

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

**City of San Antonio**  
**Job Order Contract (2201030)**

February 22, 2023  
Kenneth Heinzmann  
AIA San Antonio JOC  
Mack Mckenzie  
332 W. Commerce St, Ste. 408  
San Antonio, TX, 78205  
O: 210-207-8747  
BB: 210-389-7699  
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Re: CIMS-San Antonio:	<b>RP LOC 925 DSD 1901 South Alamo Low Slope Roof</b>
Owner:	City of San Antonio
COSA Contract Date:	Pending
Owner's Representative:	Kenneth Heinzmann
Contractor:	CON-COR, INC.
Project Manager:	Kenneth Heinzmann

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.

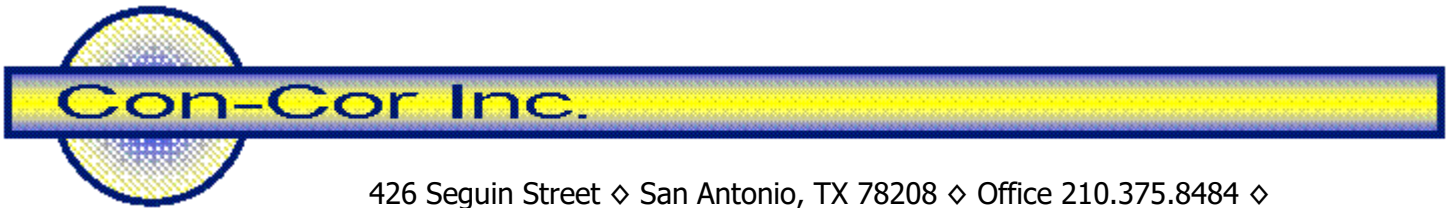
1. All work shall be performed in accordance with the request for proposal.
2. As a Joint Scope in accordance with current industry standards, OSHA Safety compliance and all governing code requirements.
3. No other related work requirements are acknowledged.

Assumptions & Clarifications:

1. We will demo and haul-off the existing built-up roof system.
2. We will furnish and mechanically install Duro-Last energy efficient and sustainable 50 mil membrane system.



3. We install Duro-Last Fan Fold EPS insulation separator under Duro-Last system ,  
Terminate under existing counter flashing on entire perimeter.
4. We will custom flash all AC equipment & penetrations and install service pads at all AC  
service sides.
5. We furnish and install Duro-Last Roofing System according to manufacturer's  
specifications.
6. We furnish and install Duro-Last Roofing System according to manufacturer's  
specifications including:
  - Duro-Last 50 mil reinforced single-ply energy efficient /sustainable roof membrane –  
white.
  - Duro-Last prefabricated curb flashings at all existing roof curbs.
  - Duro-Last prefabricated pipe flashings at all sewer stack and other round penetrations.
  - Duro-Last prefabricated roof drain boots, strainers and CDR rings.
  - Duro-Last termination bar around all penetration curbs.
  - Duro-Last poly-plates and associated fasteners.
  - Duro-Last Fan Fold insulation under Duro-Last membrane.
  - Duro-Last walk pad on service side of A.C. units to match existing layout.
  - Clean up and remove all roofing related debris.
7. All work to be completed mostly during normal business hours.
8. No parapet wall work.
9. It will take approximately 42 work days to complete the project. This does not include  
weekends, holidays and weather delays.
10. This includes bonds and a 15-year manufacturer's warranty.
11. The base price does not include any allowances for roof deck replacement or for other  
hidden damages.
12. We are not responsible for existing conditions of roof, or for defects in the design or  
construction of the building, (including any design that allows ponding water on the  
roof) its structural com- ponents or fixtures, modifications or additions which are made  
on, to or through the Duro-Last Roofing System.
13. We are not responsible for conduit whether on the roof, within the roof or below the existing  
roofing system.
14. We are not responsible for the calibration, recalibration, readjustment and/or testing on  
any electronic equipment such as but not limited to satellite dish, camera security,  
communication equipment, GPS devices, or recertification of lightning rods (grounding  
system).
15. This proposal is based on the site visit with the COSA Representative on December 1,  
2022.



