

**CITY OF EL PASO, TEXAS  
AGENDA ITEM  
DEPARTMENT HEAD'S SUMMARY FORM**

**AGENDA DATE:** February 7, 2023

**PUBLIC HEARING DATE:** Not Applicable

**CONTACT PERSON(S) NAME AND PHONE NUMBER:**

Yvette Hernandez, City Engineer, (915) 212-1860  
Katherine N. Cote, Managing Director of Purchasing & Strategic Sourcing,  
(915) 212-1092

**DISTRICT(S) AFFECTED:** #4

**STRATEGIC GOAL:** No. 2 – Set the Standard for a Safe and Secure City

**SUBGOAL:** 2.3 – Increase public safety operational efficiency

**SUBJECT:**

Discussion and action on the award of Task Order #1K-1 for solicitation 2022-0678, Veterans Park Recreational Center Renovations to Keystone Contractors & Engineers for a total estimated award of \$727,624.87

**BACKGROUND / DISCUSSION:**

On October 11, 2022 Council approved the award of Solicitation 2022-0678 Job Order Contracting and Facilities Construction to Veliz Company, LLC dba Veliz Construction, Keystone GC, LLC and Jordan Foster Construction LLC. Work under these contracts is performed via task orders with task orders exceeding **FIVE HUNDRED THOUSAND DOLLARS** (\$500,000) requiring Council approval. The task order for the Veterans Park Recreation Center Renovation exceeds \$500,000 and therefore requires Council approval.

**SELECTION SUMMARY:**

N/A

**CONTRACT VARIANCE:**

N/A

**PROTEST**

N/A

**PRIOR COUNCIL ACTION:**

On October 11, 2022 the City of El Paso approved the award of Solicitation 2022-0678 Job Order Contracting and Facilities Construction to Veliz Company, LLC dba Veliz Construction, Keystone GC, LLC and Jordan Foster Construction LLC. For a term of two (2) years and three (3) one (1) year options. The length of each contract including the initial term plus options is five (5) years for an estimated total aggregate of \$20,000,000.00. The award of the contracts will allow to perform maintenance, repair, alteration, renovation, remediation, or minor construction for the City of El Paso facilities.

**AMOUNT AND SOURCE OF FUNDING:**

Amount: \$727,624.87

Funding Source: 2012 Quality of Life

Account: 190 – 4800 – 29010 – 580270 – PCP13PRKD10

HAVE ALL AFFECTED DEPARTMENTS BEEN NOTIFIED?  X  YES \_\_\_ NO

**PRIMARY DEPARTMENT:** Capital Improvement

**SECONDARY DEPARTMENT:** Parks and Recreation

---

\*\*\*\*\*REQUIRED AUTHORIZATION\*\*\*\*\*

**DEPARTMENT HEAD:**

Assistant Director Capital Improvement

*Jerry DeMuro/for*

---

Yvette Hernandez, P.E.,  
City Engineer

## Contract Change Order Coversheet /Checklist City of El Paso Capital Improvements Department

Project Name: Job Order Contracting & Facilities Construction - Veterans Park Recreation Center Date Received: January 25, 2023

Solicitation Number: 2022-0678 (Task Order #1K-1) Contractor: Keystone Contractors & Engineers

Change Order Number: 1A-1 Date CO was identified January 25, 2023

Funding Type: QOL  General Fund  TX DOT  CDBG  FTA  FAA

Contingency: \$ TBD Original Budget: \$4,000,000.00 Current Remaining Budget: \$ TBD PO No.(s): TBD

Identified by: DOR  Contractor  User Dept.  CID  Other  (identify : \_\_\_\_\_)

Impacts: Cost  Time\*  (Check all that Apply) \* Identify Schedule activity impacted, **attach** frag-net justifying time.

### No change order shall be approved unless work is ordered in writing by the Owner Designated Rep

If Written Order provided prior to formal execution of CO **attach** copy of the written directive, and justification, as why the direction was necessary prior to a formal agreement. Attach concurrence of representative having authority to execute change order(s) for the city of El Paso, Contract Specific by Resolution. If formal RFP was provided to contractor **attach** copy. If E-mail was direction provided to contractor attach Copy.

