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December 21, 2020

Golda M. Obinzu, PE, CEM, LEED AP® BD+C
Energy Manager
City of San Antonio - Office of Sustainability
1400 S. Flores, San Antonio, TX 78204
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Re: COSA – Carver HVAC Controls and Lighting Assessment

Ms. Obinzu

Jamail & Smith Construction, LP is pleased to present our proposal for the above referenced project using the 2020 Means Facilities Data in accordance with our Job Order Contract, JOC 2019: 2019SATJOC 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:

- Demo existing light fixtures as per plans ED1.1 and ED1.2
- Provide and install new fixtures as per appendix D & F and Plan Sheets E1.1 and E1.2
- Remove existing thermostats as per sheets M1.1, M1.2, M1.3
- Unwire each units Low Voltage wires that tie into the existing thermostats
- Provide and install new Trane Pivot Smart Thermostats as per plans M1.1, M1.2, M1.3
- Provide and install new wiring to each thermostat
- Once install we will test each thermostat to ensure that communication is established between the thermostat and the existing HVAC system
- Wi-Fi connection will be verified
- Once systems are tested, the thermostats will be set at Owners desired temperature
- HVAC Units to remain in place
- All new Data Drops to be provided by Owner

Proposal Amount with Bond:

\$ 210,643.25

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. Sales Tax
4. Data Drops
5. Motor Starters/Variable Speed Drives
6. Wiring for smoke detectors/detectors
7. Security of work space
8. Overtime, weekends and/or holidays
9. Removal of debris created by others
10. All other work not specified within this proposal or Unforeseen Conditions

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

Luis Garcia

Luis Garcia
Project General Manager



Preliminary Estimate, by estimates

Miguel Dones

Jamail & Smith Construction, LP

2019COSA-XXXX - 2019 City of San Antonio JOC Jamail & Smith - Basic

Contract Year - 3/01/2019 to 2/29/2020

14.B0.0067 COSA CARVER BLDGS HVAC & LIGHTING ASSESSMENTS -

Estimator: Miguel Dones

Summary of tagged estimates...

Project Scope: GENERAL REQUIREMENTS
 SELELCTIVE DEMLITION OF T-STATS AND LIGHTING FIXTURES
 PROVIDE AND INSTALL NEW SMARTT-STATS CONTROLS AND LED LIGHTING UPGRADES, LIGHTING SWITCHES AND DIMMING CONTROLS.

Division Summary (MF04)

01 - General Requirements	\$1,530.00
02 - Existing Conditions	
03 - Concrete	
04 - Masonry	
05 - Metals	
06 - Wood, Plastics, and Composites	
07 - Thermal and Moisture Protection	
08 - Openings	
09 - Finishes	
10 - Specialties	
11 - Equipment	
12 - Furnishings	
13 - Special Construction	
14 - Conveying Equipment	
21 - Fire Suppression	
22 - Plumbing	\$2,181.76
23 - Heating, Ventilating, and Air-Conditioning (HVAC)	\$11,466.00
25 - Integrated Automation	

Totalling Components

Priced Line Items	\$228,354.78
RSMMeans SAN ANTONIO, TX CCI 2020Q4, 84.90%	\$(34,481.57)
2019 City of San Antonio JOC Normal (6.0000%)	\$11,632.40

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

Material:	\$101,433.32
Labor:	\$126,241.46
Equipment:	\$680.00
Other:	\$0.00
Laborhours:	2,051.04
Green Line Items:5	\$91,882.50

26 - Electrical	\$145,256.00
27 - Communications	\$15,067.36
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	
Modified Line Items	\$1,771.50
Trades	\$51,082.16
Assemblies	
FMR	
MF04 Total (Without totalling components)	\$228,354.78

2019 City of San Antonio JOC Nonpriced (12.0000%)	
2019 City of San Antonio JOC Bond (2.5000%)	\$5,137.64
2019 City of San Antonio JOC Permitting	

Priced/Non-Priced

Total Priced Items:	26	\$228,354.78	
Total Non-Priced Items:	0	\$0.00	0.00%
	26	\$228,354.78	

Grand Total \$210,643.25

Preliminary Estimate, by estimates

Estimator: Miguel Dones

DIVISION 23 - HVAC CONTROLS

Division Summary (MF04)

