

AGR22-18a TASK ORDER #33 Betty Ehart Senior Center HVAC Replacement and Renovations

DATE PREPARED: June 22, 2026

CHARGE: FP2011 – 8369

CP1015 – 8369

Project programmed in MFM for FY2026 and approved by County Council on Month Day, YEAR

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: Sobia Sayeda, Project Manager, 505-661- 2051. All changes in scope, budget, or schedule (extensions) need to be approved in advance by Sobia Sayeda.

ATTACHMENTS:

1. Cost proposal Provided by All-Rite Construction, dated May 29, 2026, (see attached).

COMMENCE WORK DATE:

1. Upon issuance of Purchase Order.

REQUESTED DELIVERY DATE:

1. Construction completed by May 30, 2027

SCOPE OF WORK REQUESTED: Replace the HVAC system, upgrade to the ancillary electric service, and renovate of the building lighting system and associated ceiling finishes.

DELIVERABLES:

1. New HVAC System including ceiling and lighting replacement
2. Upgrade building electric service
3. Construction completed by May 30, 2027
4. 1-year labor and materials warranty
5. Refer to attached cost proposal for details

ESTIMATED COST:

1. Total Task Order: \$3,601,493.00; plus \$72,029.86 (2% Bond), and \$282,402.07 NMGRT (7.6875%) for a Total of \$3,955,924.93

Current Contract Value	\$21,000,000.00	Plus GRT
Estimated value of all task orders to date, including this task order:	\$14,912,218.89	Plus GRT
Remaining Contract Value:	\$6,087,781.11	Plus GRT



ALL-RITE CONSTRUCTION INC.

539 Oliver Ross Dr. NW
Albuquerque, NM 87121
Ph: (505) 344-7663

Proposal Submitted To:

Los Alamos County Public Works
Attention: Sobia Sayeda

RE: Betty Ehart Senior Center Mechanical & Lighting Renovation

Proposal Submitted By: Joe Silva
Ritecon, Inc.
Date: June 22, 2026

Description

Ritecon would like to hereby propose executing the turnkey Mechanical & Lighting Renovation project for Los Alamos County Public Works at the Betty Ehart Senior Center. We will provide all labor, materials, supervision, coordination, equipment, and associated construction services necessary to complete the project as detailed in the 100% Construction Documents dated May 11, 2026.

Pricing includes project management, demolition, HVAC replacement, lighting replacement, electrical modifications, ceiling demolition and replacement, patching and painting, condensate drain systems, controls coordination, low voltage coordination, fire alarm coordination, startup, testing and balancing, and final closeout documentation.

Estimated Schedule

See attached schedule, depending on award date.

Estimated duration from award:

- 6–8 weeks preconstruction and procurement
- 32–40 weeks construction

Long lead HVAC equipment and controls may impact final completion duration.

Scope of Work by CSI Division

Division 01 – General Requirements

- **Administrative coordination**
- **Project management**
- **Supervision**
- **Scheduling**
- **Temporary facilities**
- **Temporary utilities**
- **Safety compliance**
- **Dust containment**
- **Floor protection**
- **Waste management**
- **Daily cleanup**
- **Project closeout documents**
- **O&M manuals and warranties**

Division 02 – Existing Conditions / Demolition

- **Demolition of existing HVAC systems**
- **Demolition of ceiling systems**
- **Removal of existing lighting fixtures**
- **Demolition and disposal of associated construction debris**
- **Temporary barriers and containment systems**

Division 05 – Metals

- **Light gauge ceiling framing**
- **Miscellaneous supports and backing**
- **Framing modifications associated with HVAC and ceiling systems**

Division 07 – Thermal & Moisture Protection

- **Roofing modifications**
- **Waterproofing associated with HVAC penetrations**
- **Sealants and flashing systems**

Division 08 – Openings

- **Accordion partition assembly**
- **Associated hardware and framing modifications**

Division 09 – Finishes

- **Hard lid ceiling systems**
- **Acoustical ceiling systems**
- **Gypsum board patching and repair**
- **Painting and finish restoration**
- **Finish touch-up and restoration**

