



City of San Antonio
Job Order Contract

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September 29, 2017

Carlos Banda
City of San Antonio
Assistant Parks and Recreation Manager
Park Operations/Park Maintenance
San Antonio, Texas 78207

Re: COSA – Ron Darner Facility Cooling Tower

Owner: City of San Antonio
COSA Contact Date: 8-1-17
Owner's Representative: Carlos Banda
Contractor: Jamail & Smith Construction, LP
Project Manager: Luis Garcia
RFP No.: **PENDING**

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 per job site Visit.
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

Total Proposal Amount with Bond:

\$ 152,253.04

Attachments:

- Statement of Work
- RS Means Line Estimate

Statement of Work – Joint Scope:

Date: 8-1-17

Project: COSA – Ron Darner Facility Cooling Tower

RFP# PENDING

Location: 5800 Enrique Barrera

Coordinator: Carlos Banda

City of San Antonio provided documents and 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 & warranted by Jamail & Smith Construction, LP for a one (1) year period

Scope of Work

- Disconnect water piping and electrical wiring.
- Remove & properly dispose of existing Marley wooden tower.
- Furnish and install two (2) – W8 x 28# x 20' Long "HOG" I-Beams to provide structural support for new open tower.
- Furnish and install one (1) Evapco MIN AT-29-4K18 All Type 304 Stainless Steel open tower. Proposed tower is equipped with two (2) cells; each cell utilizes a 20hp fan motor to match existing motor horsepower. Each cell will provide 250 tons of cooling.
- Furnish and install new butterfly valves on two (2) inlets, and one (1) outlet. Furnish and install new carbon steel pipe as required to re-connect to existing piping.
- Utilize existing disconnects, starters, and basin heater panel. Re-connect existing electrical & control wiring.
- Re-insulate makeup water pipe.
- Verify tower operates in accordance with manufacturer's recommendations.
- All necessary materials, labor, disposal, crane, supervision are included.
- Leave job site in a clean condition.
- One (1) Labor Warranty is included.

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/Bond
4. Any work not identified in the above scope of work or unforeseen

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
Project General Manager

Estimator: Estimator Marie Benavidez

14.B7.0101 Parks and Rec Cooling tower replacement

Project Scope: HVAC
 Replaces 500 ton cooling tower
 Steel- Provide steel support

Division Summary (MF04)		
01 - General Requirements	\$21,912.75	
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)		
Totalling Components		
Priced Line Items	\$21,912.75	
RSMears SAN ANTONIO, TX CCI 2017Q2, 85.90%	\$(3,089.70)	
Material, Labor, and Equipment Totals (No Totalling Components)		
Material:	\$668.27	
Labor:	\$21,215.91	
Equipment:	\$28.58	
Other:	\$135,382.23	
Labourhours:	16.60	
Green Line Items:0	\$0.00	
26 - Electrical		
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		
Alternates		\$135,382.24
Trades		
Assemblies		
FMR		
MF04 Total (Without totalling components)		\$157,294.99

2015 City of San Antonio JOC Jamail Standard (-30.1000%)	\$(5,665.74)
Nonpriced Line Items	\$135,382.24

Priced/Non-Priced			
Total Priced Items:	6	\$21,912.75	
Total Non-Priced Items:	1	\$135,382.24	88.07%
	7	\$157,294.99	

Grand Total **\$148,539.55**

Preliminary Estimate, by estimates

Estimator: Estimator Marie Benavidez

14.B7.0101 Parks and Rec Cooling tower replacement

Item	Description	UM	Quantity	Unit Cost	Total	Book
01 - General Requirements						
1	01-31-13-20-0160 Field personnel, general purpose laborer, average	Week	2.0000	\$2,550.00	\$5,100.00	RSM17eFAC L, O&P P
2	01-31-13-20-0200 Field personnel, project manager, average	Week	2.0000	\$3,900.00	\$7,800.00	RSM17eFAC L, O&P P
3	01-31-13-20-0260 Field personnel, superintendent, average	Week	2.0000	\$3,625.00	\$7,250.00	RSM17eFAC L, O&P P
4	01-56-26-50-0200 Temporary fencing, rented chain link, 6' high, to 1000', up to 12 months SAFETY FENCING AROUND CRANE	L.F.	200.0000	\$5.80	\$1,160.00	RSM17eFAC M, L, E, O&P P
5	01-74-13-20-0052 Cleaning up, cleanup of floor area, continuous, per day, during construction Daily cleanup (25' X 25' area) X 2 weeks (625*10)/1000 = 6.25	M.S.F.	6.2500	\$79.00	\$493.75	RSM17eFAC M, L, E, O&P P
6	01-74-13-20-0100 Cleaning up, cleanup of floor area, final by General Contractor at end of job	M.S.F.	1.0000	\$109.00	\$109.00	RSM17eFAC M, L, E, O&P P
01 - General Requirements Total						
					\$21,912.75	

Alternate

7	HVAC Subcontractor HVAC Subcontractor Replace 500 ton cooling tower	LSUM	1.0000	\$135,382.24	\$135,382.24	CUSTOM S, B N
Alternate Total					\$135,382.24	

Estimate Grand Total

148,539.55