



PROPOSAL

Date: **March 31, 2015**

Janet Howard
Senior Architect
Planning & Development
San Antonio Airport System
9800 Airport Blvd
San Antonio, Texas 78216

Re: **SAIA Orange Lot – GTSA Taxi Restroom Building**

Owner:	City of San Antonio
Owner's Representative:	Janet Howard
Contractor:	Alpha Building Corporation
RFP No.:	01-150331

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.

1. All work shall be performed in accordance with the Request for Proposal No. 01150331.
2. Furnish materials, equipment, labor, and supervision as required to complete work, except which is clarified below, associated with plans titled "Orange Lot Taxi Restroom Building" by RS&H, Inc. dated March 13, 2015.

-Specifications

"Orange Lot – GTSA Taxi Restroom Building" dated March 13, 2015.

3. The current wage decision is included.
4. No other job related requirements are acknowledged or included in this offer.

Assumptions & Clarifications:

1. Full access to the work space.
2. No handling or disposal of hazardous materials.
3. Work to be performed during standard working hours Monday through Friday.
4. We exclude evenings, weekend and holidays.
5. We exclude all unforeseen conditions.

Base Bid:	\$ 476,845.00
Soil Testing and Disposal Allowance:	\$ 5,000.00
Payment and Performance Bonds:	\$ 8,155.00

Total Contract Amount: \$ 490,000.00

Respectfully,

Atanacio Carrisal

Atanacio Carrisal
Project Manager
Alpha Building Corporation



Final Estimate
Michael R. Perez
 Alpha Building Corporation
 Alpha Building Contract - Basic Contract
 Year - 1/15/2015 to 1/14/2016
 SAIA Orange Parking Lot Taxi Restroom Building - 4211-RFP-01-150401

Estimator: Michael R. Perez

Division Summary (MF04)

01 - General Requirements	\$91,547.60	26 - Electrical	
02 - Existing Conditions	\$142.65	27 - Communications	
03 - Concrete		28 - Electronic Safety and Security	
04 - Masonry	\$5,784.00	31 - Earthwork	
05 - Metals	\$12,976.00	32 - Exterior Improvements	\$2,586.50
06 - Wood, Plastics, and Composites		33 - Utilities	
07 - Thermal and Moisture Protection	\$9,410.50	34 - Transportation	
08 - Openings	\$11,367.50	35 - Waterway and Marine Transportation	
09 - Finishes	\$30,706.50	41 - Material Processing and Handling Equipment	
10 - Specialties	\$16,688.00	44 - Pollution Control Equipment	
11 - Equipment		46 - Water and Wastewater Equipment	
12 - Furnishings	\$6,790.00	48 - Electric Power Generation	
13 - Special Construction		Alternates	\$312,764.13
14 - Conveying Equipment		Trades	\$13,576.00
21 - Fire Suppression		Assemblies	
22 - Plumbing	\$8,750.00	FMR	
23 - Heating, Ventilating, and Air-Conditioning (HVAC)		MF04 Total (Without totalling components)	\$523,089.38

Totalling Components

RSMMeans Subtotal	\$236,261.25	Non-Pre-Priced Items	\$286,828.13
RSMMeans SAN ANTONIO, TX CCI 2015Q1, 83.80%	\$(38,274.31)	NPPI Coefficient (20.0000%)	\$57,365.63
JOC Coefficient Standard (-33.0000%)	\$(65,335.70)		

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

Material:	\$176,347.35
Labor:	\$321,499.80
Equipment:	\$20,342.23
Other:	\$4,900.00
Laborhours:	868.17
Green Line Items:3	\$22,116.50

Priced/Non-Priced

Total Priced Items:	39	\$196,749.25
Total Non-Priced Items:	12	\$326,340.13
	51	\$523,089.38

Grand Total

\$476,845.00

Final Estimate

Estimator: **Michael R. Perez**

Combined estimates...

