



## COST PROPOSAL

Date: **February 25, 2015**

Alex D. Gamble  
Architect, Project Manager  
TCI – Vertical  
City of San Antonio

Re: **Claude Black Roof Repair and Replacement**

Owner:	City of San Antonio
Owner’s Representative:	Alex D. Gamble
Contractor:	Alpha Building Corporation
Project Manager:	Atanacio Carrisal
RFP No.:	<b>01-150119</b>

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. 01-150119 and in conjunction with the site visit on 01-19-2015.
2. Furnish materials, equipment, labor, and supervision as required to complete work, except which is clarified below, associated with plans titled “DHS Claude Black-Roof Repair and Replacement” by Alvidrez Architecture, Inc. (90% Construction Documents)

	Cover Page	
Sheet G1.1	Site Plan	02/2015
Sheet A1.1	Demo Plan	02/2015
Sheet A1.2	Interior Elevations	02/2015
Sheet A1.3	Finish Plan	02/2015
Sheet A2.0	General Roofing Notes	02/2015
Sheet A2.1	Roof Demo Plan	02/2015
Sheet A2.2	Roof Plan	02/2015
Sheet A2.3	Photographs	02/2015
Sheet A2.4	Photographs	02/2015
Sheet A2.5	Exterior Elevations	02/2015
Sheet D8.1	Details	02/2015
Sheet MEP-1	Elec Floor Plan	01/2015

Specifications – N/A

3. The current wage decision is included.
4. No other job related requirements are acknowledged or included in this offer.

**Assumptions & Clarifications:**

1. Base Price includes the following clarifications:
  - a. Concrete work or landscaping is excluded.
  - b. .060 TPO Roof Systems is priced instead of a .045 system. (.045 deduct as alternate)
  - c. Standard Armstrong VCT is priced instead of VCT spec'd on plans.
  - d. All new flooring will be VCT, no carpet included in price.
  - e. Demo of existing flooring is excluded.
  - f. Ceiling tile and grid to be 2'x4'.
  - g. All new light fixtures to be 2'x4' T8 lay in light fixtures.
  - h. No 6" recessed light fixtures included.
  - i. Repair and re-lamp of cove lighting is included in price.
  - j. Mural in lobby will be protected during construction.
  - k. Signage is included in this proposal.
  - l. (1) Additional outlet priced for receptionist area.
  - m. (3) Additional outlets priced for lounge area under cabinets.
  - n. (1) Additional data drop to be placed in receptionist area.
  - o. No fully enclosed scaffold stairway access to the roof is priced.
  - p. All new louvers will be re-created with wood and stained, no aluminum louvers in base price.
  - q. Galvanized wall panels in designated areas.
  - r. No sprinkler or fire alarm work is included.
2. No handling or disposal of hazardous materials.
3. Work to be performed during standard working hours Monday through Friday. Some pre-scheduled work will be done after hours or on weekends.
4. We exclude evenings, weekend and holidays.
5. We exclude all unforeseen conditions.

Project Costs	\$ 505,747.14
Bonds	\$ 8,690.00
<b>Total Project Cost:</b>	<b>\$ 514,437.14</b>

Respectfully,

*Atanacio Carrisal*

Atanacio Carrisal, Project Manager  
Alpha Building Corporation

*Attached: Schedule of Values w/ Alternates, Sign Detail, RS Means, 90% Con Drawings*

