



Date: **February 27, 2017**

Theresa Mata
Project Manager
Aviation Department
457 Sandau
San Antonio, Texas 78216

Re: **457 Sandau HVAC**

Owner:	City of San Antonio
Owner's Representative:	Theresa Mata
Contractor:	Alpha Building Corporation
Project Manager:	Amy Bricker
RFP No.:	161215-01

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 for Proposal No. 161215-01.
2. Furnish materials, equipment, labor, and supervision as required to complete work according to the job walk on January 26th, 2017 and mechanical documents titled HVAC Upgrades at Building 1039 – San Antonio International Airport by CNG Engineering's Scott M. Moore dated January 6th, 2017.
3. Finishes:
 - a. Demo existing acoustical ceiling tile, insulation, and suspension system.
 - b. Furnish and install new 2'x4' ceiling grid.
 - c. Furnish and install new insulation above acoustical ceiling tile.
 - d. Furnish and install new 2'x4' acoustical ceiling tiles.
4. Heating Ventilation & Air Conditioning:
 - a. Furnish demolition and scraping of existing HVAC systems.
 - b. Furnish reworking and modifying of HVAC systems only as required.
 - c. Furnish and install HVAC air devices per mechanical schedules.
 - d. Furnish HVAC certified test and balance.
 - e. Furnish HVAC insulation as required.
 - f. Furnish fire-stopping of any "rated" HVAC penetration.
 - g. Furnish and install (8) smoke duct detectors.

5. Electrical:
 - a. Furnish and install 20 amp 120v circuit from existing J-box to new control panel.
 - b. Furnish tying up and removing of light fixtures for new duct installation.
 - c. Furnish dropping of light fixtures back into new suspended ceiling after grid is set.
 - d. Furnish permit as required.
6. Data:
 - a. Furnish and install (1) plenum Cat6 network data drop to location indicated on drawings.
 - b. Furnish and install (2) patch cords.
 - c. Furnish and install (1) 48 port patch panel to existing 2 post rack.
7. Communications:
 - a. Furnish demolition of existing control system in mechanical rooms.
 - b. Furnish and install complete Delta BACnet Temperature Control System integrated into existing Siemens Apogee System.
 - c. User Interface & Software
 - Integration into the owner's existing BACnet Siemens Apogee System.
 - d. System Materials
 - Delta BLT Listed controllers for equipment defined below including the control sequences, peripheral devices, transformers, and enclosures.
 - e. Design
 - Database Development – Alarming & Trending, Programming Sequences of Operations as specified.
 - Electronic O&M Manuals.
 - Electronic Submittals – Flow Diagrams, End to End Wiring Details, Control Panel Details, & Commissioning Sheets.
 - f. Graphic Development
 - Standard Graphics and per the direction of the customer.
 - g. Installation
 - Installation will comply with all applicable codes. Cables will be installed without a raceway in concealed accessible areas.
 - h. Equipment Start-up
 - Point-to-Point Testing & Verification.
 - Sequence Testing & Verification.
 - i. Special Commissioning
 - N/A
 - j. Training
 - 4 Hours of training including instruction to owner's personnel to adjust, operate, and maintain Building Automation System provided in here.



- k. Warranty
 - Equipment installed by TEAM Solutions will have a guarantee from defect in workmanship and material under normal use and service for a period of twelve months from the date of acceptance and/or beneficial use by the owner.
- 8. The current wage decision is included in this proposal.
- 9. No other job related requirements are acknowledged or included in this offer.

Assumptions & Clarifications

- 1. No handling or disposal of hazardous materials
- 2. Work to be performed afterhours.
- 3. We exclude holidays.
- 4. We exclude all unforeseen conditions.
- 5. No building permit is provided.
- 6. Project site will be cleaned daily by each trade.
- 7. Cleaning crews will come daily, after contractor work has been performed, to dust and fine clean project area.
- 8. Temporary air filters will be provided.
- 9. **HVAC:**
 - a. HVAC permit is included
 - b. Mechanical, electrical, or structural engineering services.
 - c. Maintenance, warranty, or repairs to existing equipment.
 - d. Repairs due to existing code violations.
 - e. Painting or priming of equipment, fixtures, ductwork, or piping.
- 10. **Electrical:**
 - a. Cleaning or repairing of existing light fixtures. To include lamps & ballasts.
 - b. Working Sundays
- 11. **Data:**
 - a. All cabling will be neatly dressed to meet industry standards.
 - b. All Cat6 cabling will be terminated into patch panels in the closet indicated on the drawings.
 - c. Demolition of any existing cabling is excluded from this proposal.
 - d. RG-6 coaxial cable and any other horizontal cabling not described above is excluded from this proposal.
 - e. Price based off the assumption that the communications room has enough rack space for 48 port patch panel.
 - f. Price does not include Wireless Access Point.
 - g. Price does not include installation of owner provided Wireless Access Point.
 - h. Price does not include any equipment (switches, routers, etc.).



12. Communications:

- a. Firewall and other security hardware and software provided and configured by owner.
- b. Network connection required by owner, Ethernet cat5e minimum.
- c. Owner to provide internet connection with static IP address and SMTP email account for alarms if desired.
- d. Smoke duct detectors for monitoring purposes only. There is no interface with any fire alarm annunciation system.
- e. Exclude repairs to existing non-working controls systems and/or peripheral devices.

Base Bid Cost:	\$333,200.85
Bond Cost:	\$ 6,089.35
Total Cost:	\$ 339290.20

Respectfully,

Michael Pompa

Michael Pompa, Estimator
Alpha Building Corporation

Attached: RSMMeans