



COST PROPOSAL

Date: 6/3/24

Roland Ibarra, Assoc. AIA
Project Manager
Construction and Development Division

Re: **CONRAC Upgrades – Phase 1 West Wall Finish**

Owner:	City of San Antonio
Owner's Representative:	Roland Ibarra
Contractor:	Amstar, Inc.
Project Manager:	Amy R. Bricker
RFP No.:	240630-01

This Proposal is offered as set forth in the terms and conditions of the contract and the statement of work:

Provide material, labor, equipment and supervision to complete the scope of work per the plans labeled CONRAC Upgrades Phase1 – West Wall Project dated November 6th, 2023 by RS&H Inc.

Scope of work includes the following but is not limited to:

1. Mobilization with all necessary scaffolding and safety equipment
2. Provide mockup of products for client review and system athletics approval
3. Prepare all surfaces in scope by power washing to remove dirt and residual materials
4. Remove and replace existing joint sealant and thoroughly clean interior surface of the joint
5. Install backer rod and Tremco Dymonic 100 High Performance Polyurethane sealant at all masonry control joints (horizontal and vertical), doors louvers and windows per detail
6. Apply Dryvit TAFS System, per manufacturer guidelines
 - a. Apply leveling caost using Dryvit Genesis Material
 - b. Apply Dryvit Primus base coat
 - c. Embed Dryvit reinforcing fabric
 - d. Apply second coat application of Dryvit Primus to encapsulate reinforcing fabric
 - e. Apply Dryvit color prime
 - f. Apply dryvit DPR Finish (texture to be reviewed at mock up)
7. Paint door and window frames – color to be selected by owner
8. Clean up, haul off and removal of scaffolding

Assumptions & Clarifications:

1. Work during normal business hours.
2. We exclude all unforeseen conditions.
3. Bond is included in pricing below.
4. Submittals will be submitted upon approved proposal.
5. Mock ups to be provided for review of color and texture prior to material order.
6. Laydown area for dumpster, restroom and material required.
7. Fire Hydrant to be used for water access – proper permit, hose covers and signage will be provided.
8. No building permit cost included.
9. We exclude anything not specifically included in the proposal above.

Total

\$ 1,214,994.92

Respectfully,

Amy R. Bricker

Amy R. Bricker

Estimator/Project Manager



Preliminary Estimate, by line item

Amy Bricker

Amstar, Inc.

RFCSP-PWD-031921DR - 2022 City of San Antonio JOC Amstar - Basic

Contract Year - 3/01/2022 to 2/28/2023

AVI - CONRAC Upgrades Wall Coating - 240305-01

Estimator: Amy Bricker

Summary of tagged estimates...

Division Summary (MF04)

01 - General Requirements	\$130,431.50
02 - Existing Conditions	\$18,600.00
03 - Concrete	\$104,510.00
04 - Masonry	\$111,200.00
05 - Metals	
06 - Wood, Plastics, and Composites	
07 - Thermal and Moisture Protection	\$641,140.00
08 - Openings	
09 - Finishes	\$2,582.85
10 - Specialties	
11 - Equipment	
12 - Furnishings	
13 - Special Construction	
14 - Conveying Equipment	
21 - Fire Suppression	
22 - Plumbing	
23 - Heating, Ventilating, and Air-Conditioning (HVAC)	
25 - Integrated Automation	

Totalling Components

Priced Line Items	\$1,209,121.15
RSMMeans SAN ANTONIO, TX CCI 2023, 85.30%	\$(177,740.81)
2022 City of San Antonio JOC Amstar Normal (16.0000%)	\$165,020.86
Nonpriced Line Items	

Material, Labor, and Equipment Totals (No Totalling Components)

Material:	\$233,883.45
Labor:	\$924,415.80
Equipment:	\$50,821.90
Other:	\$0.00
Laborhours:	16,780.74
Green Line Items:1	\$240,400.00

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	
modified	
Trades	\$200,656.80
Assemblies	
FMR	
MF04 Total (Without totalling components)	\$1,209,121.15

2022 City of San Antonio JOC Amstar Nonpriced (12.0000%)	
2022 City of San Antonio JOC Amstar Bond	\$18,593.72
2022 City of San Antonio JOC Amstar Permitting	
2022 City of San Antonio JOC Amstar Utility Impact Fees	

Priced/Non-Priced

Total Priced Items:	27	\$1,209,121.15	
Total Non-Priced Items:	0	\$0.00	0.00%
	27	\$1,209,121.15	

Grand Total **\$1,214,994.92**

Preliminary Estimate, by line item

Estimator: Amy Bricker

Combined estimates...

