

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

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**City of San Antonio Job Order Contract**  
**Preliminary Proposal for Not to Exceed Estimate**

Date: June 12, 2019

Jeni O'Quinn  
Architect  
Transportation and Capital Improvements  
City of San Antonio

Project: Centro de Artes HVAC & Re-roof  
Owner: City of San Antonio  
Owners Rep: Jeni O'Quinn  
Contractor: Kencon Constructors, LTD  
Project Manager: Laurence Garcia, Reg. Arch., LEED AP BD+C  
RFP No: Not used

**Subject:**

This "Budget" Proposal is offered as set forth in the terms and conditions of the San Antonio Job Order Contract and statement of work as amended by a more detailed statement of work attached.

1. The scope of this work shall be performed as described in **Alderson & Associates Inc "50% Construction Documents"** issued on 2/26/2019 and additional site visits with COSA.
2. As a Joint Scope in accordance with current industry standards, OSHA safety compliance, and all governing code requirements.
3. No other work requirements are acknowledged except as clarified herein.

**Assumptions and Clarifications:**

1. Kencon and its subcontractors will have full access to the work space area.
2. A construction plan will be reviewed and approved by the owner.
3. Escort requirements are not in effect.
4. No additional work or repairs are included.
5. Work to be performed during normal work hours.
6. No liquidated damages.
7. Warranty of this scope will be limited to one year.
8. Sales Tax is Excluded.
9. No handling of hazardous materials or abatement.

**Total Proposed NTE Estimate:           \$770,000**

Sincerely,



Laurence D. Garcia  
JOC Project Manager  
Kencon Constructors/Construction Managers

Attachments: Statement of Work

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## **Preliminary Statement of Work - Joint Scope**

Date: June 12, 2019

Project: Centro de Artes HVAC & Re-roof  
RFP: Not used  
Location: 101 S Santa Rosa Ave., San Antonio, TX 78207  
Coordinator: Jeni O'Quinn  
City of San Antonio: Mack McKenzie

### **Scope of Work:**

*Narrative: Remove existing HVAC Package unit and install new HVAC package unit. Demolition and removal of existing unit and subsequent installation of new HVAC package unit will require 2 crane mobilizations and street closures. Existing roof and tapered insulation to be demolished and removed after HVAC equipment is removed. Install new tapered insulation and roof. New flashing along parapet wall to be installed. Estimated lead time for HVAC unit fabrication is 6 months. Alternate 1 includes all new automated building system. Alternate 2 includes installation of new ductwork on roof.*

### **HVAC:**

- Mechanical Trade Permits
- Mechanical Demolition
- Haul off existing Mammoth Unit, provide required permitting for 2 night time street closures. Coordinate with DSD and COSA TCI.
- 1 New Season's Four Rooftop Unit, with 5 year compressor warranty & 10 year heat exchanger warranty
- Onsite factory trained equipment start-up
- Factory witness test for Engineer
- Gas piping disconnect and reconnect
- Sheet metal ductwork at connections
- New condensate drains to roof drains
- Smoke detector within unit. Connect to existing system.
- Alternate 1: Furnish and install Distech Building Automation System. **This scope is not accepted.** The cost associated with this alternate was \$80,000.
- Alternate 2: Replace ductwork on roof with new internally insulated ductwork and new ductwork supports. Replace 2 existing gravity hoods. Install new supports for small existing condensing unit on roof.
- Merv 8 & 12" pleated filters Merv 14 included.

### **Electrical:**

- Electrical Trade Permits
- Remove existing 400 amp disconnect switch
- Install new 400 amp fused disconnect switch
- Install new 225 amp fuse in new disconnect switch
- Make final connect to HVAC

### **Roofing:**

- Remove existing roof system, sheet metal flashing. Haul all debris.
- Fully adhere 4" ISO (R 23.6) insulation to concrete deck
- Fully adhere 1/4" tapered ISO insulation
- Fully adhered 60 mil white Carlisle TPO roof membrane to tapered ISO
- Install new 24 gauge galvalume wall flashing at vertical surfaces.
- 2 year workmanship warranty. 20 year Carlisle NDL Total Roof Warranty.

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**Ceiling Repair:**

- Remove existing lay-in tile lay-in ceiling grid/tiles to access VAV boxes.
- Install new or reuse existing ceiling grid/tiles upon completion of work at VAV boxes.

**Exceptions:**

- No work to roof structure or roof curb. Removal of existing roof may reveal existing conditions not accounted for in scope of work.
- No charcoal filters included