



Date: 05.06.2022

James Hartshorn
Assistant City Manager
City of Pflugerville
100 E Main St
Pflugerville, TX 78660

REF: City of Pflugerville Suite 400 Renovation

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

PROPOSAL SUMMARY:

Ceiling Repairs, Painting, Demolition, Misc. Repairs	\$	72,733.50
General Conditions, Supervision		
Electrical	\$	17,720.64
Plumbing/Mechanical Repairs	\$	13,028.29
Flooring	\$	23,137.74
Buyboard Fees	\$	2,943.00
Bond	\$	2,591.26
Total:	\$	132,154.43

Referenced Drawings: Casa Bella Floor Plan 07.22.2016.

Scope of Work

Misc. Construction

1. Demolition of existing insulation, ceiling grid, and ceiling tile.
2. Full replacement of Ceiling Grid & Tile.
 - a. Option 1 Cortega Tile
 - b. Option 2 Ultima Tile (like next door)
3. New Insulation installed throughout the entire suite in the space above the suspended ceiling system. No wall insulation included.
4. New Mechanical Ceiling Devices in ceiling grid. No new ducting or unit work. Thermostats will remain in place.
5. Priming and Painting of all of the walls in the entire suite.
6. Painting Door Frames provided as an option if desired.
7. Replace Hardware on all Doors. Remove existing cylindrical locksets and replace with new.

8. Front Door Repairs allowance provided. May require removal and structural reconfiguration that is not included in this bid.
9. Replace Kitchen Millwork/Countertop/Sink/Faucet/Drain Kit/Strainer
 - a. Option 2 Millwork/Countertop Home Depot ready available items
10. Bathroom Millwork/Countertop
 - a. Option 2 Millwork/Countertop Home Depot ready available items
11. Removal all existing flooring and replace with one option below:
 - a. Flooring Option 2/Carpet Tile/LVT at Restroom & Hallway/Millwork Base/Saving Opt Regular Rubber Base 4"/Saving Opt VCT in lieu of LVT
12. Includes a dumpster- 40 YD 2 month period for demolition and construction debris.
13. Dumpster Chute included.
14. Stair tread replacement. 4 stair treads replaced and stained. Includes new mounting hardware to existing supports.
15. Repairs on roof trusses identified in the structural report approximately 3 to 4 areas needing proper restructuring per the photos on the report.

Electrical

1. Provide and install new light fixtures throughout the suite. New fixtures to be 2x2 (hallway) and 2x4 (offices) LED type fixtures.
2. Includes new conduit and wiring from fixture to fixture. New fixtures added to each office so that each office will have 2 fixtures in place of the 1 fixture currently in place.
3. Provide and install 2 new exhaust fans with lights reinstall in suspended ceiling in each restroom. Utilize existing wiring and electrical circuits.
4. Vanity lighting (2) allowance included to provide lights directly over each bathroom sink.
5. Provide 1 new LED exit sign where old was removed over main entrance only.
6. Change all outlets/switches to white and replace all office switches with dimmable/occupancy sensors/all covers to white material per customers request.

Plumbing

1. Kitchen sink and water heater removal and installation
 - a. Option 1 Water Heater direct replacement (6 gallon tank style)(*on demand cannot be installed at this location without additional power being provided*).
2. Bathroom sinks and faucets removal and installation.
3. Toilet removal and installation (2).
4. Reconnect HVAC condensate overflow to not flow directly out of ceiling locations above bathroom sink locations.

Exclusions/Clarifications

1. Construction is not bid per the provided drawings. Drawings used for reference only.
2. No roofing repairs or roofing work included (if there are current leaks).
3. No wall insulation is included.
4. No new HVAC ducting included or any work on the existing system. Existing thermostats to remain as is.
5. Mirror, soap dispensers, paper towel dispensers not included in this estimate.

6. Electrical will utilize existing circuits and wiring. If found through electrical inspection that circuits or breakers need to be updated to meet current code a separate price will be provided as a change order.
7. No unforeseen items are covered.