

Date: 07.12.2021

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Assistant Director of Neighborhood Enhancement-WIC
630 E Hopkins
San Marcos, TX 78666

REF: San Marcos Regions Animal Shelter Projects – Epoxy Flooring, Painting, and Soundproofing

This proposal submitted under Alpha Building Corp BuyBoard contract 581-19

PROPOSAL SUMMARY:

Epoxy Flooring	\$	108,844.76
Painting	\$	77,311.81
Soundproofing	\$	44,655.17
Subtotal:	\$	230,811.74
Bond	\$	9,235.81
Total:	\$	240,047.55

Referenced Drawings: No drawings provided.

Scope of Work – Epoxy Flooring

1. **Request Submitted:** Fill and seal kennel floors and walkways with epoxy products. Fill gaps, cracks, and holes; and seal with 2 coats.
2. ****IF CONTRACTED BEFORE JUNE 1, 2021 THERE WILL BE A 10% DISCOUNT. IF AFTER JUNE 1, 2021. PRICING REMAINS SAME. MATERIAL PRICING INCREASE 06/01/21****
3. Decorative Epoxy Broadcast Flooring to match the existing flooring type.
4. **Preparation:** Proper floor preparation is the most crucial aspect of any successful flooring application. We will thoroughly clean the surface with industrial detergents. The surface will then be mechanically abraded with diamond blade grinders to produce the correct bonding profile for the epoxy-based flooring materials and remove any residual contamination from the surface.
5. **Application:** Apply Key Resins 514 UV, 100% solids, clear, UV resistant epoxy. We will then broadcast color quartz into the wet mixture until refusal. Excess quartz will be removed then a finish coat of Key Resins 514 will be squeegee applied. Trowel apply the integral cove base. Anti-Microbial additive included in the pricing and application of these products.

6. **Pitching:** We will need to determine the extent of pitching needed by doing a survey (with lasers) of the surface. Pitching included in this proposal.
7. **Areas Included:** West Building, East Building, Laundry Room, and Main Building. This work will be done in phases as pets can be moved from one to building to another.
8. **Warranty Information:** There is a two year single source warranty on the Decorative Epoxy Broadcast Flooring, thick mil option (approximately 100 mils). A single source warranty means no matter what the covered problem is (materials or labor), we will repair it. This option is the same system in place currently.

Exclusions/Clarifications

1. Floors and Base Board areas only. Does not include and wall work.
2. Minor crack and leveling repairs are included in this proposal. No major floor or crack repairs included in foundation issues are discovered.
3. Pricing provided according to 3 phases/mobilizations to complete the work.
4. Intent is to utilize on site restrooms during construction.
5. No electrical, mechanical, or plumbing work.

Scope of Work – Wall and Ceiling Painting

1. **Request Submitted:** Strip/paint kennel walls with 2 coats of epoxy paint. Prep surface by removing mildew (with a product designed to remove mildew), oil, dust, dirt, foreign matter, loose rust, peeling paint, or other contamination to ensure good adhesion of epoxy paint. No exterior painting to be done after a rain, during foggy weather, when rain is predicted, or when the temperature is below 50 degrees Fahrenheit, unless products are designed specifically for these conditions.
2. **Scope of Work:**
Painting (1-coat Promar 200, Match Exist) Area [=sqft wall/ceiling] Not epoxy coating.
 - a. West Building - prep, floor cover and paint from tile to ceiling, soffit duct, ceiling (all non-painted items to be taped off and completely covered) [2500 wall/2200 ceiling]
 - b. East Building - prep, floor cover and paint from tile to ceiling, soffit duct, ceiling (all non-painted items to be taped off and completely covered) [2500 wall/2200 ceiling]
 - c. Main Building - prep, floor cover and paint exterior building wall at kennels, kennel walls, (4) beams: - prep, floor cover and paint interior kennels (blue only) including rabies area (all non-painted items to be taped off and completely covered) [9000 wall]
 - d. Laundry - paint from floor to ceiling, ceiling and soffit, excludes area behind machines that's not accessible (all non-painted items to be taped off and completely covered) [800 wall/350 ceiling].

Exclusions/Clarifications

1. Intent is to utilize on site restrooms during construction.
2. No electrical, mechanical, or plumbing work.

Scope of Work – Soundproofing

1. Install Armstrong Finale Acoustical Wall Panels by the "Direct Attached" method, per Armstrong, using Tapcon 3.25" screws to CMU walls at a MAX of 10' elevation AFF
2. All mounting materials, panels and any materials to be provided by Alpha.
3. The Armstrong rep I discussed your buildings acoustics with said the smaller buildings should see the most benefits. The larger building may see a reduction in sound, but he could not say for sure if it would be that noticeable since the space is so stall and open.
4. We could also try one smaller building and see if you notice a difference then move to the other if you want to give it a try. They come in an off white color or can be painted for an additional cost (or if we put them on the wall first they could be painted with the walls without any major cost adjustments).
5. Material cost is discounted for 1 complete order additional costs would be incurred if we had to split the order.

