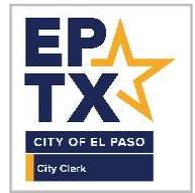


**CITY OF EL PASO, TEXAS
AGENDA SUMMARY FORM**



DEPARTMENT / COUNCIL OFFICE: Capital Improvement Department

AGENDA DATE: April 1, 2026

PUBLIC HEARING DATE: N/A

CONTACT PERSON NAME: Yvette Hernandez, Deputy City Manager **PHONE NUMBER:** 915-212-0065

2nd CONTACT PERSON NAME: Appolonia Roldan, Urban Design Manager **PHONE NUMBER:** 915-979-5826

DISTRICT(S) AFFECTED: 7

AGENDA ITEM:

The award of Task Order 5k-1 for solicitation 2025-0087 On-Call Horizontal Construction 2025 to Keystone Contractors & Engineers for Sun City Lights Pueblo Viejo Park for a total \$666,689.98. Approval will allow the City to start construction services for District 7 Sun City Lights Program.

ISSUE STATEMENT:

Request that City Council approves Task Order #5k-1 Keystone Contractors & Engineers to allow construction services for Sun City Lights- Pueblo Viejo Park

BACKGROUND:

Strategic Plan: Goal 3 Promote the Visual of El Paso
3.1 - Construct Sun City Lights entryways

The Sun City Lights Program is a placemaking initiative led by the City of El Paso's Capital Improvement Department to enhance neighborhood parks and public spaces through themed lighting, art elements, and community-focused design features. The program is intended to create welcoming and vibrant destinations that encourage evening use, support community identity, and improve safety and visibility within public parks.

COUNCIL OPTIONS:

Approve and award Task Order #5k-1 Solicitation 2025-0087 On-Call Horizontal Construction 2025 to Keystone Contractors & Engineers

COMMITTEE REVIEW AND/OR RECOMMENDATION:

This item was not reviewed by committee

COMMUNITY AND STAKEHOLDER OUTREACH (if applicable, as an attachment) – please include:

March 19, 2025 - Focus Group Virtual Meeting
May 21, 2025 - Open house event at Pavo Real Recreation Center
November 5, 2025 - Focus Group Virtual Meeting

RELATED CITY POLICIES:

PRIOR COUNCIL ACTION:

January 6, 2026 Title 18 Ordinance Amendment

LEGAL REVIEW:

- Legal counsel reviewed as a part of Council packet
- Legal counsel reviewed in advance of packet as an individual item

AMOUNT AND SOURCE OF FUNDING:

Task Order 5K-1 \$ 666,689.98
Funding Source 2019 Capital Plan

Project: PCP19SCL02
Account 580270-Dept 190-Fund 4745-Division 38290

REPORTING OF CONTRIBUTION OR DONATION TO CITY COUNCIL:

N/A

NAME	AMOUNT (\$)

ATTACHMENTS:

Task Order 5K-1 | Sun City Lights - Pueblo Viejo Park

FOR MORE INFORMATION:

Yvette Hernandez, City Deputy Manager

915-212-0065

HernandezYM@elpasotexas.gov

*****REQUIRED AUTHORIZATION*****

SIGNATURE:



(If Agenda Summary Form is initiated by Purchasing, client department should sign also)

CITY OF EL PASO CONSTRUCTION CHANGE ORDER

CONSTRUCTION CHANGE ORDER NO.: 5K-1 DATE: March 16, 2026 SCOPE CHANGE
 PROJECT: Pueblo Viejo Park Sun City Lights SOLICITATION #: 2025-0087 CONSTRUCTION CHANGE

Original Contract Amount: \$ <u>666,689.98</u>	Original Contract Substantial Completion Date: <u>TBD</u>
Net Change by previous Change Orders: \$ <u>-</u>	Total days added due to Change Orders and CQN's: <u>0</u>
Net Change by previous Construction Quantity Notices: \$ <u>-</u>	Total days added for this Change Order: <u>160</u>
New Amended Contract Amount: \$ <u>666,689.98</u>	New Substantial Completion Date: <u>TBD</u>
Total amount added for this Change Order: <u>NA</u>	
Change Order Percentage: <u>N/A</u>	

Existing Drawing Reference:
N/A

Existing Specification Reference:
N/A

New Drawings/Specifications Reference:
Sun City Lights-Pueblo Viejo Park dated 02/11/26 and Specifications

Detailed Scope of Work of the Change Order:
 Task Order #5K-1 will incorporate the construction documents and specifications into the 2025-0087 Horizontal Construction On-Call. This task order doesn't change the overall contract amount. The task order will be issued for the scope of work listed below to include attachments.

A separate notice to proceed will be issue upon approval of all necessary bonds and insurances as required by contract.

The scope of work for this project includes new connectivity sidewalks, to include lighting on sidewalks, rock wall monument sign with steel letters with park name and project, new landscape and irrigation improvements, a new shade structure (pavilion area) with illumination and three (3) pathways structure with seating included and additional illumination embedded in the ground to light up structures all lighting controls and electrical. All steel structures will be powder coated.

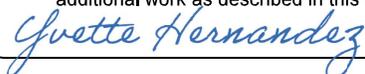
The total agreed construction cost for task order #5K-1 Total \$666,689.98
 Construction time 160 consecutive days to substantial completion and 20 additional days for final completion for a total of 180 calendar days overall to complete project.

