



F.A. NUNNELLY
GENERAL CONTRACTOR

**City of San Antonio Job Order Contract
PROPOSAL**

Date: November 21, 2014

Attn: Carlos Banda
City of San Antonio
5800 Old Hwy. 90 W
San Antonio, Texas 78227

Subject: COSA- Parks Dept. Commanders House Roof Replacement & Repair

This Proposal is offered as set forth in the terms and conditions of the 2011 San Antonio Job Order Contract and statement of work as amended by a more detailed statement of work attached.

1. The scope of work shall be performed as provided by site visit 11/03/2014
2. As a Joint Scope in accordance with current industry standards, OSHA safety compliance and all governing code requirements.
3. No other work requirements are acknowledged except as clarified herein.

Assumptions and Clarifications:

1. Full access to the work space area.
2. Escort requirements are not in effect.
3. No additional work or repairs are included.
4. Work to be performed during normal business hours.
5. No liquidated damages.
6. Warranty of this scope of work will be limited to one year.
7. Lead Time: **2-3 Weeks**

Total Proposal: **\$ 181,423.95**

ALT 01 – Roof Deck Repair: \$9.85/SF

Sincerely,

Tim Mosegard
JOC Project Manager
F.A. Nunnelly Co.

Handwritten note in blue ink:
A. Banda
12-3-14

Attachments: Statement of Work, RS Means JOCWorks Line Item Estimate



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COSA JOC - STATEMENT OF WORK

Date: November 21, 2014
Project: COSA- Parks Dept. Commanders House Roof Replacement
Contact: Carlos Banda

Work shall include:

1) General

- Provide daily supervision of all work scope.
- Provide daily clean-up and final clean-up.
- Remove all construction debris daily and at end of project.
- Provide all safety requirements for facility to remain open to public during construction.
- Provide special care to preserve the natural conditions of the building and or area.

2) ROOF REPLACEMENT

- Remove Existing Clay Tile Roof and Gutters, Stack all re-usable tile.
- Remove Underlayment membrane
- Inspect roof deck for unforeseen conditions, report any issues to owner.
- Repairs to roof deck are additional work, see proposal for pricing.
- Install waterproofing roofing underlayment.
- Install Clay Tiles and replace any damaged or defective tiles
- Install New Gutters
- Remove Metal Roof System and Gutters
- Remove Underlayment membrane
- Inspect roof deck for unforeseen conditions, report any issue to owner.
- Inspect all Flashing
- Install new Metal Roof System and Gutters
- Remove OLD antenna.

Exclusions:

- No Electrical or Mechanical work.
- No handling of hazardous material.
- No premium time.
- Unforeseen conditions

Lead time: 2-3 Weeks

Duration: 10-15 days



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Final Estimate
F. A. Nunnelly CO.
2011-01-20-0053 - 2011 City of San Antonio JOC - Basic Contract Year - 3/01/2011 to 2/29/2012
Commanders House - 1404-JO032
Tim Mosegard

Estimator:

Division Summary (MF04)

01 - General Requirements	
02 - Existing Conditions	
03 - Concrete	
04 - Masonry	
05 - Metals	
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	
23 - Heating, Ventilating, and Air-Conditioning (HVAC)	
Totaling Components	
Priced Line Items	\$7,780.00
RSMears SAN ANTONIO, TX CCI 2014Q4, 85.40%	\$(885.99)
2011 City of San Antonio FANunnelly Normal Priced (-22.00000%)	\$(1,711.60)
Grand Total	\$181,423.95

26 - Electrical	
27 - Communications	
28 - Electronic Safety and Security	
31 - Earthwork	
32 - Exterior Improvements	
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	\$156,486.25
Trades	
Assemblies	
FMR	
MF04 Total (Without totalling components)	\$164,266.25

Nonpriced Line Items	\$7,780.00
2011 City of San Antonio FANunnelly Normal Nonpriced (10.00000%)	\$(885.99)
BOND (2.50000%)	\$(1,711.60)
Grand Total	\$181,423.95

Final Estimate

Estimator: Tim Mosegard

Commanders House - 03 Replace All Roofing

Item	Description	UM	Quantity	Unit Cost	Total	Book
01 - General Requirements						
1	01-31-13-20-0200 Field personnel, project manager, average	Week	0.3000	\$3,600.00	\$1,080.00	RSM14FAC L, O&P
2	01-31-13-20-0260 Field personnel, superintendent, average	Week	2.0000	\$3,350.00	\$6,700.00	RSM14FAC L, O&P
01 - General Requirements Total					\$7,780.00	

Alternates

3	07-32-13-10-0640 Roofing Subcontractor	LSUM	1.1500	\$136,075.00	\$156,486.25	CUSTOM S, O&P
Furnish all labor materials and equipment to Remove Clay tiles. Remove and replace underlayment with Ice-shield. Reinstall Clay tile and replace any damaged or defective clay tile. Remove Metal roof and replace with new BerridgeZee-Lock SSMR. Color to match existing. Work also includes replacement of gutters. Crew: 1 ROTs, Output: 2.4, Labor Hours: 3.333						
Alternates Total					\$156,486.25	

Estimate Grand Total

181,423.95



703 Cupples
San Antonio, TX 78237

Phone: (210) 438 1030
Fax: (210) 438-1811

www.topsidecontracting.com

HUB Certified Contractor / Federal 8A Certified Contractor

To: F.A. Nunnelly Phone: 210-227-7070 Date: 11/18/2014
Attn: Tim Mosegard Fax: 210-885-0984
email: tim@fanunnelly.com Addendums Acknowledged: 0

Project: **Commanders House - ALTERNATE**
Address: 645 Main Ave.
San Antonio, Texas

SCOPE OF WORK

Section Clay Tile Roofing
Section Standing Seam Metal Roof
Section Gutter and Downspouts

Clay Tile Roof: \$75,828
SSMR: \$58,095

Exclusions: Bonding
Lightning Protection
Sheet Metal other than Roofing
Mechanical, Electrical, Structural
Stairs and Ladders
Skylights
Contingencies
Plywood, Blocking & Sheathing
Roof Hatch

Clarifications: Remove Existing Ludowici Tile and Replace with New Claymex Danish Tile (Alternate)
Copper Flashing at Chimneys
Remove Existing Metal Roof and Replace with New Berridge Zee-Lock SSMR
Remove and Replace all Gutters and Downspouts
Waterproofing Underlayment Included at Clay Tile and Standing Seam Metal Roof
Any Plywood Decking that Needs Replacing ADD \$8.55 per Square Foot

Topside Contracting standard terms and conditions apply.

Respectfully submitted,

Jason Fernandez

(210) 601-2708 (cell)

jason.fernandez@topsidecontracting.com