Estimator: Kevin Rainey

Summary of tagged estimates...

Division Summary (MF04)

01 - General Requirements	\$61,266.05
02 - Existing Conditions	
03 - Concrete	\$14,824.60
04 - Masonry	\$4,050.00
05 - Metals	\$4,659.20
06 - Wood, Plastics, and Composites	
07 - Thermal and Moisture Protection	
08 - Openings	
09 - Finishes	\$68,871.40
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

RS Means Subtotal	\$375,511.25
RSMeans AUSTIN, TX CCI 2021Q2, 84.20%	\$(59,330.78)

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

Material:	\$150,158.60
Labor:	\$206,139.35
Equipment:	\$19,028.50
Other:	\$184.80
Laborhours:	1,830.24
Green Line Items:6	\$73,804.20

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	
Alternate	\$221,840.00
Trades	
Assemblies	
FMR	
MF04 Total (Without totalling components)	\$375,511.25

TX Standard Hour Coefficient (-27.0000%)	\$(85,368.73)
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Priced/Non-Priced

Total Priced Items:	32	\$375,511.25	
Total Non-Priced Items:	0	\$0.00	0.00%
	32	\$375,511.25	

Grand Total

\$230,811.74

Estimator: Kevin Rainey

San Marcos Regional Animal Shelter Epoxy Flooring

Division Summary (MF04)

01 - General Requirements	\$10,381.25
02 - Existing Conditions	
03 - Concrete	\$9,375.00
04 - Masonry	
05 - Metals	
06 - Wood, Plastics, and Composites	
07 - Thermal and Moisture Protection	
08 - Openings	
09 - Finishes	
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

RS Means Subtotal	\$177,081.25
RSMeans AUSTIN, TX CCI 2021Q2, 84.20%	\$(27,978.84)

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

Material:	\$97,688.00
Labor:	\$79,393.25
Equipment:	\$0.00
Other:	\$0.00
Laborhours:	852.00
Green Line Items:0	\$0.00

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	
Alternate	\$157,325.00
Trades	
Assemblies	
FMR	
MF04 Total (Without totalling components)	\$177,081.25

TX Standard Hour Coefficient (-27.0000%)	\$(40,257.65)
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Priced/Non-Priced

Total Priced Items:	4	\$177,081.25	
Total Non-Priced Items:	0	\$0.00	0.00%
	4	\$177,081.25	

Estimate Grand Total

\$108,844.76

Final Estimate

Estimator: Kevin Rainey			San Marcos Regional Animal Shelter Epoxy Flooring				
Item	Description	UM	Quantity	Unit Cost	Total	Book	
01 - General Requirements							
1	01-31-13-20-0200	Field personnel, project manager, average project manager	Week	0.5000	\$4,000.00	\$2,000.00	RSM21FAC L, O&P P
2	01-31-13-20-0260	Field personnel, superintendent, average project superintendent	Week	2.2500	\$3,725.00	\$8,381.25	RSM21FAC L, O&P P
01 - General Requirements Total						\$10,381.25	
03 - Concrete							
3	03-01-30-62-0150	Patching concrete, floors, small area, epoxy grout, 1/4" thick	S.F.	500.0000	\$18.75	\$9,375.00	RSM21FAC M, L, O&P P
03 - Concrete Total						\$9,375.00	
Alternate							
4	01-93-13-03-0320	Prepare and re-surface old or coated concrete floor, epoxy/silica finish, 1/16" thick, rolled, includes medium shotblast & cleaning 2 coat and 1 part color flake	S.F.	20,300.0000	\$7.75	\$157,325.00	CUSTOM M, L, O&P P
Alternate Total						\$157,325.00	
Estimate Grand Total						108,844.76	

Estimator: Kevin Rainey

San Marcos Regional Animal Shelter Painting

Division Summary (MF04)

01 - General Requirements	\$27,229.80
02 - Existing Conditions	
03 - Concrete	
04 - Masonry	\$4,050.00
05 - Metals	
06 - Wood, Plastics, and Composites	
07 - Thermal and Moisture Protection	
08 - Openings	
09 - Finishes	\$29,985.00
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

RS Means Subtotal	\$125,779.80
RSMeans AUSTIN, TX CCI 2021Q2, 84.20%	\$(19,873.21)

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

Material:	\$25,542.60
Labor:	\$81,023.90
Equipment:	\$19,028.50
Other:	\$184.80
Laborhours:	668.45
Green Line Items:5	\$69,145.00

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	
Alternate	\$64,515.00
Trades	
Assemblies	
FMR	
MF04 Total (Without totalling components)	\$125,779.80

