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**City of San Antonio  
Job Order Contract**

July 31, 2019

Jamaal Moreno  
Transportation & Capital Improvements  
Municipal Plaza Building, 114 West Commerce Street  
San Antonio, Texas 78205

**Re: COSA – Rosedale Park Restroom Canopies**

Owner: City of San Antonio- Parks and Recreation  
COSA Contact Date: 10/26/19  
Owner's Representative: Jamaal Moreno  
Contractor: Jamail & Smith Construction, LP  
Project Manager: Luis Garcia  
RFP No.: **PENDING**

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 and in conjunction with the job site visit.
2. As a Joint Scope in accordance with current industry standards, OSHA safety compliance and all governing code requirements.
3. No other related work requirements are acknowledged.

**Assumptions & Clarifications:**

1. Full access to the building and work space.
2. Escort or security requirements are required.
3. No additional work or repairs are included
4. Work to be performed during normal business hours
5. No liquidated damages

**Base Bid Budgetary Proposal Amount with Bond:**

**\$ 252,250.00**

**Attachments:**

- Statement of Work
- RS Means Line Estimate

**Statement of Work – Joint Scope:**

Date: 11-1-19

Project: **COSA – Rosedale Park Restroom Canopies**

RFP# **PENDING**

Location: 303 Dartmouth St, San Antonio, TX 78237

Coordinator: Jamaal Moreno

City of San Antonio job site visit 10.18.19

Jamail & Smith Construction, LP is pleased to present our proposal for the above referenced project using the 2019 Means Facilities Construction Cost Data in accordance with our Job Order Contract, JOC 2019: 2019SATJOC utilizing, the current San Antonio City Cost Index and the JOC Coefficient. This proposal is based on the Site visit 10.18.19 of existing conditions and documents provided via e-mail on 10.15.19 and 10.18.19. Below is the scope of work to be performed and warranted by Jamail & Smith Construction, LP for a one (1) year period

**Scope of Work:**

- General Liability & Builder's Risk
- Supervision
- Equipment
- Daily clean-up
- Haul-off debris

**Division 7 – Thermal and Moisture... Eating Pavilion and Multi-use Pavilion Roof Repairs**

- Sweep off loose gravel approximately 14,950 s/f
- Install ½ in. fanfold insulation to entire roof area approximately 14,950 s/f
- Install new drip edge and flashings around perimeter of roofs approximately 720 l/f
- Mechanically fastened 60 mill TPO roofing system approximately 14,950 s/f
- Clean up and remove all roofing debris
- Seal penetrations
- Repair damaged metal panels as needed

**Division 9 – Finishes... Cooking Pavilion Roof**

- Power Wash approximately 3,585 s/f
- Remove Rotted Trim as necessary
- Repair Roof Framing as necessary
- Remove/Replace Fascia and Soffit as necessary
- Remove and replace (16) existing clerestory vent louvers
- All Trim to be painted approximately 228 l/f
- Prep, Prime and Finish (two coats) Metal Roof approximately 3,585 s/f

### **Division 9 – Finishes... Multi-Use and Eating Pavilion - Roof Underside**

- Power Wash approximately 14,950 s/f
- Prep, Prime and Finish (two coats) Metal Roof Underside approximately 14,950 s/f and Steel Structure

### **Division 9 – Finishes... Ticket Booth, Restrooms and Activity Area Roofs**

- Power Wash approximately 10,770 s/f
- Prep, Prime and Finish (two coats) Metal Roofs approximately 10,770 s/f

### **Division 9 – Finishes... Restrooms - Exterior Demolition for new downspouts**

- Remove Exterior Wing Wall (end portions) to expose existing downspouts
- Remove Existing Downspouts
- Patch Wall to match existing
- Relocate Trim and Extend Soffit to wing wall
- Paint Soffit to match existing