**Claude Black Community Center Roof Replacement**

**Schedule of Values**

RFP-01-150119

	Description of Work	Scheduled Value
	General Conditions	\$7,895.00
	Bonds	\$8,690.00
	Wall Demo	\$1,248.00
	New Walls at Lounge	\$4,253.00
	Painting	\$12,658.00
	Ceiling Demo	\$4,856.00
	New 2'x4' Ceiling Grid and Tiles	\$11,820.00
	Flooring VCT Throughout Area	\$6,856.00
	Cove Base	\$1,117.00
	Wall Tile	\$1,986.00
	Millwork	\$20,916.00
	Pocket Doors	\$1,895.00
	Signage	\$1,000.00
	HVAC	\$950.00
	Plumbing	\$3,205.00
	Electrical (Including soffit cove lighting)	\$15,629.00
	Data	\$2,842.00
	Galvanized Siding	\$5,625.00
	Refinish Soffits/Beam Wood Work/Brick Repair	\$15,272.00
	Wood Louvers at Windows	\$13,288.00
	Roof Replacement	\$372,436.14
	<b>Total</b>	<b>\$514,437.14</b>
	Alternate #1 (Ceiling and Lights at Corridor)	
	Ceiling Demo and New Ceiling Grid and Tile	\$8,933.00
	New Lights (2'x4' T8 Fixtures) (7 Total)	\$1,884.00
	TOTAL	\$10,817.00
	Alternate #2 (Exterior Concrete Work)	
	Concrete Demo and Pour Back	\$14,180.00
	Landscape (No Irrigation)	\$2,252.00
	TOTAL	\$16,432.00
	Alternate #3 (Lighting Fixtures)	
	2'x4' LED Light Fixtures (Add Alternate)	\$1,408.00
	Recessed 6" Round with Trim (Add Alternate)	\$4,571.00
	Alternate #4	
	Aluminum Louvers	\$27,661.00
	Alternate #5 (Lounge Lighting)	
	Retrofit Existing Fixtures from T12 to T8	\$1,467.00
	Alternate #6 (.045 TPO System)	
	Deduct to go from .06 TPO System to .045	-\$8,227.00



**CITY OF SAN ANTONIO**  
**DEPARTMENT OF HUMAN SERVICES**

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**Summary of tagged estimates...**

**Estimator: Atanacio Carrisal**

**Division Summary (MF04)**

01 - General Requirements	\$15,680.07	26 - Electrical	\$3,232.00
02 - Existing Conditions	\$7,000.00	27 - Communications	\$2,027.00
03 - Concrete		28 - Electronic Safety and Security	
04 - Masonry		31 - Earthwork	
05 - Metals		32 - Exterior Improvements	
06 - Wood, Plastics, and Composites	\$32,019.50	33 - Utilities	
07 - Thermal and Moisture Protection		34 - Transportation	
08 - Openings	\$426.00	35 - Waterway and Marine Transportation	
09 - Finishes	\$25,916.70	41 - Material Processing and Handling Equipment	
10 - Specialties		44 - Pollution Control Equipment	
11 - Equipment		46 - Water and Wastewater Equipment	
12 - Furnishings		48 - Electric Power Generation	\$655,822.34
13 - Special Construction	\$6,845.00	Alternates	\$14,774.40
14 - Conveying Equipment		Trades	
21 - Fire Suppression		Assemblies	
22 - Plumbing		FMR	
23 - Heating, Ventilating, and Air-Conditioning (HVAC)		<b>MF04 Total (Without totalling components)</b>	<b>\$763,743.01</b>

**Totalling Components**

RSMMeans Subtotal	\$630,970.61	Non-Pre-Priced Items	\$132,772.40
RSMMeans SAN ANTONIO, TX CCI 2015, 84.00%	\$(100,955.29)	NPPI Coefficient (20.0000%)	\$26,554.48
JOC Coefficient Standard (-33.0000%)	\$(174,905.06)		

**Material, Labor, and Equipment Totals (No Totalling Components)**

Material:	\$506,067.04
Labor:	\$220,573.97
Equipment:	\$37,102.00
Other:	\$0.00
Laborhours:	602.75
Green Line Items:2	\$25,672.00

**Priced/Non-Priced**

Total Priced Items:	25	\$630,970.61
Total Non-Priced Items:	2	\$132,772.40
	27	\$763,743.01

