



Date: 09.13.2022

Terri Toledo
Director of Management Services
City of Pflugerville
100 E Main St
Pflugerville, TX 78660

REF: City of Pflugerville Suite 500 Renovation

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

PROPOSAL SUMMARY:

New Wall Framing	\$	11,361.15
Insulation in New Walls	\$	7,425.00
Drywall Installation	\$	10,125.00
Tape, Float, Paint/Paint All Existing Walls	\$	10,125.00
Doors, Frames, Hardware	\$	7,425.00
New Wall Base and New Walls Only	\$	1,350.00
Provide and Install 4 boxes of tile, adjust grid to accommodate lights/HVAC	\$	2,700.00
HVAC Grille/Ducting Mod in Offices Only	\$	3,375.00
Lighting Movement with Office Grid	\$	3,375.00
Electrical Demo/Make Safe	\$	1,350.00
Flooring	\$	4,277.08
Dumpster	\$	1,154.25
Bond	\$	1,641.00
Total:	\$	65,683.48

Referenced Drawings:

Scope of Work

1. New Office Walls
 - a. Frame new office walls
 - b. Insulate new walls.
 - c. Sheetrock new walls both sides.
 - d. Tape, float, and paint new walls both sides.
 - e. Paint new walls both sides.
 - f. Install new prefinished door frames at 5 locations.
 - g. Install new doors at the 5 new door frame locations with new hinges.
 - h. Paint the new 5 doors color to be selected by owner.
 - i. Install door hardware lockset on each of the 5 new doors after painting.
 - j. Install new wall stops at each of the new door locations.
 - k. Install new brown wall base both sides of new walls to match existing.
2. Priming and Painting of all of the walls in the entire suite.
3. Material Clarification
 - a. Framing – 3-5/8”-25GA
 - b. Insulation – R13
 - c. Drywall – standard 5/8”
 - d. Promar200 primer/paint (ONE COLOR)
 - e. Painted 3070 wood doors (ONE COLOR)
 - f. Cal-Royal locksets (4 office, 1 storage)
 - g. 3070 Timely frames.
4. Mechanical Allowance included for movement of the existing HVAC supply grilles within the office space limits. Not to exceed the office perimeter space or any code restrictions.
5. Electrical Allowance included for movement of the existing light fixtures within the office space limits. Not to exceed the office perimeter space or any code restrictions. No light switching provided or occupancy sensors for any of the lights with the entire suite.
6. Ceiling tile replacement included for areas where speakers/projector mounting items are removed.
7. Flooring removal in 4 new office spaces only after wall construction. Minor floating included as necessary for minor floor leveling. New carpet tile to be installed in each office with transition between carpeting types.
8. All bid per the attached proposed office layout.

Exclusions/Clarifications

1. No new insulation in existing walls only new walls will be insulated.
2. Existing insulation above ceiling will remain as is and will not be replaced.
3. No fire alarm or fire sprinkler modifications included in this estimate.
4. Door hardware does not include door closers.
5. All flooring will remain as is outside of the new offices. If there are missing carpet sections under dais it will be replaced in each office, but not the new storage area.

6. Existing flooring will be protected during construction.
7. No roofing repairs or roofing work included (if there are current leaks).
8. Existing HVAC system will not be modified thermostats to remain as is providing cooling to the entire space. Ducting will be modified through the allowance amount to move around in the existing ceiling grid for each office. No new air devices are planned to be provided.
9. Lighting will utilize existing circuits and switches. Each office will not have a light switch.
10. Electrical allowance provided for light fixture moving within office ceiling space. No new outlets planned currently but can be provided through the allowance and if the existing electrical panel will allow for expansion.
11. 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.
12. Dumpster will be placed on site for construction debris.
13. Permit inspection time accounted for. NO permit fees included in this proposal.
14. Assumption that we can utilize the onsite restrooms during construction.
15. No unforeseen items are covered.



Final Estimate

Kevin Rainey

Alpha Building Corporation

581-19 - BuyBoard - Second Option - 4/01/2022 to 3/31/2023

COPf Renovation Project Suite 500 - 1590xxx 09.03.2022

Kevin Rainey

Estimator: Kevin Rainey

Summary of tagged estimates...