Change order Type Check One: Mandatory  Discretionary  (Mandatory Violets Written code/standard, or will not function for intended purpose)

If mandatory **attach** justification, Direction from DOR and /or code/ standards references that the CO corrects, or Documentation from User Department Head explaining why the change is required

Differing site condition	<input type="checkbox"/>	Engineering Change/Construction Deficiency	<input type="checkbox"/>
User requested Change **	<input checked="" type="checkbox"/>	Substitution Contractor initiated	<input type="checkbox"/>
Designer Directive (ASI)	<input type="checkbox"/>	Error and omission	<input type="checkbox"/>
Value Engineering Change	<input type="checkbox"/>	Quantity Adjustment	<input type="checkbox"/>

\*\* Identify Funding source \_\_\_\_\_ Grant Funded Projects **attach** Concurrence of Grant Funded program Director

Justification: Task order #1K-1 to incorporate Veterans Park Recreation Center Renovations Drawings and Specifications into the 2022-0678 Job Order Contracting and Facilities Construction contract. The Change will not change the overall contract amount. Construction time frame of 180 Calendar days to Substantial and 30 additional calendar days to Final completion

### Method Utilized for implementing change

(Reference general conditions 2.5.2) Check all that apply

- . 1 Unit Bid Prices Previously Approved  (attach Copy of supporting documents)
- . 2 An Agreed upon Lump Sum  (Attach record of Negotiations, and Cost Analysis)
- . 3 Actual Cost (Force Account Change)  (Attach Detailed record as per 2.2.5.2.3)

### Cost/Price/Time Analysis

Attach Copy of analyst justifying cost and quantities

Contractors proposed cost: \$727,624.87  
 Final Negotiated amount: \$727,624.87  
 Time: Requested 180 Days, justified  Yes

Independent Cost Estimate prepared Yes , No , Validated, Vender Quotes, Published Data, Previously agreed Costs, Other (attach documentation of cost analysis).

### Contract Change Reference: Reference Plan /Spec change, Describe Change (Attach additional sheets if necessary)

Narrative Description of Change SOW: Task order #1K-1 will incorporate the construction documents into the Job Order Contracting & Facilities Construction Contract No. 2022-0678 dated October 11, 2022 this task order does not change the overall contract. The task order will be issued for the scope of work listed in the attachments and the project drawings dated 11/1/2022 and technical specifications dated 11/1/2022. The total amount of task order #1K-1 will be \$727,624.87.

Existing Drawing Reference: Refer to attached drawings for the Veterans Park Recreational Center Renovations dated 11/1/2022

Existing Specification Reference: Refer to attached Technical Specifications for the Veterans Park Recreational Center Renovations dated 11/1/2022

New Drawings/Specifications Reference: N/A

User Department Concurrence (if required): \_\_\_\_\_

Print Name \_\_\_\_\_

Requested by Project /Construction Manager: Daniel C. Carrillo

Print Name: Daniel Carrillo

Division Manager: Gilbert Guerrero

Print Name: Gilbert Guerrero

Recommended for Approval by City Engineer: Jerry DeMuro

Date: 1/27/2023

Jerry DeMuro  
Assistant Director of Design

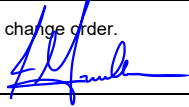
# CITY OF EL PASO CONSTRUCTION CHANGE ORDER

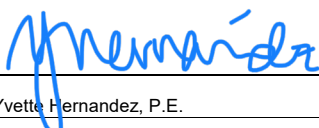
CONSTRUCTION CHANGE ORDER NO.: 1 DATE: January 25, 2023  SCOPE CHANGE  
PROJECT: Job Order Contracting & Facilities Construction SOLICITATION # 2022-0678K  CONSTRUCTION CHANGE  
Veterans Rec. Center Renovations Task #1K-1  
Original Contract Amount: \$ 727,624.87 Contract Time to Substantial Completion 180  
Net Change by previous Change Orders: \$ - Total days added due to Change Orders and CQN's 0  
Net Change by previous Construction Quantity Notices: - Total days added for this Change Order 0  
Amount of this Construction Change Order: \$ - New Contract Time to Substantial Completion: 180  
New Amended Contract Amount: \$727,624.87 Current Substantial Completion Due Date -  
Change Order Percentage: 0.00%

CONTRACTOR NAME: Keystone Contractors & Engineers Funding Source -

**Please provide a detailed scope of work of the change order (see back for reason/justification):**  
Task order #1K-1 will incorporate the construction documents into the Job Order Contracting & Facilities Construction Contract No. 2022-0678K dated October 11, 2022. This task order does not change the overall contract. The task order will be issued for the Scope of Work listed below in the attachments.  
Builders Risk insurance IS NOT required for this task order.  
A separate Notice to Proceed will be issued upon approval of necessary Bonds and Insurance as required by the contract.  
Attachments: Scope of Work, Veterans Park Recreation Center Plans dated 11/1/2022. Technical Specifications Dated 11/1/2022.  
Agreed Upon Proposal for Task #1K-1: \$727,624.87  
Time: 180 consecutive Calendar Days for substantial completion, 30 additional days for Final Completion for a total of Two Hundred Ten (210) calendar days  
Unless specifically noted this change order addresses all compensation of time and money, including direct and indirect cost associated with the above described scope of work

CALENDAR DAYS ADDED TO COMPLETION TIME: 0 \*TOTAL CHANGE ORDER AMOUNT: -  
\*Change Order will not change overall Contract Amount

CONTRACTOR: **Keystone Contractors & Engineers**  
I, Francisco Guillen, of Keystone GC, LLC. agree and accept the terms and conditions of this change order.  
Signature:  Date: 01.27.2023

CITY OF EL PASO (OWNER)  
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: 1/30/23  
Yvette Hernandez, P.E.



