



WORK PROPOSAL

PROPOSAL SUBMITTED TO:
County of El Paso, Public Work of El Paso
 STREET
800 E. Overland Avenue
 CITY, STATE, AND ZIP CODE
El Paso, Texas 79901

DATE SENT: September 22, 2023	PROPOSAL NO.: PR23-03
ATTENTION: Fernando Hernandez, P.E. Director of Infrastructure Services	
JOB LOCATIONS 14698 Van Lane, El Paso, TX 79938	
JOB NAME: New Metal Building Addition TIPS JOC #: 23010402	
PHONE (915)546-2015	FAX/ EMAIL FeHernandez@epcounty.com

DESCRIPTION OF WORK:

As part of the Scope of work for the project as mentioned above, we propose to furnish all labor material and equipment necessary to include the following:

Van Lane Warehouse Addition\$ 151,855.70

Concrete Slab

- (1) El Paso County will provide the concrete slab and wire mesh
- (2) Keystone to provide labor for Reinforcing, concrete placement, and finishing

Prefabricated Building

- (1) El Paso County will provide Metal building and miscellaneous
- (2) Keystone to provide labor and equipment for building erection

Interior Finishes

- (1) w/ 6-in 25 gauge metal frame (exterior)
- (1) w/ 4-in 25 gauge metal frame (interior)
- (2) Include R13 & R19 sound attenuating insulation interior & exterior respectively.
- (3) 5/8" gypboard, tape bed, and finished
- (4) Prime and apply two coats of paint
- (5) Add 4-inch high vinyl base
- (6) Includes Epoxy flooring
- (7) Include 3068 prehung doors for office space, including molding and painting
Includes 3' x 7' Exit Doors
- (8) Construct a complete suspended ceiling with the following:
 - (1) 2x4 ceiling grid
 - (2) 2x4 suspended ceiling
 - (3) R-38 insulation on top of the ceiling

Restroom fixtures and furnishings

- (1) 1-ea water closet to include rough plumbing
- (2) 1-ea lavatory and faucet to include rough plumbing – ADA Compliant
- (3) 1-ea Toilet Accessories – paper towel dispenser, mirror, toilet tissue dispenser, Sanitary napkin dispenser (women's only), 42 in grab bar, and 36 in grab bar – ADA Compliant.

Mechanical, Electrical, and Plumbing

- 6. Include a 4-ton HVAC unit
- 7. Include electrical outlets, light switches, and 2x4 recess-mounted LED light fixtures11.
- 8. Tie-in to existing electrical panel includes 15 amp breaker and 2-pole 50 amp breakers
- 9. Electrical Tankless water heater

10. Include bathroom sinks and faucets
13. Clean the area daily and remove debris
14. All workers are to comply with Personal Protective Equipment
15. Furnish Portable Jons and wash station for employees
16. Payment and Performance Bonds (\$4,024.23)
16. Final Clean up

Exclusions:

1. Water for the project to be provided by the county
2. Permits not included if applicable
3. Payment and Performance Bonds

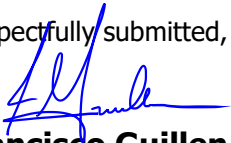
Breakdown:

1. Labor \$ 70,945.12
2. Material & Equipment \$ 76,886.15
3. Bonds \$ 4,024.43

Keystone agrees to comply with El Paso County Wage Scale.

Should you have any questions, please do not hesitate to contact us.

Respectfully submitted,



Francisco Guillen, P.E.

