

2024 Circle C Swim Center Renovations

The purpose of this renovation is to bring the restrooms up to City of Austin Building and Health Code requirements as well as ADA compliance. The last major renovation to the restrooms was done in 2007 and codes have changed a lot since then. We are also looking to add more light to the restrooms as they are extremely dark at night with the existing lights.

Restroom Facilities

Scope of Work to be Done:

- Take Out Pavers on Floor and Add Trench Drains and Brushed Concrete Floor Finish to bring facility to City of Austin/Travis County Code
- Completely Rebuild Showers/Fixtures and Replace Shower Divider Walls to Meet ADA requirements
- Replace Ceiling Fan/Light Combination with Separate Lights and Fans (Lights will be wet area rated but provide sufficient light for restrooms at night--- Ceiling Fans will be wet rated as well. Switches will be replaced. Emergency lighting and occupancy sensors will be installed as well.
- Replace Existing Heaters with New Heaters
- Replace Doors and Frames at restroom/Wade Pump Room Storage entries with FRP Doors and Frames
- Install new partitions where needed
- Replace Mirrors
- Install New Toiletry Fixtures including paper dispensers and disposal as well as soap dispensers.
- Install New Storage Cabinets

Circle C HOA Swim Center Bathroom Remodel

Plumbing Scope of Work

GOAL: The goal is to install new trench drains as well as new shower valves in the men's and women's restrooms. Work with COA Permits and Inspections.

SPECIFICATIONS

DEMO:

- Remove Two Existing Shower Drains in Men's and Women's Restrooms and Cap Sewer Drain Lines in preparation for new drain installation—Concrete demolition will already be done.

BUILD:

- Install/Plumb In new restroom drains per plans. Prepare drains for concrete installation. Install trap primers. Excavation will be done by concrete/paver demolition.
- Install New Shower Valves/Fixtures in Men's and Women's Restrooms per plan
- Install Heat Trace on Shower Supply Lines

Circle C HOA Swim Center Bathroom Remodel

Electrical Scope of Work

GOAL: The goal is to demo the existing ceiling fans, lighting, and heaters as well as any inessential electrical infrastructure. Install new ceiling fans, lighting, heaters, and switches per plan. Work with COA permits and inspections where necessary.

SPECIFICATIONS

DEMO:

- Remove Heater's in Men's and Women's Restrooms
- Remove Ceiling Fans in Men's and Women's Restrooms
- Remove Lighting in Men's and Women's Restrooms
- Remove Inessential Conduit, Switches, and Receptacles

BUILD:

- Install New Conduit, Wire, and Switches as needed per plan for Ceiling Fans, Lights, and Heaters
- Install New Ceiling Fans with Reversing Switches per Plan
- Relocate Receptacles per Plan
- Install New Lights and Switches per Plan—to include emergency lighting and occupancy sensors
- Install New Heaters per Plan

Circle C HOA Swim Center Bathroom Remodel

Floor/Concrete/Block Scope of Work

GOAL: The goal is to demo the non-needed walls and the existing floor and install a new brushed concrete floor sloped to new drains and to build new divider walls per plan. Work with COA permits and inspections where necessary.

SPECIFICATIONS

DEMO:

- Remove Two Block Walls in the Men's Shower Area
- Remove Middle Block Toilet Partition Wall in Men's Restroom
- Remove a Section of Wall Where the New Men's Restroom Entrance Will Be
- Remove the Existing Men's Restroom Door Frame and Prepare for New Block
- Remove the Existing Hall Entrance Door Frame and Smooth Finish Edges
- Remove Two Block Walls in the Women's Shower Area
- Remove Middle Block Toilet Partition Wall in Women's Restroom
- Remove Existing Floors in the Restroom Entrance Hallway and Restrooms—This will include all pavers as well as existing concrete in Showers and for Non-Needed Wall Footers
- Remove 3 Door Frames

BUILD:

The build will begin after the plumbers complete the installation of the new floor drains and plumbing inspections are done.