01 - General Requirements	
02 - Existing Conditions	
03 - Concrete	
04 - Masonry	
05 - Metals	
06 - Wood, Plastics, and Composites	
07 - Thermal and Moisture Protection	
08 - Openings	
09 - Finishes	
10 - Specialties	
11 - Equipment	
12 - Furnishings	
13 - Special Construction	
14 - Conveying Equipment	
21 - Fire Suppression	
22 - Plumbing	
23 - Heating, Ventilating, and Air-Conditioning (HVAC)	\$11,466.00
25 - Integrated Automation	

26 - Electrical	\$860.60
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	
Modified Line Items	\$851.50
Trades	\$3,726.40
Assemblies	
FMR	
MF04 Total (Without totalling components)	\$16,904.50

Totalling Components

Priced Line Items	\$16,904.50
RSMears SAN ANTONIO, TX CCI 2020Q4, 84.90%	\$(2,552.58)
2019 City of San Antonio JOC Normal (6.0000%)	\$861.12

2019 City of San Antonio JOC Nonpriced (12.0000%)	
2019 City of San Antonio JOC Bond (2.5000%)	\$380.33
2019 City of San Antonio JOC Permitting	

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

Material:	\$9,393.60
Labor:	\$7,510.90
Equipment:	\$0.00
Other:	\$0.00
Laborhours:	121.48
Green Line Items:0	\$0.00

Priced/Non-Priced

Total Priced Items:	4	\$16,904.50	
Total Non-Priced Items:	0	\$0.00	0.00%
	4	\$16,904.50	

Estimate Grand Total

\$15,593.37

Preliminary Estimate, by estimates

Estimator: Miguel Dones

DIVISION 23 - HVAC CONTROLS

Item	Description	UM	Quantity	Unit Cost	Total	Book
23 - Heating, Ventilating, and Air-Conditioning (HVAC)						
1	23-09-53-10-0860 Control component, controller, receiver, electric, dual snap switches SMART TRANE PIVOT T-STATS	Ea.	14.0000	\$819.00	\$11,466.00	RSM20FAC M, L, B P
23 - Heating, Ventilating, and Air-Conditioning (HVAC) Total						\$11,466.00
26 - Electrical						
2	26-05-90-10-9530 Thermostat, residential, hook-up, using low voltage wire, heating/cooling, 25' of #18-4 HVAC EQUIPMENT CONNECTIONS TO NEW MSART TRANE PIVOT T-STATS	Ea.	26.0000	\$33.10	\$860.60	RSM20FAC M, L, B P
26 - Electrical Total						\$860.60
Modified Line Items						
3	23-09-53-10-5030 Demo - Control component, thermostats, manual DEMO EXISTING T-STATS (Repriced 10/21/2020) Labor Adjustment: 100% of \$65.50 = \$65.50 ----- Using Bare Cost Pricing Bare Costs: (M:\$42.50 L:\$65.50 E: O:8.00 LH:1.000)	Ea.	13.0000	\$65.50	\$851.50	CUSTOM L, B P
Modified Line Items Total						\$851.50
Trades						
4	ELEC Electricians - 2020 RSMeans Facilities Bare Rate HVAC CONTROLS TECHNICIAN	Hour	60.7400	\$61.35	\$3,726.40	Trades L, B P
Trades Total						\$3,726.40
Estimate Grand Total					15,593.37	

Preliminary Estimate, by estimates

Estimator: Miguel Dones

DIVISION 26 - LED LIGHTING UPGRADE

Division Summary (MF04)

01 - General Requirements	\$1,530.00
02 - Existing Conditions	
03 - Concrete	
04 - Masonry	
05 - Metals	
06 - Wood, Plastics, and Composites	
07 - Thermal and Moisture Protection	
08 - Openings	
09 - Finishes	
10 - Specialties	
11 - Equipment	
12 - Furnishings	
13 - Special Construction	
14 - Conveying Equipment	
21 - Fire Suppression	
22 - Plumbing	\$2,181.76
23 - Heating, Ventilating, and Air-Conditioning (HVAC)	
25 - Integrated Automation	

Totalling Components

Priced Line Items	\$211,450.28
RSMears SAN ANTONIO, TX CCI 2020Q4, 84.90%	\$(31,928.99)
2019 City of San Antonio JOC Normal (6.0000%)	\$10,771.28

