

**City of San Antonio  
Job Order Contract**

August 14, 2017

Francisco (Frank) S. Garcia  
City of San Antonio (SAPD)  
Facilities Manager  
315 South Santa Rosa St.  
San Antonio, Texas 78207

**Re: COSA – Police Detention Center Interior Finishes and Lavatory/Toilet Combos**

Owner: City of San Antonio  
COSA Contact Date: July 17, 2017  
Owner's Representative: Frank Garcia  
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 job site visits on dates 07.17.17.
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 acknowledge.

**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
6. Per job site visit and documents provided on 07.17.17

**Total Proposal Amount:**

**\$ 200,335.30**

**Attachments:**

- Statement of Work
- RS Means Line Estimate

**Statement of Work – Joint Scope:**

Date: 08.04.17

Project: **COSA – Police Detention Center Interior Finishes and Lavatory/Toilet Combos**  
RFP# **PENDING**

Location: 401 S. Frio San Antonio, TX 78207

Coordinator: Frank Garcia

City of San Antonio job site visit

Jamail & Smith Construction, LP is pleased to present our proposal for the above referenced project using the 2017 Means Facilities Construction Cost Data in accordance with our Job Order Contract, JOC 2015 : 2015SATJOC utilizing, the current San Antonio City Cost Index and the JOC Coefficient. This proposal is based on the Site visit of existing conditions. 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:**

- Remove and replace ceiling tiles in main holding area and corridors
- Remove and replace rubber base at upper desk station and video room
- Remove taped lines in video room
- Cut-in and insert new VCT marking lines in video room
- Provide and install new VCT at video room, officers space and DWI restroom
- Provide and install new rubber base at video room and officers space
- Prep and paint sliding cell doors
- Prep and paint all walls and ceilings at holding cells
- Remove and haul off all plexi-glass at cell doors
- Provide and install new plexi-glass at cell doors
- Remove existing light fixtures at rear entry canopy
- Provide and install new light fixtures at rear entry canopy
- Remove plastic laminate shelf at rear entry
- Relocate (2) a/c supply grills
- Repair wall cages as requested
- Wax new VCT flooring
- Remove existing gun storage lockers
- Provide and install new gun storage lockers
- Provide (10 additional locks for gun storage lockers
- Remove existing lavatory/toilet combos
- Haul-off and Disposal
- Provide and install new lavatory/toilet combos, (2) ADA compliant and (18) standard

- Provide and install necessary misc. hardware items to make final connections
- Provide and install (2) additional ADA compliant grab bars
- Daily and Final Clean-up
- Equipment, Materials and Labor

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. Permits & permit fees
4. Permit drawings
5. Sales Tax
6. Any work not identified in the above scope of work or unforeseen
7. Electrical and Data
8. HVAC Mechanical

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

  
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Luis Garcia  
Project General Manager

**Estimator: Estimator Marie Benavidez**

**Project Scope:** Exterior lighting  
 Painting - walls, ext. door, cell doors  
 Ceiling tile replacement  
 Flooring- Rubber base replacement  
 Openings- Replace plexiglass windows on cells

**Division Summary (MF04)**

01 - General Requirements	\$25,925.50	26 - Electrical	\$3,468.60
02 - Existing Conditions	\$5,840.50	27 - Communications	
03 - Concrete		28 - Electronic Safety and Security	
04 - Masonry		31 - Earthwork	
05 - Metals		32 - Exterior Improvements	
06 - Wood, Plastics, and Composites	\$250.40	33 - Utilities	
07 - Thermal and Moisture Protection		34 - Transportation	
08 - Openings	\$49,980.00	35 - Waterway and Marine Transportation	
09 - Finishes	\$60,169.09	41 - Material Processing and Handling Equipment	
10 - Specialties		44 - Pollution Control Equipment	
11 - Equipment	\$102,900.00	46 - Water and Wastewater Equipment	
12 - Furnishings		48 - Electric Power Generation	
13 - Special Construction		Alternate	\$25,708.92
14 - Conveying Equipment		Trades	
21 - Fire Suppression	\$41,475.00	Assemblies	
22 - Plumbing	\$229.50	FMR	
23 - Heating, Ventilating, and Air-Conditioning (HVAC)		<b>MF04 Total (Without totalling components)</b>	<b>\$315,947.51</b>

**Totalling Components**

Priced Line Items	\$301,578.59
RSMeans SAN ANTONIO, TX CCI 2017Q2, 85.90%	\$(42,522.58)