Item	Description	UM	Quantity	Unit Cost	Total	Book
01 - General Requirements						
1	01-21-53-50-1700-L Factors, cost adjustments, add to construction costs for particular job requirements, protection of existing work, add, minimum	Costs	97,910.5000	2.0000%	\$1,958.21	RSM15FAC L, O&P
2	01-31-13-20-0020 Field personnel, clerk, average	Week	2.0000	\$730.00	\$1,460.00	RSM15FAC L, O&P
3	01-31-13-20-0200 Field personnel, project manager, average	Week	6.0000	\$3,700.00	\$22,200.00	RSM15FAC L, O&P
4	01-31-13-20-0260 Field personnel, superintendent, average	Week	16.0000	\$3,450.00	\$55,200.00	RSM15FAC L, O&P
5	01-54-33-10-2600-2 Rent per day for concrete equipment rental, without operators, saw, concrete, manual, gas, 18 H.P.	Ea.	1.0000	\$49.50	\$49.50	RSM15FAC E, O&P
6	01-54-33-20-0055-1 Hourly operating cost for earthwork equipment rental, without operators, earth auger, truck mounted, for fence and sign posts, utility poles	Ea.	2.0000	\$21.07	\$42.14	RSM15FAC E, O&P
7	01-54-33-40-0150-4 Rent per month for general equipment rental, without operators, aerial lift, scissor type, electric, to 15' high, 1000 lb. capacity	Ea.	1.0000	\$511.50	\$511.50	RSM15FAC E, O&P
8	01-54-33-40-0170-4 Rent per month for general equipment rental, without operators, aerial lift, telescoping boom to 40' high, 500 lb. capacity, diesel	Ea.	1.0000	\$3,190.00	\$3,190.00	RSM15FAC E, O&P
9	01-54-33-40-6410-4 Rent per month for general equipment rental, without operators, toilet, portable chemical	Ea.	4.0000	\$207.90	\$831.60	RSM15FAC E, O&P
10	01-56-26-50-0200 Temporary fencing, rented chain link, 6' high, to 1000', up to 12 months	L.F.	165.0000	\$7.20	\$1,188.00	RSM15FAC M, L, O&P
11	01-74-13-20-0040 Cleaning up, after job completion, allow, maximum	Job	490,000.0000	1.0000%	\$4,900.00	RSM15FAC O&P
12	01-93-13-03-1050 Concrete facilities maintenance, sealing concrete floor, spray, oil or urethane base, 2 coats	S.F.	45.0000	\$0.37	\$16.65	RSM15FAC M, L, O&P
01 - General Requirements Total					\$91,547.60	
02 - Existing Conditions						
13	02-41-13-60-1700 Selective demolition fencing, chain link posts and fabric, 8' to 10' high, remove only	L.F.	7.0000	\$4.50	\$31.50	RSM15FAC L, E, O&P
14	02-41-19-25-0015 Selective demolition, saw cutting, asphalt, up to 3" deep	L.F.	65.0000	\$1.71	\$111.15	RSM15FAC M, L, E, O&P
02 - Existing Conditions Total					\$142.65	
04 - Masonry						
15	04-22-10-23-2600 Concrete block, decorative, C90, 2000 PSI, includes mortar and horizontal joint reinforcing every other course, excludes scaffolding, grout and vertical reinforcing, ground face, 8" x 16" x 4" thick	S.F.	480.0000	\$12.05	\$5,784.00	RSM15FAC M, L, O&P

Final Estimate

Combined estimates...

Estimator: Michael R. Perez

04 - Masonry

Item	Description	UM	Quantity	Unit Cost	Total	Book
04 - Masonry Total						
					\$5,784.00	

05 - Metals

16	05-12-23-77-3210 Structural steel projects, A992 steel, shop fabricated for 100 ton, 1 to 2 story project, including bolted connections and shop primer, schools, simple connections Includes metal roof deck, steel angles and required fasteners (material only)	Ton	2.0000	\$3,550.00	\$7,100.00	RSM15FAC Grn, M, L, E, O&P
17	05-12-23-77-3210-5399 Structural steel projects, for projects less than 2 tons, add (Modified using 05-12-23-77-5399)	Ton	2.0000	\$2,938.00	\$5,876.00	RSM15FAC Grn, M, L, O&P

05 - Metals Total

\$12,976.00

07 - Thermal and Moisture Protection

18	07-24-13-10-0125 Exterior insulation and finish systems, field applied, 4" expanded polystyrene insulation	S.F.	905.0000	\$10.10	\$9,140.50	RSM15FAC Grn, M, L, E, O&P
19	07-71-23-10-4800 Downspouts, steel, galvanized, round, corrugated, 2" or 3" diameter, 28 gauge	L.F.	45.0000	\$6.00	\$270.00	RSM15FAC M, L, O&P