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

Material:	\$92,039.72
Labor:	\$118,730.56
Equipment:	\$680.00
Other:	\$0.00
Laborhours:	1,929.56
Green Line Items:5	\$91,882.50

26 - Electrical	\$144,395.40
27 - Communications	\$15,067.36
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	
Modified Line Items	\$920.00
Trades	\$47,355.76
Assemblies	
FMR	
MF04 Total (Without totalling components)	\$211,450.28

2019 City of San Antonio JOC Nonpriced (12.0000%)	
2019 City of San Antonio JOC Bond (2.5000%)	\$4,757.31
2019 City of San Antonio JOC Permitting	

Priced/Non-Priced

Total Priced Items:	22	\$211,450.28	
Total Non-Priced Items:	0	\$0.00	0.00%
	22	\$211,450.28	

Estimate Grand Total

\$195,049.88

Preliminary Estimate, by estimates

Estimator: Miguel Dones

DIVISION 26 - LED LIGHTING UPGRADE

Item	Description	UM	Quantity	Unit Cost	Total	Book	
01 - General Requirements							
1	01-54-36-50-1500	Mobilization or demobilization, delivery charge for equipment, hauled on 40-ton capacity towed trailer MOBE/DEMOBE EQUIPMENT	Ea.	2.0000	\$765.00	\$1,530.00 RSM20FAC L, E, B	P
01 - General Requirements Total						\$1,530.00	
22 - Plumbing							
2	22-05-53-10-1114	Piping system identification labels, pipe markers, indicate contents and flow direction, self adhesive, 1" pipe LABELING FOR LIGHTING CONTROLS CABLING	Ea.	224.0000	\$9.74	\$2,181.76 RSM20FAC M, L, B	P
22 - Plumbing Total						\$2,181.76	
26 - Electrical							
3	26-05-05-10-2140	Fluorescent fixtures, interior, 4 lamp, 2' x 4', electrical demolition, remove, recessed drop-in, to 10' high, including supports & whips DEMO EXISTING LIGHT FITURES	Ea.	50.0000	\$32.50	\$1,625.00 RSM20FAC L, B	P
4	26-05-05-10-2200	Fluorescent fixtures, interior, acrylic lens & hinged frame, 2 lamp, 1' x 4', electrical demolition, remove, surface mount, to 10' high, including supports & whips DEMO EXISTING LIGHT FITURES	Ea.	26.0000	\$22.50	\$585.00 RSM20FAC L, B	P
5	26-05-05-10-2340	Fluorescent fixtures, interior, strip fixture, 2 lamp, 4' long, electrical demolition, remove, surface mount, to 10' high, including supports & whips DEMO EXISTING LIGHT FITURES	Ea.	16.0000	\$19.65	\$314.40 RSM20FAC L, B	P
6	26-05-05-10-2480	Incandescent fixtures, interior, metal cylinder type, 75 Watt, electrical demolition, remove, surface, ceiling, or wall mount, to 10' high DEMO EXISTING LIGHT FITURES	Ea.	118.0000	\$15.85	\$1,870.30 RSM20FAC L, B	P
7	26-05-05-10-2586	Incandescent fixtures, interior, can type, recessed mount, electrical demolition, remove, surface, ceiling, or wall mount, to 10' high DEMO EXISTING LIGHT FITURES	Ea.	4.0000	\$15.85	\$63.40 RSM20FAC L, B	P
8	26-09-36-13-2000	Lighting control module LIGHTING CONTROL DIMMING DRIVERS, MODULES AND LOW VOLTAGE CABLE TESTING	Ea.	119.0000	\$560.00	\$66,640.00 RSM20FAC Grn, M, L, B	P
9	26-51-13-50-7690	Emergency ballast, material only, interior, factory installed in fixture EMERGENCY LIGHT BALLASTS	Ea.	17.0000	\$152.00	\$2,584.00 RSM20FAC M, B	P
10	26-51-13-55-0100	Interior LED fixtures, downlight, recess mounted, 25 watt, 7.5" diameter, incl lamps, mounting hardware and connections CARVER THEATER TYPE D LIGHT FIXTURES	Ea.	7.0000	\$401.50	\$2,810.50 RSM20FAC Grn, M, L, B	P
11	26-51-13-55-1010	Interior LED fixtures, troffer, recess mounted, 4,800 lumens, 2' x 4', replaces three T8 lamp, incl lamps, mounting hardware and connections ADMIN ANNEX TYPE A FIXTURES	Ea.	50.0000	\$248.00	\$12,400.00 RSM20FAC Grn, M, L, B	P

