



Submitted via email:
Cathleen.Crabb@sanantonio.gov

**CITY OF SAN ANTONIO
JOB ORDER CONTRACT**

Wednesday, August 19, 2015

Cathleen A. Crabb, AIA, LEED AP
Senior Architect
Municipal Plaza Building,
114 Commerce, 4th Floor, Rm. 415
San Antonio, TX 78205

Re: SAPD Evidence Warehouse HVAC

Owner: City of San Antonio
COSA Contract Date: January 29, 2015
Owner's Representative: Cathleen A. Crabb
Contractor: Tejas Premier BC
Project Manager: Brandy Lanado
Project No.: 15-303

Subject: SAPD Evidence Warehouse HVAC Proposal

This proposal is offered as set forth in the terms and conditions of the contract and the statement of work as amended by a more detailed statement of work attached.

1. All work shall be performed in accordance with the provided drawings dated 7/31/2015.
2. Tejas Premier BC will perform all work in accordance with industry standards, OSHA safety compliance and all governing code requirements.

Assumptions and Clarifications:

1. This estimate is predicated on full access to the construction areas.
2. No additional work or repairs are included in this project.
3. This project has no liquidated damages.
4. The estimated project duration is (6) six weeks.
5. The project will begin (6) six weeks after the Purchase Order Number is issued.

Total Contract:

\$378,181.71

Please contact me at 210-821-5858 (Cell: 210-376-3609) or via email:
brandy@tejaspremierbc.com with any questions or concerns regarding this proposal.

Tejas Premier appreciates this opportunity!

Respectfully,
Tejas Premier Building Contractor, Inc.

Brandy Lanado,
Project Manager

Attachments:

- Statement of Work
- RS Means Line Item Estimate

STATEMENT OF WORK

Work shall consist of furnishing and installing HVAC units and providing electrical power to the units.

This estimate includes the following:

1. Supply power per plans for HVAC equipment
 - a. Run 3/4 EMT complete with fittings and supports where needed per plans
 - b. Run 3/4 EMT complete with fittings and supports where needed per plans
 - c. Core 3/4' hole in existing wall where needed, shown on prints, based on walk-thru, or in SOW.
 - d. Demolition of wall/ceiling device where needed per plans
 - e. 30A NF NEMA 3R are furnished complete, including conduit, devices where needed per plans
 - f. 60A NF NEMA 3R are furnished complete, including conduit, devices where needed per plans.
2. Install Double Wall Spiral Duct Work per plans
3. Install (2) New Daikin Split Systems per plans
4. Install New Condensate Drain per plans
5. Install New Barometric Damper per plans
6. Install (2) New OA Louvers with Motorized Dampers per plans
7. Install New Refrigerant Piping per plans
8. Insulation of New Refrigerant Piping
9. Insulation of New Condensate Drain
10. Install Little Giant Condensate Pump
11. Install Automated Logic Control Panel per plans
12. Provide Test and Balance per plans
13. Cut Holes for SA, RA & OA Duct
14. Install smoke detector in HVAC plenum and tie in to existing fire alarm
15. Pour (2) two concrete housekeeping pad per plans
16. Install cage fence around exterior housekeeping pad and condensing units per plans
17. Install shrubs around condenser unit per plans
18. Reroute irrigation lines as required

Exclusions:

1. Expedited Freight
2. Ceiling Repairs
3. Moving of existing furniture or equipment
4. Duct cleaning
5. As-Built drawings
6. Shop Drawings
7. Overtime Labor
8. Repairs to roof
9. Roofing
10. Indoor Air Quality Specs
11. Access Panels



Preliminary Estimate, by line item

David Shircliffe

Tejas Premier

RFCSP-TCI-10172014TN - 2015 City of San Antonio JOC Tejas - Basic

Contract Year - 1/01/2015 to 12/31/2015

SAPD WAREHOUSE HVAC - COSA 10.5

Estimator: David Shircliffe

Summary of tagged estimates...

