place where an office is regularly maintained by said COUNTY, PRINCIPAL or SURETY for the transaction of business, or served in any manner in which legal process may be served in the State in which the aforesaid project is located, save that such service need not be made by a public officer.

4. Any suit under this Labor and Material Bond must be instituted in accordance with the statute of limitation under Section 37-1-3 NMSA 1978.
5. No right of action shall accrue on this Bond to or for the use of any person or corporation other than subcontractors or sub-subcontractors of the said Contract between PRINCIPAL and Santa Fe County named herein.

SIGNED AND SEALED THIS _____ DAY OF _____, 2025.

CONTRACTOR – PRINCIPAL (signature)

By: _____

(Printed name and title)

NOTARY PUBLIC

(seal)

My Commission expires: _____

SURETY (signature)

(Printed name and title)

NOTARY PUBLIC

(seal)

My Commission expires: _____

SURETY'S Authorized New Mexico Agent

PERFORMANCE BOND
(SAMPLE)

A. KNOW ALL MEN BY THESE PRESENT, THAT WE _____

as

PRINCIPAL

hereinafter called the "CONTRACTOR" and _____,

as SURETY hereinafter called the "SURETY", are held and firmly bound unto OBLIGEE Santa Fe County, a Political Subdivision of the State of New Mexico, hereinafter called the "COUNTY", in the sum of _____ (\$ _____) dollars for the payment whereof CONTRACTOR and SURETY bind themselves, their heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents.

B. WHEREAS, the CONTRACTOR has a written contract dated _____, 202__, with the COUNTY for 11 Camino Iglesia Renovations Project, Santa Fe County, New Mexico, in accordance with drawings and specifications which contract is referenced made part hereof, and is hereinafter referred to as the "Contract."

C. NOW, THEREFORE, THE CONDITION OF THIS OBLIGATION is such that, if CONTRACTOR shall promptly and faithfully perform said Contract (including any amendment thereto), then this obligation shall be null and void; otherwise it shall remain in full force and effect until the COUNTY shall by written instrument notify the SURETY that the obligation is discharged, except that the obligation shall continue for at least three (3) months following the expiration of the term of the Contract.

1. The SURETY hereby waives notice of any alteration or extension of the Contract time made by the COUNTY.
2. Whenever CONTRACTOR shall be, and is declared by the COUNTY to be in default under the Contract, the COUNTY having performed the COUNTY'S obligations thereunder, the SURETY must promptly remedy the default and shall promptly:
 - (3) Complete the Contract in accordance with its terms and conditions, or
 - (4) Obtain a bid or bids for submission to the COUNTY for completing the Contract in accordance with its terms and conditions, and upon determination by the COUNTY and SURETY of the lowest responsible bidder, arrange for a contract between such bidder and Santa Fe County, and make available as work progresses (even though there should be a default or a secession of defaults under the Contract or contracts of completion arranged under this paragraph) sufficient funds to pay the cost of completion less the balance of the Contract price, but not exceeding, including other costs and damages for which the SURETY may be liable hereunder, the amount set forth in the first paragraph hereof. The term "balance of the Contract price" as used in this paragraph, shall mean the total amount payable by the COUNTY to CONTRACTOR under the Contract and any amendments thereto, less the amount properly paid by the COUNTY to CONTRACTOR.

D. No right of action shall accrue on this Performance Bond to or for the use of any person or corporation other than Santa Fe County named herein or the heirs, executors, administrators, or successors of Santa Fe County.

E. This Bond shall be enforceable without the need to have recourse to any judicial or arbitral proceedings.

SIGNED AND SEALED THIS _____ DAY OF _____, 2025.

CONTRACTOR – PRINCIPAL (signature)

By: _____

(Printed name and title)

NOTARY PUBLIC (seal)

My Commission expires: _____

SURETY (signature)

(Printed name and title)

NOTARY PUBLIC (seal)

My Commission expires: _____

SURETY'S Authorized New Mexico Agent

EXHIBIT D

NOTICE TO PROCEED

TO: DATE:
PROJECT:
ATTN: PROJECT NO.
CONTRACT NO.

