



Job Order Contract

Request For Proposal

Date Issued: 12/18/2018

Date Printed: 12/18/2018

To: Ashgar Laique
Dynasel USA
1223 Solano Ave, Suite 8
Albany, CA 94706

Phone: 408-496-0305

From: Dana Tran
Senior Project Manager

Phone: 510-208-9582

Project Title: ROV Renovation

Job Order No: 18013-19046.0

Alameda County General Services Agency requests that you provide a Cost Proposal for the subject Job Order per the Scope of Work.

The following document is to be exported through eGordian by the Contractor electronically:

1. Contractor Cost Proposal

Hard copies of the following documents are to be signed and delivered by the Contractor:

1. Contractor Cost Proposal
2. Construction Duration Schedule
3. Backup for Non-Prepriced Line Items
4. Material or Equipment Submittals (if required by PM in advance of issuance of the Job Order)

Additional Requirements:

Liquidated Damages: WILL NOT APPLY

This request is subject to the terms and conditions of JOC Contract: 18013. Please refer to the attached Scope of Work for additional information.

Your proposal is due on or before 01/24/2019.

Note: Contractor to notify PM immediately if due date cannot be met.

Attachment: Brief Scope of Work



Job Order Contract

Brief Scope of Work

Date: December 18, 2018 12:54 pm

Work Order No.: 18013-19046.0

Work Order Name: ROV Renovation

Location: Rene C. Davidson Courthouse

Brief Scope: The scope of work for this project consists of an electrical load monitoring assessment and report for the addition of two electrical sub-panels to the existing electrical panels, adjust the mechanical ductwork and ceiling light fixtures to accommodate the new floor plan layout. There will be minor demolition and reconstruction work as well.

The following items detail the scope of work as discussed at the site. All requirements necessary to accomplish the items set forth below shall be considered part of this scope of work:



September 19, 2018

Dana Tran, Capital Programs
1401 Lakeside Drive, Suite 800
Oakland CA 94612

Re: ROV Offices at RCD Courthouse

Dear Dana,

The following is a short summary of our findings regarding the Tenant Improvement / new furniture work planned for the Basement offices of the Registrar of Voters in the Renee C. Davidson Courthouse building. Individual Mechanical and Electrical reports are attached.

Code Check

No new permanent partitions are to be constructed, and the planned full-height furniture partitions do not affect any current exit routes in the space. There is one door to the corridor which swings in the direction of travel that is to be eliminated, however an adjacent door will be modified to swing in the direction of travel.

The limited scope of the project does not “trigger” any requirements to upgrade the space. The Scope and Application of the 2016 CBC, Section 101 General, states when any work related to fire prevention measures are triggered in subsection 101.4.5. This project is exempt from these provisions.

Electrical Scope

A new subpanel will need to be added for Room 1 to accommodate the new required circuits for the new furniture partitions and workstations. An additional subpanel will need to be added in Room 2 for the new scanner equipment, and a third in that room for the new workstations. We are currently working on the assumption that distributed electrical for all equipment in Room 2 can come from the new panels, above the drop ceiling, and down perimeter walls to the appropriate outlet locations.

Mechanical

Additional mechanical distribution ductwork and ceiling return grilles will be required in Room 1 for the three new enclosed offices. Air supply and return grilles in the remaining area will need to be modified and balanced throughout the space.

High Density Shelving Area

To accommodate two new workstations, the existing shelving, track and raised floor will be removed. The floor will receive vinyl tile and the walls repainted, both to match adjacent.

Copier Room

The current Storage Room off Room 1 (in lightwell area) is planned to be converted to a room for the Toshiba e.studio6570c copier. This may require the addition of a ceiling fan or direct exhaust. This is under review.



Door to Cynthia's Office

There is a door missing to the room which will become Cynthia's office. A new wood and glass door is planned, to be installed within the current door frame.

Doors to Corridor

One door which swings into the corridor is to be removed and salvaged for future use.

This area is to be infilled and painted each side to match adjacent construction. There is another corridor door which is to be reversed to swing out, and hinged opposite to its current position. Applied signage will be removed and added to the new corridor side of the door.

Furniture and Partitions

Coordination is required for electrical power and data to both full-height wall partitions and new workstations. Coordination is critical on the interface between electrical contractor and furniture vendor, particularly on power poles, etc. Ceiling tile repair will likely be required following partition and pole installation.

Below is a quick Rough Order-of-Magnitude (ROM) construction estimate based on estimates from the mechanical and electrical engineers for their scope, and from KTA on the smaller architectural items. The scope follows the items listed in the Summary above. It includes no cost for relocating a copier into a storage room in the lightwell area other than new power and light.

Electrical	\$60,000
Mechanical	\$6,000
Shelving Area	\$3,000
Copier Room	\$2,000
Cynthia's Door	\$2,000
Corridor Door	\$2,000
Ceiling Repair	\$1,500
Subtotal	\$76,500
15% P&O	\$11,475
Total	\$87,975

I recommend you add a contingency of at least 15% on top of that, for a budget of **\$101,200**. Because these individual numbers are so small, it is easy to be "off" by a significant percentage on any one of them. This should be factored into any budget considerations.

Please call or email with any questions.

Regards,

Thomas Towey, CEO
Komorous-Towey Architects

KOMOROUS-TOWEY ARCHITECTS