



**F.A. NUNNELLY**  
GENERAL CONTRACTOR

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

Date: November 06, 2014  
Project: COSA- Arneson River Theater Improvement Project  
Coordinator: Jamaal Moreno (TCI)

This "BUDGET" 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 discussed at a site visit on 10/24/2014 with Michael Beat and Sarah Watson of Beaty Palmer Architects and Jamaal Moreno with City of San Antonio.
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. Construction plan will be reviewed and approved by Owner's representatives.
3. Escort requirements are not in effect.
4. No additional work or repairs are included.
5. Work to be performed during normal business hours.
6. No liquidated damages.
7. Warranty of this scope of work will be limited to one year.

Total Proposal: **\$ 131,200.00**

Sincerely,

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

Attachments: Budget, Statement of Work



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**COSA JOC - STATEMENT OF WORK**

Date: November 12, 2014  
Project: COSA- Arneson River Theater Project  
Coordinator: Jamaal Moreno (TCI)

**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 River Walk.

**2) West Seating Area – per renderings as provided by Beaty Palmer Architects**

- Demo Pavers
- Un-mount Electrical Boxes for wall repair and re mount once complete.
- Concrete/ Rebar etc. for new floor and monolithic wall per rendered drawings.
- Remove Paint on (2) faces of Brick along the perimeter of the box seating area
- Brickwork and Pavers Per attached proposal by Hunt Restoration

**3) East Seating Area - per renderings as provided by Beaty Palmer Architects**

- Demo Pavers and short wall around tree planter.
- Concrete/ Rebar etc for new floor and.
- Remove Paint on (2) faces of Brick along the perimeter of the box seating area and Upper Brick Planter wall.
- Brickwork and Pavers Per attached proposal by Hunt Restoration

**4) Front Row Theater Seating Area**

- Demo Existing Flagstone along foot rest walkway and install all New flagstone full width and match as close as possible to existing.

**Exclusions:**

- No premium time.
- No plumbing repairs.
- No Testing or Mockups
- No Waterproofing
- No work outside of what's listed above.
- No handling of hazardous material and or abatement.

**Material Lead time approximately: 2 Weeks**

**Approximate Construction Duration: 30 Days.**



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BUDGET PROPOSAL

**ARNESON THEATER RIVER PROJECT**

Division Summary

01 - General Requirements	\$30,000.00
02 - Existing Conditions	\$10,000.00
03 - Concrete	\$10,000.00
04 - Masonry	\$45,000.00
05 - Metals	
06 - Wood, Plastics, & Composites	
07 - Thermal & Moisture Protection	
08 - Openings	
09 - Finishes	\$30,000.00
10 - Specialties	
11 - Equipment	
12 - Furnishings	
13 - Special Construction	
14 - Conveying Equipment	
21 - Fire Suppression	
22 - Plumbing	
23 - HVAC	
26 - Electrical	\$1,000.00
27 - Communications	
28 - Electronic Safety & Security	
31 - Earthwork	\$1,000.00
32 - Exterior Improvements	\$1,000.00
<hr/> Total	\$128,000.00
Bond	\$3,200.00
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	\$131,200.00

CURTIS HUNT RESTORATIONS, INC.  
14915 CASSIANO RD.  
ELMENDORF, TEXAS 78112  
210-635-8872  
(FAX) 210-635-7739

**PROPOSAL**

Date: 10/30/2014  
Project: Arneson River Theater  
To: F.A. Nunnally  
Attn: Tim

We hereby propose to furnish labor and material in accordance to drawings provided for the amount of: **\$29,375.00**

**Price Includes:**

100% Re-Point of Brick Walls at 2 Locations where equipment set up is done  
Stucco at New Concrete Wall  
New Brick Pavers at Both Set Up Locations  
Rebuild Small Planter @ Tree  
Rebuild Small Section of Brick Wall  
Matching Mortar  
New Flagstone To Match at Front

**Price Excludes:**

**Bond**  
**Permits**  
**Sealant**  
**Concrete**  
**Flashing**  
**Water-Proofing**  
**Dumpster**  
**Shoring**  
**Templates**  
**Paint Stripping**

If after paint is stripped and mortar joints are not needed to be done 100% we will give back a credit for work not needed.

**READ EXCLUSIONS ABOVE**

For any additional information please contact Michael at our office.

Submitted By: Michael Hunt Accepted By: \_\_\_\_\_