

AGR22-18a TASK ORDER 30 LAC Police Department Server Room Improvement & CRAC Unit Replacement

DATE PREPARED: March 18, 2026

CHARGE: FP2033 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: Matthew Valencia, Project Manager, 575-770-3066 All changes in scope, budget, or schedule (extensions) need to be approved in advance by Matthew Valencia.

ATTACHMENTS: Proposal from All-Rite Construction Inc, Inc. dated March 18, 2026

COMMENCE WORK DATE: Upon issuance of Task Order

REQUESTED DELIVERY DATE: August 1, 2026

SCOPE OF WORK REQUESTED: Install new CRAC unit to replace existing and install a new RTU-1 unit, also included are upgrades to existing building automation controls, flooring, and lighting. See attached proposal from All-Rite Construction Inc.

DELIVERABLES: See attached proposal for deliverables and exclusions

ESTIMATED COST: Total Task Order: \$570,281.16 plus NMGRT (7.0625%) at \$39,431.77, 42 total \$609,712.93 billed using itemized monthly invoices per on call agreement.

Current Contract Value:	\$10,000,000.00	Plus GRT
Estimated Value of all task orders to date, including reimbursable expenses and this task order:	\$9,571,061.00	Plus GRT
Remaining Contract Value:	\$428,939.00	Plus GRT

Proposal Submitted To:

Los Alamos County
Public Works Department



539 Oliver Ross Dr.
Albuquerque, NM 87121
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www.ritecon.com

RE: LAC Police Department Server Room Improvement & CRAC Unit Replacement
2500 B Trinity Dr
Los Alamos, NM 87544

Proposal Submitted By: Jason O'Connor
Attention: Matthew Valencia
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 construction documents dated 08-27-25. Pricing includes wage decision labor. The compensation and expected time frame for this project is as follows.

Estimated Schedule

See Attached Schedule

Total duration from award : 2 weeks of planning, 15 weeks of construction

*Equipment Lead Time, 14 weeks after submittal approval

Base bid

Subtotal: \$558,326.00

Tax @ 7.0625%: \$39,431.77

Bond as required: \$11,955.16

Grand total: \$609,712.93

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

- Administrative coordination
- Project master schedule
- Material procurement
- Permit submission and associated fees

General Requirements

- Builders risk and general liability insurance
- PM management & coordination
- Supervision
- Submittals
- Quality control and control inspections
- Temporary facilities and utilities
- Flagging & barricading
- Waste management
- Regulatory control
- Safety
- Closeouts including as-built construction documents, O&M manuals, manufacture warranties and warranty letters

Construction

The server room improvement and CRAC unit replacement project consist of phasing the installation of a new RTU-1 unit, Demolition of the existing CRAC unit, and installation of a new CRAC unit. Also included are other improvements such as flooring lighting and ceiling tiles as listed below.

Div 2- Demolition

- Saw cut through concrete decking for duct work penetration RTU-1 air supply.
- Remove damaged ceiling tiles.

Div 4- RTU-1 Steel Platform

- Cut roofing, scan concrete deck, and bolt steel support legs down and seal roofing around new supports.
- Crane in and bolt prefabricated RTU-1 platform to new leg supports, avoiding field welding on the roof deck.
- Third party welding inspection
- Finish of steel RTU-1 support will be primer plus cold galvanized paint.

Div 7- Thermal and Moisture Protection

- Roof patching, curbing and penetration sealing of TPO membrane
- Patch in new ceiling tiles to match existing in server room
- Fire caulking infill and sealing around existing ductwork (Cutsheet attached)

**Div 8- Alternate: Server room floor demo and installation of ESD VCT tile, color Beach 51960
\$14,698 Additional with a week and a half added to the schedule**

We were unable to determine if the existing flooring was ESD VCT, no connecting grounding wires were visible to the flooring system.

- Demo and dispose of existing VCT, install new VCT up to existing equipment from one side of the room. Equipment disconnected and moved by owners on to new floor. New VCT installed on the remaining floor. Equipment moved back into place and reconnected by owners.
- Demo and dispose of existing wall base, preserving wallboard paint and texture.
- Installation of new ESD VCT flooring and base, connecting the floor system to the grounding system.