Division 22 – Plumbing

- **Condensate drain systems**
- **Exterior drainage modifications**
- **Condensate piping and supports**

Division 23 – HVAC

- **HVAC demolition**
- **New HVAC systems**
- **Ductwork modifications**
- **Diffusers and grilles**
- **Refrigerant piping**
- **Controls integration**
- **Testing and balancing**
- **Startup and commissioning**

Division 26 – Electrical

- **Power distribution modifications**
- **Lighting replacement**
- **Lighting controls**
- **Branch circuitry modifications**
- **Conduit and wiring**
- **Electrical startup and testing**

Division 27 – Communications

- Communications coordination
- Low voltage rough-in
- Cabling pathway coordination

Division 28 – Electronic Safety & Security

- Fire alarm cabling and coordination
- Access control coordination
- Device relocation and reconnection

Construction Bid Proposal

Base Bid

CSI Division Breakdown

CSI Division	Description	Cost
Division 01	General Requirements	\$236,500.00
Division 02	Existing Conditions / Demolition	\$174,500.00
Division 05	Metals	\$162,000.00
Division 07	Thermal & Moisture Protection	\$55,000.00
Division 08	Openings	\$39,500.00
Division 09	Finishes	\$276,000.00
Division 22	Plumbing / Condensate Drains	\$71,000.00
Division 23	HVAC Systems	\$1,673,266.20
Division 26	Electrical	\$815,000.00
Division 27	Communications	\$60,000.00
Division 28	Electronic Safety & Security	\$33,726.80
	Subtotal Material, Equipment, Labor & Other Costs	\$3,596,493.00

Labor Breakdown – Hourly Wage Rates

Classification	Group Hours	Rate	Total
Material Administration Processing Cost	260	\$70.00	\$18,200.00
Subcontractor Administration Processing Cost	220	\$70.00	\$15,400.00
Project Manager	980	\$85.00	\$83,300.00
Superintendent	1,620	\$85.00	\$137,700.00
Foreman	2,440	\$85.00	\$207,400.00
Group I – Unskilled Labor	1,280	\$60.00	\$76,800.00
Group II – Semi-Skilled Labor	1,960	\$60.00	\$117,600.00
Group III – Skilled Labor	5,280	\$60.00	\$316,800.00
Carpenter	2,860	\$85.00	\$243,100.00
Truck Drivers	260	\$75.00	\$19,500.00
Plumber / Pipefitter	920	\$85.00	\$78,200.00
Equipment Operator	520	\$75.00	\$39,000.00
Painter	720	\$85.00	\$61,200.00
Electrician	2,680	\$85.00	\$227,800.00
Ironworker	320	\$85.00	\$27,200.00

Subtotal Labor Included in Above Totals

Other Costs and Charges (Mobilization Charge)

Task Order Amount	Cost
\$500,000 & Beyond	\$5,000.00

Cost Summary

Description	Cost
Subtotal Material, Equipment, Labor & Other Costs	\$3,596,493.00
Mobilization	\$5,000.00
Subtotal	\$3,601,493.00
Bond 2%	\$72,029.86
Tax 7.6875%	\$282,402.07
Grand Total	\$3,954,924.93

M.D.

\$3,955,924.93 M.D.

Warranty

- The above work carries a one (1) year labor and materials warranty unless otherwise specified by manufacturer warranties.
 - Equipment warranties will be included in the closeout package.
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Exclusions

- Hazardous material testing and abatement
- Structural modifications not specifically identified
- Utility service upgrades beyond identified connection points
- Landscaping or irrigation restoration
- Concealed conditions discovered after demolition
- Night or weekend work unless specifically noted
- Anything not specifically indicated in the scope of work

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 authorization and will become an extra charge over and above the price quote. All agreements are contingent upon strikes, accidents, delays, or conditions beyond our control. Owner to carry all necessary insurance. Our workers are fully covered by Workers' Compensation Insurance.

Respectfully Submitted,

 Digitally signed by Joe Silva
DN: C=US,
E=josilva@steccon.com,
O=Steccon,
OU=Project Manager,
CN=Joe Silva
Date: 2025.06.22
13:36:15-06'00

Joe Silva
Sr. Project Manager