



PROPOSAL

Date: August 25, 2014

Brett Van Hazel
Project Control Manager
Transportation & Capital Improvements
City of San Antonio
1303 N. Terminal Dr.
San Antonio, Texas 78216

Re: SAIA FIS Area Renovations

Owner:	City of San Antonio
COSA Contract Date:	March 11, 2011
Owner's Representative:	Brett Van Hazel
Contractor:	Alpha Building Corporation
RFP No.:	01140822

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 if attached.

1. All work shall be performed in accordance with the Request for Proposal No. 01140822.
2. Furnish materials, equipment, labor, and supervision as required to complete work, except which is clarified below, associated with plans titled "FIS Area Renovations" by RS&H, Inc. Plans dated August 4, 2014. Clarifications are below.
3. Acknowledgement of Addendums 1, 2, and 3.
4. The current wage decision is included.
5. No other job related requirements are acknowledged or included in this offer.

Assumptions & Clarifications:

1. Electrical work to only be:
 - a. Remove and reinstall existing electrical at processing booths
 - b. Remove and reinstall existing electrical in offices being demo'd.
 - c. Only re-lamp light fixtures in processing area, no new light fixtures in scope.
2. No Fire Alarm or Sprinkler work is included in this proposal.
3. Ceiling grid in FIS will remain, straighten, and painted.

4. New phenolic toilet partitions are included in this proposal.
5. Existing laminated glass will be reused on the processing booths.
6. Standard colors of Azrock or Armstrong VCT to be installed.
7. Standard color of commercial carpet to be installed.
8. No patching of holes in Vestibule ceiling.
9. Data work is only in processing booths. No new data to be pulled.
10. No handling or disposal of hazardous materials.
11. Work to be performed during standard and non standard working hours.
12. We exclude holiday work.
13. We exclude all unforeseen condition.

Base Proposal:	\$ 475,600.00
Security Escort:	\$ 35,700.00
Payment and Performance Bond:	\$ 8,700.00
<u>Owner's Contingency:</u>	<u>\$ 110,500.00</u>
Total Contract Amount:	\$ 630,500.00

Calendar Days to Complete Work: 120 Days

Sincerely,



Atanacio Carrisal, Project Manager
Alpha Building Corporation

Attachment:

- RS Means Estimate

Accepted:  8/25/14



Estimator: Atanacio Carrisal
Division Summary (MF04)
Summary of tagged estimates...

01 - General Requirements	\$223,169.81	26 - Electrical
02 - Existing Conditions	\$16,840.00	27 - Communications
03 - Concrete		28 - Electronic Safety and Security
04 - Masonry		31 - Earthwork
05 - Metals		32 - Exterior Improvements
06 - Wood, Plastics, and Composites		33 - Utilities
07 - Thermal and Moisture Protection		34 - Transportation
08 - Openings	\$1,254.00	35 - Waterway and Marine Transportation
09 - Finishes	\$159,111.00	41 - Material Processing and Handling Equipment
10 - Specialties	\$5,721.00	44 - Pollution Control Equipment
11 - Equipment	\$1,125.00	46 - Water and Wastewater Equipment
12 - Furnishings		48 - Electric Power Generation
13 - Special Construction		Alternates
14 - Conveying Equipment		Trades
21 - Fire Suppression		Assemblies
22 - Plumbing	\$2,504.60	FMR
23 - Heating, Ventilating, and Air-Conditioning (HVAC)	\$9,500.00	MF04 Total (Without totalling components)
Totalling Components		\$631,791.16
RSMean Subtotal	\$441,788.61	Non-Pre-Priced Items
RSMean SAN ANTONIO, TX CCI 2014Q3, 85.50%	\$(64,059.35)	NPI Non-Standard Coefficient (20.0000%)
JOC Coefficient Non-Standard (-25.0000%)	\$(94,432.32)	