Keystone Contractors & Engineers

Office: (915) 562-4159 x 23

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Email: fguillen@keystone-ce.net



Project Name: Van Lane Additions
Proposal Num: PR230-03
Address : 14698 Van Lane

Division Totals

Division 01 - General Requirements	\$ -
Division 02 - Existing Conditions	\$ -
Division 03 - Concrete	\$ 6,346.00
Division 04 - Masonry	\$ -
Division 05 - Metals	\$ -
Division 06 - Wood, Plastics, and Composites	\$ -
Division 07 - Thermal and Moisture Protection	\$ 7,075.00
Division 08 - Openings	\$ 8,993.50
Division 09 - Finishes	\$ 27,785.80
Division 10 - Specialties	\$ 1,336.89
Division 11 - Equipment	\$ -
Division 12 - Furnishings	\$ -
Division 13 - Special Construction	\$ 18,337.50
Division 14 - Conveying Equipment	\$ -
Division 21 - Fire Suppression	\$ -
Division 22 - Plumbing	\$ 8,727.96
Division 23 - Heating, Ventilating, and Air Conditioning (HVAC)	\$ 17,453.34
Division 26 - Electrical	\$ 12,342.09
Division 27 - Communications	\$ -
Division 28 - Electronic Safety and Security	\$ -
Division 31 - Earthwork	\$ 3,172.69
Division 32 - Exterior Improvements	\$ -
Division 33 - Utilities	\$ -
Division 34 - Transportation	\$ -
RS MEANS PRICING TOTAL (MODIFIED BY CITY COST INDEX)	\$ 111,570.77
TIPS CONTRACT COEFFICIENT (MEANS BASED PRICING ONLY)	\$ 1.325
SUBTOTAL	\$ 147,831.27
NON PREPRICED LINE ITEM TOTAL	\$ -
NON PRICED ITEM COEFFICIENT	\$ -
NON PRICED ITEM TOTAL	\$ -
SUBTOTAL	\$ 147,831.27
P&P BOND	\$ 4,024.43
TOTAL PRICE	\$ 151,855.70

Cost Estimate Report

El Paso County

El Paso, Texas, 79938
14698 Van Lane

Date: 09/21/2023

PR23-03 New Metal Building Addition

Year 2023 Quarter 3

Unit Detail Report

Prepared By: Jesus Campos

KEYSTONE

LineNumber	Description	Quantity	Unit	Total Incl. O&P	Ext. Total Incl. O&P
Division 03 Concrete					
031113201050	C.I.P. concrete forms, beams and girders, exterior spandrel, plywood, 18" wide, 2 use, includes shoring, erecting, bracing, stripping and cleaning	100.00	SFCA	\$12.19	\$1,219.00
032111600502	Reinforcing steel, in place, footings, #4 to #7, A615, grade 60, incl labor for accessories, excl material for accessories	0.50	Lb.	\$1.24	\$0.62
032111609000	Reinforcing steel, in place, minimum labor/equipment charge, A615, grade 60	1.00	Job	\$104.64	\$104.64
033053403935	Structural concrete, in place, continuous strip footing (3000 psi), 24" wide x 12" deep, unreinforced, includes forms(4 uses), concrete (Portland cement Type I), placing and finishing, excludes reinforcing	18.30	C.Y.	\$108.11	\$1,978.41
033053404700	Structural concrete, in place, slab on grade (3500 psi), 6" thick, includes forms(4 uses), Grade 60 rebar, concrete (Portland cement Type I), and placing, excludes finishing	23.50	C.Y.	\$61.95	\$1,455.83
033053405010	Structural concrete, in place, slab on grade (3000 psi), 6" thick, includes concrete (Portland cement Type I), placing and broom finish, excludes forms and reinforcing	1,250.00	S.F.	\$1.27	\$1,587.50
Division 03 Concrete Subtotal					\$6,346.00
Division 07 Thermal and Moisture Protection					
072116200080	Blanket insulation, for walls or ceilings, kraft faced fiberglass, 3-1/2" thick, R13, 15" wide	1,250.00	S.F.	\$1.28	\$1,600.00
072116200140	Blanket insulation, for walls or ceilings, kraft faced fiberglass, 6" thick, R19, 11" wide	1,500.00	S.F.	\$1.45	\$2,175.00
072116200230	Blanket insulation, for walls or ceilings, kraft faced fiberglass, 12" thick, R38, 11" wide	1,500.00	S.F.	\$2.20	\$3,300.00
Division 07 Thermal and Moisture Protection Subtotal					\$7,075.00
Division 08 Openings					