**Contract Change Order Documentation Summary and Determination of Cost Reasonableness:**

Contract Name: Job Order Contracting & Facilities Construction – Fire Station 10 Renovations

Solicitation /Project Number: 2022-0678

Change Order Number: 1K-1

Prepared By: Daniel Carrillo

**RFP:**

In response to an (Select one and entry number and date) **RFP number** 1 **or Field Directive number** \_\_\_\_\_ dated 12/1/2022 (Attach Copy). Or In response to

\_\_\_\_\_ and unsolicited proposal was provided.

**Initial Cost Estimate:**

Check all that apply:

No initial estimate of the change order costs was attempted. (Attach Justification countersigned by assigned DM)

A ROM Estimate in the amount of \$ \_\_\_\_\_ was prepared on Date \_\_\_\_\_ attach copy

A Detailed Estimate in the amount of \$ \_\_\_\_\_ was prepared on Date \_\_\_\_\_ attach copy.

The Design Consultant provided a detailed estimate in the amount of \$ 1,094,007.00 was prepared on Date 4/18/2019 attach copy.

**Contractors Proposal:**

The contractor provided a proposal Dated 1/20/2023 (attach copy) in the amount of \$ 727,624.87 and requesting \_\_\_\_\_ Calendar/Working days.

The proposal was reviewed as to the required Scope of work and found to accurately reflect the Scope of Work **Yes**  **No** . If No a formal revision was requested on this date \_\_\_\_\_ (attach Copy(s) of request) and received date \_\_\_\_\_, in the amount of \$ \_\_\_\_\_ and requesting \_\_\_\_\_ Calendar/Working days **Or Check if applicable** \_\_\_\_\_ after review with assigned DM the city elected to proceed with negotiations and address the scope inconsistencies in Negotiations without a proposal revision (list inconsistencies to be addressed in negotiations ). \_\_\_\_\_

Attach continuation sheet if necessary

**Cost evaluation:** Cost reasonableness was determined using the following methods check all that apply.

Utilizing existing Bid Item

Price Analysis

Cost Analysis

(Provide narrative description for each method utilized and how reasonableness was determined)

Attach mark up a proposal with negotiation objectives, including accepted cost, Dated and initialed by the Preparer and Assigned Division Manager. Label Marked UP Proposal:

Narrative description of determination of reasonableness: (Attach Continuation sheets as necessary, include detailed table showing Proposed/Objective /and Negotiated when appropriate. (Sample included)

Narrative:

The design consultant provided a detailed estimate prepared on April 18, 2019 and estimated the cost of the improvements to be \$1,094,007.00. Under the CID Job Order Contract, a request for proposal was sent to the contractor on December 1, 2022 for the work needed to be performed at the Veterans Park Recreation Center.

The contractor responded on January 20, 2023 with a proposal of \$727,624.87 based on the latest version of R.S. Means Facilities Construction Cost Data as required by the Job Order Contracting and Facilities Construction contract. The proposal was evaluated against the cost estimate prepared by design engineer and found to be fair and reasonable. After Review of all the information the Project Manager recommends approval of the proposal for task order #1K-1.

Time Justification:

The original RFP indicated a construction timeframe of 180 days to substantial and 30 days for Final. The contractor agrees to the total of 210 consecutive calendar days.

**CITY OF EL PASO**  
**VETERANS PARK RECREATION CENTER EXPANSION**  
**PRELIMINARY ESTIMATE - APRIL 18, 2019**

<b>Project name</b>	Veterans Park Expansion El Paso TX
<b>Job size</b>	8149 sqft
<b>Duration</b>	6 mnth
<b>Bid date</b>	4/17/2019 2:00 PM
<b>Report format</b>	Sorted by 'Location/Phase' 'Detail' summary



