

426 Seguin Street ♦ San Antonio, TX 78208 ♦ Office 210.375.8484 ♦

City of San Antonio Job Order Contract (2203049)

April 16, 2024
Steve Collier
AIA San Antonio JOC
Mack Mckenzie
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San Antonio, TX, 78205
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Re: CIMS-San Antonio: **PWD-Metropolitan Health Northeast Clinic**

| | |
|-------------------------|---------------------|
| Owner: | City of San Antonio |
| COSA Contract Date: | Pending |
| Owner's Representative: | Steve Collier |
| Contractor: | CON-COR, INC. |
| Project Manager: | Steve Collier |

Subject:

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.

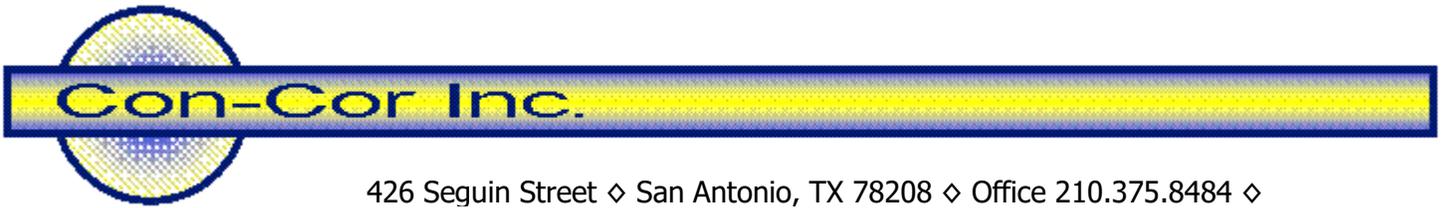
1. All work shall be performed in accordance with the request for proposal.
2. As a Joint Scope in accordance with current industry standards, OSHA Safety compliance and all governing code requirements.
3. No other related work requirements are acknowledged.

Assumptions & Clarifications:

1. We will install eight new exhaust fans and complete mini split system, copper lines, insulation, controls, drain line and roof penetration for the mini-split.



2. We will provide power to new mini split, tie units together, provide rooftop racks and GFCI's per RFI, disconnect rooftop fans and reconnect new fans, provide new Panel G from existing switch, demo power to water heater, demo re-circulation pump and provide circuit to new re-circulation pump, provide circuits to IT Room, provide new lights and switch in IT Room, replace public restroom light and relocate hand dryer and roof penetration.
3. We will provide plumbing permits and coordinate each phase of inspections to achieve final, coordinate and isolate plumbing systems for the removal of ten existing exam room countertops with integral sinks (provided by others), provide new plumbing connections to ten new handicap exam room countertops with integral sinks and reuse existing faucets with new aerators, also add thermostatic mixing valves to the lavatories, remove and replace (two) existing bathroom lavatories, replace them with new wall-hung lavatories along with new faucets, remove and replace one existing floor mounted toilet along with new automatic flush- valve, toilet seat and trim, remove and replace one existing floor mounted tank-type toilet along with new toilet seat and trim, remove and replace the existing electric water heater with new 50 gallon electric water heater along with new thermostatic mixing valve and expansion tank and new piping within the new water heater as needed (electrical by others) and test, startup and adjust new plumbing fixtures and leave ready for use.
4. We will provide containment, equipment, infection control and floor protection for four Phases, dumpsters, demo existing doors and frames, provide and install new hollow metal frames, doors, hardware, ADA restroom renovation and IT Room.
5. We repair wallcovering where joints are opening to receive new paint, paint two coats at existing walls, prep and paint door frames. Price is all interior walls within building except for closets, mechanical or storage rooms per COSA representative.
6. We will provide plastic laminate cabinets, solid surface tops with integral sinks in standard colors for 10 exam rooms and nurse's station
7. We will apply three coats of Laticrete hydro-ban cold liquid membrane to perimeter walls and floor to receive tile, install selected American Olean 4x4 field wall tile at perimeter walls with 4x4 floor base and 4x4 bullnose trim @ entry wall surround, install selected American Olean 2x2 floor tile, grout and apply Laticrete Latisil silicone at area change of plans for expansion and patch and repair any flooring associated with new scope of work in Room 150.
8. We will provide and install toilet accessories specified in the toilet accessory schedule.
9. We will saw cut and demolition of asphalt, concrete sidewalk and curb and install new storm drainage system to include new top soil and sod where applicable.
10. All work to be completed during normal business hours.
11. All work must be completed in the approved phasing plan sequence. No stoppage must be made to the construction schedule.
12. No weekend or holiday work.
13. Bonds included in this proposal.



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14. Trade permits included in this proposal.

No other work to be performed other than stated above in Assumptions & Clarifications 1 thru 14.

Exclusions: existing plumbing conditions, structural demolition and patch, upgrades to existing domestic water systems, daily watering of sod, anchors, epoxy, exterior & interior signage, parking lot signage, parking lot striping, environmental survey, asphalt paving, any work not listed above, road closures, barricades, data, telephone, fiber, CATV, CCTV cabling and existing structure conditions, existing building conditions, all engineering, site drainage, structural, civil engineering, landscaping design, interior design, geotechnical engineering, information technology systems, utility company coordination, hazardous material testing, testing labs, removal of such material and all utility impact fees. all testing including, but not limited to, wind uplift, fire resistance testing, and water testing, concrete testing, compaction testing. All drawing sheets (stamped dated 3/5/2024) will be not be applicable to this project due to boiler plate verbiage being included in these drawings.

Total Contract Amount:

\$517,591.55

Sincerely,

Raul Reyes, Jr.

Raul Reyes, Jr.

Project Manager

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