LineNumber	Description	Quantity	Unit	Total Incl. O&P	Ext. Total Incl. O&P
081213130025	Frames, steel, knock down, hollow metal, single, 16 ga., up to 5-3/4" deep, 3'-0" x 6'-8"	3.00	Ea.	\$315.32	\$945.96
081313130060	Doors, hollow metal, commercial, steel, flush, full panel, hollow core, 1-3/8" thick, 20 ga., 3'-0" x 6'-8"	3.00	Ea.	\$349.16	\$1,047.48
081723104360	Doors, prehung, interior, passage, pine paneled, primed, 4-5/8" solid jamb, 1-3/8" x 6'-8" x 3'-0" wide	7.00	Ea.	\$617.71	\$4,323.97
087120300020	Door hardware, door closer, rack and pinion, adjustable backcheck, 3 way mount, all sizes, regular arm	3.00	Ea.	\$244.93	\$734.79
087120360050	Door hardware, panic device, for rim locks, single door, economy, touch bar wide style, US28	3.00	Ea.	\$243.34	\$730.02
087120420040	Door hardware, mortise lockset, commercial, wrought knobs and full escutcheon trim, non-keyed, privacy, grade 3	3.00	Ea.	\$215.06	\$645.18
087120501300	Door hardware, doorstops, holder and bumper, for wall, with rubber pad, aluminum, 4" dia.	3.00	Ea.	\$19.85	\$59.55
087120550100	Door hardware, push plate, aluminum, .050" thick x 4" x 16"	3.00	Ea.	\$55.94	\$167.82
087120550980	Door hardware, pull plate, aluminum, 0.050" thick x 3" x 12"	3.00	Ea.	\$62.73	\$188.19
087120652010	Threshold, wood oak, ADA, 3-1/2" wide x 36" long	3.00	Ea.	\$50.19	\$150.57
Division 08	Openings Subtotal				\$8,993.53
Division 09	Finishes				
092216133120	Metal stud partition, non-load bearing, galvanized, 12'high, 4" wide, 25 gauge, 16" OC, includes top & bottom track	1,240.00	S.F.	\$2.04	\$2,529.60
092216133140	Metal stud partition, non-load bearing, galvanized, 12'high, 6" wide, 25 gauge, 16" OC, includes top & bottom track	1,500.00	S.F.	\$2.10	\$3,150.00
092910302050	Gypsum wallboard, on walls, standard, taped & finished (level 4 finish), 5/8" thick	3,980.00	S.F.	\$1.32	\$5,253.60
095123300810	Complete suspended ceilings, mineral fiber, lay-in board, 2' x 4' x 5/8", on 15/16" T bar suspension, include standard suspension system, excl. 1-1/2" carrier channels	1,250.00	S.F.	\$6.32	\$7,900.00
096513130700	Wall base, vinyl, straight or cove, standard colors, 4" high, 1/8" thick	400.00	L.F.	\$3.05	\$1,220.00
096519197100	Flooring, vinyl composition tile, marbled, 12" x 12" x 1/16"	0.00	S.F.	\$2.81	\$0.00
099113700190	Paints & coatings, exterior doors, flush, both sides, roll & brush, primer + 2 coats, exterior latex, incl. frame & trim	10.00	Ea.	\$96.05	\$960.50
099123331000	Paints & coatings, interior, alkyd (oil base), flush door w/frame, 1 coat, brushwork, 3' x 7'	10.00	Ea.	\$38.78	\$387.80
099123331200	Paints & coatings, interior, alkyd (oil base), flush door w/frame, 2 coats, brushwork, 3' x 7'	10.00	Ea.	\$59.94	\$599.40
099123720340	Paints & coatings, walls & ceilings, interior, concrete, drywall or plaster, latex paint, primer or sealer coat, sand finish, roller	3,980.00	S.F.	\$0.34	\$1,353.20
099123720840	Paints & coatings, walls & ceilings, interior, concrete, drywall or plaster, latex paint, 2 coats, smooth finish, roller	3,980.00	S.F.	\$0.79	\$3,144.20
099713236610	Paints and protective coatings, epoxy primer, sprayed	1,250.00	S.F.	\$1.03	\$1,287.50

