

**KENCON CONSTRUCTORS/CONSTRUCTION MANAGERS, LTD.,  
a Texas limited partnership**

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**City of San Antonio Job Order Contract  
Proposal**

Date: October 22, 2021

Mark Loiselle - PMP  
Design & Development Assistant  
San Antonio Public Library  
City of San Antonio

Project: Westfall Library Renovations  
Owner: City of San Antonio  
Owners Rep: Mark Loiselle  
Contractor: Kencon Constructors, LTD  
Project Manager: Alan Norwood  
RFP No: Not used

**Subject:**

This "Budget" Proposal is offered as set forth in the terms and conditions of the San Antonio Job Order Contract and statement of work as amended by a more detailed statement of work attached.

1. The scope of this work shall be performed as described at Westfall Library site visit with COSA.
2. As a Joint Scope in accordance with current industry standards, OSHA safety compliance, and all governing code requirements.
3. No other work requirements are acknowledged except as clarified herein.

**Assumptions and Clarifications:**

1. Kencon and its subcontractors will have full access to the work space area.
2. A construction plan will be reviewed and approved by the owner.
3. Escort requirements are not in effect.
4. No additional work or repairs are included.
5. Work to be performed during normal work hours.
6. No liquidated damages.
7. Warranty of this scope will be limited to one year.
8. Sales Tax is Excluded.
9. No handling of hazardous materials or abatement.

**Total Base Bid Estimate:        \$228,000.01**

Sincerely,

Alan Norwood  
JOC Project Manager  
Kencon Constructors/Construction Managers

Attachments: Statement of Work

## Statement of Work - Joint Scope

Date: October 22, 2021

Project: Westfall Library Renovations  
RFP: Not used  
Location: 6111 Rosedale, San Antonio, TX 78201  
Coordinator: Mark Loiselle  
City of San Antonio: Mack McKenzie

### **General Requirements:**

- Provide supervision of all work in scope
- General clean during construction
- Protect in place elements

### **Selective Demolition:**

- Restrooms (Men's/Women's/Staff)
- Flooring
- Partitions
- Toilets/Sinks
- Countertop (men's restroom)
- Toilet Accessories
- Lights
- Carpet Flooring
- Existing tile flooring
- Remove & Replace book shelving
- Existing Storefront
- Existing casework

### **Exterior Improvements:**

- Exterior washing (prep for paint)

### **Wood, Plastics, & Composites:**

- New side panels and countertop for front lobby circulation desk
- New upper and lower cabinetry in break room (match existing casework in meeting room)
- New countertop in men's restroom
- Wall blocking

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## **Doors & Windows:**

- New Storefront Automatic Door (approx.. 7-8 week lead time)
- Surface applied 4-panel bi-fold package in painted green finish with 4" bottom rails, tapered threshold, motion & safety sensors, and ¼" clear tempered glass
- Re-use existing guide rails
- New mirrors in restrooms

## **Finishes:**

- Painting
  - Exterior
    - Soffits
    - Metal canopy
    - Gutters
    - Downspouts
    - Doors
    - Frames
    - Window trim
    - Doors & Frames
  - Interior
    - All interior walls
    - Doors/Frames
- Flooring
  - Carpet
    - Shaw Chroma 59583 Chameleon
    - Shaw Gradient color 34481 Teal
    - Carpet base
  - LVT (Breakroom & workroom)
    - Shaw LVT plank
    - Shaw Path Tile color 34481 Multicolor
  - Tile
    - New restroom wall tile (Height TBD)
    - New restroom floor tile (Style TBD)

## **Specialties:**

- Restroom Accessories
  - Soap dispensers
  - Grab bars
  - Baby changing station
  - Paper towel dispensers
  - Toilet paper holder
  - Partitions (Metallic Bronze/Metallic Silver)

## **Plumbing:**

- New toilets (3)
  - Men's
  - Woman's
  - Staff
  - Automatic flush valves (3)

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- New Sinks
  - Men's
  - Woman's
  - Staff
  - Faculty breakroom
- Bottle filler drinking fountain

**Electrical:**

- Demo existing hand dryers
- Install and make connections to touchless wave plate for automatic door
- Demo safe any electrical as needed for new construction

**Westfall Library V/E Items**

1. Doors & Windows
  - a. No new doors besides storefront
2. Finishes
  - a. Paint
    - i. Existing interior/exterior doors & frames
  - b. Ceramic Wall Tile
    - i. Paint ceramic wall tile
  - c. Drywall
    - i. No new drywall in restrooms/ceilings
3. Plumbing
  - a. Replacing toilets and fixtures for 3 out of 5 existing
4. Wood, Plastics, & Composites
  - a. No new woman's restroom countertop
5. Specialties
  - a. Added cost for selected partition
6. Selective Demolition
  - a. No demo of RR walls/Ceilings
  - b. No demo of interior/exterior doors & hardware

	DESCRIPTION	VALUE
1	GENERAL CONDITIONS	\$ 26,112.24
2	Selective Demolition	\$ 23,674.68
3	Exterior Improvements	\$ -
4	Wood, Plastics, and Composites	\$ 6,912.00
5	Doors and Windows	\$ 9,716.76
6	Finishes	\$ 109,065.96
7	Specialties	\$ 18,792.00
8	Plumbing	\$ 16,362.00
9	Electrical	\$ 8,586.00
10	FINAL CLEAN	\$ 1,344.60
1	SALES TAX	\$ -
2	PERMITS AND FEES	\$ 3,460.15
3	OTHER INSURANCES	\$ 397.02
4	PERFORMANCE & PAYMENT BOND	\$ 3,366.35
5	REMODEL TAX	\$ -
6	GROSS MARGIN TAX	\$ 210.25
Westfall Library Renovation - Alternate #2 BID >>>		\$ 228,000.01