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

Material:	\$142,380.86
Labor:	\$428,188.70
Equipment:	\$6,371.60
Other:	\$54,850.00
Laborhours:	3,658.42
Green Line Items:0	\$0.00

Priced/Non-Priced	
Total Priced Items:	50
Total Non-Priced Items:	10
	60
	30.07%

Grand Total **\$511,300.00**

Final Estimate

Estimator: Atanacio Carrisal		Combined estimates...			
Item	Description	UM	Quantity	Unit Cost	Total Book
01 - General Requirements					
1	01-21-53-50-0800-L Factors, cost adjustments, add to construction costs for particular job requirements, dust protection, add, minimum	Costs	533,000.0000	2.0000%	\$10,660.00 RSM14FAC L, O&P
2	01-21-53-50-0800-M Factors, cost adjustments, add to construction costs for particular job requirements, dust protection, add, minimum	Costs	273,451.0000	1.0000%	\$2,734.51 RSM14FAC M, O&P
3	01-21-53-50-1400-L Factors, cost adjustments, add to construction costs for particular job requirements, material handling and storage limitation, add, minimum	Costs	533,000.0000	1.0000%	\$5,330.00 RSM14FAC L, O&P
4	01-21-53-50-1400-M Factors, cost adjustments, add to construction costs for particular job requirements, material handling and storage limitation, add, minimum	Costs	272,000.0000	1.0000%	\$2,720.00 RSM14FAC M, O&P
5	01-21-53-50-1700-L Factors, cost adjustments, add to construction costs for particular job requirements, protection of existing work, add, minimum	Costs	533,000.0000	2.0000%	\$10,660.00 RSM14FAC L, O&P
6	01-21-53-50-1700-M Factors, cost adjustments, add to construction costs for particular job requirements, protection of existing work, add, minimum	Costs	272,000.0000	2.0000%	\$5,440.00 RSM14FAC M, O&P
7	01-21-53-50-2400-L Factors, cost adjustments, add to construction costs for particular job requirements, work inside prisons and high security areas, add, minimum	Costs	91,917.6500	30.0000%	\$27,575.30 RSM14FAC L, O&P
8	01-31-13-20-0020 Field personnel, clerk, average	Week	4.0000	\$710.00	\$2,840.00 RSM14FAC L, O&P
9	01-31-13-20-0200 Field personnel, project manager, average	Week	8.0000	\$3,600.00	\$28,800.00 RSM14FAC L, O&P
10	01-31-13-20-0260 Field personnel, superintendent, average	Week	16.0000	\$3,350.00	\$53,600.00 RSM14FAC L, O&P
11	01-54-33-20-5250-4 Rent per month for earthwork equipment rental, without operators, truck, dump, two axle, 12 ton, 8 C.Y. payload, 220 H.P.	Ea.	3.0000	\$2,255.00	\$6,150.00 RSM14FAC E, O&P
12	01-56-32-50-0100 Watchman, service, monthly basis, uniformed person, maximum FIS Security Officer	Hr.	960.0000	\$50.00	\$48,000.00 RSM14FAC O&P
13	01-74-13-20-0040 Cleaning up, after job completion, allow, maximum	Job	685,000.0000	1.0000%	\$6,850.00 RSM14FAC O&P
14	01-74-13-20-0052 Cleaning up, cleanup of floor area, continuous, per day, during construction	M.S.F.	20.0000	\$73.00	\$1,460.00 RSM14FAC M, L, E, O&P
15	01-74-13-20-0100 Cleaning up, cleanup of floor area, final by General Contractor at end of job	M.S.F.	20.0000	\$101.00	\$2,020.00 RSM14FAC M, L, E, O&P
16	01-93-13-16-2515 Electrical facilities maintenance, remove and replace or maintain, fluorescent fixture, relamp, fluorescent, facility area, each tube, spot (82) 2'x2' Fixtures (39) Can Lighting (36) Pendant Lighting	Ea.	340.0000	\$24.50	\$8,330.00 RSM14FAC M, L, O&P
01 - General Requirements Total					\$223,169.81
02 - Existing Conditions					

Final Estimate

Combined estimates...