Enclosed is your copy of the contract, which has been approved. Please consider this letter as official NOTICE TO PROCEED on the above-referenced project.

Your firm will commence work within ten (10) calendar days of the above date and achieve Substantial Completion [REDACTED] Working days thereafter, which is [REDACTED] unless modified by Change Order.

It is essential that you make reference to the above-stated project number on all documents sent to the County from your office. These documents shall include correspondence, change order proposals, change orders, payment request statements, and all other project-related material which you forward to the County for information and processing.

Also, before you may start any Work at the site, you must (add any other requirements):

COUNTY: Santa Fe County
SFC [REDACTED] DEPARTMENT

By: [REDACTED]
Director, SFC Department

EXHIBIT E

CHANGE ORDER

PROJECT:

CONTRACTOR
CHANGE ORDER NO:

PROJECT NO:

Contractor telephone:
Contractor e-mail:
PROJECT NO:

CHANGE ORDER JUSTIFICATION (Provide definitive reason for proposed change order.)

You are directed to make the following changes in this contract: (Provide a detailed description of the Scope of the Work.)

NOT VALID UNTIL SIGNED BY BOTH THE COUNTY AND THE ENGINEER. Signature of the Contractor indicates its agreement herewith, including any adjustment in the contract sum or contract time.

Original contract sum:

Net change by previously authorized Change Orders \$0.00

The contract sum will be increased/decreased/unchanged by this Change Order: \$0.00

The contract sum including this Change Order:

The contract time will be increased/decreased/unchanged by days.

The date of Substantial Completion is:

CHANGE ORDER SIGNATURE PAGE

APPROVED

SANTA FE COUNTY

By: _____

Date: _____

Approved as to form:

By: _____

Date: _____

CONTRACTOR

By: _____

Date: _____

Title: _____

EXHIBIT F

CERTIFICATE OF SUBSTANTIAL COMPLETION

SANTA FE COUNTY – PUBLIC WORKS

Public Works Director or designee (name): _____

CONTRACTOR: _____

Contractor Purchase Order Number: _____

Project Name: _____

Contract Date: _____

Project Description - Article 2 to Agreement Between Santa Fe County and Contractor (include address and project location description):

The Contractor hereby certifies the Work of this project to be in complete conformance to the Contract Documents and is substantially complete, enabling the County to make use of the Work as intended.

By its signature below the Contractor further requests and the County to inspect the Work and to concur in the Work’s substantial completion by their signature and/or to provide in a timely manner to Contractor a listing of work items adjudged by them as remaining to be completed or corrected. Contractor agrees to complete and correct all work items (Punch List) representative of such listing within ____ days from date of receipt from the County.

Contractor

Signature

Print Name

Date

Accepted by Santa Fe County

Signature (Public Works Director or Designee)

Print Name

Date

PUNCH LIST

A list of items (Punch List) to be completed or corrected, verified by the County, is appended hereto. Failure to include any incomplete items on such list does not alter the responsibility of the Contractor to provide all Work in complete conformance with the Contract Documents.

The Contractor shall complete or correct the work on the punch list appended hereto by

_____ (Date)

The punch list consists of _____(indicate number of items) items.

The Work performed under this contract has been reviewed and found to be substantially complete by the Director of Public Works who has hereby established the Date of Substantial Completion as _____(date) which is also the date of commencement of all warranties and guarantees required by the Contract Documents. The Date of Substantial Completion of the Work or designated portion thereof is the date established by the Director of Public Works (or designee) when construction is sufficiently complete, in accordance with the Contract Documents, so the County may occupy the Work, or designated portion thereof, for the use for which it is intended.

The County accepts the Work or designated portion thereof as substantially complete and assumes full possession thereof, in accordance with the contract documents.

Punch List Items: (Use additional sheets if necessary)