Div 9- Interior finishes

- Patch and paint existing wallboard in server room
- Patch and paint hard lid ceilings on the outside walls of server room for fire caulking access

Div 13- Special Construction

- Install specified server room thermal containment curtain (Cut sheet attached)

Div 21-Fire Suppression

- Install new sprinkler heads in appropriate locations due to the installation of new divider curtain

Div 23- Phasing of the installation and removal of RTU-1 and CRAC units (Cut sheets attached)

- Prep and install new RTU-1 on the roof and route, insulate, and seal ductwork.
- Decommission and remove existing CRAC unit once the new RTU-1 unit is up and running.
- Install new CRAC unit
- Installation of fire dampers in ductwork
- New RTU comes with hail guard installed
- After Speaking with mechanical installer, being it's a single room with one supply and one return the extra cost of a test and balance didn't seem necessary. If after start up for some reason it feels necessary, we can facilitate a test and balance at an added cost.
- Upgraded building to the new SC-plus controller through Trane before new equipment can be integrated to the system

Div 26-Power distribution and lighting

- Route power supply for new RTU-1 in EMT from existing electrical panel, across roof following existing utility paths.
- Disconnect and reconnect for the replacement of existing CRAC unit.
- Replace existing lights in server room
- Wire in new duct detector in RTU to the current alarm system.
- Include an additional conduit path from the existing CRAC location to the new RTU location

All work will be performed in accordance with the Los Alamos County Public Works standards, applicable building codes, and the issued construction documents dated August 8, 2025.

Warranty

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

Exclusions

- Hazardous material testing and abatement (e.g., asbestos, lead paint)
- Disconnecting/ moving/ or working with server racks in any way. New flooring will be installed around equipment or complete room with equipment disconnected and moved by others.
- Utility service upgrades beyond the point of connection specified
- Night or weekend work
- Further Fire proofing of CMU block walls if interior cells are not grouted
- Snow removal or weather related delays
- Anything not specifically indicated in SOW
- Price is valid for 120 days



Los Alamos County Police Department Server Room Improvements

Construction documents -Aug 27, 2025

Construction Bid Proposal -3/18/2026

Base Bid				
CSI DIV.	Materials & Equipment Breakdown Item	Quantity		Cost
	General Requirements/ Consumables			\$ 3,800.00
	Fencing, flagging and barricading			\$ 1,430.00
	Electrical improvements			\$ 13,766.00
	Demolition disposal and prep materials			\$ 4,300.00
	Roofing and supplies			\$ 6,577.00
	Structural steel members			\$ 7,800.00
	Mechanical improvements			\$ 152,000.00
	Fire caulking supplies			\$ 4,792.00
	Ceiling tile materials and supplies			\$ 834.00
	Wall board and finishing supplies			\$ 1,680.00
	Fire sprinkler materials and supplies			\$ 541.00
	Dumpster fees and porta john			\$ 2,345.00
	Air scrubber and filters			\$ 340.00
	Crane multi mobilization costs and fees			\$ 4,120.00
	Permit fees			\$ 320.00
	Server room curtain wall and hardware			\$ 3,456.00
	Trane conversion			\$ 56,625.00
	Subtotal Material & Equipment			\$ 264,726.00
	Labor Breakdown - Hourly Wage Rates			
	Classification Group		Hours	Rate
	Material Administration Processing Cost		32	\$ 70.00
	Subcontractor Administration Processing Cost		40	\$ 70.00
	Project Manager		150	\$ 85.00
	Superintendent		500	\$ 85.00
	Foreman		380	\$ 85.00
	Group I - Unskilled labor		680	\$ 60.00
	Group II - Semi-skilled labor			\$ 60.00
	Group III - Skilled Labor		680	\$ 60.00
	Carpenter		460	\$ 85.00
	Truck drivers			\$ 75.00
	Plumber/ pipefitter		240	\$ 85.00
	Equipment operator			\$ 75.00
	Painter		80	\$ 85.00
	Electrician		328	\$ 85.00
	Wireman/low voltage		118	\$ 85.00
	Ironworker/welder		120	\$ 85.00
	Subtotal Labor			\$ 288,600.00
	Other Costs and Charges (mobilization charge)			
	Task Order Amount	\$500,000 and Beyond		\$ 5,000.00
	Subtotal: Material, Equipment, Labor & Other Costs			\$ 558,326.00
	Tax 7.0625%			\$ 39,431.77
	Subtotal with Tax			\$ 597,757.77
	Bond 2%			\$ 11,955.16
	Grand Total			\$ 609,712.93