Estimator: Atanacio Carrisal

02 - Existing Conditions

Item	Description	UM	Quantity	Unit Cost	Total	Book
17 02-41-19-19-0840	Selective facility services 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	16.0000	\$850.00	\$13,640.00	RSM14FAC M, O&P
18 02-41-19-19-2000	Selective facility services demolition, rubbish handling, the following are to be added to the demolition prices. Load, haul, dump and return, up to 50' haul, hand carried	C.Y.	80.0000	\$40.00	\$3,200.00	RSM14FAC L, O&P

02 - Existing Conditions Total

\$16,840.00

08 - Openings

19 08-12-13-13-0028	Standard hollow metal frames, steel, knock down, 16 gauge, up to 5-3/4" jamb depth, 6'-8" high, 3'-6" wide, single	Ea.	1.0000	\$243.00	\$243.00	RSM14FAC M, L, O&P
20 08-14-16-09-0025	Smooth wood doors, flush, interior, hollow core, lauan face, 1-3/8", 3'-0" x 6'-8"	Ea.	1.0000	\$131.00	\$131.00	RSM14FAC M, L, O&P
21 08-71-20-15-2500	Hardware, average, door hardware, school, single interior, regular use, lever	Door	1.0000	\$880.00	\$880.00	RSM14FAC M, L, O&P

08 - Openings Total

\$1,254.00

09 - Finishes

22 09-65-13-13-0700	Resilient base, 1/8" vinyl base, standard colors, straight or cove, 4" high New cove base	L.F.	1,900.0000	\$3.07	\$5,833.00	RSM14FAC M, L, O&P
23 09-65-13-13-0730	Resilient base, 1/8" vinyl base, standard colors, corners, 4" high New cove base	Ea.	85.0000	\$4.50	\$382.50	RSM14FAC M, L, O&P
24 09-65-19-10-7600	Miscellaneous resilient tile flooring, vinyl tile, 12" x 12", 1/8" thick, minimum New tile flooring in vestibule and corridors	S.F.	8,350.0000	\$6.55	\$54,692.50	RSM14FAC M, L, O&P
25 09-68-05-11-0117	Flooring transition strip, clamp down brass divider, 12' strip, vinyl to hard surface Transition strips at doors and change in flooring	Ea.	40.0000	\$29.00	\$1,160.00	RSM14FAC M, L, O&P
26 09-68-13-10-1180	Carpet tile, tufted nylon, 24" x 24", hard back, 35 ounce Vestibule	S.Y.	20.0000	\$46.00	\$920.00	RSM14FAC M, L, O&P
27 09-91-23-72-1670	Walls and ceilings, interior, concrete, dry wall or plaster, painting walls, complete, including surface preparation, primer and two coats finish, on drywall or plaster, with roller	S.F.	20,300.0000	\$1.77	\$35,931.00	RSM14FAC M, L, O&P
28 09-91-23-72-4000	Walls and ceilings, interior, masonry or concrete block, block filler, one coat, brushwork 3 coats	S.F.	40,800.0000	\$1.32	\$53,856.00	RSM14FAC M, L, O&P
29 09-96-56-20-1900	Wall coatings, epoxy coatings, high build epoxy, 50 mil, maximum	S.F.	960.0000	\$6.60	\$6,336.00	RSM14FAC M, L, O&P

Final Estimate

Combined estimates...

