

SABINAL GROUP

CITY OF SAN ANTONIO JOB ORDER CONTRACT

DATE: 3/02/2021

JAIME CAMERO
CITY OF SAN ANTONIO
PUBLIC WORKS – Project Delivery Division (Vertical)
114 W. COMMERCE, 4TH FLOOR
SAN ANTONIO, TX. 78205

RE: EL MERCADO EXTERIOR & ROOF REPAIRS

OWNER:	CITY OF SAN ANTONIO
COSA CONTRACT DATE:	TBD
OWNER'S REP:	JAIME CAMERO
CONTRACTOR:	THE SABINAL GROUP
PROJECT MANAGER:	RON GONZALES
RFP No:	<u>TBD</u>

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. TBD
- 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:

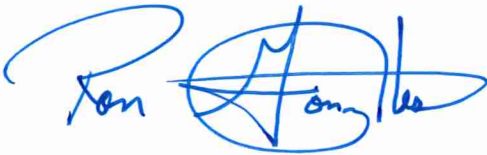
- 1.) Full access to El Mercado Building interior, exterior & roof.
- 2.) Work to be done under normal business hours
- 3.) No liquidated damages
- 4.) Price is contingent upon execution of a mutually acceptable contract & project schedule.

5.) Price is valid for 60 days.

Total Contract:	\$ 386,465.03
P & P Bonds Requirements	\$ 9,661.63
TOTAL COST w/ Bonds	\$ 396,126.66

Sincerely,

The Sabinal Group



Ron Gonzales
Project Manager

Attachments:

- **Statement of Work**
- **RS Means Line Item Estimate**

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STATEMENT OF WORK – JOINT SCOPE

Date: 3/02/2021

Project: El Mercado Exterior & Roofing Repairs

RFP: _____

Location: 514 W. COMMERCE ST.

Coordinator: JAIME CAMERO

Statement of Work

Work shall include the necessary labor and materials to patch & repairs the existing stucco, waterproofing and roofing at the Historic El Mercado Building in the Market Square Area. Work area will include all exterior elevations as well as the roofing. Specific scope of work is noted in detail below.

Scope of work.

1. ENVIRONMENTAL REQUIRMENTS
2. -Stormwater Pollution Prevention/ Erosion Control
3. -Sediment barriers to capture powerwash water run off.
4. -Cultural Resources requirements to notify owner if encountered.
5. -Tree Permit required
6. -Federal Endangered Species Habitat Notification.
7. ALUMINUM LADDERS – 055150
8. -Two (2) new security ladders from ground level w/ security gate.
9. -Four (4) additional parapet ladders at upper roof.
10. -Shop Drawings provided for approval.
11. WATERPROOFING & SEALANTS – 071900,076200,079200,079500
12. -Reseal around existing duct penetrations.
13. -Remove existing expansion joint & provide new exterior E.J.
14. -New expansion joint & aluminum cover at upper wall (4 locations)
15. -Remove existing sealant at all roof to wall flashing & apply new sealant. 1/A6.0 & 7/A6.1.

