



COST PROPOSAL

Date: **May 1, 2020**

Jeni O'Quinn
Architect
Public Works
City of San Antonio

Re: **Market Square Abatement Build Back and Parking Surface Coating and Waterproofing**

Owner:	City of San Antonio
Owner's Representative:	Jeni O'Quinn
Contractor:	Amstar, Inc.
Project Manager:	Atanacio Carrisal
RFP No.:	01-200402/01-200501

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. Trough Drain Rehabilitation (28 Drains)

- a. Inspect gutter pipe with video for damage.
- b. Remove grating.
- c. Install inflatable plug into drain.
- d. Remove as much liner as possible without damage to interior liner.
- e. Mechanically remove liner that was applied to deck around each drain.
- f. Widen cutout joint around drain.
- g. Install polyurea or equal sealant into widened cutout.
- h. Apply +/- 60-80 mils polyurea into trough and 1" around deck surface in a solid monolithic detail.
- i. Remove plug.
- j. Re-install grating.
- k. Grating may have to be milled on two (2) sides to fit into new liner system.

2. Perimeter Drains Rehabilitation (22 Drains)

- a. Inspect drain via video camera.
- b. Waterjet drains if required to remove debris.
- c. Inspect connections to insure water tightness.
- d. Reline up to connection if required with Dow Corning 7071 sealant.

3. Surface Preparation for Coating of Deck Surface

- a. Remove failed coating on ramps and turn areas.
- b. Remove failed coating on main deck surface.
- c. Remove failed coating with UHP waterjet.
- d. Remove failed coating with proprietary horizontal milling.
- e. Remove failed coating with diamond grinding.

f. Remove failed coating with hand grinding.

4. Surface Coating of Deck

- a. Apply Foxfire Matrix Pro Densifier to seal microcracks and strengthen concrete.
- b. Apply Miracote MPC Park Deck system as follows:
 - Apply Miracote Primer.
 - Apply two (2) coats of Miracote MPC Regular.
 - Apply Miracote MPC Hard, texturing by roller to agreed upon texture.
 - Seal using Miracote HDWB sealer in customer selected color.
 - Re-stripe as requested. Striping must be done in no more than 3 trips. (Variance in texture can occur)
- c. Six Concrete Wheel Stops will be removed.
- d. Coating will be applied to concrete islands by the ramps.
- e. Coating will be applied to the ramps.
- f. Coating will be applied to landing in front of elevator.
- g. New coating will end where old coating terminated on curb at bottom of ramps.

5. Perimeter Wall Waterproofing

- a. SpecGuard SL-08 polymer coating tinted to customer selected color will be applied by brush and roller from the base of the curb over the cap brick (parapet cap not included).
- b. Remove existing sealant material and replace with new backer rod and sealant at existing brick parapet wall and cap.
- c. Apply new tinted waterproof coating using brush and roller up vertical parapet wall surface and over the brick cap at existing brick parapet wall and cap.
- d. Apply new tinted waterproof coating using brush and roller up vertical parapet wall surface at existing concrete parapets.
- e. Note: Treatment of existing Saltillo tile cap is not required for waterproofing.

6. Framing/Drywall

- a. Repair and install metal framing as needed for (2) column furr outs.
- b. Install new sheetrock on (2) columns and furr downs as needed.
- c. Match existing sheetrock thickness.

7. Painting

- a. Paint new sheetrock on columns and ceiling.
- b. Painting on ceiling will go past new sheetrock approximately 3' to feather in new paint. Not all of the furr down will be painted.

8. Spray Insulation

- a. Apply K-13 Light Grey insulation to match existing thickness around 2 columns.
- b. Apply K-13 Light Grey insulation to match existing thickness in (4) areas above pipes that have been abated in back areas.
- c. Price includes generator to provide 220V for spray insulation.

9. Plumbing

- a. Replace approximately 100 LF of Victaulic steel pipe insulation.
- b. Remove and replace (2) drain connections within column furr outs.

10. Electrical

a. First Mobilization:

- Make safe existing outlets on column closest to front door to turn on breakers.
- These breakers are believed to be powering Fire Alarm Panel.
- If these breakers are powering the Fire Alarm Panel, it will be recommended that a new dedicated circuit be ran to the Fire Alarm Panel per code. This will require a change order for that work if needed.

b. Second Mobilization

- Installation of existing outlets into new sheetrock wall.
- Installation of new boxes and plaster rings for all cut in boxes.
- Furnish and install new outlet covers.
- Reinstall (2) Emergency Light Fixtures.
- Install supports for conduits overhead.
- Reinstall AV cabinet onto column.
- No installation of AV wires is included in this proposal

Assumptions & Clarifications:

1. 10-year Labor and Material on Deck System Warranty.
2. 10-year Labor and Material on Perimeter Wall.
3. No painting of guardrails, stair railing, HVAC Louvers, or lights posts.
4. Parking lot must be closed to complete this scope of work.
5. No plumbing repairs past drain box connections.
6. No re-sloping of existing grades will be performed.
7. Areas on deck surface, after coating where water pools, could develop white haze from evaporation. This should wear off or can be pressure washed.
8. No tile on columns.
9. No work to Fire Alarm Panel.
10. Haul off of all debris is included.
11. Daily Clean up of site is included.
12. Work to be performed during normal business hours.
13. No work not specified in the above scope of work.
14. We exclude all unforeseen conditions.

Cost of Work:	\$429,378.00
Payment and Performance Bond:	\$ 8,418.00
Project Total:	\$437,796.00

Respectfully,

Atanacio Carrisal

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Estimator/Project Manager