LineNumber	Description	Quantity	Unit	Total Incl. O&P	Ext. Total Incl. O&P
Division 09	Finishes Subtotal				\$27,785.80
Division 10	Specialties				
101423131200	Signs, flexible door sign, adhesive back, w/Braille, 5/8" letters, 8" x 8"	2.00	Ea.	\$54.29	\$108.58
102813131000	Toilet accessories, grab bars, straight, stainless steel, 30" long	2.00	Ea.	\$66.83	\$133.66
102813131100	Toilet accessories, grab bars, straight, stainless steel, 36" long	2.00	Ea.	\$58.73	\$117.46
102813133100	Toilet accessories, mirror, 36" x 24", with stainless steel 3/4" square frame	2.00	Ea.	\$125.17	\$250.34
102813134250	Toilet accessories, sanitary napkin receptacle, recessed	1.00	Ea.	\$336.45	\$336.45
102813136200	Toilet accessories, toilet tissue dispenser, stainless steel, surface mounted, double roll	2.00	Ea.	\$133.96	\$267.92
102813139000	Toilet accessories, minimum labor/equipment charge	1.00	Job	\$122.48	\$122.48
Division 10	Specialties Subtotal				\$1,336.89
Division 13	Special Construction				
133419500170	Pre-engineered steel building, clear span rigid frame, 30 psf roof and 20 psf wind load, 20' to 29' W x 16' eave H, incl. 26 ga. colored ribbed roofing & siding, excl. footings, slab, anchor bolts	1,250.00	SF Flr.	\$14.67	\$18,337.50
Division 13	Special Construction Subtotal				\$18,337.50
Division 22	Plumbing				
221113741910	Pipe, plastic, PVC, 2" diameter, schedule 40, includes couplings 10' OC, and hangers 3 per 10'	60.00	L.F.	\$25.83	\$1,549.80
221113741940	Pipe, plastic, PVC, 4" diameter, schedule 40, includes couplings 10' OC, and hangers 3 per 10'	60.00	L.F.	\$33.47	\$2,008.20
221113747400	Pipe, plastic, PEX, flexible, non-barrier type, white, hot/cold tubing rolls, 3/4" diameter x 100 ', excludes couplings and hangers	200.00	L.F.	\$0.98	\$196.00
221316606870	Traps, PVC, hub x hub, sink P trap, 1-1/2" pipe size, type DWV	2.00	Ea.	\$48.65	\$97.30
221316606940	Traps, PVC, P trap, 4" pipe size, type DWV, schedule 40	2.00	Ea.	\$192.72	\$385.44
224116134240	Lavatory, wall hung, porcelain enamel on cast iron, white, single bowl, 22" x 19", includes trim	2.00	Ea.	\$1,081.10	\$2,162.20
224139102160	Faucets/fittings, lavatory faucet, concealed with pop-up drain, 12" centers, with pop-up drain	2.00	Ea.	\$212.16	\$424.32
224213133360	Water closet, bowl only, floor mounted, tankless, with floor outlet, 1.28 gpf, includes flush valve and seat	2.00	Ea.	\$826.95	\$1,653.90
224213139000	Water closet, minimum labor/equipment charge	1.00	Job	\$250.80	\$250.80
Division 22	Plumbing Subtotal				\$8,727.96
Division 23	Heating, Ventilating, and Air Conditioning (HVAC)				