Item	Description	UM	Quantity	Unit Cost	Total	Book
01 - General Requirements						
1	01-54-23-70-0200 Scaffolding, steel tubular, regular, labor only to erect & dismantle, building exterior, wall face, 6'-4" x 5' frames, 6 to 12 stories, excludes planks 40000/100 = 400.00	C.S.F.	400.0000	\$234.00	\$93,600.00	RSM23FAC L, B P
2	01-54-23-70-5800 Scaffolding, planks, labor only to install & remove, 2"x10"x16', over 50' high	Ea.	1,000.0000	\$23.50	\$23,500.00	RSM23FAC L, B P
3	01-54-33-40-6410-4 Rent per month for rent toilet portable chemical	Ea.	6.0000	\$223.65	\$1,341.90	RSM23FAC E, B P
4	01-54-36-50-1600 Mobilization or demobilization, delivery charge for equipment, hauled on 50-ton capacity towed trailer delivery fees for scaffolding, material, dumpster and restroom	Ea.	4.0000	\$2,650.00	\$10,600.00	RSM23FAC L, E, B P
5	01-56-23-10-3010 Detour sign, reflective aluminum, MUTCD, 24" x 24", post mounted 10*6 = 60.00	Ea.	60.0000	\$23.16	\$1,389.60	RSM23FAC M, L, B P
01 - General Requirements Total					\$130,431.50	
02 - Existing Conditions						
6	02-41-19-19-0840 Selective demolition, rubbish handling, dumpster, 40 C.Y., 10 ton capacity, weekly rental, includes one dump per week, cost to be added to demolition cost		24.0000	\$775.00	\$18,600.00	RSM23FAC M, B P
02 - Existing Conditions Total					\$18,600.00	
03 - Concrete						
7	03-15-16-30-2550 Expansion joint, neoprene sponge, closed cell, 1" x 12"	L.F.	7,000.0000	\$14.16	\$99,120.00	RSM23FAC M, L, B P
8	03-15-16-30-3050-5000 Expansion joint, for installation in walls, add (Modified using 03-15-16-30-5000)	L.F.	7,000.0000	\$0.77	\$5,390.00	RSM23FAC L, B P
03 - Concrete Total					\$104,510.00	
04 - Masonry						
9	04-01-20-52-0840 Cleaning masonry, high pressure wash, heavy soil, biological and mineral staining, paint, water and chemical, excludes scaffolding	S.F.	40,000.0000	\$2.78	\$111,200.00	RSM23FAC M, L, E, B P
04 - Masonry Total					\$111,200.00	
07 - Thermal and Moisture Protection						
10	07-01-90-81-0210 Joint sealant replacement, joints in concrete floors/slabs, option 2 for soft pliable sealant, step 1: plow joint with rectangular blade	L.F.	7,000.0000	\$0.57	\$3,990.00	RSM23FAC L, E, B P
11	07-01-90-81-0228 Joint sealant replacement, joints in concrete floors/slabs, option 2 for soft pliable sealant, step 2: sawcut to reface joint faces, 3/4" x 1-1/2" deep, with double saw blades	L.F.	7,000.0000	\$0.79	\$5,530.00	RSM23FAC M, L, E, B P

Preliminary Estimate, by line item

Estimator: Amy Bricker

Combined estimates...