CONSECUTIVE CALENDAR DAYS ADDED TO COMPLETION TIME: 160 TOTAL CHANGE ORDER AMOUNT: \$666,689.98

CONTRACTOR (OWNER/AUTHORIZED OWNER REPRESENTATIVE)

I, Francisco Guillen, of Keystone Contractos & Engineers agree and accept the terms and conditions of this change order.
 Signature:  Date: 03.16.26

CITY OF EL PASO (CITY ENGINEER)

I, Yvette Hernandez, P.E. of the City of El Paso hereby authorize and direct the Contractor to proceed with additional work as described in this form.
 Signature:  Date: 3/17/26

CITY OF EL PASO CONSTRUCTION CHANGE ORDER- Pg. 2

CONSTRUCTION CHANGE ORDER NO.: 5K-1 DATE: March 16, 2026 SCOPE CHANGE
 PROJECT: Sun City Lights- Pueblo Viejo Park SOLICITATION #: 2025-0087 CONSTRUCTION CHANGE

Method Utilized for Implementing change:

- Unit Bid Prices
- Lump Sum
- Actual Cost (Force Account)

Identified by: CID ✓ Contractor User Dept.

Type of Change Order: User Request Value Engineering CID Initiated
 Error & Omission Differing Site Contractor Initiated

Contractors Proposal Cost: \$694,873.90 ✓
 Final Negotiated Amount: \$666,689.98 ✓

Time Requested: 160 Consecutive Calendar Days ✓
 Time Justified: 160 Consecutive Calendar Days

Reason/Justification for Change Order:

Task #5K-1 utilizing our 2025-0087 Horizontal- on call for construction procurement. * this is not a change order but execution of task order #5K-1 as per our 2025-0087 Horizontal-on-call.

Cost: The designer on record prepared an opinion of probable cost estimate for a total of \$966,873.81 submitted on 12/16/2025. The designer on record opinion of probable cost did not take into consideration contractors coefficient fee for overhead and profit of 31.30% to include Bonds, and also didn't include equipment costs and labor, the cost proposal also included several allowances for line items.

The General contractor submitted an initial proposal on 2/19/2026 for the amount of \$694,873.90 utilizing RsMeans. CID PM evaluated the contractor's first proposal and determined that contractor included additional scope of work in the electrical division. CID PM provided comments to Contractor for review and revisions. Contractor provided a final proposal on 2/24/2026 in the amount of 666,689.98 CID PM determined the proposal to be reasonable based upon comparison of the contractor's final proposal and DOR estimate.

Time: Contractor requested 180 consecutive calendar days to complete the project. CID evaluated the requested time and compared to daily output (productivity rate) using the RSMeans tasks. estimated time for substantial completion is 24 weeks, 120 working days, which is reasonable and justifiable as RSMeans doesn't have estimation time for specialized fabrication for steel structures and have longer lead time with the contractor's requested time for substantial completion of 160 consecutive calendar days. per general contract requirements, the contractor has 20 days to address and complete the project for a total of 180 calendar days.

- Attachments: RFI Final Contractor proposal Schedule
 RFP Budget Status Report (PeopleSoft) Change Order Log
 ASI (if applicable) Independent Cost Estimate Utility Commitment Letter (if applicable)

AS A RESULT OF THIS CHANGE ORDER, PLEASE MAKE THE FOLLOWING ADJUSTMENT TO THE PURCHASE ORDER:

PO LINE	ADDED AMOUNT	ACCOUNT

TOTAL NET CHANGE TO PURCHASE ORDER:
\$0.00

C.O. Amount
\$666,689.98

Additional Funding/Direction:

Project Manager: Appolonia Roldan 3/16/2026
 Appolonia Roldan Date

Division Manager: Alondra Gurrola 3/16/2026
 Alondra Gurrola Date

Assistant Director: Gilbert Guerrero 3/16/2026
 Gilbert Guerrero Date

CITY OF EL PASO CHANGE ORDER and CHANGE QUANTITY NOTICE LOG

Project Name: Sun City Lights- Pueblo Viejo Park
 Solicitation (Contract) No.: 2025-0087
 Project Number: PCP1SSCLO2
 PO No.: TBD
 Contractor: Keystone Contractos & Engineers

Original Contract	
Notice to Proceed:	TBD
Substantial Completion Period:	160 Consecutive Calendar Days
Substantial Completion Date:	TBD
Final Completion Period:	20 Consecutive Calendar Days
Final Completion Date:	TBD
Contract Amount:	\$ 666,689.98
Contingency Budget:	\$ 93,171.52

Modified Contract	
Total Days Added:	180 Consecutive Calendar Days
Substantial Completion Period:	160 Consecutive Calendar Days
Substantial Completion Date:	TBD
Final Completion Date:	TBD
Total Cost Added:	\$666,689.98 ✓
Remaining Contingency:	\$93,171.52
Change Order Percentage:	100.00%