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

Material:	\$153,049.79
Labor:	\$152,801.31
Equipment:	\$300.41
Other:	\$9,796.00
Labourhours:	3,361.47
Green Line Items:0	\$0.00

**COSA Police Detention Center Ext. Lighting, Renovate Cells,**

26 - Electrical	\$3,468.60
27 - Communications	
28 - Electronic Safety and Security	
31 - Earthwork	
32 - Exterior Improvements	
33 - Utilities	
34 - Transportation	
35 - Waterway and Marine Transportation	
41 - Material Processing and Handling Equipment	
44 - Pollution Control Equipment	
46 - Water and Wastewater Equipment	
48 - Electric Power Generation	
Alternate	\$25,708.92
Trades	
Assemblies	
FMR	
<b>MF04 Total (Without totalling components)</b>	<b>\$315,947.51</b>

2015 City of San Antonio JOC-Jamail Standard (-30.1000%)	\$77,975.86
Nonpriced Line Items	\$14,368.92

**Priced/Non-Priced**

Total Priced Items:	43	\$301,578.59	
Total Non-Priced Items:	3	\$14,368.92	4.55%
	46	\$315,947.51	

**Grand Total** **\$195,449.07**

# Preliminary Estimate, by estimates

**Estimator: Estimator Marie Benavidez**

**COSA Police Detention Center Ext. Lighting, Renovate Cells,**

Item	Description	UM	Quantity	Unit Cost	Total	Book
<b>01 - General Requirements</b>						
1	01-31-13-20-0200 Field personnel, project manager, average	Week	2.0000	\$3,900.00	\$7,800.00	RSM17eFAC L, O&P
2	01-31-13-20-0260 Field personnel, superintendent, average	Week	4.0000	\$3,625.00	\$14,500.00	RSM17eFAC L, O&P
3	01-74-13-20-0052 Cleaning up, cleanup of floor area, continuous, per day, during construction Daily cleanup 1500/1000 = 1.50	M.S.F.	1.5000	\$79.00	\$118.50	RSM17eFAC M, L, E, O&P
4	01-93-13-08-0510 Door & window facilities maintenance, door closer, repair concealed door check or closer check/repair and oil door closing mechanism on cell doors- 21 cells	Ea.	21.0000	\$167.00	\$3,507.00	RSM17eFAC L, O&P
<b>01 - General Requirements Total</b>					<b>\$25,925.50</b>	
<b>02 - Existing Conditions</b>						
5	02-41-19-19-0800 Selective demolition, rubbish handling, the following are to be added to the demolition prices. Dumpster, weekly rental, includes one dump per week, 30 C.Y. capacity, 7 tons	Week	3.0000	\$800.00	\$2,400.00	RSM17eFAC M, O&P
6	02-41-19-19-0910 Selective demolition, rubbish handling, the following are to be added to the demolition prices, dumpster, alternate pricing for dumpsters, delivery, average for all sizes dumpster delivery	Ea.	1.0000	\$82.50	\$82.50	RSM17eFAC M, O&P
7	02-41-19-19-0920 Selective demolition, rubbish handling, the following are to be added to the demolition prices, dumpster, alternate pricing for dumpsters, haul, average for all sizes haul off	Ea.	2.0000	\$259.00	\$518.00	RSM17eFAC M, O&P
8	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 haul off demolished material	C.Y.	20.0000	\$62.00	\$1,240.00	RSM17eFAC L, O&P
9	02-41-19-19-2045 Selective demolition, rubbish handling, the following are to be added to the demolition prices. Load, haul, dump and return, 0' to 100' haul, wheeled	C.Y.	10.0000	\$41.00	\$410.00	RSM17eFAC L, O&P
10	02-41-19-19-3040 Selective demolition, rubbish handling, the following are to be added to the demolition prices. Loading and trucking, including 2 mile haul, hand loading truck, 50' haul load	C.Y.	20.0000	\$59.50	\$1,190.00	RSM17eFAC L, E, O&P
<b>02 - Existing Conditions Total</b>					<b>\$5,840.50</b>	
<b>06 - Wood, Plastics, and Composites</b>						
11	06-05-05-20-1220 Selective demolition millwork and trim, casework, selective	S.F.	24.0000	\$5.10	\$122.40	RSM17eFAC L, O&P