Division Summary (MF04)

01 - General Requirements	\$174,258.60
02 - Existing Conditions	\$44.64
03 - Concrete	\$3,372.80
04 - Masonry	\$1,940.64
05 - Metals	\$1,034.00
06 - Wood, Plastics, and Composites	
07 - Thermal and Moisture Protection	
08 - Openings	
09 - Finishes	
10 - Specialties	
11 - Equipment	
12 - Furnishings	
13 - Special Construction	
14 - Conveying Equipment	
21 - Fire Suppression	
22 - Plumbing	\$3,172.50
23 - Heating, Ventilating, and Air-Conditioning (HVAC)	\$39,130.20

Totalling Components

Priced Line Items	\$269,181.66
RSMeans SAN ANTONIO, TX CCI 2015Q3, 84.90%	\$(40,646.42)
2015 City of San Antonio JOC Tejas Normal Hours (-35.0000%)	\$(79,987.33)

26 - Electrical	\$5,447.33
27 - Communications	
28 - Electronic Safety and Security	\$1,294.00
31 - Earthwork	\$712.50
32 - Exterior Improvements	\$4,230.45
33 - Utilities	
34 - Transportation	
35 - Waterway and Marine Transportation	
41 - Material Processing and Handling Equipment	
44 - Pollution Control Equipment	
46 - Water and Wastewater Equipment	
48 - Electric Power Generation	
Alternates	\$200,744.00
Trades	\$23,580.00
Assemblies	
FMR	
MF04 Total (Without totalling components)	\$458,961.66

Nonpriced Line Items	\$189,780.00
2015 City of San Antonio JOC Tejas Nonpriced Normal Hours (21.0000%)	\$39,853.80

Grand Total \$378,181.71

Preliminary Estimate, by line item

Estimator: David Shircliffe

Combined estimates...

Item	Description	UM	Quantity	Unit Cost	Total	Book
01 - General Requirements						
1	01-21-53-50-0800-L	Factors, cost adjustments, add to construction costs for particular job requirements, dust protection, add, minimum	Costs	386,000.0000	2.0000%	\$7,720.00 RSM15FAC
2	01-21-53-50-1750-L	Factors, cost adjustments, add to construction costs for particular job requirements, protection of existing work, add, maximum	Costs	320,000.0000	7.0000%	\$22,400.00 RSM15FAC
3	01-21-53-50-1750-M	Factors, cost adjustments, add to construction costs for particular job requirements, protection of existing work, add, maximum	Costs	320,000.0000	5.0000%	\$16,000.00 RSM15FAC
4	01-21-53-50-2400-L	Factors, cost adjustments, add to construction costs for particular job requirements, work inside prisons and high security areas, add, minimum	Costs	120,000.0000	30.0000%	\$36,000.00 RSM15FAC
5	01-21-53-50-2450-L	Factors, cost adjustments, add to construction costs for particular job requirements, work inside prisons and high security areas, add, maximum	Costs	90,000.0000	50.0000%	\$45,000.00 RSM15FAC
6	01-31-13-20-0200	Field personnel, project manager, average	Week	4.0000	\$2,275.00	\$9,100.00 RSM15FAC
7	01-31-13-20-0260	Field personnel, superintendent, average	Week	6.0000	\$2,125.00	\$12,750.00 RSM15FAC
8	01-31-13-90-0100	Performance bond, for buildings, maximum	Job	370,000.0000	2.5000%	\$9,250.00 RSM15FAC
9	01-41-26-50-0100	Permits, rule of thumb, most cities, maximum	Job	363,000.0000	2.0000%	\$7,260.00 RSM15FAC
10	01-54-33-40-0160-1	Hourly operating cost for general equipment rental, without operators, aerial lift, scissor type, electric, to 25' high, 2000 lb. capacity	Ea.	80.0000	\$3.45	\$276.00 RSM15FAC
11	01-54-33-40-0160-1	Hourly operating cost for general equipment rental, without operators, aerial lift, scissor type, electric, to 25' high, 2000 lb. capacity	Ea.	80.0000	\$3.45	\$276.00 RSM15FAC
12	01-54-33-40-0160-3	Rent per week for general equipment rental, without operators, aerial lift, scissor type, electric, to 25' high, 2000 lb. capacity	Ea.	2.0000	\$200.00	\$400.00 RSM15FAC
13	01-54-33-40-0160-3	Rent per week for general equipment rental, without operators, aerial lift, scissor type, electric, to 25' high, 2000 lb. capacity	Ea.	2.0000	\$200.00	\$400.00 RSM15FAC
14	01-54-36-50-1300	Mobilization, up to 25 mile haul distance, 50 miles round trip for mobilization or demobilization crew, equipment hauled on towed trailer, 3-ton capacity lift	Ea.	2.0000	\$213.00	\$426.00 RSM15FAC
15	01-56-23-10-1300	Barricades, barricade tape, polyethylene, 7 mil, 3" wide x 500' long roll	Ea.	1.0000	\$25.00	\$25.00 RSM15FAC
16	01-58-13-50-0020	Signs, high intensity reflectorized, no posts, buy	Ea.	2.0000	\$25.00	\$50.00 RSM15FAC
17	01-71-23-13-1100	Construction layout, crew for layout of building, trenching or pipe laying, 2 person crew	Day	2.0000	\$805.00	\$1,610.00 RSM15FAC
18	01-74-13-20-0040	Cleaning up, after job completion, allow, maximum	Job	386,000.0000	1.0000%	\$3,860.00 RSM15FAC
19	01-74-13-20-0052	Cleaning up, cleanup of floor area, continuous, per day, during construction	M.S.F.	30.0000	\$48.52	\$1,455.60 RSM15FAC