CO #	Date	Description	Days	Cost
1	3/3/2026	Task Order #5K-1 will incorporate the construction documents and specifications into the 2025-0087 Horizontal Construction On-Call. This task order doesn't change the overall contract amount. The task order will be issued for the scope of work listed below to include attachments.	180	\$666,689.98
2	1/0/1900	0	0	\$0.00
3	1/0/1900	0	0	\$0.00
4	1/0/1900	0	0	\$0.00
5	1/0/1900	0	0	\$0.00
6	1/0/1900	0	0	\$0.00
7	1/0/1900	0	0	\$0.00
8	1/0/1900	0	0	\$0.00
9	1/0/1900	0	0	\$0.00
10	1/0/1900	0	0	\$0.00
11	1/0/1900	0	0	\$0.00
12	1/0/1900	0	0	\$0.00
13	1/0/1900	0	0	\$0.00
14	1/0/1900	0	0	\$0.00
15	1/0/1900	0	0	\$0.00
16	1/0/1900	0	0	\$0.00
17	1/0/1900	0	0	\$0.00
18	1/0/1900	0	0	\$0.00
19	1/0/1900	0	0	\$0.00
20	1/0/1900	0	0	\$0.00
SUBTOTAL FOR CHANGE ORDERS:			127	\$666,689.98

CQN #	Date	Description	Days	Cost
1	1/0/1900	0	0	\$0.00
2	1/0/1900	0	0	\$0.00
3	1/0/1900	0	0	\$0.00
4	1/0/1900	0	0	\$0.00
5	1/0/1900	0	0	\$0.00
6	1/0/1900	0	0	\$0.00
7	1/0/1900	0	0	\$0.00
8	1/0/1900	0	0	\$0.00
9	1/0/1900	0	0	\$0.00
10	1/0/1900	0	0	\$0.00
SUBTOTAL FOR CHANGE QUANTITY NOTICES:			0	\$0.00

PeopleSoft GL
BUDGET STATUS REPORT

Page No. 1
Run Date 03/12/2026
Run Time 15:17:55

Report ID: GLS8020
Bus. Unit: CEP01--City of El Paso
Ledger Grp: DETAIL_CC -- EXPENSE DETAIL LEDGER
Currency : USD
Chartfields Criteria
Account: All values
Project: PCP19SCL02

Department: All values

Fund: All values

Division: All values

Program: All values

Account	Department	Fund	Division	Program	Budget	Assoc Revenue	PreEncumbrance	Encumbrance	Expense	Remaining
Project	Acct Descr									
580160	190	4745	38290							
PCP19SCL02				ARCHITECTURE AND DESIGN (CWIP)	126,375.00	0.00	0.00	35,256.55	97,518.45	-6,400.00
580210	190	4745	38290							
PCP19SCL02				CITY ENGINEERING CHARGES (CWIP)	0.00	0.00	0.00	0.00	0.00	0.00
580220	190	4745	38290							
PCP19SCL02				CITY ADMIN CHARGES (CWIP)	3,117.60	0.00	0.00	0.00	0.00	3,117.60
580230	190	4745	38290							
PCP19SCL02				CITY CONSTRUCT CHARGES (CWIP)	77,940.00	0.00	0.00	0.00	0.00	77,940.00
580240	190	4745	38290							
PCP19SCL02				TESTING (CWIP)	13,975.73	0.00	0.00	0.00	0.00	13,975.73
580260	190	4745	38290							
PCP19SCL02				INSPECTIONS (CWIP)	31,176.00	0.00	0.00	0.00	0.00	31,176.00
580270	190	4745	38290							
PCP19SCL02				CONSTRUCTION (CWIP)	1,044,886.67	0.00	0.00	0.00	0.00	1,044,886.67
Grand Total :					1,297,471.00	0.00	0.00	35,256.55	97,518.45	1,164,696.00

INFORMATION ONLY

End of Report

PUEBLO VIEJO - ESTIMATED COSTS FOR					
DEMO + SITE PREPARATION					
Demo	ALLOW	\$	11,000.00	1	\$11,000.00
Fill	CY	\$	84.00	120	\$10,080.00
Grading and Drainage	SF	\$	1.30	16,116	\$20,950.80
Geotech Engineering	ALLOW	\$	6,381.50	1	\$6,381.50
<i>Subtotal</i>					<i>\$48,412.30</i>
HARDSCAPE / PAVING + FENCING + SITE FURN					
Monument Sign - stone	ALLOW	\$	10,000.00	1	\$10,000.00
CIP Bancos	LF	\$	203.00	80	\$16,240.00
Concrete Paths + Plaza	SF	\$	9.78	3,676	\$35,951.28
Concrete Mow Curb at Planting Areas	SF	\$	9.78	352	\$3,442.56
<i>Subtotal</i>					<i>\$65,633.84</i>
IRRIGATION					
Irrigation	SF	\$	3.00	7,250	\$21,750.00
<i>Subtotal</i>					<i>\$21,750.00</i>
PLANTING + GROUND PREP					
Trees - large 2" Cal	EA	\$	650.00	16	\$10,400.00
Shrubs, 5 Gal	EA	\$	50.00	47	\$2,350.00
Perennials and Groundcovers, 1 Gal	EA	\$	35.00	185	\$6,475.00
Sod Grass	SF	\$	8.00	1,740	\$13,920.00
Garden Plantings area w/soil amend	SF	\$	1.50	5,512	\$8,268.00
Gravel Mulch and / or Cobble for Planting Areas	SF	\$	1.75	5,512	\$9,646.00
Gravel Mulch and / or Cobble for Buffer Area	SF	\$	1.75	5,003	\$8,755.25
Weed Barrier	SF	\$	0.50	10,515	\$5,257.50
<i>Subtotal</i>					<i>\$65,071.75</i>
LIGHT & STRUCTURES					
Specialty Lighting	ALLOW	\$	120,000.00	1	\$120,000.00
Light Structure Pavilion (provided by Compound Design)	LF	\$	220.00	1,000	\$220,000.00
Light Structures along Path (provided by Compound Design)	LF	\$	200.00	780	\$156,000.00
<i>Subtotal</i>					<i>\$496,000.00</i>
OVERHEAD					
Overhead and Supervision at 10% of total	ALLOW	\$	78,000.00	1	\$78,000.00
Project Mobilization + Start Up	ALLOW	\$	40,000.00	1	\$40,000.00
<i>Subtotal</i>					<i>\$118,000.00</i>
TOTAL CONSTRUCTION COSTS					
Subtotal All Elements					\$863,280.19
Design / Construction Contingency			12%		\$103,593.62
Subtotal w/Contingency					\$966,873.81
TOTAL					\$966,873.81