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No other work to be performed other than stated above in Assumptions & Clarifications 1 thru 15.

Exclusions: Permit fees, inspection fees, painting, framing, any work associated with lightning protection, fascia metals, wall panels, any work on the flat modified bitumen roof system, wood blocking, code upgrades and Chesney/Morales drawings dated February 7, 2023.

Total Contract Amount: **\$536,001.67**

Sincerely,

*Raul Reyes, Jr.*

Raul Reyes, Jr.  
Project Manager  
210-391-9480 Cell



**Estimate Details**  
 Labor - Material - Equipment  
 Raul Reyes  
 ConCor

4600021063 - 2022 City of San Antonio JOC ConCor - Basic Contract Year -  
 3/01/2022 to 2/28/2023

**Estimator: Raul Reyes**

**RP LOC 925 DSD 1901 South Alamo Low Slope Roof**

**Division Summary (MF04)**

01 - General Requirements	\$26,500.00
02 - Existing Conditions	\$7,300.00
03 - Concrete	
04 - Masonry	
05 - Metals	
06 - Wood, Plastics, and Composites	
07 - Thermal and Moisture Protection	\$447,452.07
08 - Openings	
09 - Finishes	
10 - Specialties	
11 - Equipment	
12 - Furnishings	
13 - Special Construction	
14 - Conveying Equipment	
21 - Fire Suppression	
22 - Plumbing	\$10,450.00
23 - Heating, Ventilating, and Air-Conditioning (HVAC)	
25 - Integrated Automation	

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 Line Item	
Trades	
Assemblies	
FMR	
<b>MF04 Total (Without totalling components)</b>	<b>\$491,702.07</b>

**Totalling Components**

Priced Line Items	\$491,702.07
RSMMeans SAN ANTONIO, TX CCI 2023Q1, 87.60%	\$(60,971.06)
2022 City of San Antonio JOC ConCor Normal (22.0000%)	\$94,760.82
Nonpriced Line Items	

2022 City of San Antonio JOC ConCor Nonpriced (12.0000%)	
2022 City of San Antonio JOC ConCor Bond (2.0000%)	\$10,509.84
2022 City of San Antonio JOC ConCor Permitting	
2022 City of San Antonio JOC ConCor Utility Impact Fees	

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

Material:	\$369,557.75
Labor:	\$107,887.12
Equipment:	\$14,257.20
Other:	\$0.00
Laborhours:	2,089.42
Green Line Items:1	\$210,000.00

**Priced/Non-Priced**

Total Priced Items:	22	\$491,702.07	
Total Non-Priced Items:	0	\$0.00	0.00%
	22	\$491,702.07	

**Grand Total \$536,001.67**

Estimator: Raul Reyes

**Totalling Component Details**

Description	Item Count	Applicable Amount	Applied Amount	Applied Result	Balance
<b>Priced Line Items</b> Included in Total: Yes Type:Total, Master Format Type: MF04 Values:Total Includes: Priced Filtering: (none)	22	\$491,702.07		\$491,702.07	\$491,702.07
<b>RSMMeans SAN ANTONIO, TX CCI 2023Q1, 87.60%</b> Included in Total: Yes Type:RSMMeans CCI (Project Level) RSMMeans SAN ANTONIO, TX CCI 2023Q1, 87.60% ZIP:781-782 Subtotal based on 1 items: "Priced Line Items"		\$491,702.07	(12.4000)%	\$(60,971.06)	\$430,731.01
<b>2022 City of San Antonio JOC ConCor Normal</b> Included in Total: Yes Type:Percentage (Project Level) Subtotal based on 2 items: "Priced Line Items", "RSMMeans SAN ANTONIO, TX CCI (Current)"		\$430,731.01	22.0000 %	\$94,760.82	\$525,491.83
<b>Nonpriced Line Items</b> Included in Total: Yes Type:Total, Master Format Type: MF04 Values:Total Includes: Non Priced Filtering: (none)					\$525,491.83
<b>2022 City of San Antonio JOC ConCor Nonpriced</b> Included in Total: Yes Type:Percentage (Project Level) Subtotal based on 1 items: "Nonpriced Line Items"			12.0000 %		\$525,491.83
<b>2022 City of San Antonio JOC ConCor Bond</b> Included in Total: Yes Type:Percentage (Project Level) Subtotal based on 5 items: "2022 City of San Antonio JOC ConCor Nonpriced", "2022 City of San Antonio JOC ConCor Normal", "Nonpriced Line Items", "Priced Line Items", "RSMMeans SAN ANTONIO, TX CCI (Current)"		\$525,491.83	2.0000 %	\$10,509.84	\$536,001.67
<b>2022 City of San Antonio JOC ConCor Permitting</b> Included in Total: Yes Type:Amount (Project Level)					\$536,001.67
<b>2022 City of San Antonio JOC ConCor Utility Impact Fees</b> Included in Total: Yes Type:Amount (Project Level)					\$536,001.67

