

**KENCON CONSTRUCTORS/CONSTRUCTION MANAGERS, LTD.,**  
**a Texas limited partnership**

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## Statement of Work - Joint Scope

Date: November 23, 2016

Project: Metro Lab – TCID – Lab Renovation Building 533  
RFP: Not used  
Location: 2303 SE Military Dr, San Antonio, TX 78223)  
Coordinator: Cathleen Crab  
City of San Antonio: Roger T. Carrillo

### **General Requirements:**

- Provide supervision of all work in scope.
- Coordinate work schedule and any power with COSA
- Provide clean up and final clean up.

### **Demolition:**

- Abatement of hazardous material is not included in this proposal, Kencon will coordinate demolition and schedule and sequencing with owner's abatement subcontractor.
- Per onsite discussion with COSA, all VCT and carpet will be removed by COSA abatement subcontractor.
- Salvage scheduled metal cabinetry. Store onsite, coordinate with owner.
- Demo all items listed on construction set, including noted walls, clg tile and grid, doors & door frames, plumbing fixtures and lines, hvac ducts and grills, and electrical fixtures and power.
- Remove all debris from site.
- Install poly divider or plywood partition if necessary.
- Demo noted counter tops.

### **Interior Renovation:**

- Install new walls, doors and frames, windows, and ceilings and floor finishes as drawn.
- Reinstall metal cabinets after refinishing. Refinish onsite. Layout not determined. Provide elevations of cabinets.
- Fire stopping at all new penetrations.
- Reference Hatched area on Drawing 1/A1.1. Ceiling tile and dry wall to be repaired if damaged in this area. An estimated of 25% is assumed to be in need repair. Floor coverings as noted on 1/A1.2 Finish Plan
- All Carpet Tile has been value engineered to VCT. Assuming VCT1 or VCT2.
- Install corner guards, window film, install room signage, and relocate fire extinguishers.
- Chainlink Divider with gate in IT room per owner. Wall no longer included.

### **Mechanical:**

- Remove ducts/supplies/returns/grills as drawn.
- Install HVAC system as drawn.
- Schneider TAC controls.
- 4 VAV included in base bid
- Mini-split and associated work removed from scope, per owner.

### **Electrical:**

- Install circuits and breakers in existing panels.
- Install new lighting fixtures and switches.
- Install new outlets.
- Install data conduit and boxes. Owner to provide cabling.
- Install power for HVAC

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**Plumbing:**

- Install new plumbing lines
- Install new fixtures
- New sinks in Serology will be in location in same location as existing, per owner.

**Exclusions:**

- Permitting Fees or Special Inspection Fees
- Data/Telecom/Building Systems/Security Cabling. Cabling and termination of items by owner or their subcontractors.
- Door Access Controls or any work related to door access.
- Facility furniture or equipment.
- HVAC Test and Balance by owner, per spec.
- Minisplit in IT room has been removed from scope of work, per owner.
- No work to existing wood shelving. Per owner directive.
- Floor repair does not include floating concrete for VCT installation, it only includes patching holes/openings created from removal of unused plumbing or electrical lines.

*Estimated Duration of Construction: 120 days*

*Estimated Material Lead Time: 6-8 weeks*

Metro Health - TCID - Interior Renovation SQ.FT. 10400

	DESCRIPTION	SPEC.	VALUE
3	ALLOWANCES: FIRESTOPPING		
4	GENERAL CONDITIONS		\$80,300
5			\$0
6	DEMOLITION		\$0
7	ROUGH CARPENTRY		\$17,300
8	MTL CABINETS REFIN/REINSTALL		\$77,238
9	WOOD CAB REFINISH		\$0
10	COUNTER TOPS		\$53,900
11	INSULATION	In Line 16	\$0
12			\$0
13	DOOR & FRAME		\$19,250
14	DOOR HARDWARE	In Line 13	\$0
15	WINDOWS & FILM APPLICATIONS		\$7,810
16	GYP SUM BOARD ASSEMBLIES		\$53,661
17	SUSPENDED ACOUSTICAL CEILINGS		\$21,219
18	RESILIENT FLOORING & RUBBER BASE		\$34,000
19	EPOXY FLOORING		\$0
20	SEALED CONCRETE		\$4,793
21	TILE CARPET		\$0
22	PAINTING AND COATING		\$58,850
23			\$0
24	WET PIPE SPRINKLER, FIRE PROTECTION		\$0
25	FIRE ALARM		\$14,300
26	AIR SUPPLY, DIST, VENT, & EXHAUST		\$106,150
27			\$0
28	THERMAL INSULATION FOR MECH SYST	In Line 26	\$0
29	ELECTRICAL DIST. SYSTEM		\$112,200
30	INTERIOR LIGHTING	In Line 28	\$0
31	EMERGENCY LIGHTING	In Line 28	\$0
32	EXIT SIGNS	In Line 28	\$0
33	BLDG TELECOM CONDUIT & ROUGH-IN	In Line 28	\$0
34	PLUMBING		\$137,500
35			\$0
36	SPECIALTIES		\$10,450
37	TEMP PARTITIONS		\$2,750
38	DUCT/RETURN PROTECTION		\$1,650
39	SUBFLOOR REPAIR		\$1,716
40			\$0
41			\$0
42			\$0
43			\$0
44			\$0
45			\$0
46			\$0
47	FINAL CLEAN		\$2,860
48			
49	SALES TAX		\$0
50	PERMITS AND FEES		By Owner
51	OTHER INSURANCES		\$1,945
52	PERFORMANCE & PAYMENT BOND		\$12,968
53	REMODEL TAX		\$0
54	GROSS MARGIN TAX		\$0
BID AMOUNT >>>>>>>			\$832,810