APPROVED
By RoldanA at 3:21 pm, Mar 12, 2026

PROPOSAL

DATE SENT: February 24, 2026		PROPOSAL NO.: PR25-137
ATTENTION: Appolonia Roldan - Urban Design Manager		
JOB NAME: Pueblo Viejo Park - Sun City Lights		
JOB LOCATION: 233 Zaragoza Road		
PHONE (915) 979-5826	FAX/ EMAIL roldana@elpasotexas.gov	

PROPOSAL SUBMITTED TO: Capital Improvement Department City of El Paso
STREET ADDRESS: 218 N. Campbell St. 2nd Floor
CITY, STATE, AND ZIP CODE: El Paso, Texas, 79901

Keystone Contractors & Engineers is pleased to submit our proposal in response to the City of El Paso's Request for Proposal dated December 17, 2025, under Job Order Horizontal Construction Contract #2025-0087. This proposal addresses Task Order #5K-1 for the installation and procurement of Pueblo Viejo Park – Sun City Lights.

Description of Work

We propose to furnish all labor, equipment, and materials necessary to complete the following scope:

1. SWP3

- Temporary construction chain link fence.
- Provide and install silt fence
- Provide and install construction exit
- Concrete wash pit
- Remove silt fence and construction exit at the end of project

2. Demolition

- Concrete curb demolition
- Asphalt pavement demolition
- Remove a light pole
- Load and haul off debris from premises Dimensions: 12" wide x 6" thick

3. Earthwork

- Equipment mobilization
- Cut & Fill operation
- Import materials
- Subgrade preparation for site concrete

4. Site Concrete

- Fine grading
- 4" Thick base course under sidewalks
- 4" Thick concrete sidewalk reinforced with 6x6/6-6 W.W.F. approximately 3400 square feet.
- 6"x12" Mow strip 4000-PSI concrete reinforced with 2-#4 rebar, to include hand excavation
- Concrete flume approximately 13 square feet, to include steel checker plate cover
- Apply curing compound.

5. Wall Seats

- Reinforcing steel for seats

- Formwork and necessary accessories
- Pour 4000-PSI concrete with integral color on seats
- Form 3"x3" Notch at top of concrete seat at every 36" of center
- Remove forms

6. Stone Monument Sign

- Footing excavation and trimming
- Footing reinforcement
- Pour 3000-PSI concrete footing 24"x12"
- 20" Wide mortared rockwall with Hueco stone reinforced with #3 and #4 rebar
- Rockwall length is 12 feet by 2'-8" height

7. Irrigation and Landscape

- Installation of irrigation system, including:
 - Mainline piping
 - Lateral lines
 - Control valves
 - Irrigation heads (rotors, sprays, or drip emitters as specified)
 - Connect to existing irrigation controller with programming
 - Third party irrigation audit
- Pressure testing of all lines and components.
- System startup, adjustments, and verification of proper coverage.
- Site preparation, including removal of debris, and soil conditioning.
- Installation of topsoil as required to achieve proper planting depth and drainage.
- Planting of trees, shrubs, groundcover, and Bermuda grass per landscape plan.
- Provide and install "Reclaimed Water" sign
- Final cleanup and disposal of excess materials

8. Pathway Structures and Pavilion, Scope of Work Includes:

- Footing excavation and trimming
- Footing reinforcement
- Formwork
- Placement of 4000-PSI concrete for pathway structure continuous footings per plans
- Placement of 4000-PSI concrete for pavilion spot footings per plans
- Removal of all formwork

Pathway Structure A

Provide all material and labor to fabricate, assemble, and install Pathway Structure A, consisting of: 14 curved HSS 3" x 3" x 3/16" (with variable heights ranging from min. 4'-2" to max 10'-3") each tube rolled with variable radii with welded end caps. The structure will be welded to a 9" x 5/8" curved control plate (divided in sections along a 7'-3" arc) anchored to concrete with 1/2" anchor bolts and nuts and washers. Structure to be powder coated as specified on drawings.

Pathway Structure B

Provide all material and labor to fabricate, assemble, and install Pathway Structure B consisting of: 26 curved HSS 3" x 3" x 3/16" (with variable heights ranging from min. 4'-3" to max 10'-3") each tube rolled with variable radii with welded end caps. The structure will be welded to a 9" x 5/8" curved control plate (divided in sections along a 14'-7" arc) anchored to concrete with 1/2" anchor bolts and nuts and washers. Structure to be powder coated as specified on drawings.

Pathway Structure C

Provide all material and labor to fabricate, assemble, and install Pathway Structure C, consisting of: 45 curved HSS 3" x 3" x 3/16" (with variable heights ranging from min.