Preliminary Estimate, by line item

Estimator: David Shircliffe

Combined estimates...

01 - General Requirements

Item	Description	UM	Quantity	Unit Cost	Total	Book
01 - General Requirements Total						\$174,258.60

02 - Existing Conditions

20	02-41-16-17-2080	Building demolition footings and foundations, excludes disposal costs and dump fees, walls, block, 8" thick	S.F.	62.0000	\$0.72	\$44.64 RSM15FAC
02 - Existing Conditions Total						\$44.64

03 - Concrete

21	03-45-13-50-0210	Precast wall panels, uninsulated, smooth gray, 3000 PSI, low rise, 8' x 8' x 4" thick	S.F.	72.0000	\$30.15	\$2,170.80 RSM15FAC
22	03-82-16-10-0200	Concrete impact drilling, including bit cost, layout and set-up time, excluding anchors, up to 4" deep in concrete or brick floors or walls, holes, 3/8" diameter	Ea.	200.0000	\$6.01	\$1,202.00 RSM15FAC
03 - Concrete Total						\$3,372.80

04 - Masonry

23	04-01-20-40-0050	Sawing masonry, brick or block by hand, per inch depth sawcut masonry walls	L.F.	624.0000	\$3.11	\$1,940.64 RSM15FAC
04 - Masonry Total						\$1,940.64

05 - Metals

24	05-05-19-20-0400	Expansion anchors, anchors for concrete, brick or stone, no layout and drilling, expansion shields, zinc, 3/8" diameter, 1-1/2" long, single	Ea.	200.0000	\$5.06	\$1,012.00 RSM15FAC
25	05-58-23-90-0200	Window guards, shop fabricated, mild steel, stock units, deluxe	S.F.	1.0000	\$22.00	\$22.00 RSM15FAC
05 - Metals Total						\$1,034.00

22 - Plumbing

26	22-11-13-74-1880	Pipe, plastic, including couplings and clevis hanger assemblies, 10' O.C., 3 per 10', PVC, schedule 40, 1" diameter	L.F.	150.0000	\$16.05	\$2,407.50 RSM15FAC
27	22-11-13-74-1880-1140	Labor adjustment factors, add to labor for elevated installation, above floor level, 25' to 29.5' high (Modified using 22-01-02-20-1140)	L.F.	150.0000	\$3.57	\$535.50 RSM15FAC
28	22-11-13-74-1880-4220	Labor adjustment factors, add to labor for working in existing occupied buildings, factory or warehouse (Modified using 22-01-02-20-4220)	L.F.	150.0000	\$1.53	\$229.50 RSM15FAC
22 - Plumbing Total						\$3,172.50

