



## PROPOSAL

Date: **August 19, 2014**

Alex D. Gamble, AIA  
Project Manager  
Transportation & Capital Improvements - Vertical  
City of San Antonio  
114 W. Commerce  
San Antonio, Texas 78205

Re: **San Pedro Playhouse Phase III - Ceiling**

Owner:	City of San Antonio
COSA Contract Date:	March 11, 2011
Owner's Representative:	Alex D. Gamble
Contractor:	Alpha Building Corporation
RFP No.:	<b>01140813</b>

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 if attached.

1. All work shall be performed in accordance with the Request for Proposal No. 01140813.
2. Furnish materials, equipment, labor, and supervision as required to complete work, except which is clarified below, associated with plans titled "Renovation - *San Pedro Playhouse*" by Chesney Morales & Associates. Plans dated July 31, 2014. Clarifications are below.
3. The current wage decision is in effective.
4. No other job related requirements are acknowledged or included in this offer.

### **Assumptions & Clarifications:**

1. Work to be performed March 9<sup>th</sup> – May 15<sup>th</sup>, 2015.
2. Painting of theater walls is not included in this proposal.
3. Demo of ceiling in spaces on side of stage not included in this proposal.
4. No handling or disposal of hazardous materials.
5. No fire alarm/HVAC work is included.
6. Full access to the building and work space.
7. Work to be performed during standard working hours Monday through Friday.
8. We exclude weekend and holidays.

9. We exclude all unforeseen condition.

Base Proposal:	\$ 216,965.00
Payment and Performance Bond:	\$ 4,230.00
<b>Total Contract Amount:</b>	<b>\$ 221,195.00</b>

Sincerely,

*Atanacio Carrisal*

Atanacio Carrisal, Project Manager  
Alpha Building Corporation

Attached:

- RS Means Estimate
- Drawings
- Project Schedule



**Summary of tagged estimates...**

**Estimator: Atanacio Carrisal**

Division Summary (MF04)	
01 - General Requirements	\$84,811.34
02 - Existing Conditions	\$8,700.50
03 - Concrete	
04 - Masonry	
05 - Metals	
06 - Wood, Plastics, and Composites	\$2,396.80
07 - Thermal and Moisture Protection	
08 - Openings	
09 - Finishes	\$9,776.00
10 - Specialties	
11 - Equipment	
12 - Furnishings	
13 - Special Construction	
14 - Conveying Equipment	
21 - Fire Suppression	
22 - Plumbing	
23 - Heating, Ventilating, and Air-Conditioning (HVAC)	
<b>Totalling Components</b>	
RSMean Subtotal	\$114,459.64
RSMean SAN ANTONIO, TX CCI 2014Q2, 84.40%	\$(17,855.71)
JOC Coefficient Standard (-30.4000%)	\$(29,367.59)
<b>Material, Labor, and Equipment Totals (No Totalling Components)</b>	
Material:	\$47,848.80
Labor:	\$190,221.29
Equipment:	\$0.00
Other:	\$2,211.95
Laborhours:	1,298.38
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	\$110,873.00	
Trades	\$23,724.40	
Assemblies		
FMR		
<b>MF04 Total (Without totalling components)</b>	<b>\$240,282.04</b>	
<b>Non-Pre-Priced Items</b>	<b>\$125,822.40</b>	
<b>NPPI Coefficient (19.0000%)</b>	<b>\$23,906.26</b>	
<b>Priced/Non-Priced</b>		
Total Priced Items:	20	\$114,459.64
Total Non-Priced Items:	6	\$125,822.40
	26	\$240,282.04
<b>Grand Total</b>		<b>\$216,965.00</b>

# Final Estimate

## Estimator: Atanacio Carrisal

### Combined estimates...

Item	Description	UM	Quantity	Unit Cost	Total	Book
<b>01 - General Requirements</b>						
1	01-21-53-50-0800-L Factors, cost adjustments, add to construction costs for particular job requirements, dust protection, add, minimum	Costs	168,000.0000	2.0000%	\$3,360.00	RSM14FAC L, O&P
2	01-21-53-50-0800-M Factors, cost adjustments, add to construction costs for particular job requirements, dust protection, add, minimum	Costs	43,000.0000	1.0000%	\$430.00	RSM14FAC M, O&P
3	01-21-53-50-1700-L Factors, cost adjustments, add to construction costs for particular job requirements, protection of existing work, add, minimum	Costs	168,327.0000	2.0000%	\$3,366.54	RSM14FAC L, O&P
4	01-21-53-50-1700-M Factors, cost adjustments, add to construction costs for particular job requirements, protection of existing work, add, minimum	Costs	43,000.0000	2.0000%	\$860.00	RSM14FAC M, O&P
5	01-31-13-20-0020 Field personnel, clerk, average	Week	0.2857	\$710.00	\$202.85	RSM14FAC L, O&P
6	01-31-13-20-0200 Field personnel, project manager, average	Week	1.0000	\$3,600.00	\$3,600.00	RSM14FAC L, O&P
7	01-31-13-20-0260 Field personnel, superintendent, average	Week	6.0000	\$3,350.00	\$20,100.00	RSM14FAC L, O&P
8	01-54-23-70-0560 Scaffolding, steel tube, regular, no plank, labor only to erect and dismantle, building interior, wall face area, 16' to 40' high Scaffold, dump chute, all planks, and dance floor	C.S.F.	280.0000	\$181.00	\$50,680.00	RSM14FAC L, O&P
9	01-74-13-20-0040 Cleaning up, after job completion, allow, maximum	Job	221,195.0000	1.0000%	\$2,211.95	RSM14FAC O&P