### **Div. 26- Electrical & Lighting:**

- APPROXIMATE LOCATION OF EXISTING POLE LIGHT FIXTURE TO BE REPLACED (2) WITH NEW LIGHT FIXTURES TYPE 'SL1' AS SHOWN. SALVAGE CIRCUIT FOR RECONNECTION TO NEW FIXTURE FOR POWER AND CONTROL.
- EXISTING (1) POLE LIGHT FIXTURE WITH FLOOD LIGHT TO BE REMOVED. SALVAGE CIRCUIT FOR RECONNECTION AND PROVIDE (1) NEW IN-GRADE JUNCTION BOX FOR CIRCUIT EXTENSION TO NEW POLE LOCATION.
- PROVIDE (1) NEW POLE LIGHT FIXTURES TYPE “SL2” AND “SL3” AS NOTED. EXTEND EXISTING CIRCUIT SALVAGED FROM DEMOLITION TO NEW FIXTURE LOCATION FOR POWER AND CONTROL. FLOOD LIGHT TO BE AIMED AT ENTRY GATE. COORDINATE FINAL AIMING WITH OWNER.
- UNDERGROUND ROUTE OF NEW CIRCUITS FROM MULTI-USE PAVILION TO EATING PAVILION. REFERENCE SHEET E-03 FOR SIZING AND ADDITIONAL INFORMATION. PROVIDE CONDUIT FOR DEDICATED RECEPTACLE CIRCUITS. ROUTE DOWN NORTHEAST COLUMN TO UNDERGROUND.
- SAWCUT AND PATCH APPROXIMATELY 20 L/F EXISTING PAVEMENT AS REQUIRED FOR ROUTING. REFERENCE SHEET E-01 FOR CONTINUATION. ROUTE TO PANEL AS INDICATED.
- PROVIDE AND INSTALL APPROXIMATELY 220 L/F OF (3) 1” CONDUIT AND APPROXIMATELY 2,000 L/F OF WIRES (3) #10’S AS NOTED ON SHEET E-03. CONTRACTOR. MAY COMBINE CIRCUITS BUT MUST ACCOUNT FOR ADJUSTMENT FACTORS AS NOTED ON NEC TABLE 310.15(B)(3)(a).
- PROVIDE NEW 20A DEDICATED GFCI RECEPTACLE. MOUNT 18" A.F.F. ON COLUMN. PROVIDE WITH WHILE-IN-USE COVER. ROUTE CONDUIT UP COLUMN TO TRUSS AREA OVER TO NORTHEAST CANOPY COLUMN.
- EXISTING RECEPTACLE LOCATED ON NEAREST COLUMN. DISCONNECT EXISTING CIRCUIT. REMOVE RECEPTACLE AND REPLACE WITH NEW

DEDICATED GFCI RECEPTACLE AS NOTED. PROVIDE WITH NEW WHILE-IN-USE COVER. CONNECT TO NEW CIRCUIT AS NOTED. ROUTE CIRCUIT UP TO TRUSS AREA AND OVER TO NORTHEAST CANOPY COLUMN.

- EXISTING RECEPTACLE LOCATED ON NEAREST COLUMN. REMOVE RECEPTACLE AND REPLACE WITH NEW DEDICATED GFCI RECEPTACLE AS NOTED. PROVIDE WITH NEW WHILE-IN-USE COVER. SALVAGE EXISTING CIRCUIT FOR RECONNECTION AS DEDICATED RECEPTACLE CIRCUIT

**ALTERNATE #1**

**\$ 76,071.00**

**PLAN SHEET E-02 KEYED NOTES:**

1. EXISTING LIGHT FIXTURES TO BE REPLACED WITH (6) NEW LIGHT FIXTURE TYPE 'B' AS SHOWN. SALVAGED CIRCUIT AND RECONNECT TO NEW FIXTURE FOR POWER AND CONTROL. (TYPICAL FOR TYPE 'B' FIXTURES)
2. EXISTING LIGHT FIXTURE TO REMAIN. RE-LAMP WITH (2) NEW A-19 STYLE LED LIGHT BULB.
3. EXISTING LIGHT FIXTURES TO BE REPLACED WITH (4) NEW LIGHT FIXTURE TYPE 'E' AS SHOWN. SALVAGED CIRCUIT AND RECONNECT TO NEW FIXTURE FOR POWER AND CONTROL. (TYPICAL FOR TYPE 'E' FIXTURES)
4. EXISTING LIGHT FIXTURES TO BE REPLACED WITH (6) NEW LIGHT FIXTURE TYPE 'A1' AS SHOWN. SALVAGED CIRCUIT AND RECONNECT TO NEW FIXTURE FOR POWER AND CONTROL.