Division Summary (MF04)

01 - General Requirements	\$24,034.00
02 - Existing Conditions	\$5,100.00
03 - Concrete	\$3,780.00
04 - Masonry	
05 - Metals	
06 - Wood, Plastics, and Composites	
07 - Thermal and Moisture Protection	\$360.20
08 - Openings	\$8,398.00
09 - Finishes	\$16,088.20
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	\$91,480.10
RSMeans AUSTIN, TX CCI 2022Q1, 95.90%	\$(3,750.68)

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

Material:	\$22,845.66
Labor:	\$58,065.63
Equipment:	\$2,288.81
Other:	\$8,280.00
Laborhours:	5,384.60
Green Line Items:4	\$4,556.20

26 - Electrical	\$1,930.22
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	\$31,789.48
Trades	
Assemblies	
FMR	
MF04 Total (Without totalling components)	\$91,480.10

TX Standard Hour Coefficient (-27.0000%)	\$(23,686.94)
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Priced/Non-Priced

Total Priced Items:	57	\$91,480.10	
Total Non-Priced Items:	0	\$0.00	0.00%
	57	\$91,480.10	

Grand Total \$64,042.48

Final Estimate

Estimator: Kevin Rainey

Combined estimates...

Item	Description	UM	Quantity	Unit Cost	Total	Book		
01 - General Requirements								
1	01-21-55-50-1200	Subcontractor availability, shortage, add, modifications to total project cost summaries	Project	60,000.0000	12.0000%	\$7,200.00	RSM22FAC O&P	P
2	01-31-13-20-0020	Field personnel, clerk, average	Week	0.5000	\$790.00	\$395.00	RSM22FAC L, O&P	P
3	01-31-13-20-0200	Field personnel, project manager, average	Week	1.0000	\$4,000.00	\$4,000.00	RSM22FAC L, O&P	P
4	01-31-13-20-0260	Field personnel, superintendent, average	Week	3.0000	\$3,725.00	\$11,175.00	RSM22FAC L, O&P	P
5	01-31-13-30-0050	Insurance, standard builders risk, maximum	Job	60,000.0000	0.8000%	\$480.00	RSM22FAC O&P	P
6	01-74-13-20-0040	Cleaning up, clean up after job completion, allow, max	Job	60,000.0000	1.0000%	\$600.00	RSM22FAC O&P	P
7	01-74-13-20-0052	Cleaning up, cleanup of floor area, continuous, per day, during construction	M.S.F.	2.0000	\$92.00	\$184.00	RSM22FAC M, L, E, O&P	P
01 - General Requirements Total						\$24,034.00		
02 - Existing Conditions								
8	02-41-19-19-0840	Selective demolition, rubbish handling, dumpster, 40 C.Y., 10 ton capacity, weekly rental, includes one dump per week, cost to be added to demolition cost	Week	3.0000	\$850.00	\$2,550.00	RSM22FAC M, O&P	P
9	02-41-19-19-2200	Selective demolition, rubbish handling, 0'-100' haul, load, haul, dump and return, C.Y. hand carried, including 21-40 riser stairs, cost to be added to demolition cost		12.0000	\$145.00	\$1,740.00	RSM22FAC L, O&P	P
10	02-41-19-20-0100	Selective demolition, dump charges, typical urban city, building construction materials, includes tipping fees only	Ton	10.0000	\$81.00	\$810.00	RSM22FAC M, O&P	P
02 - Existing Conditions Total						\$5,100.00		
03 - Concrete								
11	03-54-16-50-2560	Cement underlayment, portland cement based, self-leveling, hand placed, 4100 psi, 1/2" thick	S.F.	600.0000	\$6.30	\$3,780.00	RSM22FAC M, L, E, O&P	P
03 - Concrete Total						\$3,780.00		
07 - Thermal and Moisture Protection								
12	07-21-16-20-0120	Blanket insulation, for walls or ceilings, kraft faced fiberglass, 3-1/2" thick, R15, 15" wide	S.F.	120.0000	\$1.51	\$181.20	RSM22FAC Grn, M, L, O&P	P
13	07-21-16-20-9000	Blanket insulation, minimum labor/equipment charge	Job	1.0000	\$179.00	\$179.00	RSM22FAC L, O&P	P
07 - Thermal and Moisture Protection Total						\$360.20		

Final Estimate

Estimator: Kevin Rainey

Combined estimates...