TX Standard Hour Coefficient (-27.0000%)	\$(28,594.78)
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Priced/Non-Priced

Total Priced Items:	21	\$125,779.80	
Total Non-Priced Items:	0	\$0.00	0.00%
	21	\$125,779.80	

Estimate Grand Total

\$77,311.81

Final Estimate

Estimator: Kevin Rainey

San Marcos Regional Animal Shelter Painting

Item	Description	UM	Quantity	Unit Cost	Total	Book		
01 - General Requirements								
1	01-31-13-20-0020	Field personnel, clerk, average	Week	0.5000	\$750.00	\$375.00	RSM21MCOM L, O&P	P
2	01-31-13-20-0200	Field personnel, project manager, average	Week	1.5000	\$3,800.00	\$5,700.00	RSM21MCOM L, O&P	P
3	01-31-13-20-0260	Field personnel, superintendent, average	Week	4.0000	\$3,525.00	\$14,100.00	RSM21MCOM L, O&P	P
4	01-31-13-30-0020	Insurance, standard builders risk, minimum	Job	77,000.0000	0.2400%	\$184.80	RSM21MCOM O&P	P
5	01-54-23-70-0460	Scaffolding, steel tubular, regular, labor only to erect & dismantle, building interior, wall face, 6'-4" x 5' frames, up to 16' high, excludes planks	C.S.F.	20.0000	\$174.00	\$3,480.00	RSM21FAC L, O&P	P
6	01-74-13-20-0100	Cleaning up, cleanup of floor area, final by GC at end of job	M.S.F.	30.0000	\$113.00	\$3,390.00	RSM21MCOM M, L, E, O&P	P
01 - General Requirements Total						\$27,229.80		
04 - Masonry								
7	04-01-20-52-9000	Cleaning masonry, minimum labor/equipment charge	Job	3.0000	\$1,350.00	\$4,050.00	RSM21FAC L, E, O&P	P
04 - Masonry Total						\$4,050.00		
09 - Finishes								
8	09-01-90-92-0510	Paint preparation, surface protection, placement & removal, basic drop cloths	S.F.	2,000.0000	\$0.09	\$180.00	RSM21FAC L, O&P	P
9	09-01-90-92-0520	Paint preparation, surface protection, placement & removal, masking w/paper	S.F.	15,000.0000	\$0.95	\$14,250.00	RSM21FAC M, L, O&P	P
10	09-01-90-92-0530	Paint preparation, surface protection, placement & removal, volume cover up (using plastic sheathing or building paper)	S.F.	6,000.0000	\$0.04	\$240.00	RSM21FAC L, O&P	P
11	09-01-90-94-0750	Surface preparation, interior, walls, wash, masonry, brick & block, smooth	S.F.	20,000.0000	\$0.21	\$4,200.00	RSM21FAC L, O&P	P
12	09-91-23-74-0790	Paints & coatings, walls & ceilings, interior, concrete, drywall or plaster, zero voc latex, 2 coats, smooth finish, cut-in by brush	L.F.	6,000.0000	\$0.91	\$5,460.00	RSM21FAC M, L, O&P	P
13	09-91-23-74-0790-1800	Paints & coatings, walls & ceilings, interior, zero voc latex, for ceiling installation, add (Modified using 09-91-23-74-1800)	S.F.	2,000.0000	\$0.14	\$280.00	RSM21FAC Grn, L, O&P	P
14	09-91-23-74-0790-8200	Paints & coatings, walls & ceilings, interior, zero voc latex, for work 8'-15' high, add (Modified using 09-91-23-74-8200)	S.F.	2,000.0000	\$0.06	\$120.00	RSM21FAC L, O&P	P
15	09-91-23-74-0800	Paints & coatings, walls & ceilings, interior, concrete, drywall or plaster, zero voc latex, 2 coats, smooth finish, brushwork	S.F.	4,000.0000	\$0.91	\$3,640.00	RSM21FAC Grn, M, L, O&P	P
16	09-91-23-74-0800-1800	Paints & coatings, walls & ceilings, interior, zero voc latex, for ceiling installation, add (Modified using 09-91-23-74-1800)	S.F.	1,000.0000	\$0.14	\$140.00	RSM21FAC Grn, L, O&P	P