- Install Steel Rebar/Wire per Engineer Specifications for Floor and Footers
- Install New Brushed Concrete Flooring/Footers per Engineer Specifications. Floor will slope to drains.
- Build New Block Walls at Showers and Men's Restroom Entrance Per Specifications—Shower walls will require access holes for fixtures and plumbing
- Fill in Old Men's Restroom Door with Blocks to Match Existing Restroom Exterior
- Mortar/Repair Restroom Entry where door frame was removed

Circle C Restroom Renovation 2024
Estimate Costs for Budgeting Purposes

Electrical Contractor					\$28,000.00
Plumbing Contractor					\$40,000.00
Concrete Contractor					\$38,000.00
Permits/Inspections					\$5,000.00
Owner Supplied Items					\$19,000.00
Contingency for unforeseen issues/costs					\$19,500.00
(15% contingency due to unsurety of what might be found once pavers are removed and due to the age of the Swim Center infrastructure)					
Estimated Total					\$149,500.00

Circle C Supplied Items for Restroom Renovation 2024

Toilet Partitions					\$6,400.00
Toilet Paper Dispensers					\$800.00
Sanitary Napkin Disposal Cans					\$200.00
Restroom Signage					\$300.00
Towel Holders for Showers					\$400.00
Soap Dispensers					\$150.00
Paper Towel Dispensers					\$150.00
Mirrors					\$3,000.00
Handrails for showers and handicap stalls					\$600.00
Shower Seats					\$1,000.00
Buildout Cabinets					\$3,000.00
FRP Door and Frame					\$3,000.00
Estimated Total					\$19,000.00

**Circle C Swim Center
Restroom Vendor Bids Comparisons 2023-4**

<u>PLUMBING</u>					
Company	Bid	Fixtures included ?	Fixture Bid-Drain	Fixture Bid-Showers	Total Bid
Al Mac Plumbing	\$20,684.32	No	\$8,647.01	\$5,999.27	\$35,330.60
Biggs Plumbing	\$49,900.00	Yes	\$0.00	\$0.00	\$49,900.00
Notes: Al Mac has chosen to bid with owner supplied fixtures. We have secured bids on fixtures and above bids reflect the best pricing and delivery. We are working to receive one more bid on plumbing but not sure that this bid will come through. I am extremely comfortable with the bid from Al Mac Plumbing with CCHOA supplying fixtures.					
<u>Electrical</u>					
Company	Bid	Fixtures included ?	Fixture Bid		Total Bid
Smith Electric	\$46,200.00	Yes	0		\$46,200.00
Magnify Electric	\$27,874.38	Yes	0		\$27,874.38
Notes: Smith Electric is the company that did the electrical work on the last Swim Center Restroom renovation. Magnify Electric came in with a substantially lower bid and I know they are more than capable of doing a great job.					
<u>Concrete</u>					
Company	Total Bid				
Juan Garcia Masonry	\$34,850.00				
Jim Connelly Masonry, Inc.	Promised bid by 12/15/23---Based on initial correspondance and meeting I do not believe this bid will be better than Garcia Masonry				
Notes: Juan Garcia Masonry is our preferred concrete vendor. They have been doing work for us for over 15 years.					



PROFESSIONAL CONSTRUCTION SERVICES SINCE 1972

1615 Dungan Lane - Austin, Texas 78754-4023

(512) 837-5955 - Fax: (512) 837- 3108

William Biggs License M-36811

Regulated by the Texas State Board of Plumbing Examiners PO Box 4200, Austin, TX 78765 (512)936-5200

Circle C Swim Center Renovation

To: Robert Bardeleben
Facilities@ccswim.net
Circle C Homeowners Association

Project: 7417 Lacrosse Ave

Date: 11/27/2023

We offer a Budget Proposal for plumbing labor and material using the criteria set forth below.

Scope:

Bathroom Plumbing Renovation for Circle C Swim Center
Based on Plan Review Document sheets dated 10/30/23.

Included:

Domestic Water piping to service Showers from existing connections
Insulation provided meets minimum requirements set forth by City of Austin energy code
Fixtures for SH-1 & SH-2 (Per Specifications found in drawings)
Heat Trace for installed domestic water piping for showers
Extending existing 3in Sanitary piping to service new Trench drain for showers
Trap Primers for Trench Drains
Setting Trench Drains to existing finished floor
Backfill with on-site spoils from excavation
Access Panels for Trap Primers located in block wall

Excluded:

Engineering or design work
Demolition or remediation work
Fire system or fire system piping
Concrete pads, floors, or pour-back
Electrical or low voltage wiring of any sort
Fees or permits other than City of Austin plumbing permit
Dewatering jobsite of ground water and rain water
Painting of any kind or surface patching
Enrollment in Controlled Insurance Program
Performance & Payment Bond
Ordering, Handling and Warranty of Fixtures or Equipment provided by others
Pool equipment piping, pool drains and pool equipment
Fire rated or custom Access Panels