4'-4" to max 10') each tube rolled with variable radii with welded end caps. The structure will be welded to a 9" x 5/8" curved control plate (divided in sections along a 25' arc) anchored to concrete with 1/2" anchor bolts and nuts and washers. Structure to be powder coated as specified on drawings.

Pavilion Structure

Provide all material and labor to fabricate, assemble, and install the Pavilion Structure, consisting of:

48 HSS 3" x 3" x 3/16" with end caps perlin (painted as per fabrication finish quality requirements)

- 8 HSS 4" x 4" x 3/16" angled columns (powder coated color TBD),
- 3 HSS 6" x 3" x 1/4" curved main beams (powder coated color TBD),
- 6 HSS 5" x 5" x 3/16" straight columns (powder coated color TBD),
- 3 HSS 8" x 3" x 1/4" beams (powder coated color TBD)
- Approximately 405 sq. ft of 1/8" sheet metal solid roof (painted as per fabrication finish quality requirements)
- Straight columns will be anchored to a baseplate and bolt-connection from post to beam as specified on drawings.
- Material and labor to fabricate and install 9" x 5.5" cut letters "PUEBLO VIEJO PARK" from 1/8" corten steel and sign reading "SUN CITY LIGHTS" (welded to sign) plus additional information about the project, as specified on drawings.
- Shop drawings.
- Engineering stamp.

9. Electrical and Lighting

- Provide and install dedicated 220-volt electrical service and meter for the lighting system.
- Install conduit, conductors, junction boxes, and all required electrical components as per plans.
- Trenching and backfilling for underground electrical routing.
- Connection to electrical panel or designated power source.
- Underground feeder from the meter to utility pad.
- Testing and verification of proper voltage, grounding, and system performance.
- Provide and install 22 In-ground LED linear RGB high efficiency light fixture - 35lm/W - 50cm long - Mounting sleeve - Integrated glare control louver - Impact resistant IK10- IP67
- Provide and install 23 Underground pathway LED light fixture - 3000K - 3-1/8"-10W - Impact resistant IK10 - IP67 - Three light output distribution
- Provide and install 6 In-ground mounted LED light RGB Uplight - 60° Optic - High Power - IP65 - Glare control louver - Dimmable
- Provide and install 6 each Surface Mount Passiver Infrared motion sensor TO 18VDC - 17mA at 12 VDC - Low Voltage Driver.
- Lighting Control Equipment and Programming Services, lighting control hardware, including:
 - Nicolaudie DINA-DR1 lighting controller
 - ESA Pro programming software license
 - DMX/RDM distribution equipment (including Elation RDM6 IP splitters)
 - Surge protection and required low-voltage control accessories
- Outdoor motion sensing devices (performance-based), suitable for:
 - Recessed installation into the vertical face of concrete seat walls
 - Narrow detection geometry
 - Dry contact relay output compatible with lighting control triggers
- Interactive lighting scenes and effects programming, including:
 - Directional, motion-triggered RGB lighting animations
 - Pixel-based chase effects synchronized to pedestrian movement

- Independent control per rib group
- Trigger logic, lockout timing, and idle state behavior
- Programming delivered using ESA Pro software
- Commissioning
- Placement and alignment of fixtures to achieve proper illumination and coverage.
- Waterproofing, sealing, and protection of all underground connections.
- System startup, aiming, and final adjustments.
- Provide and install 3/16" thick stainless-steel protection for in-ground light fixture type "L1", protection for light fixtures "U1" and "U2" not included in proposal.

Subtotal	\$ 496,790.86
JOC Fee 31.3	\$ 155,495.54
Subtotal	\$ 652,286.40
Payment Bond	\$ 14,403.58
Total Amount	\$ 666,689.98

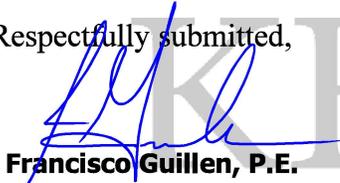
Notes & Conditions

- Proposal is valid for 90 calendar days.
- All work will be performed during regular business hours.
- **Exclusions:** Permit fees and any materials or work not explicitly mentioned above.

All cost estimating has been performed using the latest version of RSMeans Construction Costs data, per Item K of the contract.

Should you have any questions or require further documentation, please feel free to contact me directly.

Respectfully submitted,



Francisco Guillen, P.E.
 Keystone Contractors & Engineers
 Office: (915) 562-4159 x 1002
 Cell: (915) 727-5801
 Fax: (915) 503-2235
 Email: fguillen@keystone-ce.net