Item	Description	UM	Quantity	Unit Cost	Total	Book
08 - Openings						
14	08-12-13-25-0100 Door frames, steel channels with anchors and bar stops, 6" channel@ 8.2 lb/LF, 3' x 7' door, weighs 150 lb	Ea.	5.0000	\$585.00	\$2,925.00	RSM22FAC Grn, M, L, E, O&P P
15	08-12-13-25-9000 Door frames, minimum labor/equipment charge	Job	1.0000	\$845.00	\$845.00	RSM22FAC L, E, O&P P
16	08-14-16-09-0108 Door, wood, architectural, flush, interior, hollow core, 7 ply, luan face, 3'-0" x 7'-0" x 1-3/4" thick	Ea.	5.0000	\$370.00	\$1,850.00	RSM22FAC M, L, O&P P
17	08-14-16-09-0108-0430 Door, wood, architectural, flush, interior, hollow core, 7 ply, for 7'-0" high, add (Modified using 08-14-16-09-0430)	Ea.	5.0000	\$41.00	\$205.00	RSM22FAC M, O&P P
18	08-14-16-09-9000 Door, wood, architectural, minimum labor/equipment charge	Job	1.0000	\$179.00	\$179.00	RSM22FAC L, O&P P
19	08-71-20-40-0500 Door hardware, lockset, standard duty, cylindrical, with sectional trim, lever handled, keyed, single cylinder function	Ea.	5.0000	\$266.00	\$1,330.00	RSM22FAC M, L, O&P P
20	08-71-20-40-9000 Door hardware, minimum labor/equipment charge	Job	1.0000	\$119.00	\$119.00	RSM22FAC L, O&P P
21	08-71-20-91-0040 Door hardware, special hinges, paumelle, high frequency, steel base, US26D, 6" x 4-1/2"	Pr.	5.0000	\$189.00	\$945.00	RSM22FAC M, O&P P
08 - Openings Total						\$8,398.00
09 - Finishes						
22	09-01-70-10-0110 Gypsum wallboard, repairs, fill and sand, screw head pops	Ea.	50.0000	\$1.49	\$74.50	RSM22FAC L, O&P P
23	09-01-70-10-0160 Gypsum wallboard, repairs, cut square, patch, sand and finish, holes, 4" to 8" square	Ea.	10.0000	\$71.50	\$715.00	RSM22FAC M, L, O&P P
24	09-01-70-10-0500 Gypsum wallboard, repairs, skim coat surface with joint compound	S.F.	400.0000	\$0.49	\$196.00	RSM22FAC M, L, O&P P
25	09-01-70-10-0510 Gypsum wallboard, repairs, prepare, retape and refinish joints	L.F.	40.0000	\$12.80	\$512.00	RSM22FAC M, L, O&P P
26	09-01-70-10-9000 Gypsum wallboard, repairs, minimum labor/equipment charge	Job	1.0000	\$360.00	\$360.00	RSM22FAC L, O&P P
27	09-01-90-92-0510 Paint preparation, surface protection, placement & removal, basic drop cloths	S.F.	1,000.0000	\$0.09	\$90.00	RSM22FAC L, O&P P
28	09-01-90-92-0520 Paint preparation, surface protection, placement & removal, masking w/paper	S.F.	800.0000	\$0.84	\$672.00	RSM22FAC M, L, O&P P
29	09-01-90-92-0530 Paint preparation, surface protection, placement & removal, volume cover up (using plastic sheathing or building paper)	S.F.	2,000.0000	\$0.04	\$80.00	RSM22FAC L, O&P P
30	09-01-90-94-0660 Surface preparation, interior, walls, sand, gypsum board and plaster, light 40*4*10 = 1,600.00	S.F.	1,600.0000	\$0.20	\$320.00	RSM22FAC L, O&P P

Final Estimate

Estimator: Kevin Rainey

Combined estimates...