Estimator: Atanacio Carrisal						
09 - Finishes						
Item	Description	UM	Quantity	Unit Cost	Total Book	
09 - Finishes Total						
\$159,111.00						
10 - Specialties						
30	10-21-13-20-0160	Plastic toilet compartment components, pilasters, ceiling hung, 7" wide x 83" high, phenolic	Ea.	6.0000	\$265.00	\$1,590.00 RSM14FAC M, L, O&P
31	10-21-13-20-0206	Plastic toilet compartment components, panels, 18" wide x 58" high, phenolic	Ea.	7.0000	\$276.00	\$1,932.00 RSM14FAC M, L, O&P
32	10-21-13-20-0320	Plastic toilet compartment components, doors, 24" wide x 58" high, phenolic	Ea.	5.0000	\$405.00	\$2,025.00 RSM14FAC M, L, O&P
33	10-21-13-20-0420	Plastic toilet compartment components, headrails, 62" long, phenolic	Ea.	4.0000	\$43.50	\$174.00 RSM14FAC M, L, O&P
10 - Specialties Total						
\$5,721.00						
11 - Equipment						
34	11-31-33-23-6950	Water heaters, electric, glass lined, 30 gallon, maximum	Ea.	1.0000	\$1,125.00	\$1,125.00 RSM14FAC M, L, O&P
11 - Equipment Total						
\$1,125.00						
22 - Plumbing						
35	22-11-13-23-1140	Pipe and tube, copper, solder joints, type K tubing, couplings and clevis hanger assemblies, 10' O.C., 1/2" diameter	L.F.	20.0000	\$14.10	\$282.00 RSM14FAC M, L, O&P
36	22-11-13-23-1140-4140	Labor adjustment factors, add to labor for working in existing occupied buildings, office building (Modified using 22-01-02-20-4140)	L.F.	20.0000	\$1.48	\$29.60 RSM14FAC L, O&P
37	22-11-13-23-1180	Pipe and tube, copper, solder joints, type K tubing, couplings and clevis hanger assemblies, 10' O.C., 3/4" diameter	L.F.	40.0000	\$18.30	\$732.00 RSM14FAC M, L, O&P
38	22-11-13-23-1180-4140	Labor adjustment factors, add to labor for working in existing occupied buildings, office building (Modified using 22-01-02-20-4140)	L.F.	40.0000	\$1.55	\$62.00 RSM14FAC L, O&P
39	22-11-19-18-0050	Mixing valve, automatic, water tempering, 3/4" size	Ea.	1.0000	\$650.00	\$650.00 RSM14FAC M, L, O&P
40	22-41-13-44-0150	Toilet seats, molded composition, white, industrial, excludes cover, open front, regular bowl	Ea.	5.0000	\$53.00	\$265.00 RSM14FAC M, L, O&P
41	22-41-39-10-2100	Faucets and fittings, lavatory faucet, centerset, without drain	Ea.	4.0000	\$121.00	\$484.00 RSM14FAC M, L, O&P
22 - Plumbing Total						
\$2,504.60						
23 - Heating, Ventilating, and Air-Conditioning (HVAC)						

Final Estimate

Combined estimates...

