



COST PROPOSAL

Date: December 16, 2020

Jeni O'Quinn
Architect
Public Works
City of San Antonio

Re: **Farmers Market Mold Remediation Phase II (Prep Phase 2 and 3/Build Back Phase 1, 2, and 3)**

Owner:	City of San Antonio
Owner's Representative:	Jeni O'Quinn
Contractor:	Amstar, Inc.
Project Manager:	Atanacio Carrisal
RFP No.:	01-201214

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. Prep Work (Phase 2 and 3)

- a. Remove cage wiring above all units around the (6) columns that will be abated.
- b. Remove all merchant wall accessories that were used to hang merchandise as required for abatement.
- c. Store these items.
- d. Make safe all columns that have electrical.
- e. Make safe and/or remove light fixtures as needed for abatement work.
- f. Install scaffolding in back area for abatement crew to get to area above coolers/freezers in one area behind TR4/TR5.
- g. Remove items in kitchen area that is required due to abatement and build back work.
- h. Remove electrical from merchant displays as needed for movers.
- i. Install plastic as needed to protect any existing items.

2. Roof Drain Replacement (7 locations)

- a. Pipe locations are 4, 5, 13, 14, 19, 22, and 23 (As shown on attached layout)
- b. Existing pipe is leaking below.
- c. Pipe is connected to an existing roof drain above.
- d. Core drill a new 12" hole in concrete on roof to remove the existing roof drain body and broken pipe connected to below.
- e. Install new 4" roof drain and reconnect under the floor to the existing piping that is not broken.
- f. Form and pour a sika non-shrink epoxy around the new drain in lieu of concrete.
- g. Mirocate waterproofing system on top of non-shrink epoxy.

3. Build Back After Abatement

- a. Reinstall cage wiring where removed around (12) columns. Wire will be tired to existing wire.
- b. Reinstall merchant wall accessories that are used to hang merchandise that were removed for abatement.
- c. Turn electricity back and reinstall light fixtures that were removed.
- d. Remove scaffolding used above coolers/freezers for abatement.
- e. Reinstall kitchen equipment that was removed for abatement.
- f. Reinstall electrical to merchant displays that was removed for movers.
- g. Repair and install metal framing as needed for (12) column furr outs once abatement is completed.
- h. Install new sheetrock on (12) columns and furr downs as needed once abatement is completed.
- i. Match existing sheetrock thickness.
- j. Paint new sheetrock on columns and furr downs.
- k. Painting on furr downs will go past new sheetrock approximately 3' to feather in new paint.
- l. Not all of the furr downs will be painted, only those affected.
- m. Apply K-13 Light Grey insulation to match existing thickness around (12) columns and any other areas were removed due to abatement.
- n. Price includes generator to provide 220V for spray insulation.
- o. Remove carpet in units IL 14, IL 15, IL 17, IL18.
- p. Grid and seal concrete in units IL 14, IL 15, IL 17, and IL 18.
- q. Areas of piping that need to be cleaned with bleach will be cleaned, approximately 10 areas.
- r. The restaurants that need abatement will have walls repaired, all walls painted and new ceiling tile and grid.

Assumptions & Clarifications:

1. No AV work included in this proposal.
2. No tile on columns.
3. No new pipe insulation is included in this proposal.
4. No relocation or boxing of merchant items.
5. No work to Fire Alarm Panel.
6. No Mechanical Work.
7. Work to be performed during normal working hours.
8. Haul off of all debris is included.
9. Daily Clean up of site is included.
10. No work not specified in the above scope of work.
11. We exclude all unforeseen conditions.

Phase 1:

IL3, IL4, IL5, IL6, IL7, 16, 17, 18, 20, 21, 22, 23, 24, 25, 26

Phase 2:

TR4, TR5, 2, 3, 4, 10, 13, 14

Phase 3:

IL13, IL 14, IL 15, IL17, IL18, IL19, FC3

Prep Work (Phase 2 and 3): \$ 43,261.00

Roof Drain Replacement: \$ 49,422.00

Build Back After Abatement: \$299,600.00

Payment and Performance Bonds/Insurance: \$ 10,030.00

Project Total: \$402,313.00

Respectfully,

Atanacio Carrisal

Atanacio Carrisal
Estimator/Project Manager