16. -Install new sealant around existing storefront, new weatherstripping & repair cracked glass.
17. -Remove & replace all existing thermoplastic membrane roof gutter.
18. -New galvanized channel flashing to drain water onto interior roof
19. -New roof to wall sealant.
20. -New flashing at existing canopy overhang – 16/A6.1.
21. MEMBRANE & CLAY TILE ROOFING – 073213,075216,075423, 076200
22. -New downspout to be installed (8/A6.1) Penetration in gutter to fit new 4” downspout & required nailers / blocking.
23. -New 4” downspouts wall penetrations per 13/A6.1.
24. -Remove & replace clay tile roof per 3&4/A4.0 & 5,6/A6.1.
25. -Remove & replace clay tile decorative element.
26. -Remove & replace portion of half-barrel tile, remove to the extent necessary to install new wall flashing. Replace broken & missing tile with new. Match existing. Replace wood nailers & mortar as required portion of clay tile roof. Ref. 7 & 10/A6.0.
27. -Flashing at existing sloped parapet – 3/A6.1.
28. -Provide proper flashing boot around electrical line 14/A6.1.
29. -Remove select portion of half-barrel tile (3/A6.1) for installation of new thermoplastic roof membrane & galvanize metal flashing (1/A6.1).
30. -Clay roof tile at parapet – 5/A6.1.
31. -Remove portion of clay tile for installation of new metal channel flashing. (2,3/A6.1)
32. -Clay tile roof detail – 5&6/A6.1
33. SKYLIGHT REPAIR -
34. -Repair broken / damaged skylight panel as noted per plans.
35. -Repair & seal skylight 1&11/A56.0.
36. -Repair & seal half-barrel skylight according to mfr instructions. Verify location of skylight causing water penetration before 13/A3.1.
37. ALUMINUM WINDOWS – 085113, 088000
38. -Remove existing & provide new Aluminum Window at all existing upper façade windows. Verify Placement 9, 10, 11/A6.1.
39. -Provide new sealant around existing storefront, & new weather stripping & repair cracked glass.
40. -Replace broken glass at upper clerestory – 1/A6.0 & 14/A6.0.
41. STUCCO FAÇADE REPAIRS - 092400
42. -Patch/Repair stucco at new downspout penetration 13/A6.1\
43. -Repair cracks & loose stucco. Stucco repairs to provide a sound base. Apply skim coat to stucco & prepare all stucco surface for elastomeric coating.
44. -Stucco control joints spacing per elevations 1 & 2/A4.0.

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45. -Repairs to all existing stucco with a skim coat of stucco to be applied on all exterior walls.
46. -Interior patching of stucco cracks at all arches and framing around windows.
47. -Patch & repair stucco and prep for elastomeric coating.
48. ELASTOMERIC PAINTING – 099113, 099653
49. -Paint all new & existing exterior stucco with elastomeric paint.
50. -Paint interior wall area around arch after stucco repairs.
51. All work will be during normal business hours. M-F, 7:00 – 3:30.
52. Full access to the interior & exterior of the El Mercado Building.
53. Daily clean of job-site to GC dumpster.
54. City wage rates apply.
55. Clean up and trash haul.
56. Work areas are to be returned to similar existing conditions.
57. Includes 1-year installation and workmanship warranty.

Exclusions:

- No Premium Time. (After-Hours or Week-ends)
- Excludes moving tenant equipment or merchandise.
- Excludes painting interior wall other than arch window repairs.
- Sales Tax

Estimator: Ron Gonzales Roofing & Waterproofing Repairs - El Mercado Repairs

Division Summary (MF04)	
01 - General Requirements	\$22,095.00
02 - Existing Conditions	
03 - Concrete	\$5,570.00
04 - Masonry	
05 - Metals	
06 - Wood, Plastics, and Composites	
07 - Thermal and Moisture Protection	\$95,738.10
08 - Openings	\$28,745.00
09 - Finishes	\$209,992.00
10 - Specialties	
11 - Equipment	
12 - Furnishings	
13 - Special Construction	
14 - Conveying Equipment	
21 - Fire Suppression	
22 - Plumbing	
23 - Heating, Ventilating, and Air-Conditioning (HVAC)	
25 - Integrated Automation	
MF04 Total (Without totalling components)	\$365,020.10

Totalling Components	
Priced Line Items	\$365,020.10
RSMean SAN ANTONIO, TX CCI 2021Q1, 84.70%	\$(55,848.08)
2019 City of San Antonio JOC Sabinal Normal (25.0000%)	\$77,293.01
Nonpriced Line Items	

Material, Labor, and Equipment Totals (No Totalling Components)	
Material:	\$157,086.80
Labor:	\$203,755.80
Equipment:	\$4,177.50
Other:	\$0.00
Laborhours:	4,476.88
Green Line Items:1	\$2,880.00

Priced/Non-Priced	
Total Priced Items:	26
Total Non-Priced Items:	0
	26
	\$365,020.10
	\$0.00
	0.00%