Item	Description	UM	Quantity	Unit Cost	Total	Book
23 - Heating, Ventilating, and Air-Conditioning (HVAC)						
42	23-31-13-13-0120 Rectangular metal ducts, fabricated rectangular, including approximately 25% fittings, joints, supports, allowance for flexible connections and field sketches, excluding "as-built dwgs." and insulation. Fabrication and installation are combined as labor cost, aluminum, alloy 3003-H14, 500 to 1,000 lb.	Lb.	250.0000	\$23.00	\$5,750.00	RSM14FAC M, L, O&P
43	23-37-13-10-2540 Diffusers, aluminum, opposed blade damper, ceiling, combination supply and return, 24" x 24" supply, 18" x 18" return	Ea.	12.0000	\$284.00	\$3,408.00	RSM14FAC M, L, O&P
44	23-37-23-10-1360 HVAC gravity air ventilators, including base, rotary ventilators, wind driven, galvanized, 8" neck diameter	Ea.	2.0000	\$171.00	\$342.00	RSM14FAC M, L, O&P
23 - Heating, Ventilating, and Air-Conditioning (HVAC) Total						
					\$9,500.00	
Alternates						
45	01-93-13-16-2515 Electrical facilities maintenance, remove and replace or maintain, fluorescent fixture, relamp, fluorescent, facility area, each tube, spot (82) 2'x2' Fixtures (39) Can Lighting (36) Pendant Lighting	LSUM	1.0000	\$12,050.00	\$12,050.00	CUSTOM M, L, O&P
46	06-18-13-20-0600 Remove and Relaminate Millwork	SF	10,200.0000	\$2.20	\$22,440.00	CUSTOM M, L, O&P
47	09-65-13-13-0700 Remove lamination on millwork and relaminate					
47	09-65-13-13-0700 Demo - Resilient base, 1/8" vinyl base, standard colors, straight or cove, 4" high	L.F.	1,900.0000	\$3.36	\$6,384.00	CUSTOM L, O&P
47	09-65-13-13-0700 Demo existing cove base					
48	09-68-13-10-1180 Demo - Carpet tile, tufted nylon, 24" x 24", hard back, 35 ounce	S.Y.	950.0000	\$13.90	\$13,205.00	CUSTOM L, O&P
48	09-68-13-10-1180 Demo Carpet in vestibule and corridors as shown on plans					
49	10-21-13-20-0160 Demo - Plastic toilet compartment components, pilasters, ceiling hung, 7" wide x 83" high, phenolic	Ea.	6.0000	\$182.40	\$1,094.40	CUSTOM L, O&P
50	10-21-13-20-0206 Demo - Plastic toilet compartment components, panels, 18" wide x 58" high, phenolic	Ea.	7.0000	\$127.40	\$891.80	CUSTOM L, O&P
51	10-21-13-20-0320 Demo - Plastic toilet compartment components, doors, 24" wide x 58" high, phenolic	Ea.	5.0000	\$167.60	\$838.00	CUSTOM L, O&P
52	10-21-13-20-0420 Demo - Plastic toilet compartment components, headrails, 62" long, phenolic	Ea.	4.0000	\$37.50	\$150.00	CUSTOM L, O&P
53	12-35-70-16-2300 Processing Stations, Custom, P-lam	Ea	4.0000	\$13,700.00	\$54,800.00	CUSTOM M, L, O&P
53	12-35-70-16-2300 -Fabricate new processing stations					
53	12-35-70-16-2300 -Remove existing stations					
53	12-35-70-16-2300 -Reinstall existing laminated glass					
Alternates Total					\$111,853.20	

Trades

Final Estimate

Combined estimates...

Estimator: Atanacio Carrisal

Trades

Item	Description	UM	Quantity	Unit Cost	Total	Book
54 CLAM	Common Maintenance Laborer - 2014 RSMMeans Facilities O&P Rate Install owner furnished toilet accessories	Hour	48.0000	\$42.65	\$2,047.20	Trades L, O&P N
55 ELEC	Electricians - 2014 RSMMeans Facilities O&P Rate 2 additional electricians for 10 days	Hour	137.0000	\$82.55	\$11,309.35	Trades L, O&P N
56 HELP	Helpers Average (5 trades) - 2014 RSMMeans Facilities O&P Rate 2 helpers for 8 weeks	Hour	512.0000	\$57.15	\$29,260.80	Trades L, O&P N
57 PLUM	Plumbers - 2014 RSMMeans Facilities O&P Rate 2 additional plumbers for 2 weeks	Hour	160.0000	\$89.80	\$14,368.00	Trades L, O&P N
58 PORD	Painters, Ordinary - 2014 RSMMeans Facilities O&P Rate 2 additional painters for 20 nights	Hour	320.0000	\$63.45	\$20,304.00	Trades L, O&P N
59 SKWK	Skilled Workers Average (35 trades) - 2014 RSMMeans Facilities O&P Rate Data Techs for 4 nights when changing out Processing Booths HVAC Techs for scope	Hour	304.0000	\$77.05	\$23,423.20	Trades L, O&P N

Trades Total

\$100,712.55

Estimate Grand Total

511,300.00