LineNumber	Description	Quantity	Unit	Total Incl. O&P	Ext. Total Incl. O&P
233113130540	Metal ductwork, fabricated rectangular, galvanized steel, 500 to 1000 lb., incl fittings, joints, supports & allow for a flexible connections field sketches, excludes as-built drawings and insulation	1,000.00	Lb.	\$6.63	\$6,630.00
233313136030	Duct accessories, multi-blade dampers, opposed blade, 14" x 10"	4.00	Ea.	\$178.54	\$714.16
233423106670	Fans, residential, bath exhaust, grille, back draft damper, 110 CFM	2.00	Ea.	\$177.21	\$354.42
238113100380	Packaged terminal air conditioner, cabinet, wall sleeve, louver, electric heat, manual changeover, 208 V, 48,000 BTUH cooling, 10 kW heat, includes thermostat	1.00	Ea.	\$9,623.00	\$9,623.00
238113100380	Metal ductwork, fabricated rectangular, 15' to 20' high, incl fittings, joints, supports & allow for a flexible connections field sketches, excl as-built drawings & insulation, add to labor for elevated installation of fabricated ductwork	1.00		\$131.76	\$131.76
Division 23 Heating, Ventilating, and Air Conditioning (HVAC) Subtotal					\$17,453.34
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Division 26 Electrical					
260505101850	Wire, THW-THWN-THHN, #10, electrical demolition, removed from in place conduit, to 10' high	22.00	C.L.F.	\$8.55	\$188.10
260533171450	Outlet boxes, PVC, FS, 2 gang for variable terminations	10.00	Ea.	\$52.40	\$524.00
260533350350	Flexible metallic conduit, steel, 1-1/2" diameter	350.00	L.F.	\$11.28	\$3,948.00
260590102130	Switch devices, residential, single pole, ivory, EMT & wire, 20', 15 amp, incl box & cover plate	20.00	Ea.	\$126.59	\$2,531.80
260590109150	Heating/air conditioning, residential, hook-up, #8/2 of EMT & wire, 40', incl 60 A disconnect switch, 3' sealtite, 40 A, 2 pole circuit breaker	1.00	Ea.	\$605.26	\$605.26
260923100150	Lighting devices, automatic wall switches	10.00	Ea.	\$101.93	\$1,019.30
265113500600	Fluorescent fixture, interior, acrylic lens, grid recess ceiling mounted, 4-40 W, 2' W x 4' L, incl lamps, mounting hardware and connections	17.00	Ea.	\$207.39	\$3,525.63
Division 26 Electrical Subtotal					\$12,342.09
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Division 31 Earthwork					
312213200130	Rough grading sites, 1,100-3,000 S.F., skid steer & labor	1.00	Ea.	\$1,492.41	\$1,492.41
312316130050	Excavating, trench or continuous footing, common earth, 3/8 C.Y. excavator, 1' to 4' deep, excludes sheeting or dewatering	52.00	B.C.Y.	\$11.30	\$587.60
312316132100	Excavating, trench or continuous footing, common earth, trim sides and bottom for concrete pours, excludes sheeting or dewatering	300.00	S.F.	\$1.33	\$399.00
312323200024	Cycle hauling(wait, load, travel, unload or dump & return) time per cycle, excavated or borrow, loose cubic yards, 10 min wait/load/unload, 8 C.Y. truck, cycle 8 miles, 15 MPH, excludes loading equipment	52.00	L.C.Y.	\$13.34	\$693.68
Division 31 Earthwork Subtotal					\$3,172.69

LineNumber	Description	Quantity	Unit	Total Incl. O&P	Ext. Total Incl. O&P
	Subtotal				\$111,570.80
	General Contractor's Markup on Subs			0.00%	\$0.00
	Subtotal				\$111,570.80
	General Conditions			0.00%	\$0.00
	Subtotal				\$111,570.80
	General Contractor's Overhead and Profit			32.50%	\$36,260.51
	Grand Total				\$147,831.31