Grand Total **\$386,465.03**

Preliminary Estimate, by estimates

Roofing & Waterproofing Repairs - El Mercado Repairs

Estimator: Ron Gonzales

Item	Description	UM	Quantity	Unit Cost	Total	Book
01 - General Requirements						
1	01-54-23-70-0200 Scaffolding, steel tube, regular, no plank, labor only to erect and dismantle, building exterior, wall face, 6'-4" x 5' frames, 6 to 12 stories Scaffolding for Exterior of Building.	C.S.F.	35.0000	\$207.00	\$7,245.00	RSM19eFAC L, B
2	01-93-13-16-2500 Electrical facilities maintenance, remove and replace or maintain, road fixture and Ea. lamp Misc. Electrical Repairs		10.0000	\$1,485.00	\$14,850.00	RSM19eFAC M, L, B
01 - General Requirements Total					\$22,095.00	
03 - Concrete						
3	03-82-16-10-0100 Concrete impact drilling, including bit cost, layout and set-up time, excluding anchors, up to 4" deep in concrete or brick floors or walls, holes, 1/4" diameter Concrete drill for new downspouts (4 ea.) 10' ea location	Ea.	1,000.0000	\$5.57	\$5,570.00	RSM19eFAC M, L, B
03 - Concrete Total					\$5,570.00	
07 - Thermal and Moisture Protection						
4	07-01-90-81-0118 Joint sealant replacement; control joints in concrete floors and slabs, option 1 for joints with hard dry sealant, step 1: sawcut to remove 95% of old sealant, 3/4" wide x 1-1/2" deep, with double saw blades Remove all existing sealant on all roof to wall flashing.	L.F.	1,350.0000	\$0.39	\$526.50	RSM19eFAC M, L, E, B
5	07-05-05-10-1620 Selective demolition, thermal and moisture protection, roof accessories, skylight to 10 S.F. Removal of existing skylight	Ea.	1.0000	\$41.00	\$41.00	RSM19eFAC L, B
6	07-11-13-10-1000 Bituminous asphalt coating, asphalt coating, troweled on, asphalt with fibers, 1/2" thick Waterproofing interior gutter liner throughout entire building	S.F.	2,300.0000	\$3.32	\$7,636.00	RSM19eFAC M, L, B
7	07-32-13-10-1140 Clay tiles, including installation of accessories, barrel mission tile, 18", 166, pieces per square, terra cotta red Remove broken & loose clay tile & install new tile roof to match existing.	Sq.	15.0000	\$618.00	\$9,270.00	RSM19eFAC M, L, B
8	07-65-10-10-0020 Sheet metal flashing and counter flashing, including up to 4 bends, aluminum, mill finish, .013" thick Replace flashing at walls where noted.	S.F.	10,000.0000	\$3.35	\$33,500.00	RSM19eFAC M, L, B
9	07-65-10-10-0300 Sheet metal flashing and counter flashing, including up to 4 bends, aluminum, mill finish, .050" thick Termination Bar	S.F.	620.0000	\$5.24	\$3,248.80	RSM19eFAC M, L, B
10	07-71-23-10-0700 Downspouts, aluminum, round, corrugated aluminum, 4" diameter, .025" thick New Downspouts	L.F.	200.0000	\$6.72	\$1,344.00	RSM19eFAC M, L, B
11	07-71-23-30-0012 Gutters, aluminum, stock units, 5" K type, .027" thick, plain	L.F.	220.0000	\$6.74	\$1,482.80	RSM19eFAC M, L, B