Item	Description	Takeoff Qty	Total	
			Unit Cost	Amount
<b>01.0-Gym Add</b>				
2071.05	<b>Prep.- Initial Cleanup</b>			
	10 Temporary Building Shoring (if needed)	510.00 sqft	60.00 /sqft	30,600
	<b>Prep.- Initial Cleanup</b>			<b>30,600</b>
2076.60	<b>Rem Masonry - Conc Block</b>			
	10 Remove Concrete Block Wall	102.00 lnft	125.00 /lnft	12,750
	<b>Rem Masonry - Conc Block</b>			<b>12,750</b>
2077.30	<b>Rem Steel - Steps</b>			
	10 Remove Steel Stairs	4.00 ft	225.00 /ft	900
	<b>Rem Steel - Steps</b>			<b>900</b>
2079.90	<b>Rem Trim-Cabinets</b>			
	10 Remove Millwork	10.00 lnft	10.25 /lnft	103
	<b>Rem Trim-Cabinets</b>			<b>103</b>
2084.05	<b>Rem Door - And Frame</b>			
	10 Remove Door & Frame	8.00 each	36.75 /each	294
	<b>Rem Door - And Frame</b>			<b>294</b>
2084.51	<b>Remove Toilet Accessory</b>			
	10 Remove Toilet Accessories	5.00 each	12.00 /each	60
	<b>Remove Toilet Accessory</b>			<b>60</b>
2087.75	<b>Remove Misc. Equipment</b>			
	10 Remove Plumbing Fixtures	3.00 each	175.00 /each	525
	10 Remove Light Fixtures	22.00 each	26.00 /each	572
	10 Remove Misc Electrical Items	10.00 each	12.00 /each	120
	10 Demo Electrical & Make Safe	3,404.00 sqft	0.75 /sqft	2,553
	10 Misc Mechanical Demolition	3,404.00 sqft	0.25 /sqft	851
	<b>Remove Misc. Equipment</b>			<b>4,621</b>
2088.05	<b>Rem Floor-Wood &amp; Parquet</b>			
	10 Remove Gym Floor	3,560.00 sqft	0.92 /sqft	3,275
	<b>Rem Floor-Wood &amp; Parquet</b>			<b>3,275</b>
2088.23	<b>Rem Wall-GWB</b>			
	10 Remove Interior Walls (10' tall)	140.00 lnft	40.00 /lnft	5,600
	<b>Rem Wall-GWB</b>			<b>5,600</b>
2220.32	<b>Sitework</b>			
	10 Mobilization	1.00 lsum	1,750.00 /lsum	1,750
	10 Clear & Grub	0.08 acre	2,250.00 /acre	180
	10 Misc Site Demo	1.00 lsum	450.00 /lsum	450
	10 Site Cut / Site Fill (1.5 ft over site)	225.00 cuyd	9.00 /cuyd	2,025
	10 Scarify & Compact Building Pad	491.00 sqyd	4.00 /sqyd	1,964
	10 Scarify & Compact Sidewalk Areas	162.00 sqyd	4.00 /sqyd	648
	10 Install 4" Sidewalk	1,452.00 sqft	6.25 /sqft	9,075
	10 Install Silt Fence	475.00 lnft	5.95 /lnft	2,826
	10 Install Construction Entrance	1.00 lsum	1,950.00 /lsum	1,950
	<b>Sitework</b>			<b>20,868</b>
3178.42	<b>Structural Concrete</b>			
	01 Footing Continuous 3'0" wide	102.00 lnft	91.00 /lnft	9,282
	01 Footing Continuous 3'8" wide	72.00 lnft	102.00 /lnft	7,344
	01 Slab On Grade	3,672.00 sqft	5.25 /sqft	19,278
	01 Stem Wall	102.00 lnft	57.00 /lnft	5,814