Preliminary Estimate, by estimates

Estimator: Miguel Dones

DIVISION 26 - LED LIGHTING UPGRADE

26 - Electrical

Item	Description	UM	Quantity	Unit Cost	Total	Book
12 26-51-13-55-2010	Interior LED fixtures, strip, surface mounted, 5,000 K, one light bar 4' long, incl lamps, mounting hardware and connections CARVER THEATER TYPE BX LIGHT FIXTURE	Ea.	15.0000	\$326.50	\$4,897.50	RSM20FAC Grn, M, L, B P
13 26-51-13-55-3000	Interior LED fixtures, linear, suspended mounted, 37 watt, one light bar 4' long, incl lamps, mounting hardware and connections ADMIN ANNEX TYPE B AND CARVER THEATER TYPE A AND F LIGHT FIXTURES 2+12+7 = 21.00	Ea.	21.0000	\$244.50	\$5,134.50	RSM20FAC Grn, M, L, B P
14 26-51-13-55-7000	Interior LED fixts, downlight, recess mntd, low profile, 4" diameter, 9W, 3,000K CARVER THEATER TYPE G LOBBY LIGHT FIXTURES	Ea.	24.0000	\$82.00	\$1,968.00	RSM20FAC M, L, B P
15 26-55-61-10-3000	Stage equipment, spotlight, stationary, fresnel quartz, 6" lens CRAVER THEATER TYPE G LIGHT FIXTURES	Ea.	30.0000	\$356.00	\$10,680.00	RSM20FAC M, L, B P
16 26-56-23-10-1500	LED fixture, exterior, wall pack, poly lens, 13 watt, incl lamps CARVER THEATER TYPE H & I LIGHT FIXTURES 22+48 = 70.00	Ea.	70.0000	\$433.00	\$30,310.00	RSM20FAC M, L, B P
17 26-56-23-55-0400	Exterior LED fixture, wall pack, glass, 13 watt, incl lamps CRAVER THEATER TYPE J LIGHT FIXTURES	Ea.	4.0000	\$573.00	\$2,292.00	RSM20FAC M, L, B P
18 26-61-23-55-8130	LED lamp, 4000K LED litespan T8 18 W 1800LM 4ft linear frosted CATER THEATER LED LAMP RETROFIT TYPE C	Ea.	8.0000	\$27.60	\$220.80	RSM20FAC M, L, B P
26 - Electrical Total						\$144,395.40

27 - Communications

19 27-15-13-13-7242	Unshielded twisted pair (UTP) cable, solid, plenum, #24, 4 pair, category 6 CONTROL LIGHTING CABLING 16800/100 = 168.00	C.L.F.	168.0000	\$84.00	\$14,112.00	RSM20FAC M, L, B P
20 27-15-13-13-7302	Shielded twisted pair (UTP) connector, RJ45, category 5 CONTROL LIGHTING CABLING CONNECTIONS	Ea.	112.0000	\$8.53	\$955.36	RSM20FAC M, L, B P
27 - Communications Total						\$15,067.36

Modified Line Items

21 26-51-13-50-2200	R&R - Fluorescent fixture, interior, strip, surface mounted, R.S., 1-40 W, 4' long, incl lamps, mounting hardware and connections REMOVE AND REINSTALL FOR RETROFIIT	Ea.	8.0000	\$115.00	\$920.00	CUSTOM L, B P
Modified Line Items Total						\$920.00

Preliminary Estimate, by estimates

Estimator: Miguel Dones

DIVISION 26 - LED LIGHTING UPGRADE

Item	Description	UM	Quantity	Unit Cost	Total	Book
Trades						
22 ELEC	Electricians - 2020 RSMeans Facilities Base Rate SINGLE TRADESMEN ELECTRICAL 1068.96*.7221 = 771.90	Hour	771.8951	\$61.35	\$47,355.76	Trades L, B P
Trades Total					\$47,355.76	
Estimate Grand Total					195,049.88	