09 - Finishes

Item	Description	UM	Quantity	Unit Cost	Total	Book
31 09-01-90-94-0730	Surface preparation, interior, walls, wash, gypsum board and plaster	S.F.	6,000.0000	\$0.19	\$1,140.00	RSM22FAC L, O&P P
32 09-05-05-20-0400	Flooring demolition, carpet, bonded, includes surface scraping	S.F.	800.0000	\$0.58	\$464.00	RSM22FAC L, O&P P
33 09-21-16-33-6000	Partition wall, interior, fire resistant, 2 layers, 2 hour, taped both sides, installed on & incl. 2" x 4" wood studs, 16" OC, 8' to 12' high, 5/8" gypsum drywall	S.F.	300.0000	\$9.40	\$2,820.00	RSM22FAC M, L, O&P P
34 09-21-16-33-6000-9600	Partition wall, for work over 8' high, add (Modified using 09-21-16-33-9600)	S.F.	300.0000	\$0.94	\$282.00	RSM22FAC L, O&P P
35 09-22-03-20-1300	Drilling, for anchors, 3/8" dia, in drywall or plaster walls, incl bit & layout, excl anchor	Ea.	25.0000	\$5.10	\$127.50	RSM22FAC M, L, O&P P
36 09-29-15-10-1170	Accessories, gypsum board, screws, #6 x 1-5/8" A	M	2.0000	\$20.00	\$40.00	RSM22FAC M, O&P P
37 09-29-15-10-9000	Accessories, gypsum board, minimum labor/equipment charge	Job	1.0000	\$239.00	\$239.00	RSM22FAC L, O&P P
38 09-51-23-30-9000	Complete suspended ceilings, minimum labor/equipment charge	Job	1.0000	\$360.00	\$360.00	RSM22FAC L, O&P P
39 09-65-13-13-1100	Wall base, rubber, straight or cove, standard colors, 4" high, 1/8" thick	L.F.	620.0000	\$4.00	\$2,480.00	RSM22FAC M, L, O&P P
40 09-65-13-13-1153	Wall base, rubber corners, standard colors, 4" high, 1/8" thick	Ea.	22.0000	\$6.15	\$135.30	RSM22FAC M, L, O&P P
41 09-65-16-10-8700	Resilient flooring, adhesive cement, 1 gallon per 200 - 300 S.F.	Gal.	7.0000	\$21.50	\$150.50	RSM22FAC M, O&P P
42 09-68-05-11-0117	Flooring transition strip, floor trim brass 12'/each (@vinyl to hard surface)	Ea.	4.0000	\$26.50	\$106.00	RSM22FAC M, L, O&P P
43 09-68-13-10-5060	Carpet tile, tufted nylon, 42 oz., 18" x 18" or 24" x 24"	S.Y.	30.0000	\$56.50	\$1,695.00	RSM22FAC M, L, O&P P
44 09-91-23-33-1200	Paints & coatings, interior, alkyd (oil base), flush door w/frame, 2 coats, brushwork, 3' x 7'	Ea.	5.0000	\$109.00	\$545.00	RSM22FAC M, L, O&P P
45 09-91-23-39-0130	Paints & coatings, interior latex, zero voc, doors, flush, both sides, roll & brush, primer + 1 coat, incl. frame & trim	Ea.	5.0000	\$106.00	\$530.00	RSM22FAC Grn, M, L, O&P P
46 09-91-23-39-9000	Paints & coatings, doors & windows, interior zero voc latex, minimum labor/equipment charge	Job	1.0000	\$300.00	\$300.00	RSM22FAC L, O&P P
47 09-91-23-74-1190	Paints & coatings, walls & ceilings, interior, concrete, drywall or plaster, zero voc latex, 3 coats, smooth finish, cut-in by brush 40*4+360 = 520.00	L.F.	520.0000	\$1.24	\$644.80	RSM22FAC M, L, O&P P
48 09-91-23-74-1190-8200	Paints & coatings, walls & ceilings, interior, zero voc latex, for work 8'-15' high, add (Modified using 09-91-23-74-8200)	S.F.	520.0000	\$0.08	\$41.60	RSM22FAC L, O&P P
49 09-91-23-74-1240	Paints & coatings, walls & ceilings, interior, concrete, drywall or plaster, zero voc latex, 3 coats, smooth finish, roller 800*10 = 8,000.00	S.F.	800.0000	\$1.15	\$920.00	RSM22FAC Grn, M, L, O&P P

Final Estimate

Estimator: Kevin Rainey

Combined estimates...