07 - Thermal and Moisture Protection Total

\$9,410.50

08 - Openings

20	08-13-13-13-0020-0120 Standard hollow metal doors, for vision lite, add (Modified using 08-13-13-13-0120)	Ea.	1.0000	\$104.00	\$104.00	RSM15FAC M, O&P
21	08-17-13-10-0120 Hollow metal doors and frames, prehung, flush, commercial, steel, 18 gauge, 1 -3/4" thick, single 6'-8" x 3'-0" wide	Ea.	4.0000	\$725.00	\$2,900.00	RSM15FAC M, L, O&P
22	08-71-20-15-0500-L Hardware, total hardware for building, average distribution	Job	50,000.0000	15.0000%	\$7,500.00	RSM15FAC L, O&P
23	08-81-10-10-0600 Various types and thickness of float glass, 1/4" thick, clear, plain	S.F.	35.0000	\$16.30	\$570.50	RSM15FAC M, L, O&P
24	08-81-10-10-9000 Various types and thickness of float glass, minimum labor/equipment charge	Job	1.0000	\$293.00	\$293.00	RSM15FAC L, O&P

08 - Openings Total

\$11,367.50

09 - Finishes

25	09-23-13-10-0400 Perlite or vermiculite plaster, two coats, excluding lath included, on ceilings	S.Y.	550.0000	\$41.50	\$22,825.00	RSM15FAC M, L, E, O&P
26	09-67-26-26-0700 Quartz flooring, epoxy, with colored quartz chips, broadcast, 1/2" thick	S.F.	550.0000	\$10.85	\$5,967.50	RSM15FAC M, L, E, O&P
27	09-91-13-60-1400 Siding exterior, alkyd, oil base, stucco, rough, paint two coats, roller	S.F.	2,200.0000	\$0.87	\$1,914.00	RSM15FAC M, L, O&P

Final Estimate

Combined estimates...

Estimator: Michael R. Perez

09 - Finishes

Item	Description	UM	Quantity	Unit Cost	Total	Book
09 - Finishes Total						
						\$30,706.50

10 - Specialties

28	10-14-23-13-1050	Engraved panel signage, interior, flexible door sign, adhesive back, with braille, 5/8" letters, 6" x 6"	Ea.	4.0000	\$69.00	\$276.00 RSM15FAC M, L, O&P
29	10-21-13-13-1300	Metal toilet compartments, cubicles, floor and ceiling anchored, stainless steel	Ea.	6.0000	\$1,650.00	\$9,900.00 RSM15FAC M, L, O&P
30	10-21-13-13-5600	Metal toilet compartments, screens, urinal screen, floor mounted, head rail braced, stainless steel	Ea.	1.0000	\$780.00	\$780.00 RSM15FAC M, L, O&P
31	10-28-13-13-1100	Commercial toilet accessories, grab bar, straight, 1-1/4" diameter, stainless steel, 36" long	Ea.	2.0000	\$73.50	\$147.00 RSM15FAC M, L, O&P
32	10-28-13-13-1105	Commercial toilet accessories, grab bar, straight, 1-1/4" diameter, stainless steel, 42" long	Ea.	2.0000	\$81.50	\$163.00 RSM15FAC M, L, O&P
33	10-28-13-13-2450	Commercial toilet accessories, hand dryer, touch free, 1400 watt, 81,000 rpm	Ea.	4.0000	\$1,275.00	\$5,100.00 RSM15FAC M, L, O&P
34	10-28-13-13-3100	Commercial toilet accessories, mirror, with stainless steel 3/4" square frame, 36" x 24"	Ea.	2.0000	\$161.00	\$322.00 RSM15FAC M, L, O&P
10 - Specialties Total						\$16,688.00

12 - Furnishings

35	12-36-16-10-3200	Stainless steel countertops, stainless steel, custom	S.F.	35.0000	\$194.00	\$6,790.00 RSM15FAC M, L, O&P
12 - Furnishings Total						\$6,790.00

22 - Plumbing

36	22-42-16-34-1130	Laboratory countertops and sinks, laboratory sinks, corrosion resistant, stainless steel sink, bench mounted, with plug and waste fitting with 1-1/2" straight threads, single bowl, single drainboard, backnut and strainer, includes faucet and drain, 18-1/2" x 15-1/2" x 12-1/2" sink, 47" x 24" O.D.	Ea.	5.0000	\$1,750.00	\$8,750.00 RSM15FAC M, L, O&P
22 - Plumbing Total						\$8,750.00

32 - Exterior Improvements

37	32-06-10-10-0310	Sidewalks, driveways and patios, excluding base, concrete, 3000 PSI, cast in place, 6 x 6 - W1.4 x W1.4 mesh, broomed finish, 4" thick	S.F.	325.0000	\$4.66	\$1,514.50 RSM15FAC M, L, O&P
38	32-31-13-30-6600	Fence, chain link, gates and posts, 1/3 post length in ground, including excavation, line posts, set in concrete, galvanized, 2-1/2" OD, 8'	Ea.	2.0000	\$96.00	\$192.00 RSM15FAC M, L, E, O&P

Final Estimate

Combined estimates...