Item	Description	Takeoff Qty	Total	
			Unit Cost	Amount
	<b>Structural Concrete</b>			<u>41,718</u>
<b>4153.00</b>	<b>Masonry</b>			
	10 12" Slump Block Wall	5,100.00 sqft	20.95 /sqft	<u>106,845</u>
	<b>Masonry</b>			<b>106,845</b>
<b>5110.80</b>	<b>Structural Steel</b>			
s005	Structural Steel Material	3,672.00 sqft	5.95 /sqft	21,848
s005	Structural Steel Erect	3,672.00 sqft	4.40 /sqft	16,157
s005	Miscellaneous Metals Allowance	3,672.00 sqft	0.45 /sqft	<u>1,652</u>
	<b>Structural Steel</b>			<b>39,658</b>
<b>6123.00</b>	<b>Blocking - All Types</b>			
sub1	Miscellaneous Blocking	3,672.00 sqft	0.25 /sqft	<u>918</u>
	<b>Blocking - All Types</b>			<b>918</b>
<b>7411.00</b>	<b>Roofing</b>			
	10 Roofing - New Gym Addition	3,672.00 sqft	7.25 /sqft	<u>26,622</u>
	<b>Roofing</b>			<b>26,622</b>
<b>7910.01</b>	<b>Caulking / Sealants</b>			
1001	Caulking / Sealants	1.00 lsum	5,500.00 /lsum	<u>5,500</u>
	<b>Caulking / Sealants</b>			<b>5,500</b>
<b>8391.10</b>	<b>Doors</b>			
1001	Interior Door Leaf / Frame / Hardware	2.00 each	1,575.00 /each	3,150
1001	Exterior Door Leaf / Frame / Hardware	2.00 each	1,475.00 /each	<u>2,950</u>
	<b>Doors</b>			<b>6,100</b>
<b>8520.01</b>	<b>Glass &amp; Glazing</b>			
1001	Window	150.00 sqft	35.00 /sqft	<u>5,250</u>
	<b>Glass &amp; Glazing</b>			<b>5,250</b>
<b>9310.01</b>	<b>Flooring</b>			
1101	Gym 109	6,518.00 sqft	6.95 /sqft	45,300
1101	Gym 109 - Vinyl Base	300.00 sqft	1.25 /sqft	<u>375</u>
	<b>Flooring</b>			<b>45,675</b>
<b>9510.01</b>	<b>Ceilings</b>			
01	Ceilings - Exposed	6,342.00 sqft	1.20 /sqft	<u>7,610</u>
	<b>Ceilings</b>			<b>7,610</b>
<b>9512.00</b>	<b>Walls</b>			
1001	Interior Stud Walls (assume 10' tall)	1,660.00 sqft	10.15 /sqft	16,849
1001	Paint	3,320.00 sqft	0.90 /sqft	2,988
1001	Paint - Texture Coat	5,220.00 sqft	1.25 /sqft	6,525
1001	Paint - Slump Block Wall Interior	5,220.00 sqft	0.90 /sqft	<u>4,698</u>
	<b>Walls</b>			<b>31,060</b>
<b>10170.01</b>	<b>Specialties</b>			
1001	Grab Bars	2.00 each	151.00 /each	302
1001	Toilet Tissue Dispenser	1.00 each	65.00 /each	65
1001	Soap Dispenser	1.00 each	72.00 /each	72
1001	Paper Towel Dispenser	1.00 each	285.00 /each	285
1001	Fire Extinguisher & Cabinet	1.00 each	285.00 /each	285
1001	Seat Cover Dispenser	1.00 each	120.00 /each	120
1001	Diaper Changing Table	1.00 each	450.00 /each	450
1001	Folding Shower Seat	1.00 each	375.00 /each	375
1001	Horizontal 2 way shower bar	1.00 each	125.00 /each	125

