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Dr. Moore  
Rio Communities  
City Manager

February 8, 2023

Dr. Moore

Following is a brief description of the work to be completed in the City Hall Renovation Phase 1.

1. Demo as listed will consist of the cutting of the exterior walls to prep for the installation of the new storefront and windows
2. Framing , drywall, texture and lay in ceiling will consist of metal stud framing with 5/8" gypsum board with all framing to go to the deck for security and textured and ready for paint. Lay in ceiling will be throughout the new office area and new lobby.
3. Paint will be Sherwin Williams throughout and of the color choice provided by the customer.
4. Cabinets will be custom built by local cabinet builder and constructed of wood with plastic laminate finish color choice provided by customer.
5. Doors will be Hollow metal frames with Rotary Natural Birch doors, door hardware will be Brushed Chrome finish.
6. Mechanical will consist of installation of ductwork as per plans and specs for the system designed including test and balance at completion of job.
7. Storefront and glass will consist of the installation of the BR glass at reception and new storefront glass and doors on the exterior of the building. All window framing will be Kawneer clear anodized aluminum.
8. Flooring will be manufactured by Shaw and Flexco. Walk off style carpet in the vestibule and CPT style in all offices and VCT plank style vinyl in all storage areas and lobby.
9. Data will be ComScope Cat 6 cabling with new data rack and terminated and tested for proper operation.
10. Electrical will consist of installation of new electrical panel and new circuitry through out the phase 1 area. New lighting throughout the phase 1 area as specified on plans.
11. Fire Alarm will be a FireLite panel and peripherals as engineered by a Nicet III certified engineer and approved by the State Fire Marshal.
12. Job Supervision, HEI will have a superintendent on the job full time throughout the construction process to deal with daily problems and vendors as well as answering any customer-related questions.
13. Jobsite Costs consist of temporary Fencing if needed securing of building during storefront installation and rental of storage vessels during the construction process.
14. Bond is the insurance that HEI will perform the duties they are responsible for and that they will pay all subs due money for work they have performed. Bond rate is .009.
15. Fire Marshal Inspection unless the Fire Marshal chooses to waive the fee there is a cost for the Fire Marshal to perform a Safety inspection walkthrough.
16. Contingency of 8% is calculated on the cost of construction only and will only be used if some unforeseen occurrence takes place that may change the scope of work for the project causing increased cost.
17. Permit Cost will be the cost of the State construction permit.

Again, thank you, Please feel free to contact me with any questions you may have concerning these descriptions. I can be reached at 505-980-9402.

Sincerely  
Will Humbard