Preliminary Estimate, by line item

Estimator: David Shircliffe				Combined estimates...		
Item	Description	UM	Quantity	Unit Cost	Total	Book
23 - Heating, Ventilating, and Air-Conditioning (HVAC)						
29	23-07-13-10-0100	Duct thermal insulation, rule of thumb, as a percentage of total mechanical costs	Job	225,000.0000	10.0000%	\$22,500.00 RSM15FAC
30	23-22-23-10-2020	Condensate return system, simplex, with pump, motor, cast iron receiver, float switch, 3/4 HP, 15 GPM	Ea.	1.0000	\$6,895.00	\$6,895.00 RSM15FAC
31	23-37-15-40-2560	HVAC louvers, aluminum, extruded, with screen, mill finish, intake or exhaust, electric or pneumatic operation, motor, for electric or pneumatic	Ea.	14.0000	\$512.00	\$7,168.00 RSM15FAC
32	23-37-15-40-2560-4220	Labor adjustment factors, add to labor for working in existing occupied buildings, factory or warehouse (Modified using 22-01-02-20-4220)	Ea.	14.0000	\$4.80	\$67.20 RSM15FAC
33	23-37-15-40-2560-5080	HVAC louvers, finishes, applied by manufacturer at additional cost, available in colors, duranodic finish, add (Modified using 23-37-15-40-5080)	S.F.	50.0000	\$12.00	\$600.00 RSM15FAC
34	23-37-15-40-5000	HVAC louvers, aluminum, extruded, with screen, mill finish, thinline, under 4" thick, fixed blade	S.F.	50.0000	\$35.20	\$1,760.00 RSM15FAC
35	23-37-15-40-5000-1120	Labor adjustment factors, add to labor for elevated installation, above floor level, 20' to 24.5' high (Modified using 22-01-02-20-1120)	S.F.	50.0000	\$2.80	\$140.00 RSM15FAC
23 - Heating, Ventilating, and Air-Conditioning (HVAC) Total						\$39,130.20
26 - Electrical						
36	26-05-19-90-0030	Wire, 600 volt, copper type THW, solid, #12	C.L.F.	6.0000	\$51.95	\$311.70 RSM15FAC
37	26-05-19-90-0140	Wire, 600 volt, copper type THW, stranded, #8	C.L.F.	10.0000	\$92.00	\$920.00 RSM15FAC
38	26-05-33-13-5020	Conduit, to 15' high, includes 2 terminations, 2 elbows, 11 beam clamps, and 11 couplings per 100 L.F., electric metallic tubing (EMT), 3/4" diameter	L.F.	350.0000	\$4.31	\$1,508.50 RSM15FAC
39	26-05-33-13-5220	Conduit, to 15' high, electric metallic tubing (EMT), field bends, 45° to 90°, 3/4" diameter	Ea.	26.0000	\$5.45	\$141.70 RSM15FAC
40	26-05-33-13-5340	Conduit, to 15' high, electric metallic tubing (EMT), field bends, offsets, 3/4" diameter	Ea.	20.0000	\$7.05	\$141.00 RSM15FAC
41	26-05-33-13-6520	Conduit, to 15' high, electric metallic tubing (EMT), box connectors, set screw, steel, 3/4" diameter	Ea.	10.0000	\$5.60	\$56.00 RSM15FAC
42	26-05-33-16-1620	Outlet boxes, cast, weatherproof receptacle cover, tamper resistant, 1 gang	Ea.	2.0000	\$21.05	\$42.10 RSM15FAC
43	26-05-33-35-0200	Flexible metallic conduit, steel, 3/4" diameter	L.F.	25.0000	\$3.41	\$85.25 RSM15FAC
44	26-05-33-35-0440	Flexible metallic conduit, steel, connectors, plain, 3/4" diameter	Ea.	4.0000	\$8.84	\$35.36 RSM15FAC
45	26-05-33-35-1090	Flexible metallic conduit, steel, sealtite, 3/4" diameter	L.F.	20.0000	\$5.98	\$119.60 RSM15FAC

Preliminary Estimate, by line item

Estimator: David Shircliffe

Combined estimates...

