

539 Oliver Ross Dr.
Albuquerque, NM 87121
Ph: (505) 344-7663
Fax: (505) 898-8239
www.ritecon.com

**Proposal Submitted To:**

Los Alamos County

RE: LAC Booster Station Rehabilitation**Proposal Submitted By:** Jason O'Connor/Tyler Shultis**Attention:** Casey A. Aumack

Incorporated County of Los Alamos Department of Public Utilities/Engineer

1000 Central Ave., Suite 130

Los Alamos, NM 87544

August 5, 2026**PRICE AGREEMENT ON-CALL AGR22-18a-A2****Description**

Ritecon would like to hereby propose executing the turnkey projects for the County of Los Alamos. We will provide all material and labor to complete the projects detailed below. Compensation for this work is as follows.

<u>S-Site Total Grand Total:</u>	<u>\$240,517.74</u>
<u>Otawi Booster Grand Total:</u>	<u>\$131,426.32</u>
	<u>\$371,944.06</u>

(Grand Totals include applicable Tax and Bonding)

Pricing is valid for 90 days.

Scope of Work

Preconstruction Services

- Administrative coordination
- Subcontractor & material procurement

General Requirements

- Builders risk and general liability insurance
- PM management & coordination
- Roofing permit
- Project master schedule and weekly 3-week look ahead
- Project supervision
- Material submittals
- Quality control and control inspections
- Waste management
- Safety
- Bi-weekly progress meetings
- Closeouts & training

Construction – S-Site

- Roof – Remove and replace existing ladder: new steel ladder painted to match security windows, including concrete landing pad and lower security cage
- Roof – Repair/Install new roof: demo existing roofing, spot repair damaged concrete decking, glue-down felt-backed TPO with perimeter drip edge, boot all penetrations
- Door – Remove and dispose of existing doors: install 3/4" plywood for temporary security overnight
- Door – Replace threshold and weather striping: new double door and hardware with new transom lite (no vision lites on doors), patch, stucco repair, and plaster/paint as needed
- Window – Remove and dispose of existing windows: install temporary scaffolding platform for demo and installation in pit area
- Window – Modify and repaint five (5) existing security screens: weld stand-offs, paint, reinstall
- Window – Install, energy-efficient store front aluminum windows (qty 5): demo and haul existing steel windows, install new aluminum hopper storefront
- Exterior – Stucco patching and color of the building exterior, including around the new windows
- Exterior – Improve drainage channel at base of building: re-sloping and grading of existing material around the north eastern corner of the building
- Additional Alternate (included): Cut down and dispose of two trees against building (no stump removal)

Construction – Ottawa Booster 2

- Roof – Repair/Install new TPO roof: tune-up only, repair corners and joints, area around existing canale
- Roof – Drainage upgrades: new canale and downspout
- Door – Remove and dispose of existing doors: saw cut around frame and remove, install 3/4" plywood for temporary security overnight
- Door – Replace threshold, frame, and weather striping: new double door, frame, and hardware with transom lite (no vision lites), patch and repair stucco and plaster/paint
- Door – Install weather-rated exterior metal door and frame (included with door and frame installation)
- Window – Remove and dispose of existing windows: install temporary scaffolding platform for demo and installation in pit area
- Window – Modify and repaint four (4) existing security screens: weld stand-offs, paint, reinstall
- Window – Install, energy-efficient store front aluminum windows (qty 4): demo and haul existing steel windows, install new aluminum hopper storefront

- Exterior – Repair damaged exterior wall surface: demo concrete pad, demo cracked stucco, lath and base coat damaged door area
- Exterior – Prepare and repaint exterior surface around new door: color-coat blend at repaired door area
- Exterior – Improve drainage channel at base of building: trench and install 6" drainage pipe along building to daylight, with riprap next to road
- Interior – Repair interior wall water damage: frame, patch, and paint wall over existing doorway area and immediate surrounding area
- Replace existing roof exhaust fans (qty 2, Fantech downblast roof fans): touch up roofing membrane under exposed curb, reflash, seal new units onto curb mount, and wire into existing circuitry

Warranty

- The above work carries a 1-year labor and material warranty, excluding roofing.
- The roof work carries a 20-year No Dollar Limit Roof Warranty.

Exclusions

- Weekend or holiday work.
- Anything not specifically noted in bid sheets.
- Hidden conditions.
- HVAC modifications.
- Electrical modifications.
- Geotech/topography surveying.
- Fire alarm/fire sprinkler work.
- Landscaping, irrigation, site restoration beyond disturbed areas.
- Traffic control.
- Interior painting does not include moving furnishings, equipment, and materials prior to the start of painting. Any required moving or relocation services can be provided at an additional cost.
- Asbestos testing/abatement (not included in this proposal; can be priced separately if requested).
- Additional circuits or controls for exhaust fans beyond what currently exists.