# Preliminary Estimate, by estimates

**Estimator: Marie Benavidez**

**COSA Police Detention Center Ext. Lighting, Renovate Cells,**

06 - Wood, Plastics, and Composites

Item	Description	UM	Quantity	Unit Cost	Total	Book
	Remove laminate shelf exterior near front.					
12	06-05-05-20-9000 Selective demolition millwork and trim, minimum labor/equipment charge demo plastic laminate shelf - Exterior	Job	1.0000	\$128.00	\$128.00	RSM17eFAC L, O&P

**06 - Wood, Plastics, and Composites Total**

**\$250.40**

**08 - Openings**

13	08-84-10-10-3500 Plexiglass acrylic, colored, 1/4" thick, cut sheets New plexiglass for cells 126-42" X 38" = 11.08 SF X 126 = 1396.08 SF 21-28" X 32" = 6.21 SF X 21 = 130.41 SF 21-28" X 34" = 6.61 SF X 21 = 138.81	S.F.	1,666.0000	\$30.00	\$49,980.00	RSM17eFAC M, L, O&P
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**08 - Openings Total**

**\$49,980.00**

**09 - Finishes**

14	09-05-05-10-1200 Selective demolition, ceilings, suspended ceiling, mineral fiber, 2' x 2' or 2' x 4' Remove Ceiling tiles (cell area) 46*100 = 4,600.00	S.F.	4,600.0000	\$0.68	\$3,128.00	RSM17eFAC L, O&P
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15	09-05-05-20-0850 Selective demolition, flooring, vinyl or rubber cove base Remove rubber base inside and outside officer's desk in cell area, and in video room ((32+32+18+18)*2)+(35+35+15+15) = 300.00	L.F.	300.0000	\$0.51	\$153.00	RSM17eFAC L, O&P
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16	09-05-05-20-0860 Selective demolition, flooring, vinyl or rubber cove base, molded corner corners	Ea.	12.0000	\$0.51	\$6.12	RSM17eFAC L, O&P
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17	09-05-05-20-0900 Selective demolition, flooring, vinyl composition tile, 12" x 12" Remove VCT in Officers space and Video room (35*15)+(32*18)+(12*8) = 1,197.00	S.F.	1,197.0000	\$1.02	\$1,220.94	RSM17eFAC L, O&P
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18	09-51-23-10-1110 Suspended acoustic ceiling tiles, excluding suspension system, mineral fiber tile, lay-in, 2' x 2' or 2' x 4', 5/8" thick, fine texture New Ceiling tiles (cell area) 46*100 = 4,600.00	S.F.	4,600.0000	\$2.09	\$9,614.00	RSM17eFAC M, L, O&P
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19	09-51-23-30-9000 Suspended ceilings, complete, minimum labor/equipment charge line item for labor/equipment min. charge for ceiling work	Job	1.0000	\$320.00	\$320.00	RSM17eFAC L, O&P
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20	09-65-13-13-1100 Resilient base, 1/8" rubber base, standard colors, straight or cove, 4" high New rubber base inside and outside officer's desk in cell area ((32+32+18+18)*2)+(35+35+15+15) = 300.00	L.F.	300.0000	\$3.10	\$930.00	RSM17eFAC M, L, O&P
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# Preliminary Estimate, by estimates

