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City of San Marcos
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Darren Lubbock

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Project: **COSM - SMPW Crew Renovations - CP**

Scope of Work

Choice Partners Contract # 25/033MR-53

ATTENTION: DARREN LUBBOCK

Project Description

Provide all labor, materials, equipment, supervision, and coordination necessary to complete the interior renovations within the defined scope area shown in the construction documents, including demolition, new wall construction, new ceilings, new doors, new finishes, and all required Mechanical, Electrical, and minor architectural modifications.

Scope of Work for 1825032 - COSM - SMPW Crew Renovations - CP:

Demolition

- Perform selective interior demolition per plans, including walls, ceilings, doors, and fixtures.
- Demo carpet in existing Work Room.
- Salvage items identified for reuse; protect all existing systems and devices during work.
- Provide on site dumpster, temporary restroom, and construction fencing to section off approved laydown area.
- Maintain clean site, protect adjacent areas, and maintain required egress.

Framing & Partitions



- Install new metal stud partitions per plans and partition types.
- Extend walls to deck where required; include insulation and blocking per plans.

Doors & Glazing

- Install new doors, frames, sidelites, and hardware per plans.
- Reinstall salvaged doors/hardware where indicated.
- Apply window film to new sidelites per plans.

Ceilings

- Install new ACT ceilings per reflected ceiling plans.
- Coordinate all ceiling devices, MEP penetrations, and sprinkler relocations.

Finishes

- Prepare concrete slab where carpet was removed to be sealed.
- Install chair rail per plans.
- Install base and wall protection per finish schedule.
- Paint all walls within area of scope per Finish Schedule.
- Protect existing finished flooring where noted to remain.

Mechanical

- Modify ductwork, diffusers, and returns per plans.
- Reinstall or relocate existing registers as required.

Electrical

- Install and/or relocate lighting, switching, and devices per electrical plans.
- Provide conduit, boxes, and pathways for Owner's IT systems per plans.

Fire Protection

- Relocate sprinkler heads and adjust coverage per plans and code.
- Basic adjustments to existing fire alarms/flashers locations included (dropping into new ceiling).

Signage

- Provide and install (6) ADA room signs per new layout.

****Additional new Fire Alarm/Flasher devices not included as existing units are believed to be sufficient.****



Excluded (-)

1. After Hours, Design, Plumbing, Testing, any items not listed above.
2. Due to current volatility in the market, proposal has potential to only be guaranteed for 90 days.

Notes

Summary

Subtotal	\$166,322.77
Taxes	\$0.00
Bonding	\$4,158.07

\$170,480.84

Accepted By

Date

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