**Grand Total**

**\$514,437.14**

# Final Estimate

Estimator: Atanacio Carrisal		Combined estimates...				
Item	Description	UM	Quantity	Unit Cost	Total	Book
<b>01 - General Requirements</b>						
1	01-21-53-50-1700-L Factors, cost adjustments, add to construction costs for particular job requirements, protection of existing work, add, minimum	Costs	25,431.5000	2.00000%	\$508.63	RSM15FAC L, O&P
2	01-21-53-50-1700-M Factors, cost adjustments, add to construction costs for particular job requirements, protection of existing work, add, minimum	Costs	30,000.0000	2.00000%	\$600.00	RSM15FAC M, O&P
3	01-31-13-20-0020 Field personnel, clerk, average	Week	0.7143	\$730.00	\$521.44	RSM15FAC L, O&P
4	01-31-13-20-0200 Field personnel, project manager, average	Week	1.0000	\$3,700.00	\$3,700.00	RSM15FAC L, O&P
5	01-31-13-20-0260 Field personnel, superintendent, average	Week	3.0000	\$3,450.00	\$10,350.00	RSM15FAC L, O&P
<b>01 - General Requirements Total</b>					<b>\$15,680.07</b>	
<b>02 - Existing Conditions</b>						
6	02-41-19-19-0840 Selective demolition, rubbish handling, the following are to be added to the demolition prices. Dumpster, weekly rental, includes one dump per week, 40 C.Y. capacity, 10 tons	Week	4.0000	\$850.00	\$3,400.00	RSM15FAC M, O&P
7	02-41-19-19-2040 Selective demolition, rubbish handling, the following are to be added to the demolition prices. Load, haul, dump and return, 0' to 100' haul, hand carried	C.Y.	60.0000	\$60.00	\$3,600.00	RSM15FAC L, O&P
<b>02 - Existing Conditions Total</b>					<b>\$7,000.00</b>	
<b>06 - Wood, Plastics, and Composites</b>						
8	06-44-19-10-0020 Grilles, grilles and panels, hardwood, sanded, 2' x 4' to 4' x 8', custom designs, unfinished, economy Custom fabricated wood louvers at windows	S.F.	375.0000	\$84.50	\$31,687.50	RSM15FAC M, L, O&P
9	06-48-16-10-3600 Interior wood door jamb and frames, pocket door frame	Ea.	2.0000	\$166.00	\$332.00	RSM15FAC M, L, O&P
<b>06 - Wood, Plastics, and Composites Total</b>					<b>\$32,019.50</b>	
<b>08 - Openings</b>						
10	08-71-20-15-2100 Hardware, average, door hardware, pocket door	Ea.	2.0000	\$213.00	\$426.00	RSM15FAC M, L, O&P
<b>08 - Openings Total</b>					<b>\$426.00</b>	
<b>09 - Finishes</b>						
11	09-21-16-33-6400 Partition wall, stud wall, 8' to 12' high, 5/8", interior, gypsum board, fire resistant, two layers, two hour, tape and finish both sides, installed on and including, metal studs, non load bearing, 25 gauge, 16" O.C., 3-5/8" wide	S.F.	450.0000	\$7.10	\$3,195.00	RSM15FAC M, L, O&P



# Final Estimate

## Estimator: Atanacio Carrisal

### 09 - Finishes

### Combined estimates...

Item	Description	UM	Quantity	Unit Cost	Total	Book
12 09-30-13-10-0022	Ceramic tile, backsplash, thinset, custom grade tiles	S.F.	125.0000	\$16.20	\$2,025.00	RSM15FAC M, L, O&P
13 09-65-13-13-0700	Resilient base, 1/8" vinyl base, standard colors, straight or cove, 4" high	L.F.	480.0000	\$3.17	\$1,521.60	RSM15FAC M, L, O&P
14 09-65-13-13-0730	Resilient base, 1/8" vinyl base, standard colors, comers, 4" high	Ea.	30.0000	\$4.07	\$122.10	RSM15FAC M, L, O&P
15 09-65-19-23-7600	Vinyl tile flooring, vinyl tile, 12" x 12", 1/8" thick, standard colors and/or patterns	S.F.	2,610.0000	\$7.30	\$19,053.00	RSM15FAC M, L, O&P
<b>09 - Finishes Total</b>						<b>\$25,916.70</b>

### 12 - Furnishings

16 12-36-61-16-2700	Solid surface countertops, acrylic polymer, pricing for orders of 1 to 50 L.F. or greater, countertops, 25" wide, with hard seam attached 4" backsplash, solid colors	L.F.	35.0000	\$171.00	\$5,985.00	RSM15FAC M, L, O&P
17 12-36-61-16-3900	Solid surface countertops, acrylic polymer, pricing for orders of 1 to 50 units, sinks, single bowl, hard seamed, solid colors, 13" x 17"	Ea.	1.0000	\$860.00	\$860.00	RSM15FAC M, L, O&P
<b>12 - Furnishings Total</b>						<b>\$6,845.00</b>