Project Qualifications:

- Prices reflect current market price for materials & labor
- Domestic Water piping to be Copper with Press-type fittings
- PVC DWV System
- In-wall rough plumbing must be closely coordinated with Brick Mason
 - Brick Mason must be on-site during shower in-wall rough so work can be completed in a timely manor
- Work areas must be ready for work crews to complete scheduled task, otherwise mobilization charges will be assessed
- Warranty of 1 years for Parts & Labor
- All saw cutting must be completed before crews arrive to complete underground work
- All contrite pour-back prep work must be competed before crews arrive to set Trench Drain
- Once trench-drain is set concrete contractor, must ensure care is taken during placement to not alter position of TD
- Contractor must provide access for Plumbing Inspector needing to approve any necessary work
- Any existing conditions which deviate from provided drawings is outside of this scope of work
- Phase Breakdown: In-wall Rough Plumbing, Underground Rough Plumbing, Trench Drain Install, Trim Out
- If phases must be broken-down more than described above additional mobilization charges will be accessed

Bid Proposal:

\$ 49,990

This Bid Proposal is based on a mutually agreeable contract and is valid for 15 days and subject to material cost increases. Objectionable contract language may include, but is not limited to, conditional payment, broad form hold harmless agreements, and additional named insured clauses. All payments due within 15 days of payment request.



Al Mac Plumbing And Gas

4521 Alta Loma Drive | Austin, Texas 78749
512-645-8578 | almac.atx@gmail.com

RECIPIENT:

Robert Bardeleben

5919 La Crosse Avenue
Austin, Texas 78739
Phone: (512) 796-9584

Quote #427

Sent on Nov 21, 2023

Total \$20,684.32

Product/Service	Description	Qty.	Unit Price	Total
Labor	Labor	1	\$16,800.00	\$16,800.00*
Materials		1	\$3,348.29	\$3,348.29
Plumbing Permit		1	\$240.00	\$240.00

A deposit of \$8,000.00 will be required to begin.

CCTOA Supplies Trench Drains + Shower Fixtures

- Install of Zurn trench drain provided by customer.
- Will need to run new pvc drain lines for zurn system so 1/4 inch per foot of slope can be obtained.
- Run trap primer supply piping in 1/2 inch soft K copper with plastic sleeve covering.
- Install of customer provided shower fixtures in mens and women's bathrooms
- Redo all water lines in crawl space and replace with expansion pex piping.
- Install heat trace and insulate water piping

This quote is valid for the next 30 days, after which values may be subject to change.

Subtotal	\$20,388.29
Texas (8.25%)	\$296.03
Total	\$20,684.32



Newmark Corporation
 5621 Raby Road, Norfolk Virginia 23502
 Phone 1-877-903-7246 FAX 1-757-299-8059
<https://trenchdrainsupply.com>

Tuesday, November 21, 2023 08:53

Quote Only
No Payment Received
No Product will be shipped until Payment Received

Trench Drain Bid

Order ID:	2576555		
Company Name:	Circle C HOA	Company Name:	Circle C HOA
Billing Address:	Robert Bardeleben 7817 LaCrosse Ave. Austin, TX 78739 United States of America	Shipping Address:	Robert Bardeleben 7817 LaCrosse Ave. Austin, TX 78739 United States of America
Phone:	512.796.9584	Phone:	512.796.9584
Email:	facilities@ccswim.net	Shipping Method:	Standard Shipping (UPS Ground or Fedex Freight Economy) Customer certifies shipping is to a commercial location.

Details	Name	Unit Price	Quantity	Total
CPZ886-33	6" Wide Zurn Z886 Trench Drain Kit 33 Foot Complete	\$2,719.00	2	\$5,438.00
Upgrade Grate:	-- 0000 No Grates or Locks	\$-1,250.00		\$-2,500.00
Fall option:	- Linear Fall	-		-
Add for Rebar:	-- None - No Rebar	-		-
Channel Selection:	- Seller Chooses Channel Depth For Fastest Delivery	-		-
Z886-PS	Zurn P6-PS Perforated Stainless Steel Grate	\$235.00	20	\$4,700.00
Z886-669559539	Z886 Bag Grate Hardware SS Tapered Head Bag of 4 Locks	\$35.00	10	\$350.00
xo-drawing-info	Trench Drain Drawing Info	\$0.00	1	\$0.00



Robert Bardeleben <facilities@ccswim.net>

FW: Email Bid# B831259

1 message

crystal.malone@ferguson.com <crystal.malone@ferguson.com>
 To: facilities@ccswim.net

Thu, Nov 30, 2023 at 10:58 AM

SORRY ABOUT THAT.

