



520 Bonham, San Antonio, Texas 78205  
P: (210) 224-5887 F: (210) 224-5735  
[www.davilaconstruction.com](http://www.davilaconstruction.com)

**City of San Antonio  
Job Order Contract**

Date: 02/25/14  
Stacy Gonzales  
Administration  
City of San Antonio

Re: Central Library Café Commerce Phase II Project

Owner: City of San Antonio  
COSA Contract Date: N/A  
Owner's Representative: Stacy Gonzales  
Contractor: Davila Construction, Inc.  
Project Manager: Randy Guzman  
RFP No.:

**Subject:**

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 Request for Proposal No. \_\_\_\_\_ and in conjunction with the site visit on.
- 2) As a joint scope work in accordance with current industry standards, OSHA safety compliance and all governing code requirements.
- 3) All current City of San Antonio wage decisions are in effect.
- 4) No other job related requirements are acknowledged or included in this offer.

**Assumptions & Clarifications:**

- 1) Full access to the building and work space.
- 2) No additional work or repairs are included.
- 3) No liquidated damages.
- 4) All work will be performed during standard and non standard work hours.
- 5) No handling of hazardous waste or materials.
- 6) All work included is per scope of work provided by The City of San Antonio. Any work above or beyond contract will require a change order and approval by G.C. and City personnel in charge of project. Any Change Orders issued will result in extra work days added to original time frame.



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Café Commerce Phase II	\$ 379,263.70
Permit	\$ 6,572.75
Bond	\$ 8,215.36
Profit and Overhead	\$ 5,911.26
<b>Total Contract Amount</b>	<b><u>\$ 399,963.07</u></b>

Sincerely,

*Randy R. Guzman*

Randy R. Guzman, JOC Project Manager  
Davila Construction



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## **STATEMENT OF WORK**

Date: 02/26/14  
Project: Central Library Café Commerce Phase Project  
RFP No.  
Location: 600 Soledad St. San Antonio, TX 78205  
Coordinator: Stacy Gonzales  
City of San Antonio: Stacy Gonzales  
Davila Construction: Randy R. Guzman

### **Statement of Work**

**Work shall include: Davila Construction shall supply all labor and material to renovate the Central Library Café Commerce Phase II.**

### **Mobilization and Disassembly**

- Provide necessary debris containers for the removal of all disassembled items.
- Provide all necessary dust protection to minimize the dust from the project.
- Provide necessary flooring protection to minimize floor damage.
- Build new construction walls as needed to prevent pedestrian access to construction site.
- All new construction walls will be metal stud walls with top and bottom plate and 5/8" fire rated gypsum board and fire taped. Temporary walls will have a construction entrance that will remain locked during and after work days.
- All existing furniture, computers, desk, and book shelves will be removed and reinstalled by others.
- Removal of existing walls as per plans will be performed by Davila Construction
- Removal of any and all necessary flooring will be performed by Davila Construction.
- Removal of sheetrock as necessary will be performed by Davila Construction.
- Removal of suspended ceiling and grid will be performed by Davila Construction.
- Removal of gypsum board ceiling will be performed by Davila Construction.
- Removal of electrical as per plans will be performed by Davila Construction.
- Removal of existing data will be done by Davila Construction.
- All work is to be done as per plans from Marmon Mok dated February 21, 2014.
- Clean up of jobsite will be done daily.
- Final clean will be provided at substantial completion of project.