Item	Description	Takeoff Qty	Unit Cost	Total	
				Unit Cost	Amount
	<b>Specialties</b>				<b>2,079</b>
<b>10430.01</b>	<b>Signs</b>				
	01 Wayfinding Signage	1,631.00	sqft	0.15 /sqft	245
	01 Code Required Signage	6,518.00	sqft	0.15 /sqft	978
	01 Exterior Signage Allowance	1.00	lsum	3,500.00 /lsum	3,500
	<b>Signs</b>				<b>4,722</b>
<b>11480.00</b>	<b>Athletic Equipment</b>				
sub	Basketball -- Forward Fold	4.00	each	6,500.00 /each	26,000
sub	Wall Pads	50.00	lnft	50.00 /lnft	2,500
sub	Volleyball Equipment	1.00	set	2,500.00 /set	2,500
sub	Pickleball Equipment	1.00	set	950.00 /set	950
	<b>Athletic Equipment</b>				<b>31,950</b>
<b>15100.00</b>	<b>Fire Sprinkler System</b>				
	10 Fire Sprinkler System	6,518.00	sqft	2.75 /sqft	17,925
	<b>Fire Sprinkler System</b>				<b>17,925</b>
<b>15400.00</b>	<b>Plumbing</b>				
	10 Sink	1.00	each	850.00 /each	850
	10 Mop Sink	1.00	each	961.00 /each	961
	10 Toilet	1.00	each	1,317.00 /each	1,317
	10 Electric Water Cooler	2.00	each	2,805.00 /each	5,610
	10 Local Rough In at Fixture	5.00	each	592.00 /each	2,960
	10 General Plumbing Equipment	66.00	sqft	5.00 /sqft	330
	10 Floor Drain	1.00	each	165.00 /each	165
	10 Rough In at Floor Drain	1.00	each	295.00 /each	295
	10 Waste / Vent	66.00	sqft	1.35 /sqft	89
	10 Domestic Water	6,518.00	sqft	0.60 /sqft	3,911
	10 Roof Drainage	6,518.00	sqft	0.35 /sqft	2,281
	10 Condensate Drainage	1.00	lsum	350.00 /lsum	350
	10 Natural Gas	66.00	sqft	0.70 /sqft	46
	10 Misc. Plumbing Scope	66.00	sqft	0.41 /sqft	27
	<b>Plumbing</b>				<b>19,192</b>
<b>15650.00</b>	<b>HVAC</b>				
	10 HVAC Equipment / Distribution	6,518.00	sqft	2.50 /sqft	16,295
	10 Air Distribution	6,518.00	sqft	0.50 /sqft	3,259
	10 Direct Digital Controls	6,518.00	sqft	0.40 /sqft	2,607
	10 Misc. HVAC Scope	6,518.00	sqft	0.25 /sqft	1,630
	<b>HVAC</b>				<b>23,791</b>
<b>16001.00</b>	<b>Electrical</b>				
	10 Service & Distribution	6,518.00	sqft	1.25 /sqft	8,148
	10 Mechanical Equipment Connections	6,518.00	sqft	0.90 /sqft	5,866
	10 Lighting & Lighting Controls	6,518.00	sqft	1.50 /sqft	9,777
	10 Convenience Power	6,518.00	sqft	0.45 /sqft	2,933
	10 Fire Alarm System	6,518.00	sqft	1.00 /sqft	6,518
	10 Information Technology Systems - Rough In / Reinstallation	6,518.00	sqft	0.25 /sqft	1,630
	10 AV System Rough In / Reinstallation	6,518.00	sqft	0.16 /sqft	1,043
	10 CATV System Rough In / Reinstallation	6,518.00	sqft	0.16 /sqft	1,043
	10 PA System Rough In / Reinstallation	6,518.00	sqft	0.16 /sqft	1,043
	10 Security / Access Control Rough In / Reinstallation	6,518.00	sqft	0.16 /sqft	1,043
	<b>Electrical</b>				<b>39,043</b>
	<b>01.0-Gym Add</b>				<b>534,728</b>

Item	Description	Takeoff Qty	Unit Cost	Total	
				Unit Cost	Amount
2071.05	<b>Prep.- Initial Cleanup</b>				
10	Temporary Protection	1.00	each	3,500.00 /each	3,500
	<b>Prep.- Initial Cleanup</b>				<b>3,500</b>
2075.30	<b>Rem Conc - Slab on Grade</b>				
10	Remove Slab on Grade	698.00	sqft	1.20 /sqft	838
	<b>Rem Conc - Slab on Grade</b>				<b>838</b>
2079.90	<b>Rem Trim-Cabinets</b>				
10	Remove Millwork	33.00	lnft	10.25 /lnft	338
	<b>Rem Trim-Cabinets</b>				<b>338</b>
2084.05	<b>Rem Door - And Frame</b>				
10	Remove Door & Frame	12.00	each	36.75 /each	441
	<b>Rem Door - And Frame</b>				<b>441</b>
2084.51	<b>Remove Toilet Accessory</b>				
10	Remove Toilet Accessories	21.00	each	12.00 /each	252
	<b>Remove Toilet Accessory</b>				<b>252</b>
2087.75	<b>Remove Misc. Equipment</b>				
10	Remove Plumbing Fixtures	16.00	each	175.00 /each	2,800
10	Remove Light Fixtures	25.00	each	26.00 /each	650
10	Remove Misc Electrical Items	21.00	each	12.00 /each	252
10	Demo Electrical & Make Safe	1,631.00	sqft	0.75 /sqft	1,223
10	Misc Mechanical Demolition	1,631.00	sqft	0.65 /sqft	1,060
	<b>Remove Misc. Equipment</b>				<b>5,985</b>
2088.23	<b>Rem Wall-GWB</b>				
10	Remove Interior Walls (10' tall)	150.00	lnft	40.00 /lnft	6,000
	<b>Rem Wall-GWB</b>				<b>6,000</b>
2088.44	<b>Rem Ceiling GWB/Framng</b>				
10	Remove Ceilings	1,631.00	sqft	0.65 /sqft	1,060
	<b>Rem Ceiling GWB/Framng</b>				<b>1,060</b>
3178.42	<b>Structural Concrete</b>				
01	Slab On Grade - Patch	746.00	sqft	5.25 /sqft	3,917
	<b>Structural Concrete</b>				<b>3,917</b>
6123.00	<b>Blocking - All Types</b>				
sub1	Miscellaneous Blocking	1,631.00	sqft	0.75 /sqft	1,223
	<b>Blocking - All Types</b>				<b>1,223</b>
6220.01	<b>Millwork</b>				
1001	Lowers	14.00	lnft	320.00 /lnft	4,480
1001	Uppers	14.00	lnft	270.00 /lnft	3,780
1001	Reception Desk - Allowance	1.00	lsum	5,000.00 /lsum	5,000
	<b>Millwork</b>				<b>13,260</b>
7411.00	<b>Roofing</b>				
10	Roofing - Patch	1.00	lsum	650.00 /lsum	650
	<b>Roofing</b>				<b>650</b>
8391.10	<b>Doors</b>				
1001	Interior Door Leaf / Frame / Hardware	4.00	each	1,575.00 /each	6,300
	<b>Doors</b>				<b>6,300</b>
8520.01	<b>Glass &amp; Glazing</b>				
1001	Storefront	59.00	sqft	55.00 /sqft	3,245