Authorized Ritecon Project Manager: Jason O'Connor

S-Site Base Bid

Takeoff / Pricing Sheet

[illegible]

Alternates Exterior / Interior

Exterior	Exterior- Repair damaged exterior wall surfaces	Included in line item 11	LS	1.00	\$0.00	\$0.00	\$0.00	\$0.00
10	Exterior- Repair damaged exterior wall surfaces	Included in line item 11	LS	1.00	\$0.00	\$0.00	\$0.00	\$0.00
11	Exterior- Prepare and repaint exterior surfaces as required	Includes the stucco patching around new windows	LS	1.00	\$28,800.00	\$36,000.00	\$64,800.00	\$64,800.00
12	Exterior- improve drainage channel at base of building	Re-sloping and grading of existing material around the north eastern corner of the building	LS	1.00	\$0.00	\$8,120.00	\$8,120.00	\$8,120.00
Alternates Exterior/Interior Subtotal								\$72,920.00

[illegible]

Add Alternates	Description		Unit	Quantity	Materials	Labor	Base Cost	Total
Item #	Description		Unit	Quantity	Materials	Labor	Base Cost	Total
ALT-1				1.00			\$0.00	\$0.00
ALT-2	Cut down and dispose of two trees against building	No stump removal		1.00		\$762.00	\$762.00	\$762.00
Additional Alternates Total								\$762.00

[illegible]

Otawi Booster 2 Base Bid

Takeoff / Pricing Sheet

Item #	Description	Notes	Unit	Quantity	Materials	Labor	Base Cost	Total
1	Roof- Remove and dispose existing roof		LS	1	\$0.00	\$0.00	\$0.00	\$0.00
2	Roof- Repair/Install new TPO roof	Tune up only, repair corners and any joints, area around existing canale.	LS	1	\$495.00	\$3,080.00	\$3,575.00	\$3,575.00
3	Roof- Drainage upgrades	New canale and downspout	LS	1	\$210.00	\$1,281.00	\$1,491.00	\$1,491.00
4	Door- Remove and dispose existing doors	Saw cut around frame and remove. Install 3/4 Plywood for temp security overnight.	LS	1	\$145.00	\$5,727.50	\$5,872.50	\$5,872.50
5	Door- Replace threshold, frame, and weather stripping	New double door, frame, & HW w/ transom lite. No vision Lites on doors. Patch and repair stucco and plaster/paint	LS	1	\$6,090.00	\$7,950.35	\$14,040.35	\$14,040.35
6	Door- Install weather rated exterior metal door and frame	Included with installation of door and frame	EA	1	\$0.00	\$0.00	\$0.00	\$0.00
7	Window- Remove and dispose existing windows	Install temp scaffolding platform for demo and install in pit area	LS	1	\$652.50	\$2,755.00	\$3,407.50	\$3,407.50
8	Window security screen, weld stand-offs, paint, reinstall	Modify and repaint four existing security screens	LS	4	\$507.50	\$725.00	\$1,232.50	\$4,930.00
9	Window- Install sliding weather rated, energy efficient windows	Demo and haul existing steel windows and install new aluminum hopper storefront	EA	4	\$4,495.00	\$6,973.05	\$11,468.05	\$45,872.20
Roof/Doors/Windows Subtotal								\$ 79,188.55

Alternates Exterior / Interior								
10	Exterior- Repair damaged exterior wall surfaces	Demo concrete pad, demo cracked stucco, lath and basecoat damaged door area.	LS	1	\$722.10	\$2,755.00	\$3,477.10	\$3,477.10
11	Exterior- Prepare and repaint exterior surfaces as required	Color coat blend repaired door area	LS	1	\$391.50	\$754.00	\$1,145.50	\$1,145.50
12	Exterior- Improve drainage channel at base of building	Trench and install a 6" drainage pipe along building to daylight with riprap next to road.	LS	1	\$4,350.00	\$8,120.00	\$12,470.00	\$12,470.00
13	Interior- Repair interior wall water damage	Frame, patch, and paint wall over existing doorway area an some immediate surrounding area of the door	LS	1	\$609.00	\$3,799.00	\$4,408.00	\$4,408.00
14	Interior- Repair and repaint interior walls	Removed	LS	1	\$0.00	\$0.00	\$0.00	\$0.00
15	Replace existing exhaust fans on roof, touch up roofing membrane under exposed curb, reflash, seal new units onto curb mount, and wire into existing circuitry	Fantech downblast Roof Fan	EA	2	\$3,683.00	\$5,798.00	\$9,481.00	\$18,962.00
Alternates Exterior/Interior Subtotal								\$40,462.60

Additional Alternates								
Item #	Description		Unit	Quantity	Materials	Labor	Base Cost	Total
ALT-1				1.00			\$0.00	\$0.00
ALT-2				1.00			\$0.00	\$0.00
ALT-3				1.00			\$0.00	\$0.00
Additional Alternates Total								\$0.00

							Subtotal	\$119,651.15
						Tax	7.6875%	\$ 9,198.18
						Bonding	2%	\$ 2,576.99
						Grand Total	\$	131,426.32