**PLAN SHEET E-03 KEYED NOTES:**

1. EXISTING LIGHT FIXTURES TO BE REPLACED WITH (27) NEW LIGHT FIXTURE TYPE 'A' AS SHOWN. SALVAGED CIRCUIT AND RECONNECT TO NEW FIXTURE FOR POWER AND CONTROL. (TYPICAL FOR TYPE 'A' FIXTURES)
2. EXISTING LIGHT FIXTURES TO BE REPLACED WITH (1) NEW LIGHT FIXTURE TYPE 'B' AS SHOWN. SALVAGED CIRCUIT AND RECONNECT TO NEW FIXTURE FOR POWER AND CONTROL. (TYPICAL FOR TYPE 'B' FIXTURES)
3. EXISTING LIGHT FIXTURES TO BE REPLACED WITH (2) NEW LIGHT FIXTURE TYPE 'C' AS SHOWN. SALVAGED CIRCUIT AND RECONNECT TO NEW FIXTURE FOR POWER AND CONTROL. (TYPICAL FOR TYPE 'C' FIXTURES)
4. EXISTING LIGHT FIXTURE TO REMAIN. RE-LAMP WITH A-19 STYLE LED LIGHT BULB. (TYPICAL FOR ALL FIXTURES IN THE ACTIVELY AREA, APPROXIMATELY (74) EXISTING TYPE "G" FIXTURES, VERIFY QUANTITY IN FIELD AS SOME BULBS HAVE ALREADY BEEN REPLACED WITH LED STYLE BULBS.

**PLAN SHEET E-04 KEYED NOTES:**

1. EXISTING LIGHT FIXTURES TO BE REPLACED WITH (22) NEW LIGHT FIXTURE TYPE 'A' AS SHOWN. SALVAGED CIRCUIT AND RECONNECT TO NEW FIXTURE FOR POWER AND CONTROL. (TYPICAL FOR TYPE 'A' FIXTURES)
2. EXISTING LIGHT FIXTURES TO BE REPLACED WITH (12) NEW LIGHT FIXTURE TYPE 'B' AS SHOWN. SALVAGED CIRCUIT AND RECONNECT TO NEW FIXTURE FOR POWER AND CONTROL. (TYPICAL FOR TYPE 'B' FIXTURES)
3. TYPE C FIXTURES NOT FOUND
4. EXISTING LIGHT FIXTURE TO REMAIN. RE-LAMP WITH (4) NEW A-19 STYLE LED LIGHT BULB.

**ALTERNATE EXCLUSIONS:**

**PLAN SHEET E-03 KEYED NOTE 4:**

EXISTING TYPE G LIGHT FIXTURE SHOWS TO REMAIN AND RE-LAMP WITH A-19 STYLE LED LIGHT BULB. (TYPICAL FOR ALL FIXTURES IN THE ACTIVELY AREA, APPROXIMATELY (174) FIXTURES ARE NOT IN PLACE.

**NOTE:** AS PER NEC CODE THIS FIXTURE INSTALLATION AT EXPOSED LOCATION IS NOT ALLOWED.

**PLAN SHEET E-04 KEYED NOTE 3:**

EXISTING LIGHT FIXTURES TO BE REPLACED WITH NEW LIGHT FIXTURE TYPE 'C' ARE NOT SHOWN. SALVAGED CIRCUIT AND RECONNECT TO NEW FIXTURE FOR POWER AND CONTROL. (TYPICAL FOR TYPE 'C' FIXTURES).

**This proposal is valid for Thirty (30) Days Only**

Jamail & Smith Construction, LP offers the following exclusions to the proposal:

**EXCLUSIONS:**

1. Mold and/or asbestos remediation and testing
2. Asbestos Survey and/or abatement
3. Sales Tax
4. Repair landscape
5. Security of work space
6. Overtime, weekends and/or holidays
7. Removal of debris created by others
8. All other work not specified within this proposal or Unforeseen Conditions

ANY ADDITIONAL CONSTRUCTION THAT IS NOT INDICATED IN THE CONSTRUCTION DOCUMENTS AND NOT INCLUDED IN THE ABOVE PROPOSAL WILL BE SUBJECT TO A WRITTEN CHANGE ORDER.

Respectfully submitted,  
Jamail & Smith Construction, LP

*Luis Garcia*

Luis Garcia  
Project General Manager