Item	Description	Takeoff Qty	Unit Cost	Total	
				Unit Cost	Amount
	<b>Glass &amp; Glazing</b>				<b>3,245</b>
<b>9310.01</b>	<b>Flooring</b>				
	1101 Corridor 101	1,518.00	sqft	6.75 /sqft	10,247
	1101 Office 102	144.00	sqft	6.75 /sqft	972
	1101 Break Room 103	137.00	sqft	6.75 /sqft	925
	1101 Men's Room 104 / Shower 105	292.00	sqft	9.75 /sqft	2,847
	1101 Women's Restroom 106 / Shower 107	312.00	sqft	9.75 /sqft	3,042
	1101 Game Room 108	718.00	sqft	6.75 /sqft	4,847
	1101 Family Restroom 110	101.00	sqft	9.75 /sqft	985
	1101 Janitor 111	165.00	sqft	2.25 /sqft	371
	1101 Storage 112	260.00	sqft	2.25 /sqft	585
	1101 Fire Riser Room	65.00	sqft	2.25 /sqft	146
	1101 Vinyl Base	418.00	lnft	1.25 /lnft	523
	<b>Flooring</b>				<b>25,489</b>
<b>9510.01</b>	<b>Ceilings</b>				
	01 Corridor 101	1,371.00	sqft	1.85 /sqft	2,536
	01 Office 102	125.00	sqft	1.85 /sqft	231
	01 Break Room 103	120.00	sqft	1.85 /sqft	222
	01 Men's Room 104 / Shower 105	292.00	sqft	10.15 /sqft	2,964
	01 Women's Room 106 / Shower 107	312.00	sqft	10.15 /sqft	3,167
	01 Game Room 108	645.00	sqft	1.85 /sqft	1,193
	01 Family Restroom 110	101.00	sqft	10.15 /sqft	1,025
	01 Janitor 111	165.00	sqft	1.85 /sqft	305
	01 Storage 112	228.00	sqft	1.85 /sqft	422
	01 Fire Riser Room	65.00	sqft	1.75 /sqft	114
	<b>Ceilings</b>				<b>12,179</b>
<b>9512.00</b>	<b>Walls</b>				
	1001 Interior Stud Walls (assume 10' tall)	1,410.00	sqft	10.15 /sqft	14,312
	1001 Paint	2,820.00	sqft	0.90 /sqft	2,538
	<b>Walls</b>				<b>16,850</b>
<b>10160.01</b>	<b>Toilet Partitions</b>				
	01 Toilet Partitions	7.00	each	985.00 /each	6,895
	01 Urinal Partitions	3.00	each	475.00 /each	1,425
	<b>Toilet Partitions</b>				<b>8,320</b>
<b>10170.01</b>	<b>Specialties</b>				
	1001 Grab Bars	4.00	each	151.00 /each	604
	1001 Toilet Tissue Dispenser	7.00	each	65.00 /each	455
	1001 Soap Dispenser	3.00	each	72.00 /each	216
	1001 Paper Towel Dispenser	3.00	each	285.00 /each	855
	1001 Sanitary Napkin Disposal	4.00	each	150.00 /each	600
	1001 Sanitary Napkin Dispenser	1.00	each	375.00 /each	375
	1001 Seat Cover Dispenser	6.00	each	120.00 /each	720
	1001 Diaper Changing Table	2.00	each	450.00 /each	900
	1001 Folding Shower Seat	2.00	each	375.00 /each	750
	1001 Horizontal 2 way shower bar	2.00	each	125.00 /each	250
	<b>Specialties</b>				<b>5,725</b>
<b>10430.01</b>	<b>Signs</b>				
	01 Code Required Signage	1,631.00	sqft	0.15 /sqft	245
	<b>Signs</b>				<b>245</b>
<b>15100.00</b>	<b>Fire Sprinkler System</b>				
	10 Fire Sprinkler System - Revisions	19,275.00	sqft	2.00 /sqft	38,550
	<b>Fire Sprinkler System</b>				<b>38,550</b>
<b>15400.00</b>	<b>Plumbing</b>				
	10 Shower	3.00	each	880.00 /each	2,640
	10 Sink	5.00	each	850.00 /each	4,250