### 26 - Electrical

18 26-51-13-50-0940	Interior lighting fixtures, including lamps, mounting hardware and connections, fluorescent, cool white lamps, troffer, recess mounted in grid, rapid start, acrylic lens, 2' wide x 4' long, two 32 watt T8	Ea.	16.0000	\$202.00	\$3,232.00	RSM15FAC Grn, M, L, O&P
<b>26 - Electrical Total</b>						<b>\$3,232.00</b>

### 27 - Communications

19 27-15-13-13-7242	Communication cables, high performance unshielded twisted pair (UTP), cable, category 6, #24, 4 pair solid, plenum	C.L.F.	16.0000	\$124.00	\$1,984.00	RSM15FAC M, L, O&P
20 27-15-43-13-0300	Communication outlets, excluding voice or data devices, data outlets, single opening	Ea.	2.0000	\$21.50	\$43.00	RSM15FAC M, L, O&P
<b>27 - Communications Total</b>						<b>\$2,027.00</b>

### Alternates

21 07-54-23-10-0180	R&R Standing Seam and Wall Panels 1. Standing Seam Roof Replacement a. Remove and dispose of existing metal roof areas identified on plans. b. Install the specified 4" ISO c. New wood blocking d. Mechanically attach plywood	LSUM	1.0000	\$462,393.00	\$462,393.00	CUSTOM M, L, E, O&P
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# Final Estimate

## Combined estimates...

### Estimator: Atanacio Carrisal

#### Alternates

Item	Description	UM	Quantity	Unit Cost	Total	Book
22	<p>07-54-23-10-0180 R&amp;R - Thermoplastic polyolefin roofing (T.P.O.), 60 mil membrane, heat welded seams, ballasted</p> <p>2. Flat Roof Section</p> <p>a. Remove and dispose of existing flat roof.</p> <p>b. Clean deck, replace detreated deck on a unit cost basis</p> <p>c. Install a .25" tapered ISO System</p> <p>d. All related flashing.</p> <p>e. Install a .045 TPO roof system</p> <p>f. Install new pipe supports</p> <p>g. Fabricate all new pre finished flashings (standard color).</p> <p>h. Provide a 2 year contractor and 20 year manufacture warranty.</p>	LSUM	1.0000	\$117,998.00	\$117,998.00	CUSTOM M, L, O&P
23	<p>09-51-23-30-0700 R&amp;R - Suspended ceilings, complete, including standard, suspension system, excluding 1-1/2" carrier channels, fiberglass ceiling board, offices, 2' x 4' x 3/4"</p> <p>Remove existing acoustical tile and grid and replace with new</p>	S.F.	1,642.0000	\$15.77	\$25,894.34	CUSTOM M, L, O&P
24	<p>09-91-23-74-0800 Walls and ceilings, interior, zero VOC latex, concrete, dry wall or plaster, latex, paint two coats, smooth finish, brushwork</p> <p>Painting and patch walls</p>	S.F.	3,400.0000	\$6.60	\$22,440.00	CUSTOM Gm, M, L, O&P
25	<p>10-14-19-10-3900 Interior signs, custom, 20" x 30"</p> <p>Sign as specified in the attached photo</p>	Ea.	1.0000	\$1,340.00	\$1,340.00	CUSTOM M, L, O&P
26	<p>12-32-23-10-4050-9500 Manufactured wood casework, stock units, for custom built in place, add (Modified using 12-32-23-10-9500)</p> <p>Kitchen and Receptionist millwork</p>	Ea.	1.0000	\$25,757.00	\$25,757.00	CUSTOM M, L, E, O&P
<b>Alternates Total</b>						<b>\$655,822.34</b>
<b>Trades</b>						
27	<p>CARP Carpenters - 2015 RSMeans Facilities O&amp;P Rate</p> <p>Crew for the refinishing of the soffits, wood beams, and brick repair</p>	Hour	192.0000	\$76.95	\$14,774.40	Trades L, O&P
<b>Trades Total</b>						<b>\$14,774.40</b>



**Final Estimate**

**Estimator: Atanacio Carrisal**

**Combined estimates...**

Item	Description	UM	Quantity	Unit Cost	Total	Book
<b>Estimate Grand Total</b>						<b>514,437.14</b>