09 - Finishes

Item	Description	UM	Quantity	Unit Cost	Total	Book
50	09-91-23-74-1240-8200 Paints & coatings, walls & ceilings, interior, zero voc latex, for work 8'-15' high, add (Modified using 09-91-23-74-8200) 800*10 = 8,000.00	S.F.	800.0000	\$0.06	\$48.00	RSM22FAC L, O&P

09 - Finishes Total

\$16,088.20

26 - Electrical

51	26-05-05-10-0200 Conduit, electric metallic tubing (EMT), 1/2" to 1" diameter, electrical demolition, remove conduit to 10' high, including fittings & hangers Electrical Demolition Allowance Line Item for DAIS electrical conduit and wire removal.	L.F.	937.0000	\$2.06	\$1,930.22	RSM22FAC L, O&P
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26 - Electrical Total

\$1,930.22

Alternate

52	09-51-23-30-0830 R&R - Complete suspended ceilings, mineral fiber, Tegular, 2' x 4' x 3/4", on 9/16"S.F. grid, include standard suspension system, excl. 1-1/2" carrier channels Removing ceiling tile and replacing for wall installation and anchoring.		1,000.0000	\$3.89	\$3,890.00	CUSTOM L, O&P
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Labor Adjustment: 150% of \$2.59 = \$3.89

Using O&P Pricing

Bare Costs: (M:\$5.05 L:\$1.64 E: O:275.00 LH:0.029)

O&P Labor Calc = O&P Total - (Bare Material + 10.000%) - (Bare Equipment + 10.000%)

\$8.15 - \$5.56 - \$0.00 = \$2.59

Labor w/CCI = \$2.59 * 100.000% = \$2.59

53	Crew B-01J B-01J Crew - 2022 - RSMeans Standard Books O&P B-01J (2022 - RSMeans Standard Books) Labor Hours: 16 Equip Hours: 0 Daily Hours: 16	Daily	4.0000	\$3,592.32	\$14,369.28	CUSTOM M, L, E, O&P
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Crew Details:

Code: CLAB Description: Common Building Laborers (Inside Foreman) Qty: 1 Hourly: 68.64 Daily: 549.12

Code: CLAB Description: Common Building Laborers Qty: 1 Hourly: 67.9 Daily: 543.2

54	Crew B-01J Allowance for Ceiling Tile Replacement & Grid Adjustments for HVAC and Light Movement B-01J (2022 - RSMeans Standard Books) Labor Hours: 16 Equip Hours: 0 Daily Hours: 16	All	92.0000	\$42.25	\$3,887.00	CUSTOM M, L, O&P
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Crew Details:

Code: CLAB Description: Common Building Laborers (Inside Foreman) Qty: 1 Hourly: 68.64 Daily: 549.12

Code: CLAB Description: Common Building Laborers Qty: 1 Hourly: 67.9 Daily: 543.2

Final Estimate

Estimator: Kevin Rainey

Combined estimates...

Alternate							
Item	Description	UM	Quantity	Unit Cost	Total	Book	
55 Crew B-01J	Allowance for Light Movement within Each Office Location B-01J (2022 - RSMeans Standard Books) Labor Hours: 16 Equip Hours: 0 Daily Hours: 16 Crew Details: Code: CLAB Description: Common Building Laborers (Inside Foreman) Qty: 1 Hourly: 68.64 Daily: 549.12 Code: CLAB Description: Common Building Laborers Qty: 1 Hourly: 67.9 Daily: 543.2 B-01J (2022 - RSMeans Standard Books) Labor Hours: 16 Equip Hours: 0 Daily Hours: 16 Crew Details: Code: CLAB Description: Common Building Laborers (Inside Foreman) Qty: 1 Hourly: 68.64 Daily: 549.12 Code: CLAB Description: Common Building Laborers Qty: 1 Hourly: 67.9 Daily: 543.2	All	224.0000	\$43.05	\$9,643.20	CUSTOM M, L, O&P	P
Alternate Total						\$31,789.48	
Estimate Grand Total						64,042.48	