

AGR22-18a TASK ORDER #31 Longview Demolition Project

DATE PREPARED: May 6, 2026

CHARGE: CP4014-8369

CONTRACT MANAGER: Miguel Jimenez, 505-662-1430. All changes in scope, budget, or schedule (extensions) need to be approved in advance by Miguel Jimenez.

COUNTY REQUESTOR/CONTACT: Russell Naranjo Project Manager, 505-662-8421. All changes in scope, budget, or schedule (extensions) need to be approved in advance by Russell Naranjo.

ATTACHMENTS:

1. Proposal Provided by All-Rite Construction, dated March 18, 2026
2. Project Budget

COMMENCE WORK DATE:

1. Upon issuance of Task Order

REQUESTED DELIVERY DATE:

1. Construction completed by August 31, 2026

SCOPE OF WORK REQUESTED:

1. Demolish and remove three existing buildings in their entirety.
2. Remove all structural components including:
 - a. Walls
 - b. Roof systems
 - c. Structural framing
 - d. Doors and windows
 - e. Mechanical, electrical and plumbing components.
3. Remove all foundation walls, concrete slabs, footings, piers, and any other below-grade structural elements associated with the buildings.
4. Remove miscellaneous site improvements directly associated with the structures as necessary to complete demolition activities.
5. Load, haul, and legally dispose of all demolition debris and waste materials at an approved disposal facility.
6. Dispose of concrete, steel, wood, asphalt, and other demolition materials in accordance with all applicable federal, state, and local regulations.
7. Maintain haul routes and surrounding areas free from debris generated by demolition operations.

SITE RESTORATION:

1. Backfill excavated areas resulting from removal of foundation and footings using suitable fill material.
2. Compact fill material to prevent settlement and provide a safe and stable surface condition.
3. Grade the site to match adjacent existing grades and provide positive drainage away from surrounding areas.
4. Leave the site clean, safe, and free of demolition debris upon completion of work.

ENVIRONMENTAL REQUIREMENTS:

1. The buildings have been environmentally cleared; however, the contractor shall immediately notify the owner if any suspect hazardous materials are encountered during demolition operations.
2. Contractor shall comply with all applicable environmental protection requirements including dust control, erosion control, and stormwater management measures.

Proposal Submitted To:

Los Alamos County
Public Works Department
White Rock Visitor Center



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Albuquerque, NM 87121
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www.ritecon.com

RE: Long View Buildings Demolition**Proposal Submitted By: Jason O'Connor****Attention: Russell Naranjo****March 18, 2026****Description**

Ritecon would like to hereby propose executing the turnkey project for the Public Works Division of Los Alamos County. We will provide the materials, equipment, and labor to complete the mentioned project as detailed in the scope overview documents dated 02/04/2026. Pricing includes wage decision labor. The compensation and expected time frame for this project is as follows.

Base bid

Subtotal: \$565,998.00

Tax @ 7.0625%: \$39,973.61

Bond 2%: \$12,119.43

Grand total: \$618,091.04**Authorized Ritecon Construction Project Manager: Jason O'Connor *Jason O'Connor***

All material is guaranteed to be as specified. All work is to be completed in a professional manner according to standard practices. Any deviation from specifications involving extra costs will be executed upon either written or verbal orders and will become an extra charge over and above the price quote. All agreements are contingent upon strikes, accidents, or delays beyond our control. Owner to carry fire, tornado, and other necessary insurance. Our workers are fully covered by Worker's Compensation Insurance.

Scope Of Work

Preconstruction services

- Attend pre-demolition conference with County representatives
- Submit all required bonds, insurance, and documentation
- Prepare and submit demolition permit through NM CID and Fire Marshal
- Develop and submit traffic control plan (if required)
- Coordinate staging areas, site access, and sequencing
- Obtain all utility locates (NM811) prior to excavation

General Requirements

- Builders risk and general liability insurance
- PM management & coordination
- Supervision
- Temporary facilities and utilities
- Flagging & barricading
- Waste management
- Regulatory control
- Safety

Construction

Site Preparation & Controls

- Install temporary fencing, signage, and site security
- Provide traffic control measures as required
- Implement dust control and nuisance prevention measures
- Install erosion control / SWPPP BMPs as required
- Coordinate temporary water usage if needed

Utility Coordination & Termination

- Coordinate with County for utility disconnections
- Cap and terminate utilities in accordance with applicable codes:
 - Water services (terminate at meter locations)
 - Sanitary sewer (terminate at back of sidewalk and cap)
 - Electrical (verify disconnection; remove associated components as required)
 - Gas (coordinate for secured termination, riser left in place)
- Field verify all utilities prior to demolition

Building Demolition

- Perform complete demolition of all structures including:
 - Masonry, wood-framed, and precast elements
 - Roofing systems (standing seam metal and ballasted roofs)
 - Interior finishes and non-structural components
- Remove all foundations, footings, and slabs
- Break basement slabs as required for drainage
- Protect adjacent improvements to remain (including sidewalks, curb, and gutter on south side)
- Perform demolition in a safe, controlled manner in accordance with OSHA and local regulations
- Recycle all metals, concrete, and any other materials we can, to reduce hauling to landfill site.