## Carpentry

- Provide and install new construction walls will be metal stud walls with top and bottom plate and 5/8" fire rated gypsum board. Temporary walls will have a construction entrance that will remain locked during and after work days.
- Remove all construction walls after project is complete.
- Frame up new Conference are as per plans labeled A101.1.
- Frame up new Training Room wall 157 as per plans labeled A101.1 Wall height to be 10'.
- Frame up (4) four new offices 158, 159, 160, and 161 as per plans labeled A101.1 wall height to be 10'.
- Frame up new office area 162 as per plans labeled A101.1.
- All framing to be 26 gauge metal studs with metal top and bottom plate.
- Insulate wall new walls of conference area using R13 batt insulation.
- Provide and install 5/8" gypsum wall board in all new walls, where walls were removed, and any necessary repairs.
- Provide and install suspended ceiling system in conference room 127 as per plans A101.1.
- Provide and install all doors, frames, and hardware as per plans.
- Provide and install (4) four ceiling clouds approximately 12' x 16' as per plans A101.1 using Armstrong Metal Works open ceiling system.
- Remove window at IDF Room 128 and frame up opening.
- Open up new Fire exist door into stairway at the library side by the elevators for stairwell access repair area as needed.
- Provide and install new door as per plans.
- Install all blocking and fire blocking as needed in walls for the new TV brackets.
- Provide and install cabinets as per plans with plastic laminate countertop.

## Electrical

- Relocate and or remove existing electrical as per plans.
- All other existing electrical to remain as planned.
- Relocate and or remove existing lighting as per plans.
- Modify existing switch scheme as per plans.
- Provide and install 2" conduit or cable tray as needed with all necessary fittings, hangers and all fire rated insulation at all penetrations.
- Provide and install all necessary junction boxes for electrical conduits.
- Relocate and install new exit signs as needed per code.
- Provide and install all new fixtures as per plans.
- Provide and install (4) new track light systems.

## Data

- Provide and install general cable Cat6 plenum.
- Provide and install Coax as needed.
- Provide and install (1) one 48 port Switch WS-C2960S-48PS-L.
- Provide and install all necessary Panduit jacks.
- Provide and install all necessary stainless steel face plates with labels.
- Provide and install post Rack.
- Provide and install Panduit 48 port patch panel.
- Provide and install Signamax BNC Panel.
- Provide and install all Panduit wire managers.
- Provide all Panduit patch cords 10'.
- Provide and install ladder rack kit.
- Provide and install general cable 12 strand armored 9 Micron SM.
- Provide and install necessary inner duct system.
- Provide and install 9 Micron SM Fiber Coupler Panel.
- Provide and install 9 Micron Panduit Connectors.
- Provide and install 2 meter 9 Micron Patch Cables.
- Provide and install general 25 pair Cat3 Plenum Cable.
- Provide and install Panduit termination blocks.
- Provide and install (2) two wireless access points.
- Provide and install (7) seven 42" televisions.
- Provide and install (7) seven wall mounting brackets for televisions.
- Provide and install Fire Rated Plywood.
- Provide and install Ground Bar Kit.
- All RCDD certifications and Panduit certifications are included in this proposal.
- All existing data wires will be toned back to the source, unplugged, labeled on both ends, and left coiled either in the wall, ceiling, or in the IDF room.
- No existing City Data lines will be demoed.

## Fire Protection System

- Relocate existing fire protection accessories as per plans.
- Provide and new accessories as needed to meet code.
- Relocate existing fire sprinkler to new dimensions of new ceiling grid.
- Reprogramming of the existing fire system.

**HVAC**

- Remove existing ducts and registers as per plans.
- Reconfigure new duct routes as per plans with new registers.
- Tie into existing system
- Test and balancing of the system is to be done before and after completion of work to make sure the same air flow is obtained.
- Relocate existing thermostat as per plans.

**Paint**

- Paint all new work with Sherwin Williams Interior Low VOC latex paint.
- Paint walls as per plans with MDC Idea Paint.
- Color to be as per plans.

**Flooring**

- Provide and install new carpet as per plans.
- Provide and install new resilient cove base as per plans.

**Glass**

- Provide and install new frameless glass wall system and entrance to Café Commerce Phase II.
- Glass system to be similar to a Dorma True glass system and similar to Phase I.
- Glass will be tempered and have a thickness ½" as per plans.
- Door system to be frameless double door system with (2) two 36" width doors.

**Exclusions**

- Furniture installation.
- Care of furniture while construction is still present.
- Existing wiring.
- Any unforeseen issues.
- Special inspections and or testing.
- Security for after hours work.
- Fire watch.



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