



Date: 08/31/2023

Cost Proposal

Kenneth Heinzmann
Project Manager
Public Works Department

Re: COSA – LOC 142 West End Frank Garrett Roof Replacement

Owner:	City of San Antonio
Owner's Representative:	Kenneth Heinzmann
Contractor:	Alpha Building Corporation
Project Manager:	Shae Spain
RFP No.:	230224-03

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 No. 230224-03 acknowledging drawings provided by Chesney Morales dated 03/31/23.
2. Furnish materials, equipment, labor, and supervision as required to complete the scope listed below: per the scope and cost valuation provided by Unifield Building Services

Mobilization:

- a. Furnish any necessary permits for the projects.
- b. Take delivery and load all necessary materials, setting materials on rooftops and in staging areas as required.
- c. Install safety and quality control measures to meet or exceed OSHA requirements.

Inspection/ Demolition/ Preparation:

- a. Inspect the underside of the roof with site personnel to identify any conduits / electrical / mechanical that may be affected.
- b. Demo all existing roofing from the roof areas, hauling from site and disposing of properly in the listed quantities on the attached quantities document.
- c. Inspect the existing underlayment for deterioration and replace as needed.
- d. Inspect the existing roof decks / purlins for deterioration, subsequently and repair / replace as required at unit costs below.
- e. Demo the existing gutters, downspouts, and roof flashings as necessary to perform the work, subsequently removing all debris from the jobsite and disposing of properly.

- f. Inspect all existing wood blocking / nailers, replacing as necessary.
- g. Clean all debris from roof surfaces and any that may have reached ground level.

Roof Installation:

- a. Furnish and install new ½" plywood sheathing, attached over the existing Tectum Decking to act as the new substrate for installation of the new metal roofing.
- b. Furnish and install new wood blocking at all penetrations in coordination with owner's mechanical contractor to match the new insulation thickness.
- c. Furnish and install new 4.4" polyisocyanurate flat insulation (2 layers) per plans and specifications at locations as required.
- d. Furnish and install new high temp self-adhered Ice and Water Shield underlayment as needed at the sloped roofing areas.
- e. Furnish and install new 24 ga pre-finished 16" wide Double Lock Standing Seam metal roofing. Furnish and install new neoprene metal roof vent pipe collars as needed.
- f. Furnish and install new 6" Furnace Vents and collars as required.

Sheet Metal Flashing:

Fabricate and install all necessary sheet metal flashings at all perimeters of the roof and curb areas:

- a. 1st and 2ND PC COUNTERFLASHING of new 24 ga pre-finished steel as required.
- b. CLEATS of new 22 ga Galvanized steel.
- c. DRIP & RAKE EDGES of new 24 ga pre-finished steel.
- d. Remove and reinstall the existing gutters and associated downspouts.

Assumptions & Clarifications

- 1. No handling or disposal of hazardous materials.
- 2. Work to be performed during standard working hours Monday through Friday.
- 3. We exclude evenings, weekends, and holidays.
- 4. We exclude all unforeseen conditions.
- 5. Should engineering require the installation of new purlins at open framing roof areas, a change order to the contract will be necessary.
- 6. Certified wages are included in this proposal.
- 7. No other job-related requirements are acknowledged or included in this offer.
- 8. Anything discovered during the project, such as a damaged roof deck that was not known at the time of bid is not covered and will result in a change order.
- 9. Anything not included in the line-item proposal is not included.



10. Exclusions (unless specifically included above): Bonds, permits, MBE, scale wages, mechanical, electrical, plumbing, asbestos abatement, lighting protection, interior protection, carpentry / wood blocking, fascia, soffits, wall panels, siding, awnings, canopies, ladders, hatches, safety railings, skylights, and any other work not explicitly provided in the above scope of work is not included in this proposal.

Total Cost:	\$ 696,353.15

Respectfully,

Shae Spain

Shae Spain, Project Manager/Estimator
Alpha Building Corporation