Final Estimate

Estimator: Kevin Rainey

San Marcos Regional Animal Shelter Painting

09 - Finishes

Item	Description	UM	Quantity	Unit Cost	Total	Book
17 09-91-23-74-0800-8200	Paints & coatings, walls & ceilings, interior, zero voc latex, for work 8'-15' high, add (Modified using 09-91-23-74-8200)	S.F.	1,000.0000	\$0.06	\$60.00	RSM21FAC L, O&P
18 09-91-23-74-0840-1800	Paints & coatings, walls & ceilings, interior, zero voc latex, for ceiling installation, add (Modified using 09-91-23-74-1800) 2200+2200+350 = 4,750.00	S.F.	4,750.0000	\$0.12	\$570.00	RSM21FAC Grn, L, O&P
19 09-91-23-74-0840-8200	Paints & coatings, walls & ceilings, interior, zero voc latex, for work 8'-15' high, add (Modified using 09-91-23-74-8200) 2500+2200+2500+2200+9000+800+350 = 19,550.00	S.F.	4,750.0000	\$0.05	\$237.50	RSM21FAC L, O&P
20 09-91-23-74-0840-8300	Paints & coatings, walls & ceilings, interior, zero voc latex, for work over 15' high, add (Modified using 09-91-23-74-8300) 2500+2200+2500+2200+9000+800+350 = 19,550.00	S.F.	6,750.0000	\$0.09	\$607.50	RSM21FAC L, O&P

09 - Finishes Total

\$29,985.00

Alternate

21 09-91-23-74-0840	Paints & coatings, walls & ceilings, interior, concrete, drywall or plaster, zero voc latex, 2 coats, smooth finish, roller 2500+2200+2500+2200+9000+800+350 = 19,550.00	S.F.	19,550.0000	\$3.30	\$64,515.00	CUSTOM Grn, M, L, E, O&P
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Alternate Total

\$64,515.00

Estimate Grand Total

77,311.81

Estimator: Kevin Rainey

San Marcos Regional Animal Shelter Soundproofing

Division Summary (MF04)

01 - General Requirements	\$23,655.00
02 - Existing Conditions	
03 - Concrete	\$5,449.60
04 - Masonry	
05 - Metals	\$4,659.20
06 - Wood, Plastics, and Composites	
07 - Thermal and Moisture Protection	
08 - Openings	
09 - Finishes	\$38,886.40
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

RS Means Subtotal	\$72,650.20
RSMeans AUSTIN, TX CCI 2021Q2, 84.20%	\$(11,478.73)

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

Material:	\$26,928.00
Labor:	\$45,722.20
Equipment:	\$0.00
Other:	\$0.00
Laborhours:	309.79
Green Line Items:1	\$4,659.20

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	
Alternate	
Trades	
Assemblies	
FMR	
MF04 Total (Without totalling components)	\$72,650.20

TX Standard Hour Coefficient (-27.0000%)	\$(16,516.30)
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Priced/Non-Priced

Total Priced Items:	7	\$72,650.20	
Total Non-Priced Items:	0	\$0.00	0.00%
	7	\$72,650.20	

Estimate Grand Total

\$44,655.17

Final Estimate

Estimator: Kevin Rainey

San Marcos Regional Animal Shelter Soundproofing

Item	Description	UM	Quantity	Unit Cost	Total	Book
01 - General Requirements						
1	01-31-13-20-0020	Field personnel, clerk, average	Week	0.5000	\$750.00	\$375.00 RSM21MCOM L, O&P P
2	01-31-13-20-0200	Field personnel, project manager, average	Week	1.5000	\$3,800.00	\$5,700.00 RSM21MCOM L, O&P P
3	01-31-13-20-0260	Field personnel, superintendent, average	Week	4.0000	\$3,525.00	\$14,100.00 RSM21MCOM L, O&P P
4	01-54-23-70-0460	Scaffolding, steel tubular, regular, labor only to erect & dismantle, building interior, wall face, 6'-4" x 5' frames, up to 16' high, excludes planks	C.S.F.	20.0000	\$174.00	\$3,480.00 RSM21FAC L, O&P P
01 - General Requirements Total						\$23,655.00
03 - Concrete						
5	03-82-16-10-0300	Concrete impact drilling, for anchors, up to 4" D, 1/2" dia, in concrete or brick walls and floors, includes bit cost, layout and set up time, excl anchor	Ea.	416.0000	\$13.10	\$5,449.60 RSM21MCOM M, L, O&P P
52*8 = 416.00						
03 - Concrete Total						\$5,449.60
05 - Metals						
6	05-05-19-20-0700	Anchor, expansion shield, zinc, 1/2" dia x 2-1/2" L, double, in concrete, brick or stone, excl layout & drilling	Ea.	416.0000	\$11.20	\$4,659.20 RSM21MCOM Grn, M, L, O&P P
05 - Metals Total						\$4,659.20
09 - Finishes						
7	09-84-13-10-0200	Sound absorbing panels, perforated steel facing, painted, modular space units, ceiling or wall hung, white or colored, 2-1/4" thick, includes fiberglass or mineral filler, excludes backs (8*8)+(16*24)+(32*20)+(32*28) = 1,984.00	S.F.	1,984.0000	\$19.60	\$38,886.40 RSM21MCOM M, L, O&P P
09 - Finishes Total						\$38,886.40
Estimate Grand Total						44,655.17