

GREGORY-PORTLAND INDEPENDENT SCHOOL DISTRICT
Portland, Texas

CONSTRUCTION CONTRACT

THE STATE OF TEXAS §
COUNTY OF SAN PATRICIO §

The GREGORY-PORTLAND INDEPENDENT SCHOOL DISTRICT (hereafter called "Owner") and Play RGV, LLC. (hereafter called "Contractor"), hereby agree as follows:

1. Contractor agrees to construct for the Owner in accordance with the Contract Documents the following: Construction Middle School Visitor's Concession and Storage Building, according to the contract documents prepared or compiled by Lamar Womack & Associates.
2. Contractor agrees to furnish, at his own expense, all labor, services, materials, tools, equipment and supervision necessary to the full and final completion of the Project, and everything incidental thereto, as shown on the Drawings, stated in the Specifications, or properly inferable therefrom, all in accord with the Contract Documents, as hereafter defined.
3. The Contract Documents consist of this Construction Contract and the following instruments which are incorporated herein:
 - a. Request for Competitive Sealed Proposals
 - b. Proposal
 - c. Conditions of the Contract (General and Supplemental)
 - d. Drawings
 - e. Specifications
 - f. Addenda and amendments to the foregoing as follows:
 - (1) Addendum No. 1 dated 2/26/2024.
 - (2) Addendum No. 2 dated 3/12/2024.
 - (3) Addendum No. 3 dated 3/18/2024.
4. Immediately following the execution of this Contract and before performing any work, Contractor shall furnish to Owner a valid Performance Bond and Payment Bond, each in the full amount of the contract price on forms promulgated by Owner, written by companies acceptable to and approved by Owner and a required Certificate of Insurance, each in accord with the requirements of the Contract Documents.
5. Contractor shall commence work as directed in a written Notice to Proceed from the Owner, and shall substantially complete the work 150 days from the date of commencement established in the Notice to Proceed. If the work is not timely completed in accord with the terms of the Contract Documents, Contractor shall be liable to Owner for damages calculated in accord with the terms and provisions of Article 12 of the Supplemental General Conditions of the Contract. If liquidated damages are assessed according to Article 12, it is expressly agreed that the said sum per day is a fair estimate of the pecuniary damages which will be sustained by the Owner in the event that the work is not completed within the agreed time. \$400/Day shall be considered as liquidated damages only and in no sense shall be considered a penalty, said damages being caused by additional compensation to personnel, for loss of interest on money, and other miscellaneous increased costs, all of which are difficult to exactly ascertain. Such liquidated damages, if assessed, shall be in addition to, and

not in lieu of any other rights or remedies Owner may have against Contractor for failure to timely achieve completion of the work.

6. The total contract price is Six Hundred Eighty Nine Thousand Six Hundred Ninety Nine Dollars.
(\$ 689,699), which includes the base bid and NO alternates.

7. The parties hereto agree that they will take such steps and execute such instruments as may be necessary to enable Owner to claim its exemption from the State of Texas Limited Sales Tax for materials used in such Project. All savings resulting from such tax exemption shall be for the benefit of the Owner.

8. The Board of Trustees, by majority vote, is the only representative of the Owner (an independent school district) having the power to enter into a contract, to approve changes in the scope of the work, to approve a change order, or to agree to an extension to the date of completion of the work. The Board may authorize a representative to act on behalf of the Owner in the day-to-day administration of the contract.

Executed in Portland, Texas, on March 25, 2024.

ATTEST:

GREGORY-PORTLAND INDEPENDENT SCHOOL DISTRICT

Amy Malone
Secretary

By [Signature] Owner
Tim Flinn, President
Board of Trustees

By [Signature] 4/10/2024
Dr. Michelle Cavazos, Superintendent of Schools

ATTEST:

Play RGV, LLC. Contractor

Secretary

By [Signature]
*Name: Luis E. Mantemayor
*Title: President CEO-CFO
Address: 324 E. Expressway 83
La Joya, Tx 78560

*Typed or clearly printed