LineNumber	Description	Quantity	Unit	Total Incl. O&P	Ext. Total Incl. O&P
Category: Sun City Lights Pueblo Viejo Park > Earthwork Subtotal					\$27,072.86
Category: Sun City Lights Pueblo Viejo Park > Sidewalks and Curbs					
033923130300	Concrete surface treatment, curing, sprayed membrane compound	34.00	C.S.F.	\$23.47	\$797.98
055413200300	Floor plate, steel checkered plate, pit or trench cover and frame, 2' to 3' W x 1/4" T, field fabricated	12.00	S.F.	\$40.30	\$483.60
055413200300	Trench cover, aluminum, stock unit, field fabricated, 3/8" T for checkered plate cover, add	1.00	L.F.	\$0.39	\$4.71
312216101150	Fine grading, fine grade for slab on grade, hand grading	380.00	S.Y.	\$2.75	\$1,045.00
312316131400	Excavating, trench or continuous footing, common earth, by hand with pick and shovel, 2' to 6' deep, light soil, excludes sheeting or dewatering	6.50	B.C.Y.	\$73.08	\$475.02
312316132100	Excavating, trench or continuous footing, common earth, trim sides and bottom for concrete pours, excludes sheeting or dewatering	173.00	S.F.	\$1.29	\$223.17
320610100310	Sidewalks, driveways, and patios, sidewalk, concrete, cast-in-place with 6 x 6 - W1.4 x W1.4 mesh, broomed finish, 4,000 psi, 4" thick, excludes base	3,400.00	S.F.	\$6.40	\$21,760.00
321123230301	Base course drainage layers, aggregate base course for roadways and large paved areas, crushed stone base, compacted, crushed 1-1/2" stone base, to 4" deep	380.00	S.Y.	\$6.20	\$2,356.00
321123230301	Base course drainage layers, aggregate base course for small and irregular areas, add	1.00		\$0.97	\$366.70
321613130406	Cast-in place concrete curbs & gutters, concrete, wood forms, radius, 6" x 18", includes concrete	346.00	L.F.	\$26.46	\$9,155.16
321613130435	Cast-in place concrete curbs & gutters, straight, wood forms, 0.066 C.Y. per LF, 6" high curb, 6" thick gutter, 30" wide, includes concrete	10.00	L.F.	\$33.52	\$335.20
Category: Sun City Lights Pueblo Viejo Park > Sidewalks and Curbs Subtotal					\$37,002.54
Category: Sun City Lights Pueblo Viejo Park > Concrete Seat Wall					
030513200600	Concrete admixture, integral colors, dry pigment, 5 lb. bag, includes material only	80.00	Ea.	\$43.91	\$3,512.80
031113854000	C.I.P. concrete forms, wall, radial, smooth curved, job built plywood, to 8' high, 1 use, includes erecting, bracing, stripping and cleaning	475.00	SFCA	\$14.38	\$6,830.50
032111500700	Reinforcing steel, cut, bent and delivered, A615, grade 60, material only	0.50	Ton	\$2,445.28	\$1,222.64
033113350300	Structural concrete, ready mix, heavyweight, 4000 psi, includes local aggregate, sand, Portland cement (Type I) and water, delivered, excludes all additives and treatments	15.00	C.Y.	\$159.42	\$2,391.30
033113702400	Structural concrete, placing, spread footing, direct chute, under 1 C.Y., includes leveling (strike off) & consolidation, excludes material	15.00	C.Y.	\$48.94	\$734.10
312216101150	Fine grading, fine grade for slab on grade, hand grading	17.00	S.Y.	\$2.75	\$46.75

LineNumber	Description	Quantity	Unit	Total Incl. O&P	Ext. Total Incl. O&P
321123230301	Base course drainage layers, aggregate base course for roadways and large paved areas, crushed stone base, compacted, crushed 1-1/2" stone base, to 4" deep	17.00	S.Y.	\$6.20	\$105.40
321123230301	Base course drainage layers, aggregate base course for small and irregular areas, add	1.00		\$0.97	\$16.41
Category: Sun City Lights Pueblo Viejo Park > Concrete Seat Wall Subtotal					\$14,859.90
Category: Sun City Lights Pueblo Viejo Park > Stone Monument Sign					
323253100500	Stone retaining walls, cut stone, to 6' high, 1'-6" thick, dry set, includes excavation, concrete footing and stone, 3' below grade Price is exposed face area	32.00	S.F.	\$154.91	\$4,957.12
Category: Sun City Lights Pueblo Viejo Park > Stone Monument Sign Subtotal					\$4,957.12
Category: Sun City Lights Pueblo Viejo Park > Irrigation and Landscape > Irrigation					
101426100025	Post & panel/pylon signage, alum. panel, 1/8" thk., 24"x18", interlocking, (2) 72" h al. posts	1.00	Ea.	\$223.74	\$223.74
328413100101	Water existing trees and lawn during construction	2.00	Week	\$1,000.00	\$2,000.00
328413100951	Third-party irrigation audit	1.00	Ea.	\$2,000.00	\$2,000.00
328423100801	Main line (2" press pipe, 14G wire)	230.00	L.F.	\$13.91	\$3,199.30
328423100901	Auto valves (1" valve, pressure regulator, Sch 80 union, tan valve boxes, male adapters, 1/2" PVC 40)	5.00	Ea.	\$710.00	\$3,550.00
328423101021	Quick Coupling (1" quick coupling, swing joint, tags, 1" sch 40 pipe, valve box)	2.00	Ea.	\$605.00	\$1,210.00
328423101031	Flush Valve (3/4 hose, PVC nipple, 90 elbow, Indicator)	7.00	Ea.	\$164.29	\$1,150.03
328423101041	Drips (8 outlet w/ plugs, 6 outlet w/ plug, PVC 80 nipples, 300 Ft of tubing, stake, 1/4" tube)	50.00	Ea.	\$67.00	\$3,350.00
328423101051	Rotors (rotor, 3/4" turf swivel joint)	7.00	Ea.	\$157.15	\$1,100.05
328423101061	Spray (8 rotator, 17 1/2" turf swivel joint)	17.00	Ea.	\$108.82	\$1,849.94
328423101071	Lateral Fittings (3/4" press pipe, 1" press pipe, 1 1/4" pipe, 1-1/2" pipe, 30% fittings)	1,660.00	L.F.	\$1.84	\$3,054.40
328423101081	Controller (500 14G red wire, 500 12G white wire, 2" sch 40 conduit pipe)	1,000.00	L.F.	\$2.95	\$2,950.00
328423101111	Sleeving (1 1/2" press pipe, 2 1/2" press pipe)	100.00	L.F.	\$21.90	\$2,190.00
Category: Sun City Lights Pueblo Viejo Park > Irrigation and Landscape > Irrigation Subtotal					\$27,827.46
Category: Sun City Lights Pueblo Viejo Park > Irrigation and Landscape > Landscape					
329113160761	Install 2"-4" Desert Tan	4,500.00	S.F.	\$3.50	\$15,750.00
329113160763	Install 1"-3" Desert Tan	4,850.00	S.F.	\$1.35	\$6,547.50
329113160765	Install 3"-6" Cobblestone desert tan	930.00	S.F.	\$4.00	\$3,720.00
329113160767	Install Bermuda tiff tuff sod	1,710.00	S.F.	\$2.25	\$3,847.50