Item	Description	Takeoff Qty	Total	
			Unit Cost	Amount
<b>15400.00</b>	<b>Plumbing</b>			
10	Toilet	7.00 each	1,317.00 /each	9,219
10	Urinal	3.00 each	1,263.00 /each	3,789
10	Electric Water Cooler	2.00 each	2,805.00 /each	5,610
10	Local Rough In at Fixture	18.00 each	592.00 /each	10,656
10	General Plumbing Equipment	725.00 sqft	2.85 /sqft	2,066
10	Floor Drain	2.00 each	165.00 /each	330
10	Rough In at Floor Drain	2.00 each	295.00 /each	590
10	Waste / Vent	725.00 sqft	1.35 /sqft	979
10	Domestic Water	725.00 sqft	3.35 /sqft	2,429
10	Condensate Drainage	1.00 lsum	650.00 /lsum	650
10	Natural Gas	725.00 sqft	0.70 /sqft	508
10	Misc. Plumbing Scope	725.00 sqft	0.41 /sqft	295
	<b>Plumbing</b>			<b>44,011</b>
<b>15650.00</b>	<b>HVAC</b>			
10	HVAC Equipment / Distribution	1,631.00 sqft	3.25 /sqft	5,301
10	Air Distribution	1,631.00 sqft	0.85 /sqft	1,386
10	Direct Digital Controls	1,631.00 sqft	0.40 /sqft	652
10	Misc. HVAC Scope	1,631.00 sqft	0.25 /sqft	408
	<b>HVAC</b>			<b>7,747</b>
<b>16001.00</b>	<b>Electrical</b>			
10	Service & Distribution	1,631.00 sqft	1.25 /sqft	2,039
10	Mechanical Equipment Connections	1,631.00 sqft	0.90 /sqft	1,468
10	Lighting & Lighting Controls	1,631.00 sqft	4.25 /sqft	6,932
10	Convenience Power	1,631.00 sqft	0.35 /sqft	571
10	Fire Alarm System	1,631.00 sqft	1.00 /sqft	1,631
10	Information Technology Systems - Rough In / Reinstallation	1,631.00 sqft	0.20 /sqft	326
10	AV System Rough In / Reinstallation	1,631.00 sqft	0.20 /sqft	326
10	CATV System Rough In / Reinstallation	1,631.00 sqft	0.20 /sqft	326
10	PA System Rough In / Reinstallation	1,631.00 sqft	0.20 /sqft	326
10	Security / Access Control Rough In / Reinstallation	1,631.00 sqft	0.20 /sqft	326
	<b>Electrical</b>			<b>14,271</b>
	<b>02.0-Interior</b>			<b>220,395</b>
<b>03.0-Adds</b>				
<b>2080.10</b>	<b>Rem Roof - Built Up</b>			
10	Remove Built Up Roof	125.00 sqre	75.00 /sqre	9,375
	<b>Rem Roof - Built Up</b>			<b>9,375</b>
<b>7411.00</b>	<b>Roofing</b>			
10	Roofing - Existing Gym	12,448.00 sqft	6.05 /sqft	75,310
	<b>Roofing</b>			<b>75,310</b>
<b>9512.00</b>	<b>Walls</b>			
1001	Paint - Texture Coat - Existing Building	6,300.00 sqft	1.25 /sqft	7,875
	<b>Walls</b>			<b>7,875</b>
	<b>03.0-Adds</b>			<b>92,560</b>

## Estimate Totals

Description	Amount	Totals	Rate
Labor			
Material	23,990		
Subcontract	808,394		
Equipment	15,300		
Other			
	<u>847,684</u>	<b>847,684</b>	
Contingency	84,768		10.000 %
	<u>84,768</u>	<b>932,452</b>	
General Conditions	74,596		8.000 %
	<u>74,596</u>	<b>1,007,048</b>	
Insurances	13,595		1.350 %
	<u>13,595</u>	<b>1,020,643</b>	
Building Permit Etc.		<b>1,020,643</b>	
Payment & Performance Bond	16,330		1.600 %
	<u>16,330</u>	<b>1,036,973</b>	
Fee	57,034		5.500 %
	<u>57,034</u>	<b>1,094,007</b>	
Sales Tax		<b>1,094,007</b>	
<b>Total</b>		<b>1,094,007</b>	<b>134.250 /sqft</b>