07 - Thermal and Moisture Protection

Item	Description	UM	Quantity	Unit Cost	Total	Book
12 07-01-90-81-0230	Joint sealant replacement, joints in concrete floors/slabs, option 2 for soft pliable sealant, step 3: water blast joint faces and edges	L.F.	7,000.0000	\$0.19	\$1,330.00	RSM23FAC L, E, B P
13 07-01-90-81-0240	Joint sealant replacement, joints in concrete floors/slabs, option 2 for soft pliable sealant, step 4: air blast joint faces and edges	L.F.	7,000.0000	\$0.24	\$1,680.00	RSM23FAC L, E, B P
14 07-01-90-81-0250	Joint sealant replacement, joints in concrete floors/slabs, option 2 for soft pliable sealant, step 5: sand blast joint faces and edges	L.F.	7,000.0000	\$0.99	\$6,930.00	RSM23FAC L, E, B P
15 07-01-90-81-0260	Joint sealant replacement, joints in concrete floors/slabs, option 2 for soft pliable sealant, step 6: air blast joint faces and edges	L.F.	7,000.0000	\$0.24	\$1,680.00	RSM23FAC L, E, B P
16 07-24-13-10-0095	Polymer based exterior insulation and finish system, field applied, 1" EPS insulation	S.F.	40,000.0000	\$6.01	\$240,400.00	RSM23FAC Grn, M, L, E, B P
17 07-24-13-10-0095-0150 4.3	Polymer based exterior insulation and finish system, field applied, heavy duty reinforcement add (Modified using 07-24-13-10-0150)	S.F.	40,000.0000	\$2.94	\$117,600.00	RSM23FAC M, L, E, B P
18 07-24-13-10-0095-0440	Polymer based exterior insulation and finish system, for higher than one story, add (Modified using 07-24-13-10-0440)	S.F.	40,000.0000	\$1.31	\$52,400.00	RSM23FAC L, B P
19 07-24-13-10-0180	Polymer based exterior insulation and finish system, field applied, for color or texture change, 1" EPS insulation	S.F.	40,000.0000	\$2.44	\$97,600.00	RSM23FAC M, L, E, B P
20 07-24-13-10-0180-0440	Polymer based exterior insulation and finish system, for higher than one story, add (Modified using 07-24-13-10-0440)	S.F.	40,000.0000	\$0.40	\$16,000.00	RSM23FAC L, B P
21 07-24-13-10-0190	Polymer based exterior insulation and finish system, field applied, for color or texture change with substrate leveling base coat, 1" EPS insulation	S.F.	40,000.0000	\$1.66	\$66,400.00	RSM23FAC M, L, B P
22 07-24-13-10-0190-0440	Polymer based exterior insulation and finish system, for higher than one story, add (Modified using 07-24-13-10-0440)	S.F.	40,000.0000	\$0.20	\$8,000.00	RSM23FAC L, B P
23 07-24-13-10-0210	Polymer based exterior insulation and finish system, field applied, for color or texture change with substrate sealing base coat, 1" EPS insulation	S.F.	40,000.0000	\$0.46	\$18,400.00	RSM23FAC M, L, B P
24 07-24-13-10-0210-0440	Polymer based exterior insulation and finish system, for higher than one story, add (Modified using 07-24-13-10-0440)	S.F.	40,000.0000	\$0.08	\$3,200.00	RSM23FAC L, B P

07 - Thermal and Moisture Protection Total

\$641,140.00

09 - Finishes

25 09-91-23-33-2400	Paints & coatings, interior, alkyd (oil base), panel door & frame, oil, primer + 2 coats, brushwork, 3' x 7'	Ea.	13.0000	\$149.25	\$1,940.25	RSM23FAC M, L, B P
26 09-91-23-33-8900	Paints & coatings, interior, alkyd (oil base), windows, w/frame & trim, per side, standard, single lite, oil, paint 2 coats, brushwork, 3' x 5'	Ea.	18.0000	\$35.70	\$642.60	RSM23FAC M, L, B P

09 - Finishes Total

\$2,582.85

Preliminary Estimate, by line item

Estimator: Amy Bricker

Combined estimates...

Item	Description	UM	Quantity	Unit Cost	Total	Book
Trades						
27 HELP	Helpers Average (5 trades) - 2023 RSMeans Facilities Bare Rate Additional labor - 7440 hours total in line items 7440*.60 = 4,464.00	Hour	4,464.0000	\$44.95	\$200,656.80	Trades L, B P
Trades Total					\$200,656.80	
Estimate Grand Total					1,214,994.92	