## Estimator: Estimator Marie Benavidez

## COSA Police Detention Center Ext. Lighting, Renovate Cells,

09 - Finishes

Item	Description	UM	Quantity	Unit Cost	Total	Book
21 09-65-16-10-8700	Rubber and vinyl sheet flooring, adhesive cement, 1 gallon per 200 to 300 S.F. Gal. Adhesive for rubber base and VCT (approx 200 sf per gallon) sold in gallons; must purchase min. 1 gal. (1101+(300*.333))/200 = 6.00	Gal.	6.0045	\$33.50	\$201.15	RSM17eFAC M, O&P
22 09-65-19-19-7000	Vinyl composition tile flooring, vinyl composition tile, 12" x 12", 1/16" thick New VCT for Video room, DWI restroom, & officers space (35*15)+(32*18)+(12*8) = 1,197.00	S.F.	1,197.0000	\$2.50	\$2,992.50	RSM17eFAC M, L, O&P
23 09-91-13-70-0190	Doors and windows, exterior, doors, flush, both sides, including frame and trim, roll and brush, primer and two coats, exterior latex Paint ext. door	Ea.	1.0000	\$124.00	\$124.00	RSM17eFAC M, L, O&P
24 09-91-23-72-0200	Walls and ceilings, interior, concrete, drywall or plaster, latex, primer or sealer coat, smooth finish, brushwork Paint cells PRIMER - walls 21 cells total - 19' X 11' X 8' ht. cells Paint holding cells PRIMER - walls 10 holding cells total - 26' X 11' X 9' ht. (((19+19+11+11)*8)*21)+(((26+26+11+11)*9)*10) = 16,740.00	S.F.	16,740.0000	\$0.54	\$9,039.60	RSM17eFAC M, L, O&P
25 09-91-23-72-0200-1700	Walls and ceilings, interior, for oil base paint, add (Modified using 09-91-23-72-1700) Paint cells - add for oil base paint (((19+19+11+11)*8)*21)+(((26+26+11+11)*9)*10) = 16,740.00	S.F.	16,740.0000	\$0.01	\$167.40	RSM17eFAC M, O&P
26 09-91-23-72-0240	Walls and ceilings, interior, concrete, drywall or plaster, latex, primer or sealer coat, smooth finish, roller Paint hard ceilings in 21 cells. PRIME COAT (19*11)*21 = 4,389.00	S.F.	4,389.0000	\$0.47	\$2,062.83	RSM17eFAC M, L, O&P
27 09-91-23-72-0240-1700	Walls and ceilings, interior, for oil base paint, add (Modified using 09-91-23-72-1700) Paint hard ceilings in 21 cells. PRIME COAT- add for oil base paint (19*11)*21 = 4,389.00	S.F.	4,389.0000	\$0.01	\$43.89	RSM17eFAC M, O&P
28 09-91-23-72-0240-1800	Walls and ceilings, interior, for ceiling installations, add (Modified using 09-91-23-72-1800) Paint hard ceilings in 21 cells. PRIME COAT- add for ceiling work (19*11)*21 = 4,389.00	S.F.	4,389.0000	\$0.06	\$263.34	RSM17eFAC L, O&P
29 09-91-23-72-0840	Walls and ceilings, interior, concrete, drywall or plaster, latex, paint two coats, smooth finish, roller Paint hard CEILINGS 21 cells - 2 coats (19*11)*21 = 4,389.00	S.F.	4,389.0000	\$0.82	\$3,598.98	RSM17eFAC M, L, O&P
30 09-91-23-72-0840-1700	Walls and ceilings, interior, for oil base paint, add (Modified using 09-91-23-72-1700) Paint hard ceilings 21 cells- Add for OIL BASE paint (19*11)*21 = 4,389.00	S.F.	4,389.0000	\$0.01	\$43.89	RSM17eFAC M, O&P

# Preliminary Estimate, by estimates

**Estimator: Marie Benavidez**

**COSA Police Detention Center Ext. Lighting, Renovate Cells,**

09 - Finishes

Item	Description	UM	Quantity	Unit Cost	Total	Book
31	09-91-23-72-0900 Walls and ceilings, interior, concrete, drywall or plaster, latex, paint two coats, sand finish, brushwork Paint cells - walls 21 cells total- 19' X 11' X 8' ht. cells Paint holding cells - walls 10 holding cells total - 26' X 11' X 9' ht. Paint numbers above cells 2 COATS (((19+19+11+11)*8)*21)+(((26+26+11+11)*9)*10)+50 = 16,790.00	S.F.	16,790.00000	\$1.04	\$17,461.60	RSM17eFAC M, L, O&P
32	09-91-23-72-0900-1700 Walls and ceilings, interior, for oil base paint, add (Modified using 09-91-23-72-1700) Add for oil base paint (((19+19+11+11)*8)*21)+(((26+26+11+11)*9)*10) = 16,740.00	S.F.	16,740.00000	\$0.01	\$167.40	RSM17eFAC M, O&P
33	09-97-10-10-1300 Coatings & paints, in five gallon lots, paint, interior, alkyd, oil base, flat Paint materials (((19+19+11+11)*8)*21)+(((26+26+11+11)*9)*10)+((19*11)*21)+50)/200 = 105.90	Gal.	105.8950	\$53.00	\$5,612.44	RSM17eFAC M, O&P
34	09-97-10-10-1500 Coatings & paints, in five gallon lots, paint, interior, alkyd, oil base, primer sealer PRIMER Painting materials (((19+19+11+11)*8)*21)+(((26+26+11+11)*9)*10)+((19*11)*21)+50)/200 = 105.90	Gal.	105.8950	\$28.50	\$3,018.01	RSM17eFAC M, O&P

**09 - Finishes Total** **\$60,169.09**

## 11 - Equipment

35	11-98-30-10-3000 Cell equipment, toilet apparatus, including wash basin, average combo plumbing fixtures	Ea.	21.0000	\$4,900.00	\$102,900.00	RSM17eFAC M, L, O&P
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**11 - Equipment Total** **\$102,900.00**