**Estimate Details**

**Estimator: Raul Reyes**

**RP LOC 925 DSD 1901 South Alamo Low Slope Roof**

Item	Description	UM	Crew	Quantity	Material	Labor	Equipment	Unit Cost	Total	
<b>01 - General Requirements</b>										
1	01-54-36-50-1600	Mobilization or demobilization, delivery charge for equipment, hauled on 50-ton capacity towed trailer Mobilization and demobilization of a 42' Skytrak forklift and four 20-ton crane set-ups.	Ea.	B-34V	10.0000	0.00	1,450.00	1,200.00	\$2,650.00	\$26,500.00
<b>01 - General Requirements Total</b>						0.00	14,500.00	12,000.00		<b>\$26,500.00</b>
<b>02 - Existing Conditions</b>										
2	02-41-19-19-0800	Selective demolition, rubbish handling, dumpster, 30Week C.Y., 7 ton capacity, weekly rental, includes one dump per week, cost to be added to demolition cost A total of 10 dumpsters for this project			10.0000	730.00	0.00	0.00	\$730.00	\$7,300.00
<b>02 - Existing Conditions Total</b>						7,300.00	0.00	0.00		<b>\$7,300.00</b>
<b>07 - Thermal and Moisture Protection</b>										
3	07-05-05-10-0870	Selective demolition, thermal and moisture protection, insulation removal, rigid board	B.F.	1 CLAB	38,900.0000	0.00	0.11	0.00	\$0.11	\$4,279.00
4	07-05-05-10-3420	Selective demolition, thermal and moisture protection, roofing, built-up, 3-ply, excluding gravel	Sq.	B-02	389.0000	0.00	76.00	0.00	\$76.00	\$29,564.00
5	07-22-16-10-1956	Roof deck insulation, extruded polystyrene, 4" thick, R20, 40 psi compressive strength, fastening excluded Duro-Last 4" ISO Insulation R25	S.F.	1 ROFC	40,000.0000	4.93	0.32	0.00	\$5.25	\$210,000.00
6	07-22-16-10-3000	Roof deck insulation, fastening alternatives, coated screws, 2" termination fastners	Ea.	1 ROFC	12,000.0000	0.07	0.11	0.00	\$0.18	\$2,160.00
7	07-22-16-10-3010	Roof deck insulation, fastening alternatives, coated screws, 4" Membrane Fasteners	Ea.	1 ROFC	4,000.0000	0.19	0.13	0.00	\$0.32	\$1,280.00
8	07-22-16-10-3020	Roof deck insulation, fastening alternatives, coated screws, 6" Membrane Fasteners	Ea.	1 ROFC	2,500.0000	0.32	0.15	0.00	\$0.47	\$1,175.00
9	07-22-16-10-3030	Roof deck insulation, fastening alternatives, coated screws, 8" Membrane Fasteners	Ea.	1 ROFC	2,750.0000	0.38	0.18	0.00	\$0.56	\$1,540.00
10	07-22-16-10-3040	Roof deck insulation, fastening alternatives, coated screws, 10" Membrane Fasteners	Ea.	1 ROFC	5,500.0000	0.70	0.22	0.00	\$0.92	\$5,060.00
11	07-22-16-10-3075	Roof deck insulation, fastening alternatives, 3" galvanized deck plates	Ea.	1 ROFC	12,000.0000	0.23	0.06	0.00	\$0.29	\$3,480.00