**01 - General Requirements Total** **\$84,811.34**

<b>02 - Existing Conditions</b>						
10	02-41-19-19-0800 Selective facility services demolition, rubbish handling, the following are to be added to the demolition prices. Dumpster, weekly rental, includes one dump per week, 30 C.Y. capacity, 7 tons	Week	8.0000	\$800.00	\$6,424.00	RSM14FAC M, O&P
11	02-41-19-19-2040 Selective facility services demolition, rubbish handling, the following are to be added to the demolition prices. Load, haul, dump and return, 5' to 100' haul, hand carried	C.Y.	25.0000	\$58.50	\$1,462.50	RSM14FAC L, O&P
12	02-41-19-20-0100 Selective demolition, dump charges, typical urban city, tipping fees only, building construction materials	Ton	10.0000	\$81.00	\$814.00	RSM14FAC M, O&P

**02 - Existing Conditions Total** **\$8,700.50**

<b>06 - Wood, Plastics, and Composites</b>						
13	06-11-10-12-6100 Ceiling framing, suspended, 2" x 6"	L.F.	1,120.0000	\$2.14	\$2,396.80	RSM14FAC M, L, O&P

**06 - Wood, Plastics, and Composites Total** **\$2,396.80**

**09 - Finishes**

# Final Estimate

## Combined estimates...

### Estimator: Atanacio Carrisal

#### 09 - Finishes

Item	Description	UM	Quantity	Unit Cost	Total	Book
14	09-29-10-30-3100 Gypsum board, on walls and ceilings, nailed or screwed to studs, 5/8" thick, on ceilings, fire resistant, excluding finish	S.F.	4,200.0000	\$1.04	\$4,368.00	RSM14FAC M, L, O&P
15	09-29-10-30-3100-5200 Gypsum board, for work over 8' high, add (Modified using 09-29-10-30-5200)	S.F.	4,200.0000	\$0.39	\$1,638.00	RSM14FAC L, O&P
16	09-29-10-30-3100-5300 Gypsum board, for distribution cost over 3 stories high, add per story (Modified using 09-29-10-30-5300) Due to limitation of access to put plywood on scaffold	S.F.	4,200.0000	\$0.20	\$840.00	RSM14FAC L, O&P
17	09-91-23-52-3960 Miscellaneous, interior, grilles, per side, oil base, prime and paint two coats Air Grilles	S.F.	60.0000	\$2.25	\$135.00	RSM14FAC M, L, O&P
18	09-91-23-72-1670-1800 Walls and ceilings, interior, for ceiling installations, add (Modified using 09-91-23-72-1800)	S.F.	6,500.0000	\$0.24	\$1,560.00	RSM14FAC L, O&P
19	09-91-23-72-1670-8300 Walls and ceilings, interior, for work over 15' high, add (Modified using 09-91-23-72-8300)	S.F.	6,500.0000	\$0.19	\$1,235.00	RSM14FAC L, O&P

**09 - Finishes Total** **\$9,776.00**

#### Alternates

20	06-44-39-10-0500 Decorative beams, non-load bearing, 3' x 8"	L.F.	250.0000	\$76.00	\$19,000.00	CUSTOM M, L, O&P
21	09-72-19-10-0050 Demo - ceiling fabric	S.F.	4,500.0000	\$1.95	\$8,775.00	CUSTOM L, O&P

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 Using O&P Pricing  
 Bare Costs: (M:\$2.93 L:\$0.50 E: 0:640.00 LH:0.013)  
 O&P Labor Calc = O&P Total - (Bare Material + 10.000%) - (Bare Equipment + 10.000%)  
 \$4.02 - \$3.22 - \$0.00 = \$0.80  
 Labor w/CCI = \$0.80 \* 100.000% = \$0.80

22	09-91-23-72-1670 Walls and ceilings, interior, concrete, dry wall or plaster, painting walls, complete, including surface preparation, primer and two coats finish, on drywall or plaster, with roller Beams, Molding, Light Enclosure	S.F.	3,500.0000	\$2.84	\$9,940.00	CUSTOM M, L, O&P
23	10-73-13-10-0100 Eurospan Stretch System, Ceiling Advance Panel Systems Quote	LSUM	1.0000	\$73,158.00	\$73,158.00	CUSTOM M, L, O&P

**Alternates Total** **\$110,873.00**

#### Trades

24	ELEC Electricians - 2014 RSMeans Facilities O&P Rate 2 Electricians for 8 days for removal of light fixtures and reinstallation	Hour	128.0000	\$82.55	\$10,566.40	Trades L, O&P
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# Final Estimate

## Estimator: Atanacio Carrisal

Trades		Combined estimates...				
Item	Description	UM	Quantity	Unit Cost	Total	Book
25	PLAS Plasterers - 2014 RSMeans Facilities O&P Rate 3 plasters 1 week to remove and re-mold frieze and repair existing plaster mold	Hour	120.0000	\$67.35	\$8,082.00	Trades L, O&P
26	PORD Painters, Ordinary - 2014 RSMeans Facilities O&P Rate 2 additional painters due to schedule	Hour	80.0000	\$63.45	\$5,076.00	Trades L, O&P

**Trades Total** **\$23,724.40**

**Estimate Grand Total** **216,965.00**