Preliminary Estimate, by estimates

Roofing & Waterproofing Repairs - El Mercado Repairs

Estimator: Ron Gonzales

Item	Description	UM	Quantity	Unit Cost	Total	Book
07 - Thermal and Moisture Protection						
New gutters at North & South Elevation						
12	07-71-29-10-0610 Expansion joints, butyl or neoprene center with foam insulation, metal flanges, aluminum, .032" thick, for joint openings to 5" New expansion joint material & expansion joint covers 6/A6.0.	L.F.	1,000.0000	\$16.93	\$16,930.00	RSM19eFAC M, L, B
13	07-92-13-20-0115 Caulking and sealant options, latex acrylic based, bulk in place, 1/2" x 7/8" Continuous sealant around expansion joint covers	L.F.	1,350.0000	\$2.34	\$3,159.00	RSM19eFAC M, L, B
14	07-92-13-20-0135 Caulking and sealant options, latex acrylic based, bulk in place, 1" x 1" Provide new sealant as notex per plans.	L.F.	5,000.0000	\$3.72	\$18,600.00	RSM19eFAC M, L, B
07 - Thermal and Moisture Protection Total						\$95,738.10
08 - Openings						
15	08-05-05-20-0280 Selective demolition of windows, aluminum, including trim, to 50 S.F. Demo & Haul off existing windows	Ea.	22.0000	\$65.50	\$1,441.00	RSM19eFAC L, B
16	08-45-10-10-1460 Skylights, skylight pyramid, aluminum frame, clear low E laminated glass, glass must be field installed, 6' x 6' Re-glaze existing Skylight	Ea.	1.0000	\$10,915.00	\$10,915.00	RSM19eFAC M, L, B
17	08-51-13-20-1000 Aluminum windows, including frame and glazing, commercial grade, stock units, casement, 3'-1" x 3'-2" opening New 3' x 3' Aluminum Windows	Ea.	22.0000	\$474.50	\$10,439.00	RSM19eFAC M, L, B
18	08-51-13-20-1000-1050 Aluminum windows, add for storms (Modified using 08-51-13-20-1050) Ajustment for Storms - 1" overall glass, clear over clear, solarban 70#2, Tempered	Ea.	22.0000	\$123.00	\$2,706.00	RSM19eFAC M, B
19	08-63-13-20-3070 Skylight rigid metal-framed, skylight framing is aluminum, electric vent tempered glass, curb mount, 49-1/2" x 49-1/2" Repair existing skylights - 13/A3.1 & #11/A6.0	Ea.	2.0000	\$1,622.00	\$3,244.00	RSM19eFAC M, L, B
08 - Openings Total						\$28,745.00
09 - Finishes						
20	09-22-36-23-2800 Metal lath, stucco mesh, painted, 3.6 lbs. Install fiber mesh over entire building after all cracks have been repaired.	S.Y.	10,000.0000	\$4.24	\$42,400.00	RSM19eFAC M, B
21	09-23-20-30-0300 Keenes cement, finish only, add to plaster prices, standard Install skim coat over entire building	S.Y.	2,400.0000	\$11.18	\$26,832.00	RSM19eFAC M, L, E, B
22	09-24-23-40-0015 Stucco, 3 coats 7/8" thick, float finish, with mesh, on wood frame Stucco Crack Repairs (Existing cracks only)	S.Y.	1,100.0000	\$45.60	\$50,160.00	RSM19eFAC M, L, E, B

Preliminary Estimate, by estimates

Roofing & Waterproofing Repairs - El Mercado Repairs

Estimator: Ron Gonzales

Item	Description	UM	Quantity	Unit Cost	Total	Book
09 - Finishes						
23	09-91-03-30-0700 Exterior surface preparation, siding, scrape and sand. light 10 to 30%, medium 30 to 70%, heavy 70 to 100%, % of surface to sand, wood shingles, shakes, heavy Prep existing stucco surfaces prior to painting.	S.F.	40,000.0000	\$1.24	\$49,600.00	RSM19sFAC L, B
24	09-96-53-10-0100 Coatings, elastomeric, high build, water proof, one coat system, concrete, brush Install new elastomeric paint on entire building surfaces.	S.F.	30,000.0000	\$0.82	\$24,600.00	RSM19sFAC M, L, B
25	09-96-53-10-0100 Coatings, elastomeric, high build, water proof, one coat system, concrete, brush Paint interior walls at stucco repairs	S.F.	20,000.0000	\$0.82	\$16,400.00	RSM19sFAC M, L, B
09 - Finishes Total						\$209,992.00
31 - Earthwork						
26	31-25-14-16-1000 Rolled erosion control mats and blankets, silt fence, install and maintain, remove Environmental Systems - Powerwash Containment	L.F.	2,000.0000	\$1.44	\$2,880.00	RSM19sFAC Grn, M, L, E, B
31 - Earthwork Total						\$2,880.00
Estimate Grand Total						386,465.03