Shower Fixture Bid

From: Crystal Malone - 2353 TEXAS <crystal.malone@ferguson.com>
Sent: Thursday, November 30, 2023 10:57 AM
To: Crystal Malone <crystal.malone@ferguson.com>
Subject: Email Bid# B831259

Price Quotation # B831259

FEL-AUSTIN #1869
 2551 NORTH MAYS
 ROUND ROCK, TX 78665-2416

Phone : 512-248-4050
 Fax : 512-341-8980

Bid No.....: B831259
Bid Date...: 11/30/23
Quoted By: CMX
Customer.: CIRCLE C HOMEOWNERS ASSN.
 1111 WEST 11TH STREET
 COD COD COD
 AUSTIN, TX 78703

Cust Phone: 512-480-9821
Terms.....: CASH ON DEMAND
Ship To.....: CIRCLE C HOMEOWNERS ASSN.
 1111 WEST 11TH STREET
 COD COD COD
 AUSTIN, TX 78703

Cust PO#..:

Job Name.:

Item	Description	Quantity	Net Price	UM	Total
SP-BHN200	HN200-TMV-S15-HS-VL-SC	2	1933.230	EA	3866.46
SP-BWS1F	WS-1F-TMV-S15-SC	2	797.800	EA	1595.60
	LEAD TIME 3 TO 4 WEEKS				

Subtotal:	\$5462.06
Inbound Freight:	\$79.99
Tax:	\$457.22
Order Total:	\$5999.27

Quoted prices are based upon receipt of the total quantity for immediate shipment (48 hours). SHIPMENTS BEYOND 48 HOURS SHALL BE AT THE PRICE IN EFFECT AT TIME OF SHIPMENT UNLESS NOTED OTHERWISE. QUOTES FOR PRODUCTS SHIPPED FOR RESALE ARE NOT FIRM UNLESS NOTED OTHERWISE.

CONTRACTOR CUSTOMERS: IF YOU HAVE DBE/MBE/WBE/VBE/SDVBE/SBE GOOD FAITH EFFORTS DIVERSITY GOALS/ REQUIREMENTS ON A FEDERAL, STATE, LOCAL GOVERNMENT, PRIVATE SECTOR PROJECT, PLEASE CONTACT YOUR BRANCH SALES REPRESENTATIVE IMMEDIATELY PRIOR TO RECEIVING A QUOTE/ORDER.

Seller not responsible for delays, lack of product or increase of pricing due to causes beyond our control, and/or based upon Local, State and Federal laws governing type of products that can be sold or put into commerce. This Quote is offered contingent upon the Buyer's acceptance of Seller's terms and conditions, which are incorporated by reference and found either following this document, or on the web at <https://www.ferguson.com/content/website-info/terms-of-sale>. Govt Buyers: All items quoted are open market unless noted otherwise.

LEAD LAW WARNING: It is illegal to install products that are not "lead free" in accordance with US Federal or other applicable law in potable water systems anticipated for human consumption. Products with *NP in the description are NOT lead free and can only be installed in non-potable applications. Buyer is solely responsible for product selection.

Buyer shall accept delivery of products within 60 days of Seller receiving the products at Seller's warehouse. If Buyer causes or requests a delay in delivery of the products, Buyer may be subject to storage fees and additional costs caused by such delay. Seller reserves the right to requote the products and reschedule the delivery date, subject to manufacturer's lead times and price increases, if Buyer is unable to accept delivery within 60 days.

HOW ARE WE DOING? WE WANT YOUR FEEDBACK!