**Estimate Details**

**Estimator: Raul Reyes**

**RP LOC 925 DSD 1901 South Alamo Low Slope Roof**

**07 - Thermal and Moisture Protection**

Item	Description	UM	Crew	Quantity	Material	Labor	Equipment	Unit Cost	Total
	3" Metal Cleat Plates								
12	07-54-16-10-0240 Ketone ethylene ester roofing, accessories, walkway pad Walk Pads 30" x 60"	S.F.	2 ROFC	2,500.0000	4.78	1.04	0.00	\$5.82	\$14,550.00
13	07-54-19-10-8880 Polyvinyl-chloride roofing, (PVC), heat welded seams, reinforced, 0.40 psf, partially adhered with mechanical fasteners, 60 mils	Sq.	G-05	418.0000	230.00	53.50	5.40	\$288.90	\$120,760.20
14	07-62-10-10-0400 Sheet metal cladding, aluminum, fascia, up to 6 bends, .032" thick Termination Bar	S.F.	1 CARP	1,135.0000	5.45	1.88	0.00	\$7.33	\$8,319.55
15	07-65-19-10-7700 Plastic sheet flashing, polyvinyl chloride, black, flexible, 60 mil (.056" thick) To be used for roof hatch	S.F.	1 ROFC	200.0000	1.14	1.45	0.00	\$2.59	\$518.00
16	07-65-19-10-7900 Plastic sheet flashing, polyvinyl chloride, black or white for exposed roofs, 60 mil (.060" thick) For roof	S.F.	1 ROFC	0.0000	5.30	1.45	0.00	\$6.75	
17	07-65-19-10-8060 Plastic sheet flashing, polyvinyl chloride tape, for joint covers, 100 LF per roll, 5" x 45 mils	Ea.		75.0000	150.00	0.00	0.00	\$150.00	\$11,250.00
18	07-71-16-10-0100 Roof drainage boots, cast iron, 4" diameter Inverted boot drain	L.F.	1 SHEE	38.0000	112.00	4.49	0.00	\$116.49	\$4,426.62
19	07-71-16-20-0100 Pitch pockets, adjustable, welded corners, 4" to 7", 4" deep	Ea.	1 ROFC	18.0000	46.00	8.65	0.00	\$54.65	\$983.70
20	07-72-23-10-0020 Roof vents, mushroom shape, for built-up roofs, aluminum Roof Stacks	Ea.	1 ROFC	20.0000	107.00	13.80	0.00	\$120.80	\$2,416.00
21	07-92-13-20-3900 Joint sealants, caulking and sealants, polyurethane, L.F. bulk, in place, 1 or 2 component, 1" x 1/2" Duro-last caulking	L.F.	1 BRIC	7,000.0000	1.83	1.84	0.00	\$3.67	\$25,690.00
<b>07 - Thermal and Moisture Protection Total</b>					<b>353,042.75</b>	<b>92,152.12</b>	<b>2,257.20</b>		<b>\$447,452.07</b>

**22 - Plumbing**

22	22-14-26-16-5000 Drain, scupper floor, oblique strainer, cast iron, 6" x 7" top, 2", 3" and 4" pipe size Roof drain scuppers	Ea.	Q-01	19.0000	485.00	65.00	0.00	\$550.00	\$10,450.00
<b>22 - Plumbing Total</b>					<b>9,215.00</b>	<b>1,235.00</b>	<b>0.00</b>		<b>\$10,450.00</b>

**Estimate Grand Total 536,001.67**