Estimator: Michael R. Perez

32 - Exterior Improvements

Item	Description	UM	Quantity	Unit Cost	Total	Book
39	32-92-23-10-1100 Sodding systems, sodding, bent grass sod, on level ground, 3 M.S.F.	M.S.F.	2.0000	\$440.00	\$880.00	RSM15FAC M, L, E, O&P

32 - Exterior Improvements Total

\$2,586.50

Alternates

40	03-31-13-35-0100 Heavyweight concrete, ready mix, delivered, includes local aggregate, sand, portland cement Type I, and water, excludes all additives and treatments, 2500 psi Concrete slab and sidewalks	LSUM	1.0000	\$21,224.00	\$21,224.00	CUSTOM M, L, E, O&P
41	04-22-10-14-1150 CMU Walls	LSUM	1.0000	\$39,512.00	\$39,512.00	CUSTOM M, L, E, O&P
42	07-16-16-20-0020 Waterproofing Fluid Applied Air Barrier Assembly Thru Wall Flexible Flashing and Drainage System Joint Sealants	LSUM	1.0000	\$15,750.00	\$15,750.00	CUSTOM M, L, E, O&P
43	07-54-23-10-0220 Thermoplastic polyolefin roofing (T.P.O.), roofing, 60 mil membrane, heat welded seams, mechanically attached TPO Roof Metal Roof	LSUM	1.0000	\$19,652.00	\$19,652.00	CUSTOM M, L, E, O&P
44	09-24-23-40-0015 Stucco, 3 coats 1" thick, float finish, with mesh, on wood frame	LSUM	1.0000	\$21,259.00	\$21,259.00	CUSTOM M, L, E, O&P
45	10-73-16-20-1700 Metal canopies, wall hung, .032", aluminum, prefinished, 12' x 40' Chism Company Aluminum Canopy	Ea.	1.0000	\$11,275.00	\$11,275.00	CUSTOM M, L, O&P
46	22-11-13-47-9190 Plumbing All drain waste and vent piping as per drawings. All plumbing fixtures Access doors (no install)	LSUM	1.0000	\$72,500.00	\$72,500.00	CUSTOM M, L, O&P
47	22-11-19-42-1020 Mechanical, Misc Installation of Wrap Duct System, Flex, Grilles, and Register Boxes Digital thermostat, running new low voltage communication wire. Daikin 20 Seer 5-ton AC System Copper lines, insulated copper, line set cover on exterior of building. Exhaust fan and exhaust duct. Fresh Air Duct Drain Line from AC Unit to Plumbing location	LSUM	1.0000	\$29,227.13	\$29,227.13	CUSTOM M, L, O&P
48	26-05-19-90-0020 Electrical, Misc Furnish and install plugs, switches and light fixtures per plans. Furnish and install rough in for data, speakers and restroom controls.	LSUM	1.0000	\$52,343.00	\$52,343.00	CUSTOM M, L, O&P

Final Estimate

Combined estimates...

Estimator: Michael R. Perez

Alternates

Item	Description	UM	Quantity	Unit Cost	Total	Book
49	32-01-30-10-1560 Furnish and install new 225 amp panel. Furnish and install underground conduit, wire, trenching and backfilling. Furnish and install temporary power panel Electrical trade permit	LSUM	1.0000	\$30,022.00	\$30,022.00	CUSTOM M, L, E, O&P
Alternates Total						\$312,764.13
Trades						
50	POIRD Painters, Ordinary - 2015 RSMeans Facilities O&P Rate	Hour	180.0000	\$64.85	\$11,673.00	Trades L, O&P
51	SSWK Structural Steel Workers - 2015 RSMeans Facilities O&P Rate	Hour	20.0000	\$95.15	\$1,903.00	Trades L, O&P
Trades Total						\$13,576.00
Estimate Grand Total						476,845.00