

QUOTATION

February 19, 2025

To: City of Temple
Re: Belinda Mattke
3210 E. Ave. H
Temple, TX 76501

Ref: City of Temple Old Post Office
101 N Main St
Temple, TX 76501



6029 W. Campus Circle Dr., Suite #100
Irving, Texas 75063
(972) 570-4700

2951 Northern Cross Blvd., Suite #201
Fort Worth, Texas 76137
(817) 838-7400

1340 Airport Commerce Dr. Suite #450
Austin, TX 78741
(512) 462-4777

12865 Wetmore Road
San Antonio, TX 78247
(210) 499-0004

12650 Directors Dr. Suite #600
Stafford, Texas 77477
(832) 342-7005

Project: Old Post Office HVAC Upgrade – Change Order #1

Per your request, Texas AirSystems, LLC is pleased to offer the following proposal to upgrade the air handlers and controls for the Old Temple Post Office. The pricing of this agreement is under the TIPS contract # 23010401. If proposal is accepted, please indicate TIPS number on purchase order.

Item #1: Plumbing

- Provide removal of domestic cold and hot water piping from basement up through 2nd Floor
- Provide removal of drain/waste/vent (DWV) piping up through 2nd Floor
- Provide new rough in of domestic cold and DWV piping up through 2nd Floor
- Provide new vents for DWV up through attic and roof (no vents currently exist)
- Insulate all new domestic water lines up through floor
- Installation of new Backflow preventer coming into building
- Replacement of outdoor water faucets
- Scoping and water jetting of drains in basement and exterior drains
- Remove ceiling and reinstall new ceiling in basement bathrooms
- Provide access panels for plumbing to get up through 2nd Floor
- Excludes any water heaters or fixtures (rough-in only)

Item #2: 2nd Floor Mechanical Room

- Provide labor for the removal of all trim in second floor mechanical
- Provide labor and material for the installation of 2" studs and insulation with sheetrock to fur-out all walls
- Provide labor and material for the installation of a sheetrock hard-lid ceiling
- Provide labor and material for the tape/floating, priming, and painting of walls and ceiling
- Provide labor and material for the repair of floors to receive epoxy and build small curbs around penetrations
- Provide labor and material for the installation of a 1x4 trim at base of walls and around windows
- Provide labor and material for the installation of an epoxy system on floor of mechanical room.
- Remove and reinstall electrical conduit (new conduit will be exposed)
- Install new light and outlets in room.

Item #3: Mechanical Yard

- Provide labor and equipment for the removal of existing concrete as seen onsite
- Provide labor, material, and equipment for the prepping of subgrade for new pad and form/install rebar
- Provide labor and material for the pouring and finishing of concrete
- Provide labor, material, and equipment for the installation of French drain system per onsite meeting
 - French drain will be routed to west side of building by gravity feed with a concrete collar
- Provide labor and equipment for the installation of a new fence with cedar pickets

Item #4: Lighting

- Provide labor and equipment for the removal and disposal of existing light fixtures.
- Freight, storage, stocking, and installation of new fixtures.
- Reuse of light switching and existing fixture power feeds (MC cable).
- Install 167 new LED Light Fixtures per attached submittal. Final count and layout to be determined by engineering team.
- MC cable will be strapped for Code compliancy.

Item #5: Electrical Repairs

- Provide labor material for electrical inspections and repairs on all three floors
- I have priced in 1 electrician/1 week per floor for inspections.
- Pricing will be billed on a T&M basis with a max price per below.
- This does not guarantee all wiring/receptacles/etc will be in 100% condition, but we will correct as much as possible.
- Any large findings will be reported and priced separately.

Item #6: Ceiling Plaster

- Provide labor and equipment for the removal of all plaster on ceilings of first and second floors with exception of “architectural rooms”, large open atrium, stairwell, and closets on 2nd floor
- Provide labor and material for the installation of ¾” plywood in areas where existing wood laths are damaged during removal of plaster
- Provide protection of any surfaces that may be damaged during the removal of plaster (windows, walls, etc.)
- Temporary removal of HVAC equipment and reinstallation upon completion
- Removal of any electrical conduits and reinstallation upon completion.
- Excludes new insulation in attic
- Allowance is allowed for minor repairs to plaster that is staying

Pricing:

Item #1: Rough-In Plumbing:	\$150,139
Item #2: 2nd Floor Mechanical Room:	\$38,180
Item #3: Mechanical Yard:	\$41,619
Item #4: Lighting:	\$64,250
Item #5: Electrical Repairs (NTE):	\$20,035
Item #6: Ceiling Plaster (Allowance):	\$110,000
Total for Change Order #1:	\$424,223

Clarifications:

1. Pricing includes Bond
2. Does not include any MEP, reflected ceiling drawings, emergency lighting.
3. Excludes Asbestos, Mold or Lead testing or Abatement
4. Work to be done during normal business hours. M-F, 8-5
5. Pricing does not include sales tax.
6. Any items not specifically outlined in the above scope are not included.
7. All pricing valid for 30 days.

TEXAS AIRSYSTEMS

Proposal Provided By: Shane Smith

Proposal accepted:

Authorized by: _____

Title: _____

Purchase Order No: _____

Date: _____

Acceptance of this proposal by buyer is expressly conditioned upon each of the terms, provisions and conditions set forth on the attached.