LineNumber	Description	Quantity	Unit	Total Incl. O&P	Ext. Total Incl. O&P
329113161051	Soil preparation, mulching, filter fabric weed barrier	10,280.00	S.F.	\$0.23	\$2,364.40
329119130801	Topsoil placement and grading, loam or topsoil screened, 6" deep, furnish and place, truck dumped	1,710.00	S.F.	\$0.85	\$1,453.50
329343100305	1 Gal Yellow Lantana	47.00	Ea.	\$25.00	\$1,175.00
329343100307	1 Gal Paprika Yarrow	24.00	Ea.	\$25.00	\$600.00
329343100309	1 Gal Purple Poppy Mallow	19.00	Ea.	\$25.00	\$475.00
329343100311	5 Gal Lantana	19.00	Ea.	\$55.00	\$1,045.00
329343100311	1 Gal White Guara	49.00	Ea.	\$25.00	\$1,225.00
329343100313	5 Gal Lynn Legacy	30.00	Ea.	\$55.00	\$1,650.00
329343300951	2" Velvet mesquite	3.00	Ea.	\$575.00	\$1,725.00
329343300953	2" Afghan Pine min	9.00	Ea.	\$600.00	\$5,400.00
329343300955	2" Palo Verde	5.00	Ea.	\$575.00	\$2,875.00
Category: Sun City Lights Pueblo Viejo Park > Irrigation and Landscape > Landscape Subtotal					\$49,852.90
Category: Sun City Lights Pueblo Viejo Park > Concrete Seat Wall					
030513200600	Concrete admixture, integral colors, dry pigment, 5 lb. bag, includes material only	80.00	Ea.	\$43.91	\$3,512.80
031113854000	C.I.P. concrete forms, wall, radial, smooth curved, job built plywood, to 8' high, 1 use, includes erecting, bracing, stripping and cleaning	462.00	SFCA	\$14.38	\$6,643.56
032111500700	Reinforcing steel, cut, bent and delivered, A615, grade 60, material only	0.50	Ton	\$2,445.28	\$1,222.64
033113350300	Structural concrete, ready mix, heavyweight, 4000 psi, includes local aggregate, sand, Portland cement (Type I) and water, delivered, excludes all additives and treatments	14.00	C.Y.	\$159.42	\$2,231.88
033113702400	Structural concrete, placing, spread footing, direct chute, under 1 C.Y., includes leveling (strike off) & consolidation, excludes material	14.00	C.Y.	\$48.94	\$685.16
312216101150	Fine grading, fine grade for slab on grade, hand grading	17.00	S.Y.	\$2.75	\$46.75
321123230301	Base course drainage layers, aggregate base course for roadways and large paved areas, crushed stone base, compacted, crushed 1-1/2" stone base, to 4" deep	17.00	S.Y.	\$6.20	\$105.40
321123230301	Base course drainage layers, aggregate base course for small and irregular areas, add	1.00		\$0.97	\$16.41
Category: Sun City Lights Pueblo Viejo Park > Concrete Seat Wall Subtotal					\$14,464.60
Category: Sun City Lights Pueblo Viejo Park > Pathway Structures > Pathway Structures Foundation					
031113854000	C.I.P. concrete forms, wall, radial, smooth curved, job built plywood, to 8' high, 1 use, includes erecting, bracing, stripping and cleaning	120.00	SFCA	\$14.38	\$1,725.60
032111500700	Reinforcing steel, cut, bent and delivered, A615, grade 60, material only	0.75	Ton	\$2,445.28	\$1,833.96