Refrigerant Recovery & Specialty Removal

- Recover and properly dispose of refrigerants from existing HVAC systems
- Utilize EPA Section 608 certified technicians and equipment
- Transport and dispose of refrigerants in accordance with federal regulations
- Provide documentation of recovery and disposal

Material Handling & Disposal

- Load, haul, and dispose of all demolition debris offsite
- Dispose of all materials in accordance with local, state, and federal regulations

Backfill & Site Restoration

- Backfill all excavations resulting from demolition
- Place fill in lifts (max 8") and compact to 95% density
- Utilize approved on-site or imported fill material (recycled concrete base fill)
- Rough grade site to retain water run off from each building site

Environmental & Safety Controls

- Maintain dust control throughout operations
- Prevent tracking of debris onto adjacent roadways
- Maintain BMPs to prevent erosion and sediment runoff
- Protect public and adjacent properties at all times
- Provide site security (fencing)

Project Closeout

- Provide record locations of all terminated utilities
- Remove temporary controls not required to remain
- Close out all permits
- Ensure site is left clean, safe, and graded
- Final walkthrough with County for acceptance

Warranty

- The above work carries a 1-year labor and materials warranty.

Exclusions

- Hazardous material testing and abatement (e.g., asbestos, lead paint)
- Asphalt removal (Note: Attached marked up plan view of area included for demo and removal)
- Grading and drainage civil plan
- Removal of large established trees
- Phasing of project
- Landscaping, irrigation, or restoration
- Night or weekend work
- Anything not specifically indicated in SOW
- Price is valid for 120 days



Los Alamos County -Long View Buildings Demolition									
Construction documents -2/04/26									
Construction Bid Proposal -03/18/26									
Base Bid									
CSI DIV.	Materials & Equipment Breakdown	Quantity			Cost				
	Item								
	General Requirements/ Consumables								\$ 32,000.00
	Fencing, flagging and barricading								\$ 9,320.00
	Demolition / grading equipment added mobilization costs								\$ 8,000.00
	Small tools & consumables								\$ 9,548.00
	Equipment fuel, maintenance								\$ 29,344.00
	Temporary Facilities								\$ 875.00
	Traffic control and signage								\$ 9,500.00
	Plumbing disconnections								\$ 350.00
	Refrigerant recovery								\$ 2,387.00
	Temp meter and water usage								\$ 4,720.00
	Excavator								\$ 25,000.00
	Skid steer								\$ 18,000.00
	Equipment attachments								\$ 12,000.00
	Loader								\$ 19,000.00
	Dumpsters and disposal fees								\$ 119,000.00
Spill kits and erosion control measures				\$ 2,800.00					
Imported fill material				\$ 22,004.00					
Permits				\$ 350.00					
Subtotal Material & Equipment				\$ 324,198.00					
	Labor Breakdown - Hourly Wage Rates								
	Classification Group		Hours	Rate	Total				
	Material Administration Processing Cost		20	\$ 70.00	\$ 1,400.00				
	Subcontractor Administration Processing Cost		80	\$ 70.00	\$ 5,600.00				
	Project Manager		200	\$ 85.00	\$ 17,000.00				
	Superintendent		360	\$ 85.00	\$ 30,600.00				
	Foreman			\$ 85.00	\$ -				
	Group I - Unskilled labor		980	\$ 60.00	\$ 58,800.00				
	Group II - Semi-skilled labor		400	\$ 60.00	\$ 24,000.00				
	Group III - Skilled Labor			\$ 60.00	\$ -				
	Carpenter			\$ 85.00	\$ -				
	Truck drivers		480	\$ 75.00	\$ 36,000.00				
	Plumber/ pipefitter		40	\$ 85.00	\$ 3,400.00				
	Equipment operator		800	\$ 75.00	\$ 60,000.00				
	Painter			\$ 85.00	\$ -				
	Electrician			\$ 85.00	\$ -				
	Ironworker			\$ 85.00	\$ -				
	Subtotal Labor				\$ 236,800.00				
	Other Costs and Charges (mobilization charge)								
	Task Order Amount	\$500,000 & Beyond			\$ 5,000.00				
	Subtotal: Material, Equipment, Labor & Other Costs				\$ 565,998.00				
	Tax 7.0625%				\$ 39,973.61				
	Bond 2%				\$ 12,119.43				
	Grand Total				\$ 618,091.04				