## 22 - Plumbing

36	22-46-13-10-5400-6300 Security water closets and urinals, for unit rough-in, supply, waste and vent (Modified using 22-46-13-10-6300) line item for point of connections for supply, vent and waste	Ea.	21.0000	\$1,975.00	\$41,475.00	RSM17eFAC M, L, O&P
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**22 - Plumbing Total** **\$41,475.00**

## 23 - Heating, Ventilating, and Air-Conditioning (HVAC)

37	23-31-13-16-5420 Round and flat-oval spiral ducts, fabricated round and flat oval spiral, includes hangers, supports and field sketches, spiral preformed, steel, galvanized, straight lengths, maximum 10" static pressure water gauge, 6" diameter, 26 gauge ducts for relocating supply grilles	L.F.	10.0000	\$6.75	\$67.50	RSM17eFAC M, L, O&P
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38	23-31-13-16-5820 Round and flat-oval spiral ducts, spiral preformed, steel, galvanized, connector, 6" diameter	Ea.	4.0000	\$18.50	\$74.00	RSM17eFAC M, L, O&P
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**Preliminary Estimate, by estimates**

**Estimator: Estimator Marie Benavidez**  
**COSA Police Detention Center Ext. Lighting, Renovate Cells,**

**23 - Heating, Ventilating, and Air-Conditioning (HVAC)**

Item	Description	UM	Quantity	Unit Cost	Total	Book
39	duct fittings Grilles, aluminum, air supply, single deflection, adjustable, 10" x 10"	Ea.	2.0000	\$44.00	\$88.00	RSM17eFAC M, L, O&P

**23 - Heating, Ventilating, and Air-Conditioning (HVAC) Total**

\$229.50

**26 - Electrical**

40	Electrical demolition, lighting, explosionproof, incandescent Remove 12 Exterior lights	Ea.	12.0000	\$80.50	\$966.00	RSM17eFAC L, O&P
41	Exterior fixtures, including lamps, wall mounted, quartz, 500 watt New exterior lighting	Ea.	12.0000	\$200.00	\$2,400.00	RSM17eFAC M, L, O&P
42	Labor adjustment factors, add to labor for elevated installation, above floor level, 10' to 14.5' high (Modified using 26-01-02-20-1010) Labor for working above 10'	Ea.	12.0000	\$8.55	\$102.60	RSM17eFAC L, O&P

**26 - Electrical Total**

\$3,468.60

**Alternate**

43	Remove Plexi-glass windows Remove plexiglass windows from cells At 50% 1/4" thick plexiglass cut sheets Daily output Labor hours Labor 165 .97 4.64	S.F.	1,666.0000	\$2.62	\$4,364.92	CUSTOM S, L, B
44	Demolition Metal lockers Heavy duty for detention facility, Used labor for installing metal lockers at 50% to remove For a triple tier Unit Labor EA 26 48/3 = 16.00	Ea	16.0000	\$13.00	\$208.00	CUSTOM S, L, B

45	Wall mounted Hand gun Lockers with tube locks 25" X 6 1/2" deep X 26 1/8" high; 1 master key and individual keys Wall mounted Hand gun Lockers with tube locks 25" X 6 1/2" deep X 26 1/8" high; 1 master key and individual keys, including 10 extra locks	LSUM	1.0000	\$9,796.00	\$9,796.00	CUSTOM S, B
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46	Demo - Cell equipment, toilet apparatus, including wash basin, average combo plumbing fixtures (Repriced 5/04/2017) Labor Adjustment: 50% of \$1,080.00 = \$540.00	Ea.	21.0000	\$540.00	\$11,340.00	CUSTOM L, O&P
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**Preliminary Estimate, by estimates**

**Estimator: Estimator Marie Benavidez** **COSA Police Detention Center Ext. Lighting, Renovate Cells,**

Alternate

Item	Description	UM	Quantity	Unit Cost	Total	Book
	Using O&P Pricing Bare Costs: (M:\$3,450.00 L:\$675.00 E: O:1.50 LH:13.333) O&P Labor Calc = O&P Total - (Bare Material + 10.000%) - (Bare Equipment + 10.000%) \$4,875.00 - \$3,795.00 - \$0.00 = \$1,080.00 Labor w/CCI = \$1,080.00 * 100.000% = \$1,080.00					

**Alternate Total** **\$25,708.92**

**Estimate Grand Total** **195,449.07**