LineNumber	Description	Quantity	Unit	Total Incl. O&P	Ext. Total Incl. O&P
033113350300	Structural concrete, ready mix, heavyweight, 4000 psi, includes local aggregate, sand, Portland cement (Type I) and water, delivered, excludes all additives and treatments	18.00	C.Y.	\$159.42	\$2,869.56
033113702400	Structural concrete, placing, spread footing, direct chute, under 1 C.Y., includes leveling (strike off) & consolidation, excludes material	18.00	C.Y.	\$48.94	\$880.92
312316130050	Excavating, trench or continuous footing, common earth, 3/8 C.Y. excavator, 1' to 4' deep, excludes sheeting or dewatering	23.00	B.C.Y.	\$11.46	\$263.58
Category: Sun City Lights Pueblo Viejo Park > Pathway Structures > Pathway Structures Foundation Subtotal					\$7,573.62
Category: Sun City Lights Pueblo Viejo Park > Pathway Structures > Pathway Structures					
055821050111	Pathway Structure "A" consisting of 14 curved HSS 3" x 3" x 3/16" (with variable heights ranging from min. 4'-2" to max 10'-3") each tube rolled with variable radii with welded end caps. Structure to be powder coated.	1.00	Ea.	\$11,353.00	\$11,353.00
055821050113	Pathway Structure "B" consisting of 26 curved HSS 3" x 3" x 3/16" (with variable heights ranging from min. 4'-3" to max 10'-3") each tube rolled with variable radii with welded end caps. Structure to be powder coated.	1.00	Ea.	\$22,837.00	\$22,837.00
055821050115	Pathway Structure "C" consisting of 45 curved HSS 3" x 3" x 3/16" (with variable heights ranging from min. 4'-4" to max 10') each tube rolled with variable radii with welded end caps. Structure to be powder coated.	1.00	Ea.	\$39,150.00	\$39,150.00
055821050117	Pavilion Structure, 48 HSS 3" x 3" x 3/16" with end caps perlin, HSS 4" x 4" x 3/16" angled columns, HSS 6" x 3" x 1/4" curved main beams, HSS 5" x 5" x 3/16" straight columns, HSS 8" x 3" x 1/4" beams & beams powder coated	1.00	Ea.	\$93,104.00	\$93,104.00
055821050119	Material and labor to fabricate and install 9" x 5.5" cut letters "PUEBLO VIEJO PARK" from 1/8" corten steel and sign reading "SUN CITY LIGHTS"	1.00	Ea.	\$7,410.00	\$7,410.00
055821050121	Shop Drawings and Engineering Stamp	1.00	Ea.	\$13,940.00	\$13,940.00
Category: Sun City Lights Pueblo Viejo Park > Pathway Structures > Pathway Structures Subtotal					\$187,794.00
Category: Sun City Lights Pueblo Viejo Park > Electrical					
260519550151	Electrical power conductors and cables, homeruns 1 PH, 120V, 20A, lighting contactors 220V 2 poles, J-boxes	1,000.00	L.F.	\$10.96	\$10,960.00
262416300151	Installation of surface mount passive infrared motion sensor	6.00	Ea.	\$255.00	\$1,530.00
262713100101	Electrical service 220 V, includes 2" wheaterhead, 2" wire support, IMR conduit, bypass meter, electric panel 220V 110A 3R, cable THHN #3	1.00	Ea.	\$4,500.00	\$4,500.00
265619550101	Labor to install in-ground and underground lighting fixtures	51.00	Ea.	\$584.00	\$29,784.00
265626200811	Light Fixture Package: 22ea In-ground LED linear RGB high efficiency, 23ea Underground pathway LED, 6ea In-ground mounted LED light RGB Uplight, 6 ea Infrared motion sensors and lighting control equipment and programing services	1.00	Ea.	\$54,923.76	\$54,923.76

LineNumber	Description	Quantity	Unit	Total Incl. O&P	Ext. Total Incl. O&P
330597151153	Provide and install 7"x24"x3/16" steel plate lighting protection for in-ground light fixture ID L1	22.00	Ea.	\$220.00	\$4,840.00
Category: Sun City Lights Pueblo Viejo Park > Electrical Subtotal					\$106,537.76
Category: Sun City Lights Pueblo Viejo Park > Utility Pad and Fence					
031113653000	C.I.P. concrete forms, slab on grade, edge, wood, to 6" high, 4 use, includes erecting, bracing, stripping and cleaning	31.00	L.F.	\$2.59	\$80.29
033923130300	Concrete surface treatment, curing, sprayed membrane compound	0.55	C.S.F.	\$21.33	\$11.73
320610100400	Sidewalks, driveways, and patios, sidewalk, concrete, cast-in-place with 6 x 6 - W1.4 x W1.4 mesh, broomed finish, 4,000 psi, 6" thick, excludes base	55.00	S.F.	\$7.51	\$413.05
321123230301	Base course drainage layers, aggregate base course for roadways and large paved areas, crushed stone base, compacted, crushed 1-1/2" stone base, to 4" deep	7.00	S.Y.	\$6.01	\$42.07
321123230301	Base course drainage layers, aggregate base course for small and irregular areas, add	1.00		\$0.87	\$6.09
323113200800	Fence, chain link industrial, galvanized steel, 6 ga. wire, 2" posts @ 10' OC, 6' high, includes excavation, & concrete, excludes barbed wire	26.00	L.F.	\$39.32	\$1,022.32
323113800120	Chain link fence, gates, residential, single, 5', includes concrete, hinges, latch and post hardware	1.00	Ea.	\$477.65	\$477.65
Category: Sun City Lights Pueblo Viejo Park > Utility Pad and Fence Subtotal					\$2,053.20
Subtotal					\$496,790.86
General Contractor's Markup on Subs				0.00%	\$0.00
Subtotal					\$496,790.86
General Conditions				0.00%	\$0.00
Subtotal					\$496,790.86
General Contractor's Overhead and Profit				31.30%	\$155,495.54
Grand Total					\$652,286.40