26 - Electrical

Item	Description	UM	Quantity	Unit Cost	Total	Book
46 26-05-33-35-1700	Flexible metallic conduit, steel, sealtite, connectors, plain, 3/4" diameter	Ea.	4.0000	\$14.30	\$57.20	RSM15FAC
47 26-05-33-95-0120	Cutting and drilling, hole drilling to 10' high, concrete wall, 8" thick, 3/4" pipe size	Ea.	4.0000	\$41.33	\$165.32	RSM15FAC
48 26-05-33-95-3040	Cutting and drilling, knockouts to 8' high, metal boxes and enclosures, with hole saw, 3/4" pipe size	Ea.	4.0000	\$9.30	\$37.20	RSM15FAC
49 26-27-26-20-2482	Wiring devices elements, receptacle, duplex, ground fault interrupting, 20 amp	Ea.	2.0000	\$56.20	\$112.40	RSM15FAC
50 26-28-16-20-5710	Safety switches, heavy duty, 600 volt, 3 pole, NEMA 3R, nonfused, 30 amp	Ea.	2.0000	\$328.00	\$656.00	RSM15FAC
51 26-28-16-20-5900	Safety switches, heavy duty, 600 volt, 3 pole, NEMA 3R, nonfused, 60 amp	Ea.	2.0000	\$529.00	\$1,058.00	RSM15FAC
26 - Electrical Total					\$5,447.33	

28 - Electronic Safety and Security

52 28-31-46-50-5420	Smoke detectors, excluding wires and conduit, smoke detector, duct type, addressable type	Ea.	2.0000	\$647.00	\$1,294.00	RSM15FAC
28 - Electronic Safety and Security Total					\$1,294.00	

31 - Earthwork

53 31-13-13-20-3050	Selective tree removal, with tractor, remove selective trees, on site using chain saws and chipper, excluding stumps, up to 6" diameter	Ea.	3.0000	\$200.00	\$600.00	RSM15FAC
54 31-23-16-16-0015	Structural excavation for minor structures, hand, pits to 6' deep, sandy soil	B.C.Y.	3.0000	\$37.50	\$112.50	RSM15FAC
31 - Earthwork Total					\$712.50	

32 - Exterior Improvements

55 32-31-13-10-4790	Chain link gates and fences, excludes excavation, gate, transom for 10' fence, vinyl clad, double transom, 12' x 7'	Ea.	1.0000	\$1,350.00	\$1,350.00	RSM15FAC
56 32-31-13-30-7900	Fence, chain link, gates and posts, auger fence post hole, 3' deep, medium soil, by hand	Ea.	11.0000	\$16.45	\$180.95	RSM15FAC
57 32-31-23-10-0120	Fence, vinyl, white, includes excavation and steel reinforced, stainless steel fasteners, board, semi-privacy, 5" x 5" posts at 7'-6" O.C., 6' high	L.F.	45.0000	\$43.00	\$1,935.00	RSM15FAC
58 32-31-23-10-0120-0400	Fence, vinyl, for posts set in concrete, add (Modified using 32-31-23-10-0400)	Ea.	11.0000	\$69.50	\$764.50	RSM15FAC
32 - Exterior Improvements Total					\$4,230.45	

Alternates

Preliminary Estimate, by line item

Estimator: David Shircliffe

Combined estimates...

Alternates							
Item	Description	UM	Quantity	Unit Cost	Total	Book	
59	05-58-23-90-0200	Security grill	Ea	1.0000	\$2,500.00	\$2,500.00	CUSTOM
60	23-05-93-10-0010	Test and Balance HVAC unit	Ea	2.0000	\$5,107.00	\$10,214.00	CUSTOM
61	23-07-13-10-0050	Custom round ductwork	Ea	1.0000	\$47,200.00	\$47,200.00	CUSTOM
62	23-09-23-10-0010	DDC controls of hvac	Ea	2.0000	\$18,915.00	\$37,830.00	CUSTOM
63	23-81-19-20-0245	15 ton Daiken air handling and condenser	Ea	2.0000	\$49,000.00	\$98,000.00	CUSTOM
64	28-31-23-50-3605	Fire alarm permits, drawing and programming	Project	1.0000	\$3,000.00	\$3,000.00	CUSTOM
65	32-84-23-10-0100	Modify existing sprinkler system	Ea	1.0000	\$1,250.00	\$1,250.00	CUSTOM
66	32-84-23-10-10-0050	Modify existing sprinkler system	Ea	1.0000	\$750.00	\$750.00	CUSTOM
Alternates Total						\$200,744.00	

Trades							
67	ELEC	Electricians - 2015 RSMeans Facilities Bare Rate	Hour	360.0000	\$54.70	\$19,692.00	Trades
68	EQLT	Equipment Operators, Light Equipment - 2015 RSMeans Facilities Bare Rate lift operator	Hour	80.0000	\$48.60	\$3,888.00	Trades
Trades Total						\$23,580.00	

Estimate Grand Total 378,181.71