



McFarlin Tennis Center  
Second Phase Improvements - Scope of Work

To: Desiree Salmon

5/14/2020

Sr. Landscape Architect/ PLA, SITES AP

Public Works Department

114 W. Commerce Street. 4th Floor | San Antonio, TX 78205

P.O. Box 839966 | San Antonio, TX 78283-3966

O: 210.207.2113 | F: 210.207.2197

Desiree,

I am pleased to provide you a proposal for the Second Phase Improvements at the McFarlin Tennis Center in the amount of **\$358,955.20**.

Belt Built LLC proposes to provide the materials and labor for both second floor meeting rooms, men's and women's restrooms, hallway, office space, and both stairways:

Interior Preparations:

1. Remove and haul off existing suspended ceiling tile and grid
2. Remove power, demolish, and haul off existing lighting fixtures
3. Remove and haul off existing HVAC duct work, vents, returns, and insulation.

Flat Roof Work:

1. Remove existing flat roof down to the structural decking including all roof flashings, gutters, downpipes and haul away debris.
2. Install an isocyanurate rigid board insulation with an R-Value of 25.
3. Install ½" Dens Deck prime cover board using mechanical fasteners.
4. Install a fully adhered 60 mil single-ply TPO (white) roof system with a 20 year NOL warranty.
5. Install 24ga prefinished edge metal, gutters and downpipes using manufacturer's standard color as selected by Owner.

Perimeter Facade/Equipment Screen:

1. Remove existing perimeter facade/equipment screen and haul away debris.
2. Install lightweight gauge 6' high proposed powder coated horizontal metal louvered mechanical screen wall attached on roof attachments.



Structural Improvements:

1. Install and weld four 8' long: 2.5" X 2.5" x ¼" Metal Angles to deck between trusses, for AAON Unit Equipment Supports provided in Phase 1 scope of work.

Mechanical Improvements:

1. Installation of new metal duct system for second floor space
2. Insulate and rough in new metal duct work for second floor space
3. Install RTU supports and flash in curbs for both the locker rooms and second phase HVAC supply detail
4. Remove and replace existing RTUs with two new 5-ton units to supply second floor
5. Install and power one new 5-ton RTU to supply pro shop and office space downstairs

Interior Finish Improvements:

1. Installation of 47 new light fixtures, to replace second floor existing light detail inside building
2. Installation of new suspended ceiling with 2x2 tile, trim, and grid

Belt Built will provide, as built drawings, product submittals, scheduling control, customer interface, quality control as well as site safety and onsite safety personnel for this project. Belt Built offers provide only the items listed above in specified summary detail. Unforeseen repairs due to rotten or damaged lightweight concrete and metal decking, without contingency, are not included in new flat roof replacement. The following items will be repaired upon direction and approval at rates of:

1. Replace rotted or damaged lightweight concrete with new rigid board insulation.  
**For the sum of \$12.75 per SF**
2. Replace rotted or damaged metal decking matching existing profile and gauge  
**For the sum of \$ 10.75 per SF**

Belt Built will provide pricing for ladder and hatch to the roof top once design and location has been determined and finalized by architect.

To accommodate the staff onsite, during ensuing summer months, Belt Built has provided a separate proposal to supply temporary HVAC while construction is underway. We thank you for the opportunity and look forward to working with you on this project and all your future project needs.

Caleb Urban

*Caleb Urban*

Belt Built Contracting, LLC