Enter the following link to complete a survey about your bids:
<https://survey.medallia.com/?bidsorder&fc=5828&on=230365>

November 29, 2023



Estimate to: Circle C Swim Center

Project: Bathrooms

10307 Wommack Rd.
Austin, TX 78748
TECL #25958

DEMO OF EXISTING CONDUIT PER PLANS

POWER

ADD 2- GFCI MENS

ADD 2- GFCI WOMENS

ADD/RELOCATE EXISTING CKT FOR MENS HEATER

ADD/RELOCATE EXISTING CKT FOR WOMENS HEATER

LIGHTING

ADD 2- L2 STRIPS UPLIGHT

ADD 4- L1

ADD 4- L1 BATTERY BACKUP

ADD 6- CEILING FANS TO EXISTING J BOXES/CONDUIT RUN

ADD 6- SINGLE POLE SWITCH

ADD 3- LOW VOLTAGE SWITCH

ADD 8- OCCUPANCY SENSOR

\$29,500

LIGHT PACKAGE

\$16,700 (price good until 12/3/23)

TOTAL

\$46,200



PROPOSAL

james@magnifyelectric.com

PROJECT: Circle C Swim Center Renovation
LOCATION: 5919 La Crosse Ave, #100, Austin, 78739
BID DATE: 12/6/2023
PHONE: 512-796-9584

DATE: 12/6/2023
PLANS DATED: 9/27/2023
ESTIMATE # 2023-78
COMPANY: Circle C HOA
ATTN: Robert Bardeleben

QUOTE FIRM FOR 30 DAYS UNLESS NOTED

Per Specification:				Drawing Info				
Addendum #:				Alt # () Add/Deduct				
Tax Included:		No		Alt # () Add/Deduct				
BASE BID:		\$ 25,750.00		Alt # () Add/Deduct				
				Alt # () Add/Deduct				
				Alt # () Add/Deduct				
Scope of Coverage			N/A	YES	NO	N/A	YES	NO
Access Panels					x	Smoke Detectors / Duct Detectors		
As-builts, Marked-up Red Lines				x		Security / Boxes / Pipe		
Asphalt Cut / Patch			x			TV Cabling		
Ceiling, Wall, Floor - Cut / Patch / Repair					x	Painting Electrical Equip		
Concrete - Cut / Patch / Pourback					x	Overtime		
Coring / Drilling / Patch Holes					x	Pole Bases		x
Debris Haul-off				x		Seismic Wire Fixture Support		
Demolition				x		Temp Power / Lighting		
Equipment Pads					x	Trench / Backfill / Sand / Concrete		
HVAC Control Wiring / Low Volt					x	Utility Fees / Charges		
Hazardous Materials					x	Roof Patching / Jacks		
Telephone Cabling					x	Fire Seals / Caulking		
Fire Alarm Cabling					x	UG Pull Boxes		
Intercom / Paging System Cabling					x	Permits		x
Clock					x	Wood Backing / Blocking		
Data R&S			x			Lot Gear Package		x
Lighting Package				x		Misc.		x
Exclude Fixture Types:								
Fixture Allowances:								

Comments: All devices to be ran and installed in surface mounted conduit.
 Price includes hanging/relocating and final connection to owner provided heaters.

Thank you for the opportunity!

ESTIMATE

Garcia Masonry
7800 Elderberry Dr
Austin, Texas 78745
United States

Phone: 5127852011
Mobile: (512)576-5169

BILL TO
Circle C HOA
Robert Bardeleben
7817 Lacrosse Ave
Austin, Texas 78739
United States

(512) 796-9584

Invoice Number: 161

Invoice Date: November 7, 2023

Payment Due: November 7, 2023

Amount Due (USD): \$34,850.00

Items	Quantity	Price	Amount
Demo Walls Demo men's & women's restroom walls	1	\$3,600.00	\$3,600.00
Mens Door Entry Demo block for new mens door entry	1	\$800.00	\$800.00
Men's Door Frame Remove door frame and prep for new block	1	\$1,400.00	\$1,400.00
Demo Floors Remove all paver & concrete, saw cut concrete to not damage wall footers	1	\$5,200.00	\$5,200.00
Door Frames Remove 3 door frames	1	\$1,500.00	\$1,500.00
Concrete Work Install rebar to engineer specs for floor and footers/ install new brushed concrete to engineer specs with slopes to drains	1	\$12,800.00	\$12,800.00
Block Walls Build new block walls to specs with access holes for plumbing fixtures	1	\$7,800.00	\$7,800.00
Block Work Fill in old men's restroom door with matching exterior block	1	\$1,300.00	\$1,300.00
Motar/Repairs Repair restroom entry where door frame was removed	1	\$450.00	\$450.00

ESTIMATE

Garcia Masonry
7800 Elderberry Dr
Austin, Texas 78745
United States

Phone: 5127852011
Mobile: (512)576-5169

Subtotal:	\$34,850.00
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Total:	\$34,850.00
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Amount Due (USD):	\$34,850.00
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